



Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers, 83-85 Main Street, Proserpine on **Wednesday 26 February 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, 83-85 Main Street, Proserpine on Wednesday 26 February 2025
commencing at 9:00 AM**

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

TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	5
2 CONDOLENCES	6
3 CONFIRMATION OF MINUTES	7
4 BUSINESS ARISING	34
4.1 Public Question Responses - 29 January 2025	34
4.2 Lot 201 - Scenic Ridge	40
5 MAYORAL MINUTE	62
6 NOTICES OF MOTION	63
7 DEPUTATIONS	64
8 PETITIONS / QUESTIONS ON NOTICE	65
9 QUESTIONS FROM THE PUBLIC GALLERY	66
10 COMMITTEES REPORTS	67
10.1 Audit & Risk Committee Meeting Minutes - 11 February 2025	67
11 OFFICERS REPORTS	86
11.1 2024/25 Operational Plan Q2 Review	86
11.2 20240693 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 31 Airlie Crescent, Airlie Beach - 6A8597 - Y Chen	110
11.3 20240246 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots and Access Easement - 47 Gillies Road, Strathdickie - 82SP152068 - JA Carr & JE M Ellis	137
11.4 20220789 - Development Application for Development Permit for Material Change of Use - Marine Industry (Marine Salvage) - 3344 Shute Harbour Road, Shute Harbour - Ironbark Property Holdings	154
11.5 20240436 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use - Lascelles Avenue, Gunyarra - Whitsunday Enterprise Park Pty Ltd	178
11.6 20241320 - Development Application for Development Permit for Material Change of Use - Indoor Sport and Recreation (Arcade) - 17 Gregory Street, Bowen - 1SP184796 - S Airey	214
11.7 20090030 - Other Change Application - Development Application for Preliminary Approval (Variation) for Material Change of Use and Reconfiguration of a Lot; Development Permit for ROL - 4 Lots into 74 Lots & 4 Balance Lots (Hidden Valley Stage 4 & 6)	227
11.8 Regional Strategy & Planning Quarterly Update October-December 2024	287

11.9 Donations, Sponsorships, In Kind Requests and Grants Approved January 2025...310

11.10 Special Project Grant Applications - Round 2 - November 2024 to January 2025 ...316

11.11 Whitsunday Regional Sports Precinct.....321

11.12 Community Services and Facilitation - Quarterly Report - October to December 2024
.....326

12 CONFIDENTIAL MATTERS351

12.1 Auction for Intention to Sell Land for Rate Arrears.....351

12.2 Bowen Aerodrome Hangar.....352

12.3 Commercial Negotiation - Lot 332 SP 152089 (Whitsunday Skyway)353

12.4 Flagstaff Hill Cafe.....354

13 LATE REPORT ITEMS.....355

14 MATTERS OF IMPORTANCE356

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 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 29 January 2025 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 29 January 2025.

BACKGROUND

In accordance with s254F of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 29 January 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 29 January 2025.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 29 January 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 29 January 2025 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 29 January 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

Manager Governance & Administration
Director Corporate Services

STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared conflicts of interest. At the Ordinary Council Meeting held on 29 January 2025, the following conflicts of interests were declared and recorded in the minutes:

Councillor/Officer	Prescribed or Declarable	Report No.	Particulars of the interest
Cr John Collins	Prescribed	11.1	<p>Cr Collins declared a prescribed conflict of interest in item 11.1 20240878 - Development Application for Development Permit for Material Change of Use - Hotel Extension (Bar, Beer Garden and Car Parking) - 70, 74, 78 & 82 Main St Proserpine - Metro Op Co PL C/- Reel Planning, due to being a supplier to Metro Op Co PL C/- Reel Planning.</p> <p>As a result of this conflict of interest, Cr Collins advised that he will leave the room and take no part in the discussion or decision making of this item.</p>
Cr John Finlay	Prescribed	11.7	<p>Cr Finlay declared a prescribed conflict of interest in item 11.7 – Renewal of Trustee Lease – Girudala Community Co-Operative Society Ltd due to Girudala Community Co-Operative Society Ltd being a client of Cr Finlay’s at SSB Partners, to which Cr Finlay is the manager of.</p> <p>As a result of this conflict of interest, Cr Finlay advised that he will leave the room and take no part in the discussion or decision making of this item.</p>
Cr John Finlay	Prescribed	11.8	<p>Cr Finlay declared a prescribed conflict of interest in item 11.8 - 500.2024.0043 Preferred/Prequalified Panel Arrangement for Plant and/or Equipment Hire, due to some of the applicants being clients of SBB Partners, to which Cr Finlay is the manager.</p> <p>As a result of this conflict of interest, Cr Finlay advised that he will leave the room and take no part in the discussion or decision making of this item.</p>

Local Government Regulation 2012

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

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

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

RISK ASSESSMENT/DEADLINES

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

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	Resolution Number	Summary	Status
24/04/2024	Notice of Motion – Dingo Beach Stinger Net OM2024/04/24.2	That the item regarding Dingo Beach Stinger Net be deferred pending further community Consultation.	This matter is currently being actioned by officers and will be presented to a future meeting of Council.

ATTACHMENTS

1. 29 January 2025 - Final Unconfirmed Ordinary Council Meeting Minutes [3.1.1 - 24 pages]



UNCONFIRMED

**Minutes of the
Ordinary Council Meeting held
on Wednesday 29 January 2025
at Council Chambers, 67
Herbert Street, Bowen**

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

Councillors Present:

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

Council Officers Present:

Warren Bunker (Chief Executive Officer); Julie Wright (Director Community Services and Facilitation); Neil McGaffin (Director Regional Strategy and Planning); Jason Bradshaw (Director Corporate Services); Gary Murphy (Director Infrastructure Services); Greg Martin (Communications and Marketing Manager); Craig Turner (Director Commercial Businesses); James Ngoroyemoto (Manager Governance and Administration); Madeleine Bailey (Governance Administrator/Minute Taker)

Other Officers Present (Partial Attendance):

Matthew Twomey (Manager Development Assessment)

The meeting commenced at 9:01am

The meeting adjourned for morning tea at 10:29am

The meeting reconvened from morning tea at 10:58am

The meeting concluded at 11:33am

UNCONFIRMED

TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	4
2 CONDOLENCES	4
3 CONFIRMATION OF MINUTES	5
4 BUSINESS ARISING	5
5 MAYORAL MINUTE	5
6 NOTICES OF MOTION	5
7 DEPUTATIONS	6
8 PETITIONS / QUESTIONS ON NOTICE	6
9 QUESTIONS FROM THE PUBLIC GALLERY	7
10 COMMITTEES REPORTS	10
11 OFFICERS REPORTS	10
11.1 20240878 - Development Application for Development Permit for Material Change of Use - Hotel Extension (Bar, Beer Garden and Car Parking) - 70, 74, 78 & 82 Main St Proserpine - Metro Op Co PL C/- Reel Planning	10
11.2 20241002 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - Unit 2, 22 Kara Crescent, Airlie Beach - 2SP199096 - S Griffin & A Smith	12
11.3 Planning Scheme Amendment - Short-term Accommodation	13
11.4 Australian Cruise Association Conference 2026 - Shute Harbour Marine Terminal ...	14
11.5 Ramped Up Event 2025 and 2026 - Cannonvale Skatepark	15
11.6 Donations, Sponsorships, In Kind requests and Grants Approved December 2024 ..	16
11.7 Renewal of Trustee Lease - Girudala Community Co-Operative Society Ltd	16
11.8 500.2024.0043 Preferred/Prequalified Panel Arrangement for Plant and/or Equipment Hire	20
11.9 Sole Source Supplier Listing 2024/25	23
11.10 Monthly Finance Report	24
12 LATE REPORT ITEMS	24
13 MATTERS OF IMPORTANCE	24

UNCONFIRMED

This is page 3 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

This is page 12 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

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 Finlay acknowledged the recent passing of Horace Paul, a World War II Veteran, who passed on the 21st of January 2025.

Cr Finlay also acknowledged the recent passing of Darryl Paul, previously a Liaison Officer, who passed away on the 8th of January 2025.

~~~~~

UNCONFIRMED

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 11 December 2024 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 11 December 2024.

RESOLUTION OM2025/01/29.1

Moved By: CR C BAUMAN

Seconded By: CR M WRIGHT

That Council confirms the Minutes of the Ordinary Meeting held on 11 December 2024.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

4 BUSINESS ARISING

No business arising for this meeting.

5 MAYORAL MINUTE

There was no mayoral minute for this meeting.

6 NOTICES OF MOTION

There were no notice of motions for this meeting.

UNCONFIRMED

7 DEPUTATIONS

There were no deputations for this meeting.

~~~~~

**8 PETITIONS / QUESTIONS ON NOTICE**

**RESOLUTION OM2025/01/29.2**

Moved By: CR C BAUMAN

Seconded By: CR J CLIFFORD

That Council receive the petition regarding 1.46 Ha nature strip removal between Hamilton Ave and Scarlet Gum Crescent, Cannonvale and refer to the Chief Executive Officer for consideration and a report to the Council.

**MEETING DETAILS**

The motion was Carried 7 / 0.

CARRIED

~~~~~

RESOLUTION OM2025/01/29.3

Moved By: CR M WRIGHT

Seconded By: CR G SIMPSON

That Council receive the petition regarding Urgent Action Required on Bat Population Issues in Collinsville and Scottville.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

9 QUESTIONS FROM THE PUBLIC GALLERY

SUBMISSION ONE

Name: Amy Youngsmith

I am Amy Youngsmith, a mother of two young children, a wife, an Artist, and an Occupational Therapy Practice Manager. My family and I are residents of Hamilton Ave, adjacent to Lot 201 where broadscale nature clearing occurred during the Christmas holiday season of 2024/2025.

We purchased our home in 2015 under the impression that MSES matters of environmental significance, Category B Vegetation offered a level of protection, as a designated green zone. The purchase was also made with the impression that the WRC was working in accordance with sustainability planning having a green zone among residential homes with what appeared to be relatively high-density trees as was Lot 201, scenic view ridge drive.

For the last 10 years, we have enjoyed the wildlife that lived in the area. Particularly the tranquillity of the trees, the resident goannas who frequented our garden regularly, as well as the bird life. It was an absolute shock to us and other adjacent residents when heavy machinery arrived on the site in question and started to bulldoze the area.

As none of us had received notification that these works were going to commence over the Christmas period, the shock of witnessing the demolition of a thriving natural space has created a sense of solidarity among us all. We have been grieving the loss of flora and fauna which has been removed.

Although we are not here to blame the works for causing personal illness, it seems hardly a coincidence that within days of this large-scale clearing, my 7yr old son and I, who both suffer from asthma, developed symptoms of respiratory illness. I also was born with tracheoesophageal fistula, a congenital condition which raises my vulnerability to some respiratory issues. Our conditions have been well managed for the past two years, so it's highly probable that increased pollen and dust and air pollution from bull dozing triggered this instance of respiratory illness.

Christmas is a cultural and religiously important time of year. These health concerns were compounded with the noise of trees being felled by heavy machinery and the trauma of witnessing deforestation of what we considered a green zone. All this contributed to significantly increased stress levels and created a sombre atmosphere during times of family gatherings which were intended to be joyful.

We live above the cleared sites, so our stress continues with the uncertainty of how the stabilisation of the land will be managed; and who will be liable for the cost of managing the stability of the land, should erosion and storm water drainage problems occur.

This uncertainty is perpetuating stress among adjacent residents, who purchased their homes adjacent to the site, in part due to the tranquillity and privacy the green zone offered; as well as the natural drainage for managing issues such as land stability. The perpetuating stress seems unjust given that the zoning of the site has appeared to be somewhat misleading. i.e. being listed as MSES matters of environmental significance, Category B Vegetation; yet somehow being zoned 'residential' for decades and granted a perpetual approval with no review.....or expiry date.

I acknowledge that decisions made within council are complex and challenging meeting diverse community needs. However, the environment underpins all of community activity and

This is page 7 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

UNCONFIRMED

industry; and therefore, ought to be the number one priority considered throughout all the complex issues the WRC serves.

There seems to be incongruence between the information presented in WRC policies, and procedures regarding climate change and the actions witnessed at this site. This incongruence and the manner that the proceedings have occurred at Lot 201 have eroded the trust and confidence of adjacent residents with WRCs management of environmental protection.

Stressors associated with climate change are real for people. Having a sense of trust and confidence in those in positions of power to implement plans to mitigate, manage and limit climate change are of utmost importance to the community.

There needs to be a genuine sense that government agencies care for the future of our children and grandchildren. Proceedings at the site in question, and our subsequent meetings with WRC have not instilled this sense of genuine care; apart from the contributions of Clay Bauman (Councillor for Division Two), who has been empathic, supportive and generous with his constructive contributions. Whitsunday Conservation Council have also been an invaluable source of support with constructive contributions.

During neighbourly conversations, it became obvious that we were not alone in our concerns for the apparent social and environmental injustice of what was being conducted at the site.

We dedicated hours of our Christmas holiday time to advocating for the shared concerns of adjacent residents. Although we chose to advocate for adjacent residents initiating the petition dated 27/12/2024; the point is, these matters ought to have been handled in a way that community members do not feel compelled to use their Christmas holiday time for community activism, as is what happened to us. The time required for community engagement to address these issues, as well as the transference of collective stress has impacted on my work attendance.

My immune system was likely compromised by stress, making me more vulnerable to contractible illness, and resulting in my being diagnosed with atypical pneumonia. A simple letter notifying us of the works may have helped manage our family health issues during a significant holiday period. Many community residents would prefer a letter rather than releasing personal information to yet another online database due to cyber security risks and issues.

As it is, I was unable to work for a fortnight due to stressors and health impacts associated with the clearing of the site. As a sole trader and practice manager of an occupational therapy service, this has significant clinical and financial impacts for the service I offer to the Whitsunday community. Even today, my husband and I have both had to have another day of work to address these matters. My mother had to adjust her life arrangements to travel from Mackay where she lives and stay overnight with us, to transport our children to school this morning. Without this extended family support, which not all families have, we would have been too late to attend given this meeting is held at the Bowen office.

We are here today to bring to WRC's attention to how the impact their actions, or lack thereof can directly have on members of their community and the environment.

Question: We ask what action WRC will take to address our concerns and to ensure that in future no-one else is subjected to the stress and trauma experienced by adjacent residents, or to the environmental degradation which has occurred at Lot 201 Scenic Ridge Drive, Cannonvale.

This is page 8 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

This is page 17 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

UNCONFIRMED

Specifically, how will WRC transparently reflect what is protected green zones? And how can we be assured that current green zoning is in fact protected from development? As stated previously, listing the site as MSES matters of environmental significance, Category B Vegetation, seems to have created confusion among real estate agents who sold residents their properties, as well as residents who did their due diligence researching the area at time of purchase.

Finally, would the WRC consider revegetating Lot 201 Scenic Ridge Drive? I understand this would not be easy; however, nothing is impossible. Where there is a will there is a way. I see this daily in my clinical practice as an Occupational Therapist. It is not too late to make a healthy choice, there are no houses constructed yet on the site.

Nature matters, particularly in a world heritage Great Barrier Reef site; where the WRC and local businesses market themselves as the heart of the reef.

### SUBMISSION TWO

**Name: Jeanette Walters**

Question: How much natural bushland is cleared each year in the Whitsundays? And, how much is remaining in the residential areas?

Question: At the time that the development of the Nature Strip was approved – and any future changes, such as to the number of residential dwellings on it – was the additional traffic from The Grove and Stages 1,2 and 3 taken into account?

Question: Will 'our' Council plan for the future and implement laws to notify adjoining property owners of future developments? Your constituents deserve this.

### SUBMISSION THREE

**Name: Eleonor Biro**

Question: AS we live adjacent to the cleared sites, the stress continues with the uncertainty of who is responsible for the management of land and prevention of erosion costs, including drainage and storm water issues arising from our property? Will the developer be liable to install retaining walls to stabilise the land or will it be the "new property owners" - in years to come to do this?

Question: occur due to the mass clearing of Lot 201 Scenic Ridge Drive property. How can this be called "best practise" that Council has allowed within current WRC policies, planning and operational works regarding climate change within our region?

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

~~~~~

This is page 9 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025



This is page 18 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

10 COMMITTEES REPORTS

There were no agenda items for this section.

~~~~~

**11 OFFICERS REPORTS**

Cr Collins declared a Prescribed Conflict of Interest in item 11.1 regarding 20240878 – Development Application for Development Permit for Material Change of Use – Hotel Extension (Bar, Beer Garden and Car Parking) – 70, 74, 78 & 82 Main St, Proserpine – Metro Op Co PL C/-Reel Planning as defined by section 150EL of the Local Government Act 2009, due to the following:

The name of any entity, other than the councillor, that has an interest in the matter: Downtown Butchery, Proserpine.

The nature of the councillor's relationship with the entity: Metro Op Co PL C/-Reel Planning is a client of Downtown Butchery, Proserpine.

Details of the councillor's, and any other entity's, interest in the matter: Cr Collins is the owner/operator of Downtown Butchery, Proserpine.

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

Cr Collins left the room at 9:28am.

UNCONFIRMED

**11.1 - 20240878 - Development Application for Development Permit for Material Change of Use - Hotel Extension (Bar, Beer Garden and Car Parking) - 70, 74, 78 & 82 Main St Proserpine - Metro Op Co PL C/- Reel Planning**

**PURPOSE**

To present the assessment of the development application for the extension of the Metropole Hotel and to seek Council's determination.

**OFFICER'S RECOMMENDATION**

That Council approve the application for Development Application for Development Permit for Material Change of Use for Extension to Hotel (Bar, Beer Garden and Car Parking), made by Metro Op Co Pty Ltd, on L: 2 RP: 717184 T: N1159/019, L: 3 RP: 709926, L: 1 RP: 709926, L: 1 RP: 717184 T: N594/100, L: 2 RP: 709926 T: N0340/214, L: 1 RP: 718191 and located at 70, 74, 78 and 82 Main Street Proserpine and 26 Chapman Street Proserpine, subject to the conditions outlined in Attachment 11.1.4.

**RESOLUTION OM2025/01/29.4**

Moved By: CR J CLIFFORD

Seconded By: CR M WRIGHT

That Council approve the application for Development Application for Development Permit for Material Change of Use for Extension to Hotel (Bar, Beer Garden and Car Parking), made by Metro Op Co Pty Ltd, on L: 2 RP: 717184 T: N1159/019, L: 3 RP: 709926, L: 1 RP: 709926, L: 1 RP: 717184 T: N594/100, L: 2 RP: 709926 T: N0340/214, L: 1 RP: 718191 and located at 70, 74, 78 and 82 Main Street Proserpine and 26 Chapman Street Proserpine, subject to the conditions outlined in Attachment 11.1.4.

**MEETING DETAILS**

The motion was Carried 6 / 0.

**CARRIED**

~~~~~

Cr Collins returned to the room at 9:37am.

UNCONFIRMED

11.2 - 20241002 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - Unit 2, 22 Kara Crescent, Airlie Beach - 2SP199096 - S Griffin & A Smith

PURPOSE

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

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by S Griffin & A Smith, on L:2 SP:199096, located at 2 – 22 Kara Crescent, Airlie Beach, subject to conditions outlined in Attachment 11.2.4.

RESOLUTION

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That Council refuse the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by S Griffin & A Smith, on L:2 SP:199096, located at 2 – 22 Kara Crescent, Airlie Beach.

The Chief Executive Officer recommended that the item be tabled for consultation on developing reasons for refusal for this development application.

PROCEDURAL MOTION - MATTER BE PUT ON THE TABLE OM2025/01/29.5

Moved By: CR R COLLINS (MAYOR)

That Council table item 11.2 - 20241002 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - Unit 2, 22 Kara Crescent, Airlie Beach - 2SP199096 - S Griffin & A Smith at 9:52am pending further consultation on developing reasons for refusal.

MEETING DETAILS

The procedural motion was Carried 6 / 1.

CARRIED

UNCONFIRMED

11.3 - Planning Scheme Amendment - Short-term Accommodation

PURPOSE

This report provides an update of the progression of the Planning Scheme Major Amendment (Short-term accommodation) and seeks confirmation of the inclusion or exclusion of Cannonvale Beach as a STA Precinct.

OFFICER'S RECOMMENDATION

That Council endorse the addition of Cannonvale Beach as an STA Precinct within the Short-term Accommodation Amendment Package as identified on Attachment 11.3.2 and provide updated amendment materials to the Department of State Development, Infrastructure and Planning.

RESOLUTION OM2025/01/29.6

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR M WRIGHT

That Council endorse the addition of Cannonvale Beach as an STA Precinct within the Short-term Accommodation Amendment Package as identified on Attachment 11.3.2 and provide updated amendment materials to the Department of State Development, Infrastructure and Planning.

MEETING DETAILS

The motion was Lost 3 / 4.

Cr Bauman requested a Division.

For the motion: Mayor Collins, Cr Wright, Cr Simpson

Against the motion: Cr Clifford, Cr Bauman, Cr Finlay, Cr Collins

LOST

~~~~~

UNCONFIRMED

**11.4 - Australian Cruise Association Conference 2026 - Shute Harbour Marine Terminal**

**PURPOSE**

For Council's consideration to host the Annual Australian Cruise Association Conference in 2026 at the Shute Harbour Marine Terminal with a financial sponsorship of \$10,000 (ex. GST).

**OFFICER'S RECOMMENDATION**

That Council authorise the Chief Executive Officer to:

- a) Submit a hosting bid to the Australian Cruise Association to host their Annual Conference in 2026 at the Shute Harbour Marine Terminal;
- b) Allocate financial sponsorship for the amount of \$10,000 (ex. GST); and
- c) Waive any associated fees and charges for the hire of the Shute Harbour Marine Terminal

**RESOLUTION OM2025/01/29.7**

Moved By: CR J CLIFFORD

Seconded By: CR J FINLAY

That Council authorise the Chief Executive Officer to:

- a) **Submit a hosting bid to the Australian Cruise Association to host their Annual Conference in 2026 at the Shute Harbour Marine Terminal;**
- b) **Allocate financial sponsorship for the amount of \$10,000 (ex. GST); and**
- c) **Waive any associated fees and charges for the hire of the Shute Harbour Marine Terminal**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

UNCONFIRMED

11.5 - Ramped Up Event 2025 and 2026 - Cannonvale Skatepark

PURPOSE

For Council's consideration to provide financial sponsorship for Ramped Up, a skateboarding event being held by Pacific Action Sports in the Whitsunday Region in 2025 and 2026.

OFFICER'S RECOMMENDATION

That Council approve the following financial sponsorship to Pacific Action Sports for the skateboarding event Ramped Up being held at the Cannonvale Skatepark:

- a) 2025 Event - \$15,000 (ex. GST) cash and up to a maximum \$2,000 of in-kind support, and
- b) 2026 Event - \$10,000 (ex GST) cash and up to a maximum of \$2,000 of in-kind support.

RESOLUTION OM2025/01/29.8

Moved By: CR J CLIFFORD

Seconded By: CR J FINLAY

That Council approve the following financial sponsorship to Pacific Action Sports for the skateboarding event Ramped Up being held at the Cannonvale Skatepark:

- a) 2025 Event - \$15,000 (ex. GST) cash and up to a maximum \$2,000 of in-kind support, and
- b) 2026 Event - \$10,000 (ex GST) cash and up to a maximum of \$2,000 of in-kind support.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

UNCONFIRMED

11.6 - Donations, Sponsorships, In Kind requests and Grants Approved December 2024

PURPOSE

To advise Council of the donations, sponsorships, in-kind support and grants up to \$20,000 provided for the month of December 2024.

OFFICER'S RECOMMENDATION

That Council:

- a) Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of December 2024 to the applicants identified in **Attachment 1**.
- b) Note the Financial Support for Donation applications approved for the month of December 2024 to the applicants identified in **Attachment 2**.
- c) Note the Financial Support for Sponsorship applications approved for the month of December 2024 to the applicants identified in **Attachment 3**.
- d) Note the Financial Support for Sport & Recreation Club applications approved for the month of December 2024 to the applicants identified in **Attachment 4**.
- e) Note the Financial Support for Donation on Council Fee applications approved for the month of December 2024 to the applicants identified in **Attachment 5**.

RESOLUTION OM2025/01/29.9

Moved By: CR M WRIGHT

Seconded By: CR J COLLINS

That Council:

- a) **Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of December 2024 to the applicants identified in Attachment 1.**
- b) **Note the Financial Support for Donation applications approved for the month of December 2024 to the applicants identified in Attachment 2.**
- c) **Note the Financial Support for Sponsorship applications approved for the month of December 2024 to the applicants identified in Attachment 3.**
- d) **Note the Financial Support for Sport & Recreation Club applications approved for the month of December 2024 to the applicants identified in Attachment 4.**
- e) **Note the Financial Support for Donation on Council Fee applications approved for the month of December 2024 to the applicants identified in Attachment 5.**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~  
*The meeting adjourned for morning tea at 10:29am.*

This is page 16 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

UNCONFIRMED

*The meeting reconvened from morning tea at 10:58am.*

*The Director of Corporate Services confirmed that the petition regarding 1.46 Ha Nature Strip removal between Hamilton Ave and Scarlet Gum Crescent, Cannonvale will be referred to the Chief Executive Officer for consideration and a report will come back to council.*

~~~~~

PROCEDURAL MOTION - MATTER BE LIFTED FROM THE TABLE OM2025/01/29.10

Moved By: CR R COLLINS (MAYOR)

That Council suspend standing orders at 10:59am and lift item 11.2 - 20241002 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - Unit 2, 22 Kara Crescent, Airlie Beach - 2SP199096 - S Griffin & A Smith from the table.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

*Item 11.2 was taken off the table and the recommendation was then dealt with.*

**RESOLUTION OM2025/01/29.11**

**Moved By: CR J CLIFFORD**

**Seconded By: CR C BAUMAN**

**That Council refuse the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by S Griffith & A Smith, on L:2 SP:199096, located at 2 – 22 Kara Crescent, Airlie Beach.**

**Reasons for refusal:**

- 1. The development does not comply with Whitsunday planning Scheme V4.7, Strategic Intent, Purpose and overall outcomes of the Low-density residential zone code.**
- 2. The development does not comply with the Transport and parking code including Purpose and Overall outcome (3)(a)(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users.**
- 3. Conditions of approval cannot be imposed to address the non-compliances.**

**MEETING DETAILS**

The motion was Carried 5 / 2.

**CARRIED**

~~~~~

This is page 17 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025



Council resumed standing orders at 11:01am and continued order of business with item 11.7.

~~~~~

Cr Finlay declared a Prescribed Conflict of Interest in item 11.7 regarding Renewal of Trustee Lease – Girudala Community Co-Operative Society Ltd as defined by section 150EL of the Local Government Act 2009, due to the following:

The name of any entity, other than the councillor, that has an interest in the matter: SBB Partners, Bowen.

The nature of the councillor's relationship with the entity: Girudala Community Co-Operative Society Ltd is a client of SBB Partners.

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

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

Cr Finlay left the room at 11:01am.

UNCONFIRMED

This is page 18 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

This is page 27 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

**11.7 - Renewal of Trustee Lease - Girudala Community Co-Operative Society Ltd**

**PURPOSE**

To seek Council approval to enter into a new trustee lease with Girudala Community Co-Operative Society Limited following the request to renew their lease received from Girudala.

**OFFICER'S RECOMMENDATION**

That Council authorise the Chief Executive Officer

- a. Enter into negotiations and execute a ten (10) year peppercorn trustee lease with Girudala Community Co-Operative Society Ltd for part of the land being Lot 1 on CP HR1822 (Lease D) also known as 50E George Street, Bowen in accordance with Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012; and
- b. To undertake a review of the current land parcel Lot 1 on CP HR1822 and amend the current land tenure to better reflect the use of the land by Reconfiguring of the Lot (ROL) under the *Planning Act 2016*.

**RESOLUTION OM2025/01/29.12**

Moved By: CR M WRIGHT

Seconded By: CR R COLLINS (MAYOR)

That Council authorise the Chief Executive Officer

- a. Enter into negotiations and execute a ten (10) year peppercorn trustee lease with Girudala Community Co-Operative Society Ltd for part of the land being Lot 1 on CP HR1822 (Lease D) also known as 50E George Street, Bowen in accordance with Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012; and
- b. To undertake a review of the current land parcel Lot 1 on CP HR1822 and amend the current land tenure to better reflect the use of the land by Reconfiguring of the Lot (ROL) under the *Planning Act 2016*.

**MEETING DETAILS**

The motion was Carried 6 / 0.

**CARRIED**

Cr Finlay returned to the room at 11:06am.

UNCONFIRMED

Cr Finlay declared a Prescribed Conflict of Interest in item 11.8 regarding 500.2024.0043 Preferred/Prequalified Panel Arrangement for Plant and/or Equipment Hire as defined by section 150EL of the Local Government Act 2009, due to the following:

The name of any entity, other than the councillor, that has an interest in the matter:  
SBB Partners, Bowen.

The nature of the councillor's relationship with the entity: Some of the below applicants are clients of SBB Partners.

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

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

Cr Finlay left the room at 11:07am.

#### **11.8 - 500.2024.0043 Preferred/Prequalified Panel Arrangement for Plant and/or Equipment Hire**

##### **PURPOSE**

To present to Council for consideration the Evaluation Panel's recommendation to award the contract 500.2024.0043 Preferred/Prequalified Supplier Arrangements for the Provision of Plant and/or Equipment Hire.

##### **RESOLUTION OM2025/01/29.13**

Moved By: **CR J CLIFFORD**

Seconded By: **CR J COLLINS**

That Council award Contract 500.2024.0043 Preferred/Prequalified Supplier Arrangements for the Provision of Plant and/or Equipment Hire to the following Tenderers for the two-year contract period (with an additional twelve-month extension at Council discretion):

1. **A.L Kiely & M.P Kiely T/as Fud's Earthworks**
2. **A.N Crisp & J.T Crisp T/as Crisp Excavations**
3. **AB Livestock and Contracting Pty Ltd**
4. **Adam Stroud Enterprises Pty Ltd T/as Adams Earthworks**
5. **Addison (Aust) Pty Ltd T/as 1300 Meteor Rentals**
6. **AIRLIEVAC Pty Ltd**
7. **B.J Granich & K Granich**
8. **B.J Hourn & M.J Wiencke T/as Bowen Posi Track & Tipper Hire**
9. **Beauchamp, Keith T/as K & T Mini Diggers and Excavating**
10. **Beddaws Pty Ltd T/as Copp and Co Civil and Plant Hire**
11. **Ben Hicks Pty Ltd**

This is page 20 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

UNCONFIRMED

12. Berry Excavations Pty Ltd
13. BJ & BL Collett T/as Collett Building Services
14. BJM Contracting Pty Ltd
15. Brooks Hire Service Pty Ltd
16. Camm Building Group Pty Ltd
17. Coates Hire Operations Pty Limited
18. DJ Brazil Pty Ltd
19. DTBM Pty Ltd T/as Robke Earthmoving
20. Durack Civil Pty Ltd
21. Fergus Civil Pty Ltd
22. Flexihire Pty Ltd
23. Fynbat Pty Ltd & Rospa Pty Ltd As Trustee For P D Hillery Family Trust T/as Bowen Industrial Hire
24. GJ Daniels & AM Douglas T/as Doyawana Truck Hire
25. Hastings Deering (Australia) Limited
26. Humphries Pty Ltd
27. Humphries, Harry Edward
28. James's Laser Services Pty Ltd
29. K V S Cartage Pty Ltd
30. Keldarie Pty Ltd T/as S & W Crane Hire
31. LD & LJ Hillery Pty Ltd
32. Lions Den Investments No.1 Pty Ltd as The Trustee for Kumiri Trading Trust T/as Lieben Constructions -
33. LMP Project Services Pty Ltd T/as LMP Project Services
34. Mirthill Pty Ltd T/as Pat McDonnell Earthmoving
35. Moongunya Pty Ltd T/as Coalfield Services
36. Moulding, David T/as Moulding Excavations
37. North West Services Pty Ltd
38. Onsite Rental Group Operations Pty Ltd
39. Pattel's Collinsville Transport Pty Ltd
40. PD Gellatly Pty Ltd T/as Porta-vac
41. Power Pumping Pty Ltd
42. Powerup Project Reticulation Pty Ltd
43. Precise Plumbing & Excavations Pty Ltd
44. Randall James Wilson T/as Randall Wilson
45. Rollers Australia Pty Ltd T/as Rollers Queensland
46. Seaforth Civil Pty Ltd
47. Searles Haulage Pty Ltd
48. Sherrin Rentals Pty Ltd

This is page 21 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

UNCONFIRMED

- 49. Talbot's Earthmoving & Bulk Haulage Pty. Ltd T/as Talbot's Earthmoving & Bulk Haulage
- 50. The Trustee for John's Plumbing Service Trust T/as Johns Plumbing Service Trust - John's Plumbing Service Pty Ltd
- 51. The Trustee for Kersevani Family Trust T/as LK Excavating
- 52. The Trustee for The Baxter Family Trust - RC Baxter Grader Hire Pty Ltd
- 53. The Trustee for the Judd Trust T/as Proserpine Septic Service
- 54. The Trustee for The Loft Family Trust T/as Whitsunday Crane Hire
- 55. The Trustee for The Mizzi Family Trust T/as Mizzi Family Trust - Airlie Earthworks Pty Ltd
- 56. The Trustee for The Rob Stoneham Family Trust
- 57. The Trustee for the TFH Hire Trust T/as TFH WA
- 58. Trojan Earthworks Pty Ltd
- 59. Tutt Bryant Hire Pty Ltd T/as Tutt Bryant Hire
- 60. Vipervac Solutions Pty Ltd

**MEETING DETAILS**

The motion was Carried 6 / 0.

**CARRIED**

~~~~~

Cr Finlay returned to the room at 11:12am.

11.9 - Sole Source Supplier Listing 2024/25

PURPOSE

To present Council with the updated listing of Sole Suppliers for consideration and approval in accordance with section 235 of the Local Government Regulation 2012.

RESOLUTION OM2025/01/29.14

Moved By: CR J CLIFFORD

Seconded By: CR J COLLINS

That Council:

- a) Resolves in accordance with section 235(a) and 235(b) of the Local Government Regulation 2012 that it is satisfied that the nominated suppliers listed in Attachment 11.9.1 of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2024/25 financial year; and
- b) Delegates authority to the Chief Executive Officer in accordance with section 257 of the Local Government Act 2009 to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

**11.10 - Monthly Finance Report**

**PURPOSE**

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

**OFFICER'S RECOMMENDATION**

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31<sup>st</sup> December 2024.

**RESOLUTION OM2025/01/29.15**

Moved By: CR J CLIFFORD

Seconded By: CR M WRIGHT

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31<sup>st</sup> December 2024.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

**12 LATE REPORT ITEMS**

There were no late items for this meeting.

**13 MATTERS OF IMPORTANCE**

Cr Wright - Requested an update on Collinsville Waterpark vandalism.

The Meeting closed at 11:33am.

Confirmed as a true and correct recording this 26 February 2025.

---

**Cr Ry Collins  
MAYOR**

This is page 24 of the Minutes of Council's Ordinary Council Meeting - 29 January 2025

This is page 33 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

UNCONFIRMED

## 4 BUSINESS ARISING

### 4.1 - Public Question Responses - 29 January 2025

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Councillor Support Officer

**AUTHORISING OFFICER:** Director Corporate Services

---

There were three public questions submitted for the Ordinary Council Meeting held on 29 January 2025 by the following individuals:

- Amy Youngsmith
- Jeanette Walters
- Eleonor Biro

Both Ms Youngsmith and Ms Walters read out their public questions, and the remaining submission was read out by the Chief Executive Officer on behalf of Ms Biro.

All questions were taken on notice and the response has been provided and attached to this report.

#### ATTACHMENTS

1. Public Question Response - Amy Youngsmith [4.1.1 - 1 page]
2. Public Question Response - Jen Walters [4.1.2 - 2 pages]
3. Public Question Response - Eleonor Biro [4.1.3 - 2 pages]



Our Reference: ECM #8049714  
Direct dial no.: 07 4945 0231

**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

**7 February 2025**

Amy Youngsmith  
[REDACTED]

Dear Ms Youngsmith

**RE: 201 Scenic Ridge Clearing**

Thank you for your questions from the public gallery at Council's Ordinary Meeting of 29 January 2025 and your kind gift to Council accepted by Mayor Collins.

I acknowledge the comments you made regarding the distress this matter has caused you and your family.

Council recognises the importance in protecting areas of environmental value and carries out this responsibility in accordance with the legislation that applies to vegetation protection. Throughout the region Council holds land in both trust and freehold title that is zoned *environmental management and conservation* or *open space and recreation* that reflects the land is not for urban development. For land outside of the urban area, Council protects environmentally sensitive land from development and regularly imposes environmental covenants on land.

With specific attention to your comments regarding Matters of State Environmental Significance (MSES) Category B Vegetation mapping, the Planning Regulation 2017 provides instances where exemptions apply which provides rights to owners of private urban land to undertake clearing.

Lot 201 Scenic Ridge is privately owned land and is intended to be developed for four residential allotments. When homes are constructed, landscaping improvements are expected to follow as occurred with adjoining developments.

Yours faithfully

  
**Warren Bunker**  
Chief Executive Officer

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

**Proserpine**  
83-85 Main Street  
Proserpine QLD 4800

**Collinsville**  
Cnr Stanley & Conway Streets  
Collinsville QLD 4804

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



Our Reference: ECM #  
Direct dial no.: 07 4945 0231

**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

**7 February 2025**

Jen Walters  
[REDACTED]

Dear Ms Walters

**RE: Lot 201 Scenic Ridge Clearing**

Thank you for your questions from the public gallery at Council's Ordinary Meeting of 29 January 2025.

I acknowledge the comments you made regarding the distress this matter has caused you and your family.

A response to your questions is provided below:

**Question:** How much natural bushland is cleared each year in the Whitsundays? And, how much is remaining in the residential areas?

The amount of vegetation cleared each year is dependent on development activity. Throughout the region Council holds land in both trust and freehold that is zoned *environmental management and conservation* or *open space and recreation* that reflects the land is not for urban development and not to be cleared. For land outside of the urban area, Council protects environmentally sensitive land from development and regularly imposes environmental covenants on land. This land is generally found in an Open Space and Recreation zone.

**Question:** At the time that the development of the Nature Strip was approved – and any future changes, such as to the number of residential dwellings on it – was the additional traffic from The Grove and Stages 1,2 and 3 taken into account?

Please note that the subject land is not a 'Nature Strip.' When the subject land was approved, an assessment of traffic generated from the site and traffic generated across the broader locality was considered. The Grove development is conditioned to upgrade the intersection of Abell Road and Shute Harbour Road. The number of approved lots on the land has been reduced from twelve to four which means a lower level of traffic movements will occur as a result.

**Question:** Will 'our' Council plan for the future and implement laws to notify adjoining property owners of future developments? Your constituents deserve this.

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

**Proserpine**  
83-85 Main Street  
Proserpine QLD 4800

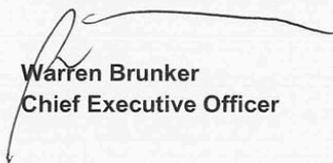
**Collinsville**  
Cnr Stanley & Conway Streets  
Collinsville QLD 4804

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



The Planning Act and Planning Scheme identify when adjoining owners are required to be notified. I will ensure your comments are further considered by Council. I expect any such changes would require community consultation phase prior to being implemented which will enable you to formally comment on any such proposal.

Yours faithfully



**Warren Brunker**  
**Chief Executive Officer**



Our Reference: ECM #8043787  
Direct dial no.: 07 4945 0231

**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

**7 February 2025**

Eleonor Biro  
[REDACTED]

Dear Ms Biro

**RE: 201 Scenic Ridge Clearing**

Thank you for your questions from the public gallery at Council's Ordinary Meeting of 29 January 2025.

I acknowledge the comments you made regarding the distress this matter has caused you and your family.

A response to your questions is provided below:

**Question:** As we live adjacent to the cleared sites, the stress continues with the uncertainty of who is responsible for the management of land and prevention of erosion costs, including drainage and storm water issues arising from our property? Will the developer be liable to install retaining walls to stabilise the land or will it be the "new property owners" - in years to come to do this?

The site has been inspected by Council staff and the consulting civil and geotechnical engineers to confirm the land is suitably stabilised. Recommendations of the geotechnical engineer have been implemented onsite to stabilise the drainage channels that receive water from Hook Close and properties along Hamilton Avenue. The site has been inspected during recent heavy rainfall events and continues to be monitored. The developer is responsible to maintain all erosion and sediment control measures onsite.

**Question:** We request WR Council to address these immediate issues and future problems that may occur due to the mass clearing of Lot 201 Scenic Ridge Drive property. How can this be called "best practise" that Council has allowed within current WRC policies, planning and operational works regarding climate change within our region?

Council continues to review and consult on the standards for development construction within the Whitsunday region. Erosion and sediment control training is regularly provided to the

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

**Proserpine**  
83-85 Main Street  
Proserpine QLD 4800

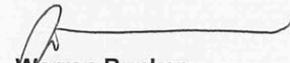
**Collinsville**  
Cnr Stanley & Conway Streets  
Collinsville QLD 4804

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



development industry and Council actively monitors development sites to ensure compliance with the required standards are achieved.

Yours faithfully



**Warren Bunker**  
**Chief Executive Officer**

## 4.2 - Lot 201 - Scenic Ridge

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Manager Development Assessment

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

---

### PURPOSE

To present a report to Council on matters raised in a petition tabled at Council's 29 January 2025 Ordinary Council Meeting.

### EXECUTIVE SUMMARY

The petition submitted to Council raised concerns with land clearing that has occurred on Lot 201 Scenic Ridge Cannonvale. A review of the concerns has been undertaken.

Lot 201 Scenic Ridge is private land that has been zoned for urban residential purposes since at least the year 2000. At no time has been land under the control of Council or another entity for environmental purposes.

The land is under a valid development approval for residential development and has operational works approval that authorised civil construction works to occur.

As the subdivision is for the residential development in a residential zone there is no requirement for public notification of the development to be carried out.

There is no requirement for adjoining residents to be notified prior to site works commencing.

As a plan of survey has been registered under the approval, the approval is valid into perpetuity in accordance with the transitional provisions of the Planning Act 2016.

The approvals issued over the land address the requirements for construction, including vegetation removal. The approval for the subdivision issued in 2005 includes conditions for selecting vegetation to be removed and adherence to an environmental management plan.

The process to select vegetation to be cleared occurred in the manner that occurs on current development sites and did not involve the individual marking of vegetation approved by Council. It is unknown what vegetation may have been selected or not for clearing.

Since the approval was granted exemptions for clearing of urban land have been implemented that allows clearing to occur without the need to seek approval from Council.

The current Whitsunday Regional Council Planning Scheme 2017 does not include provisions that prevent the clearing of the residential zoned land. This reflects a preference in the sale of residential land for sites to be cleared of all significant vegetation. Recent examples in Aspire Estate to maintain vegetation has seen retained trees cleared prior to house construction.

The categorising of the site as Matters of State Environmental Significance (MSES) Category B vegetation is required to be read in conjunction with the provisions of the

Planning Regulation 2017. This provides an accurate context and recognises the ability to lawfully clear such designated land for urban purposes where the land is urban zoned.

Within the region Council holds land either in freehold or reserve to protect environmentally significant land obtained through development. For land outside of the urban area, Council protects environmentally sensitive land from development and regularly imposes environmental covenants of land.

The site has been inspected by Council staff and the consulting civil and geotechnical engineers to confirm the land is suitably stabilised. Recommendations of the geotechnical engineer have been implemented onsite to stabilise the drainage channels that receive water from Hook Close and properties along Hamilton Avenue. The site has been inspected during recent heavy rainfall events and continues to be monitored.

### **OFFICER'S RECOMMENDATION**

That the report be received.

### **BACKGROUND**

Council approved a development application for a 49 lot subdivision and one open space lot on 13 December 2005. Stage 1 of the approval was completed in 2007 and Stage 2 in late 2024.

The approval has been amended several times. In 2022 the number of lots were reduced from twelve to four.

In March 2023 Operational Works approval was granted for the civil construction works required on Lot 201.

A pre-start meeting was held in November 2023.

Council was notified of the intent to move machinery to the site in June 2024.

Clearing works commenced on or around 15 December 2024.

Council received advice in late December 2024 that the land clearing was nearly complete.

### **DISCUSSION/CURRENT ISSUE**

The petition submitted to Council raised has raised several concerns relating to the clearing of Lot 201 Scenic Ridge. A summary of the concerns is provided below. A copy of the petition is included as **Attachment 4.2.3**.

#### Nature Strip

Lot 201 Scenic Ridge is not and has never been categorised as a nature strip or reserve for environmental purposes.

#### Number of Lots

Attachment 2 is a copy of the approved plan for Lot 201 Scenic Ridge. The approved plan identifies four lots.

### Notification of sale of land

There is no requirement for Council to provide notification when private land is sold. The details of any private land transaction are not matters for Council to disclose.

### Erosion and Sediment Control

The site has been inspected by Council staff and Consulting Engineers following clearing. Erosion and sediment control measures have been installed on the property and continue to be monitored.

The developer is responsible to maintain all erosion and sediment control measures onsite.

### Notification of works

There is no requirement on the developer or Council to notify adjoining owners of works commencing on site.

### Stormwater runoff

Stormwater enters the site from Hook Close and properties on Hamilton Avenue. There are three drainage lines onsite that have been established for convey these flows. The clearing works have not altered the flow and direction of stormwater.

### Property boundaries

The developers surveying representatives have confirmed that no works have occurred outside of Lot 201.

### Dust and pollen impacts

The concerns related to dust and pollen impacts during the land clearing are acknowledged.

### Noise impacts

Concerns related to noise impacts during land clearing are acknowledged. Council is not aware that clearing works occurred outside of permitted working hours.

### Land Council is protecting

Council holds land either in freehold or reserve to protect environmentally significant land. These holdings have often been obtained through the development process. For land outside of the urban area, Council protects environmentally significant land from development and regularly imposes environmental covenants of land.

## **FINANCIAL IMPLICATIONS**

Not Applicable.

## **CONSULTATION/ENGAGEMENT**

Manager Natural Resource Management & Climate  
Development Engineer.

## **STATUTORY/COMPLIANCE MATTERS**

Planning Act 2016.

## **RISK ASSESSMENT/DEADLINES**

There are no deadlines.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Monitor development and land use to ensure compliance with statutory requirements and development conditions.

## **ATTACHMENTS**

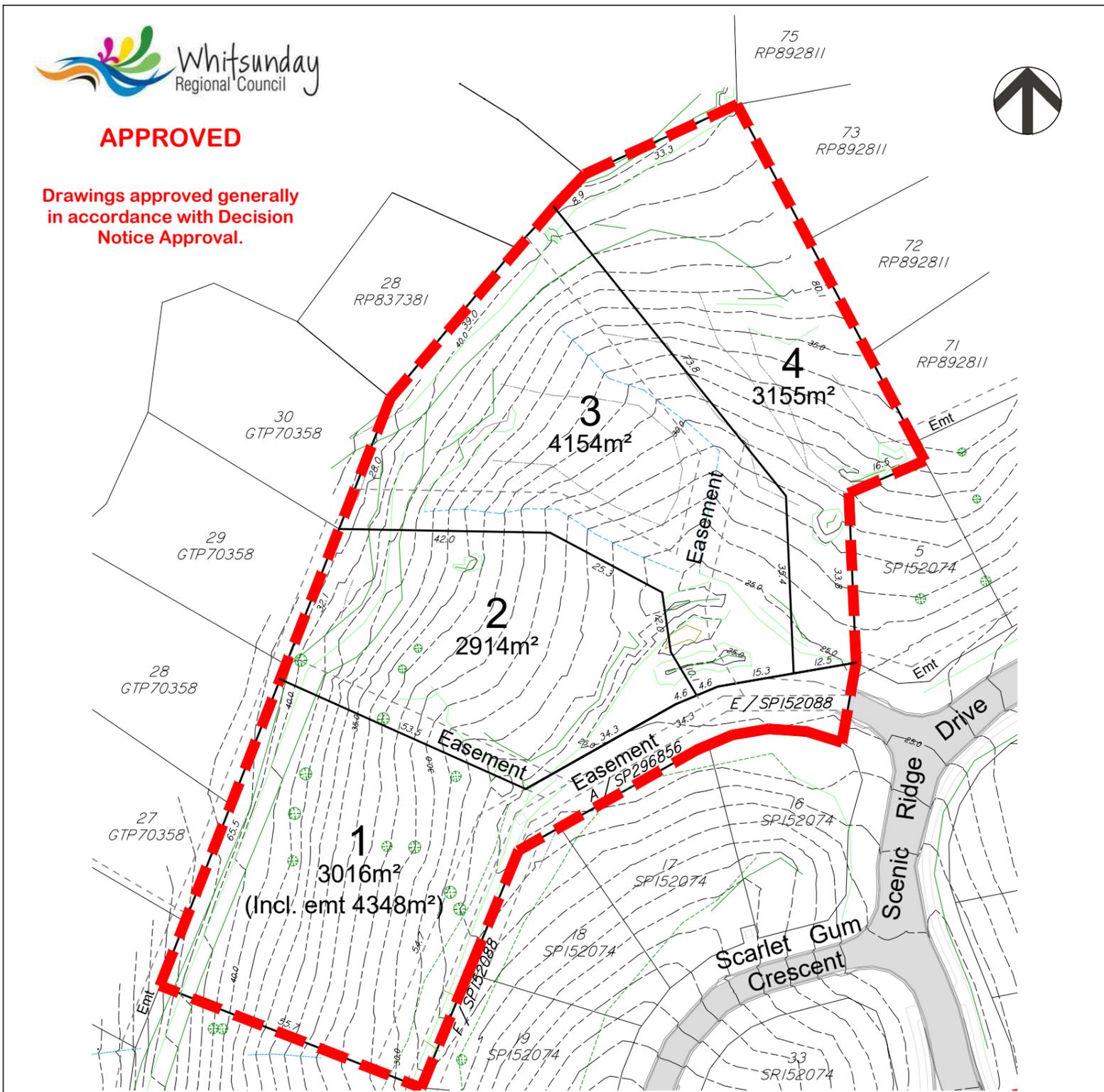
1. Site Plan [4.2.1 - 1 page]
2. Lot 201 - Approved Subdivision Plan [4.2.2 - 1 page]
3. Scenic Ridge Drive Tree clearing petition compile 27.12.24 [4.2.3 - 16 pages]





**APPROVED**

Drawings approved generally in accordance with Decision Notice Approval.



**DRAFT FOR DISCUSSION PURPOSES ONLY**  
 Areas, dimensions and number of lots are approximate only and remain subject to final survey and Council Approval.

| DEVELOPMENT SUMMARY  |                     |
|----------------------|---------------------|
| Total Site Area      | 1.458ha             |
| Area of Lots         | 1.400ha             |
| Total Number of Lots | 4                   |
| Average Lot Area     | 3,500m <sup>2</sup> |
| Total Area of Road   | 576m <sup>2</sup>   |

| LEGEND               |  |
|----------------------|--|
| Site Boundary        |  |
| Surveyed Bank bottom |  |
| Surveyed Top bank    |  |
| Existing easement    |  |
| Surveyed trees       |  |
| Surveyed Vegetation  |  |
| Surveyed Drainage    |  |
| Proposed Emt         |  |

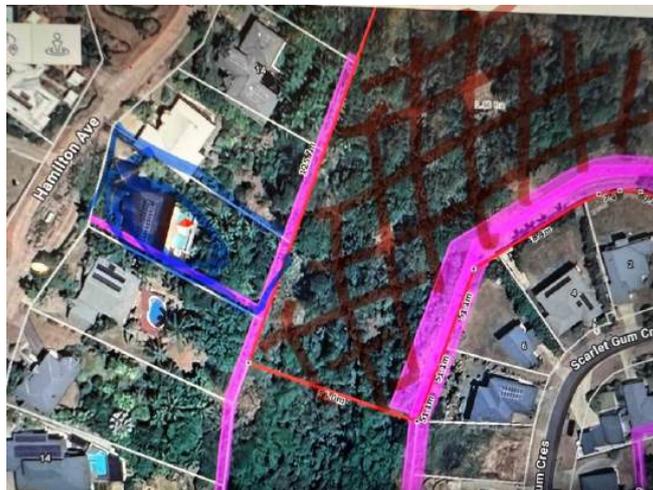
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                      |                                                                                                                                                                                                                                                                            |                                                                                                                               |                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>0 40m 50  mm 80m 100  mm 120m 150  mm SCALE BAR</p> <p>THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS</p> <p><b>IMPORTANT NOTES:</b><br/>                 This plan was prepared to support a Reconfiguration of Lot application for the land situated at Cannonvale. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reference should be placed on the information on this plan for any financial dealings involving the land.</p> <p>Copyright © Veris Australia Pty Ltd. February 2022.</p> |  | <p><b>Data Sources</b><br/>                 Cadastral Boundaries 400310-002-PP01-D<br/>                 Contours / Topographic 400310-002-PP01-D</p> | <p>Local Authority: Cannonvale WRC<br/>                 Scale: 1:800@A3<br/>                 Drawn: KL 1.02.2022<br/>                 Checked: JG 1.02.2022<br/>                 Plot Date: 01 Feb, 2022<br/>                 Computer File Ref: 400310-002-PP01-G.dwg</p> | <p>Scenic Ridge, Cannonvale<br/>                 For Moloko Homes Pty Ltd</p> <p>Proposal Plan</p> <p>Lot 201 on SP296856</p> | <p><b>veris</b></p> <p>BRISBANE (07) 3566 4700 WHITSUNDAYS (07) 4945 6600<br/>                 MACKAY (07) 4957 9700 CAIRNS (07) 4252 9400<br/>                 veris.com.au<br/>                 ACN 615 735 727<br/>                 Veris Australia Pty Ltd</p> <p>Drawing No 400310-002-PP01 Issue G</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Chief Executive Officer  
Whitsunday Regional Council  
PO Box 104  
Proserpine  
QLD 4800

27 December 2024

To the Chief Executive Officer of Whitsunday Regional Council

**Re: 1.46 ha nature strip removal between Hamilton Ave and Scarlet Gum Crescent, Cannonvale.**



This is a letter of complaint regarding the 1.46-hectare old forest nature strip removal between Hamilton Ave and Scarlet Gum Crescent, Cannonvale. Key issues being:

-old forest has been established by science to hold roughly twice as much carbon as regenerated forest and therefore ought to be protected; particularly at the gateway to the Great Barrier Reef. The removal of the trees was happening prior to the very heavy rain of Christmas 2024. The water run off likely compromising local environmental conservation efforts with issues such as silting and eutrophication of sea grass and mangrove in the marine park areas, among others. The land identified in the image above was home to a range of local fauna including Goanna's, Koala, Bandicoots, a range of bird life and other reptiles among others.

-no consultation or notification of residents directly adjacent to the works. Particularly, residents were not made aware that the land was for sale or given an opportunity to individually or jointly purchase and protect the old forest nature strip as erosion protection as some residents would have preferred. There was no information who approved the sale of the land, when it was advertised for sale, the cost etc. The rumour is that the 1.46-hectare land block was sold for \$100 000, and the developer offered one lot of the several to come at \$350 000. There is no clarity of how many lots have been approved to develop within the space identified. When enquiries were made to council regarding the proposed works, residents were dismissed to look at confusing website links rather than questions being answered meaningfully.

## Attachment 4.2.3 Scenic Ridge Drive Tree clearing petition compile 27.12.24

-several of the residents adjacent to the space identified in the above image purchased their property for the privacy the old forest nature strip provided their home; and were under the impression that the space was a wildlife reserve as documented in town plans several years ago. Since the removal of the nature, residents' homes are more exposed, and their privacy compromised.

-no consultation regarding the impact of removal of trees and inevitable erosion and rainwater run off issues. Residents on Hamilton Ave have storm water drains that flow directly into the proposed new lots, which will clearly create issues in terms of rainwater runoff and erosion to the new lot owners. The land does not appear suitable for development and inevitably will have erosion and run off issues. Residents on Scarlet Gum Crescent have noticed soil on the road since the works removing nature has commenced and no measures appear to be in place to mitigate erosion and water runoff issues. The responsibility and cost of managing these erosion and rainwater run off issues has not been discussed or addressed with adjacent property owners who contribute considerable council rate fees. Additionally, removing the extent of green space increases adjacent properties vulnerability to the extreme weather conditions experienced in the Whitsunday region such as heavy rain and cyclones. The impact this may have on insurance has not been considered for adjacent residents.

-there has been damage to some residents' boundary fence and storm water drains during the clearing of the land.

-The removal of trees and large machinery being used within residential vicinity created high levels of dust and pollen, triggering health issues for some of the adjacent residents during the Christmas period including respiratory and mental health issues. There is detailed evidence regarding the value of green space on human health. Again, there was no notification to adjacent residents of the works being done for residents to consider and manage their and their loved one's health issues at a culturally significant time of the year.

-The removal of trees and use of large machinery generated high levels of noise over the Christmas period when families are enjoying a culturally and religiously significant holiday. Inevitably there will be further noise and air pollution, once the wood starts being chipped and building construction begins.

Adjacent residents would like to be notified of:

-what year was the land sold?

-what cost was the land sold at?

- who approved the sale of this old forest nature strip?

-how many lots have been approved for development within the space identified in this letter?

-why adjacent rate paying residents were not notified of the proposed works?

-what old forest is being protected/conserved in the Whitsunday Region?

-when adjacent rate paying residents will be notified of how the environmental impacts such as rainwater runoff and erosion are going to be managed by council?

-when adjacent rate paying residents will be given assurance that council will take responsibility for issues such as rainwater runoff and erosion, given that the council has clearly approved an inappropriate space for development and ought to take responsibility for the inevitable environmental impact rather than the residents adjacent to the space.

It is appalling that the Whitsunday Council is not protecting old forest nature strips such as the one identified here within the urban town planning for environmental and health and well being reasons. People move to the Whitsunday region for the lifestyle change, and do not want to replicate city living. Thus preserve the wonderful lifestyle and nature the Whitsundays has, by balancing green space within residential spaces.

Attachment 4.2.3 Scenic Ridge Drive Tree clearing petition compile 27.12.24

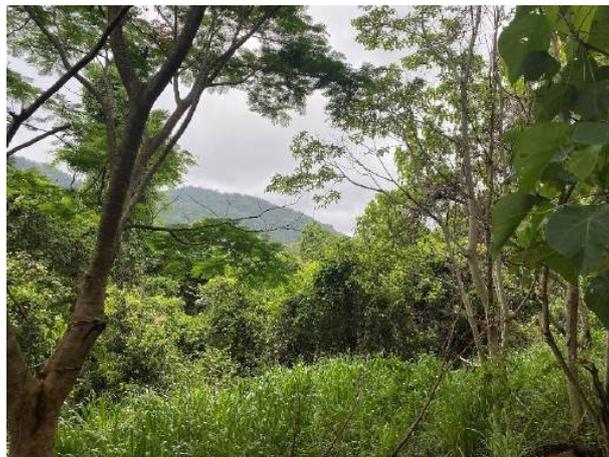
We would appreciate a response to the concerns, issues and questions raised in this letter of complaint.

Kind regards,

| NAME                                                      | ADDRESS                                               | PHONE      | SIGNATURE          |
|-----------------------------------------------------------|-------------------------------------------------------|------------|--------------------|
| Amy Youngsmith                                            | House 27,<br>14 Hamilton Ave,<br>Cannonvale, QLD 4802 | 0429597774 | <i>Youngsmith</i>  |
| John Youngsmith                                           | House 27,<br>14 Hamilton Ave,<br>Cannonvale, QLD 4802 | 0424545527 | <i>[Signature]</i> |
| ELEONOR BIRO                                              | House 28/14 HAMILTON AVE<br>CANNONVALE 4802           | 0439930398 | <i>[Signature]</i> |
| ALEX BIRO                                                 | " "                                                   | 0447375727 | <i>[Signature]</i> |
| MARK + DEB                                                | HSE 29.                                               | 0427062767 | <i>[Signature]</i> |
| Debbie VanTricht                                          | Hse 29                                                | 045768151  | <i>[Signature]</i> |
| Narelle Stewart                                           | Hse 30                                                | 0439710856 | <i>[Signature]</i> |
| Brad Butler - 2 scarlet gum crescent<br>Cannonvale Qld    |                                                       | 0417735319 | <i>[Signature]</i> |
| STAN BUTLER - 2 SCARLET GUM<br>CRESSANT<br>CANNONVALE QLD |                                                       | 0427654884 | <i>[Signature]</i> |
| Bernadete Camilleri - 2 Scarlet Gum Cr.<br>Cannonvale QLD |                                                       | 0400365403 | <i>[Signature]</i> |
| Michael and Kim Ward<br>Cannonvale                        | 4 Scarlet Gum Cr<br>Cannonvale                        | 0488575777 | <i>[Signature]</i> |
| Michael Ward                                              | " "                                                   |            | <i>[Signature]</i> |

| NAME             | ADDRESS                                           | PHONE                                 | SIGNATURE   |
|------------------|---------------------------------------------------|---------------------------------------|-------------|
| Joelyn Docking   | 8 Scarlet Gum<br>Crescent Ckn.                    | 0404172052                            | [Signature] |
| STEPHEN COOPER   | 22/14 HAMILTON AVE                                | 0447255814                            | [Signature] |
| BOB BECK         | 21/14 HAMILTON AVE                                | 0429195709<br>robyn.williams@live.com | [Signature] |
| LINDSON DOBR     | 20/14 HAMILTON AVE.                               | 0439654641<br>dobes49@bigpond.com     | [Signature] |
| JAMES STEWART.   | 30/14 HAMILTON AVE.                               | 0418714910                            | [Signature] |
| HONARIE VILLA    | 20 SCARLET GUM CASE                               | 0487964245                            | [Signature] |
| CHRISTIE MICHE   | 20 SCARLET CRESCENT                               | 0425724910                            | [Signature] |
| Wade Walker      | 12 scenic ridge dr                                | 0427556927                            | [Signature] |
| Adam NISO KEMPER | 86 Tuckaz Rd RIVERMERE<br>EX HADWIN VIEWS ESTATE. | 0438377905                            | [Signature] |
| Ann Hendkass     | 1/14 Hamilton Av.                                 | 0403923763                            | [Signature] |

**BEFORE THE REMOVAL OF NATURE:**



**DURING THE REMOVAL OF NATURE:**

















Before the removal of the nature strip



Since 27/12/2024









## 5 MAYORAL MINUTE

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

## 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.

## 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.

## 9 QUESTIONS FROM THE PUBLIC GALLERY

Excerpt from Council's Standing Orders:

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

**10.1 - Audit & Risk Committee Meeting Minutes - 11 February 2025**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Governance and Risk Officer

**AUTHORISING OFFICER:** Director Corporate Services

---

**PURPOSE**

To confirm the Audit and Risk Committee Meeting Minutes held on 11 February 2025.

**EXECUTIVE SUMMARY**

The Audit and Risk Committee is 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 11 February 2025.

**BACKGROUND**

Whitsunday Regional Council's Audit & Risk Committee met on 11 February 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:

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

**DISCUSSION/CURRENT ISSUE**

The following reports were presented at the meeting of the 11 February 2025 and voted in support by the Committee:

- Audit & Risk Priorities Guide
- Internal Audit Recommendations Update
- Audit & Risk Committee Succession Planning – Independent Chair Recruitment
- Monthly Finance Report

This is page 67 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025



- Internal Audit Activity Report – February 2025
- QAO Briefing Paper and Audit Plan
- Risk Management Update
- Cyber Security Update
- WHS Update and Statistics Report
- Local Government Mutual Services Assets Climate Risk Insights Report 2024

## **FINANCIAL IMPLICATIONS**

Financial Implications are managed within the existing budgets and delegations.

## **CONSULTATION/ENGAGEMENT**

Manager Governance and Administration

## **STATUTORY/COMPLIANCE MATTERS**

Audit and Risk Committee Charter  
Local Government Regulation 2012

## **RISK ASSESSMENT/DEADLINES**

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

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

## **STRATEGIC IMPACTS**

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

Support the organisation in ensuring appropriate compliance with legislation and to support the elected council in its decision-making processes and obligations as a local government.

## **ATTACHMENTS**

1. 11 February 2025 - Audit & Risk Committee Meeting - FINAL UNCONFIRMED MINUTES - Watermarked [10.1.1 - 17 pages]



**Minutes of the Audit & Risk  
Committee Meeting held on  
Tuesday 11 February 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.*

**Members Present:**

Mr Graham Webb (Chair)  
Ms Mary Goodwin (External Committee Member)  
Mr Peter Sheville (External Committee Member)  
Cr Ry Collins (Mayor)  
Cr John Finlay (Councillor – Division 6) via MS Teams  
Cr Michelle Wright (Deputy Mayor - Councillor - Division 4 - Proxy Committee Member)

**Internal/Externals Present:**

Warren Bunker (Chief Executive Officer); Gary Murphy (Director Infrastructure Services); Neil McGaffin (Director Regional Strategy and Planning); Scott Hardy (Acting Director Community Services and Facilitation); Jason Bradshaw (Director Corporate Services - WRC); Adam Hagy (Director Capital Program and Network Planning); Craig Turner (Director Commercial Business); James Ngoroyemoto (Manager Governance and Administration); Peter Shuttlewood (Executive Manager Procurement, Property & Fleet); Darryl Turner (Manager People and Culture); Natalie Hansen (Health, Safety and Wellbeing Manager); Dan Gillespie (Manager Innovation and Technology); Leah Bradley (Manager Financial Services); Wayne Gorrie (O'Connor Marsden); David Royston-Jennings (JLT Risk Solutions Pty Ltd / Local Government Mutual Services) and Anne Law - Secretary (Governance and Risk Officer).

**Observers:**

Cr Clay Bauman (Councillor – Division 2) via Teams

**Internal/Externals Present via MS Teams:**

Sabrina Frank (Queensland Audit Office)  
Matthew Monaghan (William Buck)  
Lisha Belbin (Information Management and GIS Coordinator)

**Chairperson declared:**

The meeting commenced at 9.00 am  
The meeting adjourned for morning tea at 10:35am  
The meeting reconvened from morning tea at 10:47am  
The meeting closed at 1:19pm

Whitsunday Regional Council  
**Minutes of the Audit & Risk Committee Meeting** held at  
**Council Chambers, 83-85 Main Street, Proserpine** on  
**Tuesday 11 February 2025 commencing at 9:00 AM**

|                                                                                          |           |
|------------------------------------------------------------------------------------------|-----------|
| <b>1 APOLOGIES/LEAVE OF ABSENCE</b> .....                                                | <b>4</b>  |
| <b>2 DECLARATIONS OF INTEREST</b> .....                                                  | <b>4</b>  |
| <b>3 CONFIRMATION OF MINUTES</b> .....                                                   | <b>5</b>  |
| <b>3.1 Confirmation of Minutes</b> .....                                                 | <b>5</b>  |
| <b>4 AUDIT &amp; RISK COMMITTEE REPORTS</b> .....                                        | <b>6</b>  |
| <b>4.1 Audit &amp; Risk Committee Operations</b> .....                                   | <b>6</b>  |
| 4.1.1 Chief Executive Officer Briefing Update .....                                      | 6         |
| 4.1.2 Audit and Risk Committee Priorities Guide .....                                    | 7         |
| 4.1.3 Internal Audit Recommendations Update Report .....                                 | 8         |
| 4.1.4 Audit and Risk Committee Succession Planning - Independent Chair Recruitment ..... | 9         |
| <b>4.2 Financial Reporting</b> .....                                                     | <b>10</b> |
| 4.2.1 Monthly Financial Report .....                                                     | 10        |
| <b>4.3 Internal Audit</b> .....                                                          | <b>11</b> |
| 4.3.1 Internal Audit Activity Report - February 2025 .....                               | 11        |
| <b>4.4 External Audit</b> .....                                                          | <b>12</b> |
| 4.4.1 QAO Briefing Paper and Audit Plan .....                                            | 12        |
| <b>4.5 Internal Controls/Risk Compliance</b> .....                                       | <b>13</b> |
| 4.5.1 Risk Management Update Report .....                                                | 13        |
| 4.5.2 Cyber Security Update Report .....                                                 | 14        |
| 4.5.3 WHS Update & Statistics Report .....                                               | 15        |
| 4.5.4 Local Government Mutual Services Assets Climate Risk Insights Report 2024 .....    | 16        |
| <b>5 GENERAL BUSINESS</b> .....                                                          | <b>17</b> |
| <b>6 CLOSURE OF MEETING</b> .....                                                        | <b>17</b> |

This is page 3 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025

D  
E  
M  
E  
E  
N  
C  
O  
N  
F  
I  
R  
M  
E  
D

1 APOLOGIES/LEAVE OF ABSENCE

1.0.1 - Apologies/Leave of Absence - Agenda

The Audit & Risk Committee noted the following apologies:

- Julie Wright - Director Community Services and Facilitation.

~~~~~

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.

~~~~~

This is page 4 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025

This is page 72 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

D  
E  
M  
B  
E  
F  
E  
N  
C  
O  
N  
F  
I  
R  
M  
E  
D

**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 20 August 2024 and the 19 November 2024 are presented for confirmation.

**RECOMMENDATION**

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 20 August 2024 and the 19 November 2024.

**RESOLUTION AR2025/02/11.1**

**Moved By: MS M GOODWIN**

**Seconded By: MR P SHEVILLE**

**That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 20 August 2024 and the 19 November 2024.**

**MEETING DETAILS**

The motion was Carried 5 / 0.

**CARRIED**

~~~~~



D
L
M
R
E
N
O
N
C
O
N
F
I
R
M
E
D

4 AUDIT & RISK COMMITTEE REPORTS

4.1 Audit & Risk Committee Operations

4.1.1 - Chief Executive Officer Briefing Update

EXECUTIVE SUMMARY

The Chief Executive Officer provided a verbal update.

RECOMMENDATION

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

RESOLUTION AR2025/02/11.2

Moved By: CR R COLLINS (MAYOR)

Seconded By: MS M GOODWIN

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

MEETING DETAILS

- Recent Weather Update
- Budget Process Update
- WHS people resources Update
- Audit Actions Process Update
- Disaster Management Update - Director Capital Program and Network Planning
- Road Maintenance Performance Contract (TMR) Update - Director of Infrastructure

The motion was Carried 5 / 0.

CARRIED

~~~~~

**4.1.2 - Audit and Risk Committee Priorities Guide**

**EXECUTIVE SUMMARY**

A guide for the 2025 Audit & Risk Committee meetings was established and based upon the previous year's activities to ensure that all items that required to be reviewed and discussed by this committee are presented. This guide was endorsed by the Committee at its November 2024 meeting.

**RECOMMENDATION**

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

**RESOLUTION AR2025/02/11.3**

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

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

**MEETING DETAILS**

Audit and Risk Committee Member, Peter Sheville requested an update briefing on Council's Governance Framework that is due 2026 and that draft is to be brought to the Audit & Risk Committee for review.

Independent Member, Mary Goodwin requested the Procurement Report be added to the Priorities Guide for each meeting, excluding the online August 2025 meeting.

The motion was Carried 5 / 0.

**CARRIED**

~~~~~

4.1.3 - Internal Audit Recommendations Update Report

EXECUTIVE SUMMARY

Council Internal Auditors perform regular audits on behalf of Council to encourage continuous improvement. The audit actions and recommendations from internal audits are recorded on a register and monitored and reported to the Audit and Risk Committee. Officers have reviewed all assigned audits and actions and provided an update on the progress to complete and finalise actions in alignment with set and agreed deadlines. The internal audit actions register is attached for the Committee's consideration.

RECOMMENDATION

That the Audit & Risk Committee receive the progress updates on the Internal Audit Actions.

RESOLUTION AR2025/02/11.4

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

That the Audit & Risk Committee receive the progress updates on the Internal Audit Actions.

MEETING DETAILS

Executive Leadership Team members provided verbal updates on Overdue Action Items.

Independent Member, Peter Sheville requested a simplification of the outstanding and overdue actions reporting.

Independent Member, Mary Goodwin suggested a Project Management approach going forward, identifying the responsible officers to complete actions to determine if steps in the action process can be reduced to add traction and simplify.

Mary Goodwin to meet separately with Director Corporate Services and Executive Manager of Procurement, Property and Fleet.

In addition, a discussion was held on the significance of actioning audit actions and adding to performance plans.

The motion was Carried 5 / 0.

CARRIED

At this time, the Chairman was requested to bring forward discussion on Item 4.4.1 QAO Briefing Paper and Audit Plan, to allow the external QAO representative to address the meeting at this time due to other commitments.

The consideration and recommendation from that Item is shown at Item 4.4.1 in the minutes.

This is page 8 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025

UNCONFIRMED

4.1.4 - Audit and Risk Committee Succession Planning - Independent Chair Recruitment

EXECUTIVE SUMMARY

The Audit and Risk Committee plays a crucial role in enhancing the efficiency and effectiveness of Council's resources and its performance and compliance with its statutory obligations. The committee provides independent assurance and expert advice on Council matters such as accounting, financial management, internal controls, risk management, and governance. Operating independently from management, it offers valuable insights to support informed Council decision-making, as outlined in its terms of reference.

Effective board succession ensures strong corporate governance and long-term success. A well-designed succession plan enables the Committee to refresh their leadership, adapt to changing business environments, and maintain continuity during transitions.

RECOMMENDATION

That the Audit & Risk Committee confirms the preferred option for recruitment process for a new independent chairperson.

RESOLUTION AR2025/02/11.5

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

That the Audit and Risk Committee recommends Council to initiate a publicly advertised recruitment process for the position of Audit and Risk Committee Independent Chair and a selection panel consisting of a Councillor that is a Member of the Audit and Risk Committee, the Chief Executive Officer, Director Corporate Services and Manager Governance and Administration.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

UNCONFIRMED

## 4.2 Financial Reporting

### 4.2.1 - Monthly Financial Report

#### EXECUTIVE SUMMARY

This report promotes sound financial management and accountability by presenting the Monthly Finance Reports and sustainability ratios for the period ending 31 December 2024 to the Audit & Risk Committee.

#### RECOMMENDATION

That the Audit & Risk Committee receive the Monthly Financial Report and the Financial Statements (unaudited) for the period ended 31 December 2024.

#### RESOLUTION AR2025/02/11.6

Moved By: CR R COLLINS (MAYOR)

Seconded By: MR P SHEVILLE

That the Audit & Risk Committee receive the Monthly Financial Report and the Financial Statements (unaudited) for the period ended 31 December 2024.

#### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

D
L
M
R
E
N
O
N
C
O
N
F
I
R
M
E
D

4.3 Internal Audit

4.3.1 - Internal Audit Activity Report - February 2025

EXECUTIVE SUMMARY

O'Connor Marsden Associates (OCM) undertakes internal audits for Council in alignment with the Strategic Internal Audit Plan for Council. During the period of November 2024 to February 2025 the following audits on Council's Community Assets and Waste Management were completed.

RECOMMENDATION

That the Audit & Risk Committee receive:

1. The Internal Audit Activity Report.
2. The Community Assets Internal Audit Report.
3. The Waste Management Internal Audit Report.

RESOLUTION AR2025/02/11.7

Moved By: MR P SHEVILLE

Seconded By: MS M GOODWIN

That the Audit & Risk Committee receive:

- 1. The Internal Audit Activity Report**
- 2. The Community Assets Internal Audit Report**
- 3. The Waste Management Internal Audit Report**

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

This is page 11 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025



D  
L  
M  
B  
E  
N  
O  
N  
C  
O  
N  
F  
I  
R  
M  
E  
D

**4.4 External Audit**

**4.4.1 - QAO Briefing Paper and Audit Plan**

**EXECUTIVE SUMMARY**

The External Auditors, Queensland Audit Office and their delegates William Buck present an update on the current issues for the Committees reference, and this is to keep abreast of changes and expectations in the current climate. At this meeting each the Committee is presented with the External Audit Plan for the 2025 year that confirms the schedule of financial reporting and audit deadlines for confirmation and agreement prior to the Committee's endorsement.

**RECOMMENDATION**

That the Audit and Risk Committee receive the Briefing Paper from the Queensland Audit Office and endorse the 2025 External Audit Plan from William Buck dated January 2025.

**RESOLUTION AR2025/02/11.8**

**Moved By: MR P SHEVILLE**

**Seconded By: MS M GOODWIN**

**That the Audit and Risk Committee receive the Briefing Paper from the Queensland Audit Office and endorse the 2025 External Audit Plan from William Buck dated January 2025.**

**MEETING DETAILS**

The motion was Carried 5 / 0.

**CARRIED**

~~~~~

Meeting adjourned at 10:35am for Morning Tea.

The meeting reconvened from morning tea at 10:47am.

~~~~~

D  
L  
M  
R  
E  
N  
O  
C  
N  
D

**4.5 Internal Controls/Risk Compliance**

**4.5.1 - Risk Management Update Report**

**EXECUTIVE SUMMARY**

A progress update on the Risk Management Implementation Plan 2024-2027 is presented for the Committee's consideration. The first iteration of this plan is focussed on enhancing the foundations to build on risk management maturity over time. This plan is reviewed annually to monitor completion of actions and to add new actions to further mature Council in risk management.

**RECOMMENDATION**

That the Audit & Risk Committee:

1. Receive the Risk Management Update report, and
2. Endorse the Draft Whitsunday Coast Airport Business Continuity Plan.

**RESOLUTION AR2025/02/11.9**

**Moved By: CR J FINLAY**

**Seconded By: MR P SHEVILLE**

**That the Audit & Risk Committee:**

1. Receive the Risk Management Update report, and
2. Endorse the Draft Whitsunday Coast Airport Business Continuity Plan.

**MEETING DETAILS**

Audit & Risk Committee Member, Mary Goodwin suggested to add milestones to the Risk Management Implementation Roadmap.

The motion was Carried 5 / 0.

**CARRIED**

~~~~~

Note: Cr Michelle Wright (Deputy Mayor - Councillor - Division 4) - Proxy Committee Member left the meeting at 12pm.

~~~~~

This is page 13 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025



UNCONFIRMED

#### 4.5.2 - Cyber Security Update Report

##### EXECUTIVE SUMMARY

This report provides updates on Council's cyber security posture, service delivery improvements and advisories on legislative changes and risks to Council.

No incidents affecting Council's assets or services occurred during this reporting period. Pro-active monitoring observations are reviewed and corrective action taken when required.

Reviews and improvements include Microsoft technologies and network security reviews with recommendations. Continued modernisation of communications and network rolled out to an additional seven sites, maturing Council's Microsoft (Azure) cloud IT services, aligning information security and protection with state and federal government frameworks, and IT staff training on incident response processes.

Advisories include key changes on the *Cyber Security Act 2024* and the new *Information Privacy and Other Legislation Amendment Act 2023*.

##### RECOMMENDATION

That the Audit & Risk Committee receive the cyber security update to January 2025.

##### RESOLUTION AR2025/02/11.10

Moved By: MS M GOODWIN

Seconded By: CR R COLLINS (MAYOR)

That the Audit & Risk Committee receive the cyber security update to January 2025.

##### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

UNCONFIRMED

4.5.3 - WHS Update & Statistics Report

EXECUTIVE SUMMARY

The past year has seen successful engagement across all of Council through the embedding of the critical risk program. Progress is being made in procuring a high-priority safety system that caters to both current and future needs of Council and aims to shift focus from reactive transactional work to proactive, engaging frontline specialist support and advice.

A Senior Health, Safety and Wellbeing Advisor - South has commenced in January 2025 allowing for a Senior Advisor in both the northern and southern regions. This ensures greater support can be provided for Council operations to mitigate risks and implement critical WHS programs.

RECOMMENDATION

That the Audit and Risk Committee receive the Workplace Health and Safety February 2025 Update.

RESOLUTION AR2025/02/11.11

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

That the Audit and Risk Committee receive the Workplace Health and Safety February 2025 Update.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

UNCONFIRMED

**4.5.4 - Local Government Mutual Services Assets Climate Risk Insights Report 2024**

**EXECUTIVE SUMMARY**

LGM Assets has partnered with global reinsurer Swiss Re to undertake climate risk modelling and loss quantification estimates for assets covered through the Property Protection coverage arrangements as part of this Strategy.

This modelling and quantification have been undertaken using the proprietary Swiss Re Sustainability Compass platform. It is consistent with the recommendations and methodologies of the Task Force for Climate-related Financial Disclosures (TCFD) and Climate Measurement Standards Initiative (CMSI).

David Royston-Jennings, Regional Risk Coordinator, LGMS presented the report to the Committee.

**RECOMMENDATION**

That the Audit & Risk Committee receive the Climate Risk Insight Report 2024.

**RESOLUTION AR2025/02/11.12**

**Moved By: MS M GOODWIN**

**Seconded By: MR G WEBB**

**That the Audit & Risk Committee receive the Climate Risk Insight Report 2024.**

**MEETING DETAILS**

Cr Ry Collins (Mayor) left the meeting at 1:02pm.

The motion was Carried 4 / 0.

**CARRIED**

~~~~~

UNCONFIRMED

5 GENERAL BUSINESS

Cr John Finlay made a request for an update of financial information relating to Council's Quarterly Reporting for Commercial Businesses, Water, Waste and Sewerage activities.

The Chairman with the support of the independent members, suggested the above reports be circulated to all Councillors through the normal Council processes and not through the Audit & Risk Committee.

~~~~~

**6 CLOSURE OF MEETING**

The Meeting closed at 1:19pm.

Confirmed as a true and correct recording this 20 May 2025.

---

Mr Graham Webb  
CHAIRPERSON

This is page 17 of the Minutes of Council's Audit & Risk Committee Meeting - 11 February 2025

This is page 85 of the Agenda of Council's Ordinary Council Meeting - 26 February 2025

## 11.1 - 2024/25 Operational Plan Q2 Review

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Director Corporate Services

---

### PURPOSE

The purpose of this report is to present Council's progress towards implementing the annual Operational Plan 2024/25 for the period ending 31<sup>st</sup> December 2024 (Quarter Two Review).

### EXECUTIVE SUMMARY

Local Governments must prepare and adopt an Annual Operational Plan for each financial year and must discharge its responsibilities in a way that is consistent with its annual operational plan and report on Council's progress on a quarterly basis as an accountability and performance measure.

The Quarter Two progress review has been completed as at 31<sup>st</sup> December 2024. The quarter one review has been provided as **Attachment 11.1.1** to this report.

### OFFICER'S RECOMMENDATION

That Council receive the Operational Plan 2024/25 Quarter Two Progress Report for the period of October 2024 to 31 December 2024 (**Attachment 11.1.1**).

### BACKGROUND

Council adopted its 2024/25 Operational Plan in June 2024. The Operational Plan outlines activities proposed to be undertaken during the 2024/25 financial year which will contribute to the achievement of the strategies outlined in Council's Corporate Plan.

Monitoring of the delivery of the Operational Plan provides Council with oversight of the performance of the organisation in delivering Council's objectives and longer-term goals under the Corporate Plan.

### DISCUSSION/CURRENT ISSUE

The Operational Plan provides the basis for reporting to Council on the quarterly progress towards achieving the Corporate Plan outcomes through the implementation of the annual Operational Plan. This includes measuring performance and managing risk.

Actions have been identified that are linked to the Corporate Plan. Reporting on these actions in the attached report is based on progress against time, budget spend, or other applicable milestones as outlined in reports to Council.

A summary of Quarter Two (Q2) progress for all actions against the 2024/25 Operational Plan is provided below:

| Action Status   | Number of Actions | % Completion |
|-----------------|-------------------|--------------|
| Not Started     | 1                 | 5.5          |
| Progressing     | 15                | 83.5         |
| Not Progressing | 0                 | 0            |
| Completed       | 1                 | 5.5          |
| On Hold         | 1                 | 5.5          |
| <b>Total</b>    | <b>18</b>         | <b>100</b>   |

The details of progress on each action are included within **Attachment 11.1.1**.

### FINANCIAL IMPLICATIONS

The Operational Plan has been structured within the bounds of the resources available to Council and is consistent with the 2024/25 Budget.

### CONSULTATION/ENGAGEMENT

Manager Governance & Administration  
Executive Leadership Team

### STATUTORY/COMPLIANCE MATTERS

This report for Q2 is presented to Council in accordance with section 174(3) of the Local Government Regulation 2012 that requires the Chief Executive Officer to present a written assessment of the local government's progress towards implementing the annual operational plan.

### RISK ASSESSMENT/DEADLINES

Failure to present and adopt the quarterly performance report on the Operational Plan, presents a non-compliance risk under the *Local Government Act 2009*. As well an opportunity being lost to inform the community on the implementation of the Operational Plan 2024-2025 which may result in reputational risks for Council for not being seen as transparent and accountable in its delivery of the Operational Plan.

Under the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than 3 months.

### STRATEGIC IMPACTS

Corporate Plan Reference:

Support the organisation in ensuring appropriate compliance with legislation and to support the elected council in its decision-making processes and obligations as a local government.

### ATTACHMENTS

1. Operational Plan Quarterly Report 24-25 Q 2 [11.1.1 - 22 pages]

# 2024/25 OPERATIONAL PLAN QUARTER 2 REPORT





Whitsunday Regional Council acknowledge the traditional owners and custodians of the lands where we live and work. We pay respect to Elders past and present and we recognise their continuing connection to country and the important role Aboriginal and Torres Strait Islander peoples play within the Whitsunday Region.



## CONTENTS

|                         |    |
|-------------------------|----|
| CEO'S Message           | 4  |
| Achievements            | 5  |
| Finance Report          | 14 |
| Operational Plan Report | 17 |

## CEO'S MESSAGE

---



I am pleased to present the Whitsunday Regional Council Organisational Quarterly Report for the period ending 31 December 2024.

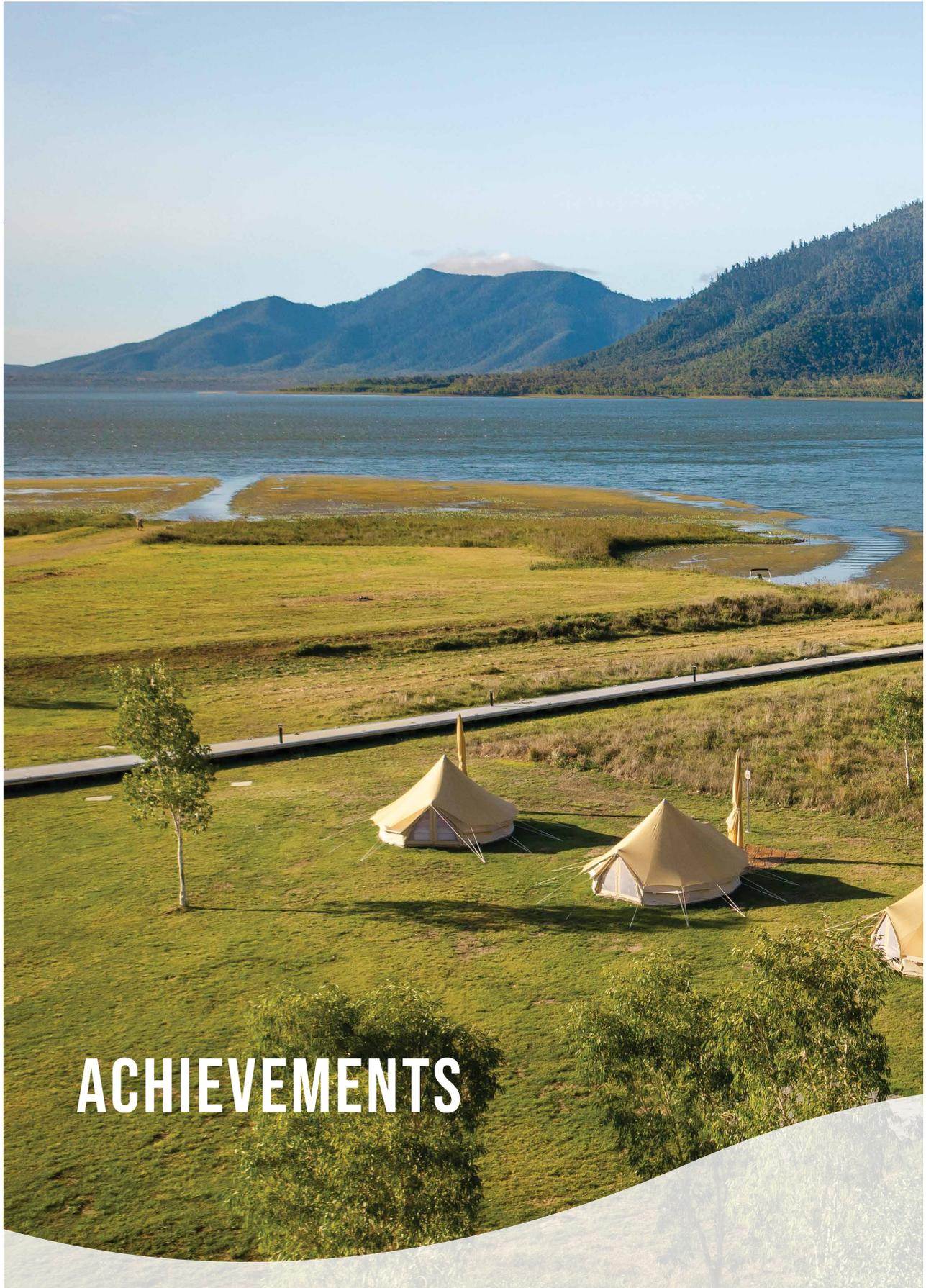
This quarter saw a strong focus on community initiatives, fostering education, engagement, and participation across the region. Council hosted its first Waste in the Whitsundays event, bringing together local businesses and students with industry experts. The Sustainable Sculpture Competition encouraged schools to use recycled materials, teaching students about sustainability. These initiatives highlight the importance of broad community education in fostering responsible waste practices.

The Future of the Whitsundays discussion with renowned demographer Bernard Salt provided key insights into the region's growth, economic opportunities, and the need for long-term planning in education, infrastructure, and business development, offering valuable perspectives for both Council and the attending business community.

Leading into Christmas, the region came together through a variety of local events, with the Mayor's Festival Food Appeal a standout success. Generous community donations helped support local families during the holiday season, reflecting the strong community spirit across the Whitsundays.

As we move into the new year, we look forward to progressing our masterplans and major projects, driving growth and development across the region.

**Warren Bunker**  
**Chief Executive Officer**



# ACHIEVEMENTS



### WILSON BEACH SWIMMING ENCLOSURE

The Wilson Beach Swimming enclosure achieved completion in December 2024. The previous structure was significantly damaged by Tropical Cyclone Debbie in 2017.

After 7 years of planning and procurement challenges the contractor patiently worked between tides to upgrade the entire structure. Through continual communication between the project manager and the contractor, Council were able to get best value in replacing the old timber members, rather than utilising those which were not extensively damaged. This has resulted in a brand new enclosure that should hold up to more significant weather events. It is heartwarming to see both Wilson Beach residents and the broader community enjoying this beautiful, safe swimming area.

### DISASTER SEASON ENGAGEMENT

The Disaster Management Team attended four key events to promote storm season preparedness: the Airlie Beach Markets on October 26th, the Bowen Markets on October 27th, the Proserpine Community Markets, and the Collinsville Christmas Fair. Cr. John Collins joined the team at the Proserpine event to support the initiative.

As part of the Get Cyclone Ready Disaster Preparedness campaign, residents were invited to learn how to protect their homes and loved ones before storm season. Across all four locations, attendees could complete a survey for a chance to win a generator, with two lucky winners drawn on December 19th.

Before the Christmas break, the Disaster Management Team hosted an Open Day, providing council staff with an opportunity to learn about Disaster Management Arrangements and explore roles within the Coordination Centre. We are thrilled to announce that 10 additional staff members have joined the Disaster Management team for activation during emergencies.

These new recruits will receive complete training and be fully equipped before commencing their roles in the Disaster Coordination Centre

### WASTE IN THE WHITSUNDAYS

On November 12, the Waste in the Whitsundays event held at the Proserpine Entertainment Centre brought together tourism businesses and students from across the Whitsundays, eager to learn from industry experts about the latest innovations in waste management. The forum was attended by approximately 50 people in person and was also live streamed via Council's social media channels.

To complement the Waste in the Whitsundays event and as part of National Recycling Week, we held a Sustainable Sculpture Competition for local schools, encouraging students to create sculptures from recycled materials, which were displayed during the event.



It was a great way for kids to have some fun and learn about how to recycle, reduce, reuse and re-purpose their waste. A range of schools and childcare centres participated from across the region with People's Choice and category winners rewarded at a special ceremony.

### COLLINSVILLE HIGH LEVEL RESERVOIR

Upgrade works were completed on the Collinsville High Level Reservoir that stores and supplies water for the majority of the town of Collinsville. Storm damage had affected the roof and other features of the reservoir, and the entire roof of the reservoir was replaced along with remediation works to roof supporting structural elements.

A new safety access hatch on the roof with a trafficable walk section for easy reservoir inspections was installed with safety guide rails and platforms. Ageing non-return flaps for the



reservoir were replaced and new communications equipment ready for upcoming network communications upgrades was installed. The upgrades ensure the integrity of the reservoir and the security of the water supply for Collinsville.

### CRUISE SHIP SEASON COMMENCES

Kicking off the 24/25 cruise ship season at Shute Harbour Marine Terminal, Celebrity Solstice arrived with 2,740 guests and 1,192 crew travelling on route from Sydney to Indonesia!

This season, Shute Harbour will host 25 cruise visits, up from 19 last year, with a total guest capacity of 66,834 (excluding crew).

In addition to Celebrity and Royal Caribbean, we're excited to welcome new lines this year, including Silversea, Viking, and Norwegian. Here's to another incredible season!



### RED BENCH FOR DOMESTIC VIOLENCE

Mayor Ry Collins, alongside Councillors Jan Clifford and Clay Bauman, joined the Zonta Club of the Whitsundays to unveil a Red Bench at Shingley Beach.

As part of Council's commitment to ending domestic and family violence, four Red Benches have been installed across the region in Airlie Beach, Cannonvale, Proserpine, and Collinsville. Each bench features a plaque with the message: "Change the ending – Let's Stop Domestic Violence," alongside the logos of the Whitsunday Regional Council, Red Rose Foundation, and Zonta Club of the Whitsundays.

### EXPLORING THE FUTURE OF THE WHITSUNDAYS WITH BERNARD SALT

The Proserpine Entertainment Centre hosted a thought-provoking discussion on the future of the Whitsunday Region, led by renowned demographer and social commentator Bernard Salt. Joined by Mayor Ry Collins, Bernard shared insights on the region's rapid growth, the importance of strategic planning, and the key factors that contribute to a thriving and resilient community.

With Airlie Beach-Cannonvale ranking among Australia's fastest-growing towns, Bernard emphasized the need for long-term planning, benchmarking

against similar regional centres, and investing in infrastructure, education, and business. He highlighted the importance of a local university study hub and expanded TAFE facilities to retain young talent and support workforce development. The broader Whitsunday region, including Bowen, Proserpine, and Collinsville, was also discussed in the context of economic diversification, regional connectivity, and opportunities in agriculture, mining, and tourism.



### KIDS FISHING DAY AND LAUNCH OF THE 'BARRA CASH DASH'

Lake Proserpine recently hosted the annual Kids Fishing Day, drawing an impressive crowd of around 400 attendees and booking out 92 campsites—nearly doubling the previous year's turnout.

The event featured a range of activities, including fishing clinics and the release of barramundi fingerlings, providing young anglers with hands-on experience and education.

A highlight of the day was the release of the coveted Golden and Platinum Barramundi into the lake, officially launching the Barra Cash Dash competition. These tagged fish offer substantial cash prizes:

- Golden Barra: \$20,000 prize
- Platinum Barras: Two available, each worth \$7,500

The competition is open to all anglers, whether fishing from the shore or by boat, encouraging widespread participation.

The success of the Kids Fishing Day underscores the community's strong engagement with local recreational activities and highlights Lake Proserpine's appeal as a premier fishing destination.





### MAYOR'S FESTIVE FOOD APPEAL AND CHRISTMAS LIGHTS COMPETITION

Mayor Ry Collins helped spread festive cheer across the Whitsundays, with the Mayor's Festive Food Appeal delivering 67 bags of food and \$500 in gift cards to the Whitsunday Neighbourhood Centre, The Bowen Neighbourhood Centre, and Collinsville Community Association Inc. These donations provided much-needed support for local families this Christmas.

The Mayor also announced the 2024 Christmas Lights Competition winners, with 8 Mahogany Place, Cannon Valley taking out Best Display and Walker Street, Collinsville winning Best Street for the second year in a row.

Council thanks the community for their generosity in making the holiday season brighter for those in need.

### FLYING FOX POLICY

On Wednesday, 11 December 2024, Council adopted the new Flying Fox Policy, outlining a proactive approach to managing Flying Fox impacts across the region. Under the policy, Council will provide advice to residents and seek State funding for large, coordinated dispersals and potential subsidies to assist with roost management.

Council staff may help coordinate dispersal efforts and will work towards developing a cost-sharing scheme for tree trimming on private land, with a target to have this in place by March 2025. A review of Flying Fox dispersal and deterrents will take place in February, and if action is needed, Council will contact residents to implement measures in March 2025.



### CANNONVALE COMMUNITY CENTRE DISTRICT MASTERPLAN

The Council has recently finalised the procurement process to initiate the Cannonvale Community Centre District Masterplan. This crucial project will serve as the foundation for the long-awaited Cannonvale Community Hub, which has received \$15 million in Federal Grant funding to advance its development.

The Masterplan is significant as it will guide the integration and development of the areas surrounding the Cannonvale Centre, Galbraith Park, and adjacent sites over the coming years.

This planning is essential to support the population growth in the Whitsundays and to meet the key community services and business needs.

Community consultation on the Draft Masterplan is anticipated to take place in mid-2025.

### HANDS ON LEARNING WITH BOWEN STATE HIGH SCHOOL

The Hands on Learning program, a partnership between Whitsunday Regional Council and Bowen State High School, provides students with practical, real-world experience while contributing to meaningful community projects. As part of the program, students have participated in activities such as invasive weed removal and bollard installation, gaining hands-on skills in environmental management and infrastructure maintenance.

This initiative not only supports skill development in areas like teamwork, problem-solving, and trade-based tasks but also fosters a sense of community pride and collaboration.

By investing in youth development, Council is helping to build a skilled and empowered future workforce for the Whitsunday region.

### TARGETED GRAVEL RESHEETING

Council received an additional \$1.354m in funding from Transport and Main Roads for the Bowen and Sutor Development Roads to undertake targeted gravel resheeting which will support necessary improvements and ensure the roads deliver a minimal level of service during wet weather. This extra funding will help to improve road conditions, safety, and accessibility for local communities and businesses, while also enhancing transport efficiency.

This is a great outcome albeit about 10% of what's required to re-sheet those roads and to ensure we have adequate gravel to maintain them, Council would need an additional \$5m a year to adequately maintain and keep gravel depth to minimum service levels. The

additional funding is not quite a re-sheet allocation, but more of a provision for heavy patching of the worst sections of road.

It's still a great outcome by Council to secure additional funding and we are grateful to Transport and Main Roads for the variation.

The variation is for the current financial year with works being scheduled for completion before the end of June 25' largely using internal resources.

### WHITSUNDAY AND QUEENSLAND TOURISM AWARD WINS

The Whitsundays proudly secured GOLD in the Tourism Retail, Hire & Services category at the Whitsunday Tourism Awards, recognising our commitment to exceptional visitor experiences.

On the state stage, Whitsunday Coast Airport won Bronze, and Shute Harbour Marine Terminal earned Silver in the same category at the Queensland Tourism Awards. These achievements highlight our region's excellence in tourism services.

These awards reaffirm the Whitsundays as a premier travel destination, setting the benchmark for excellence in tourism.

### PARKS AND PUBLIC SPACES

Key ongoing projects and initiatives across the region have focused on enhancing both the physical environment and community engagement.

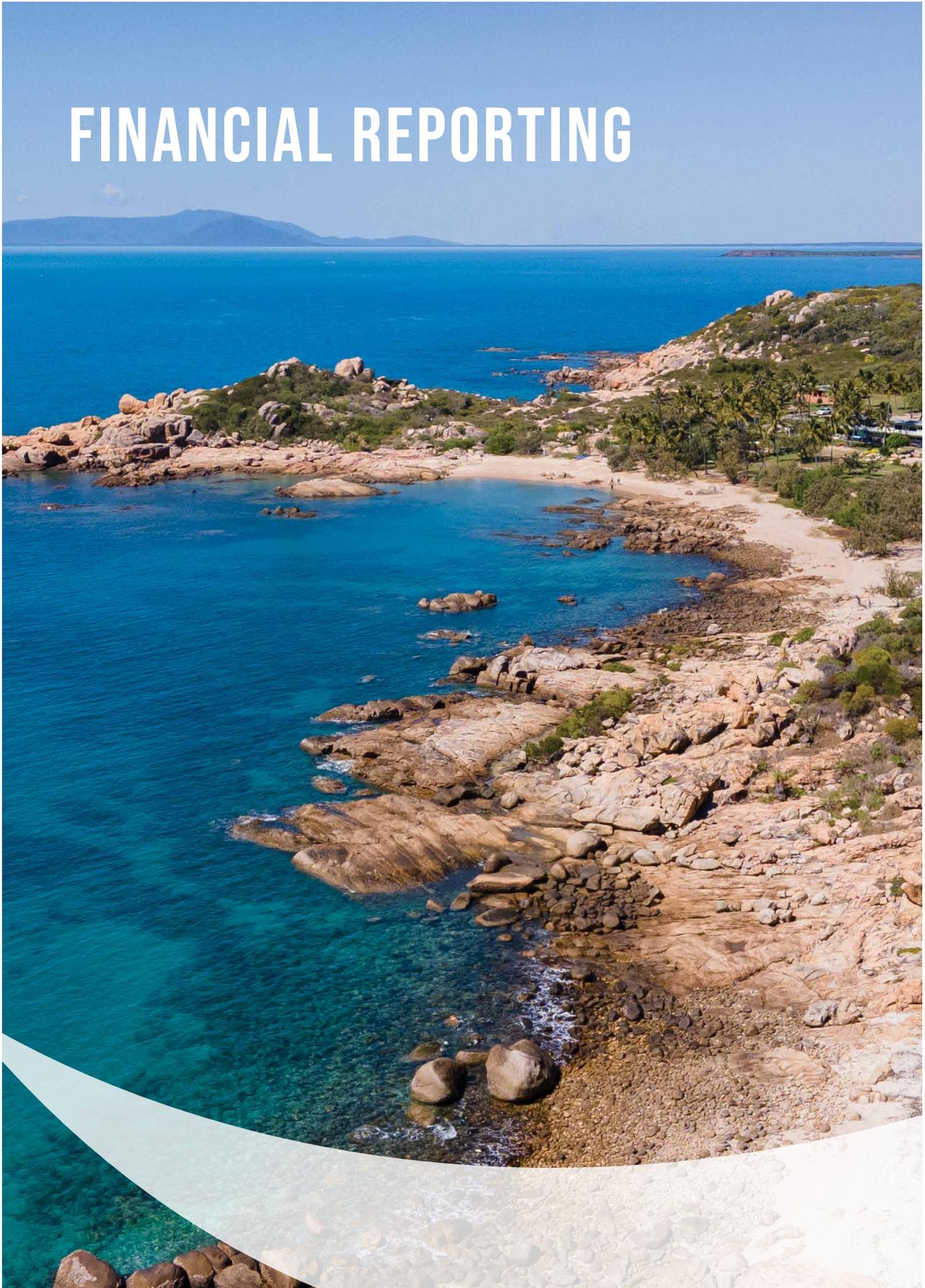
The continued repair of the irrigation system remains a priority, ensuring the health and vitality of green spaces throughout the area.

Progress has also been made on the annual mulching program, aimed at improving moisture retention, controlling weeds, and promoting overall plant health. In addition, preparations for the revegetation of garden beds are underway, with a focus on enhancing biodiversity and supporting sustainable practices in the region's parks and gardens.

Council ensured the preparation and maintenance of spaces for Remembrance Day ceremonies, ensuring they were presented in a respectful manner for these important commemorative events.



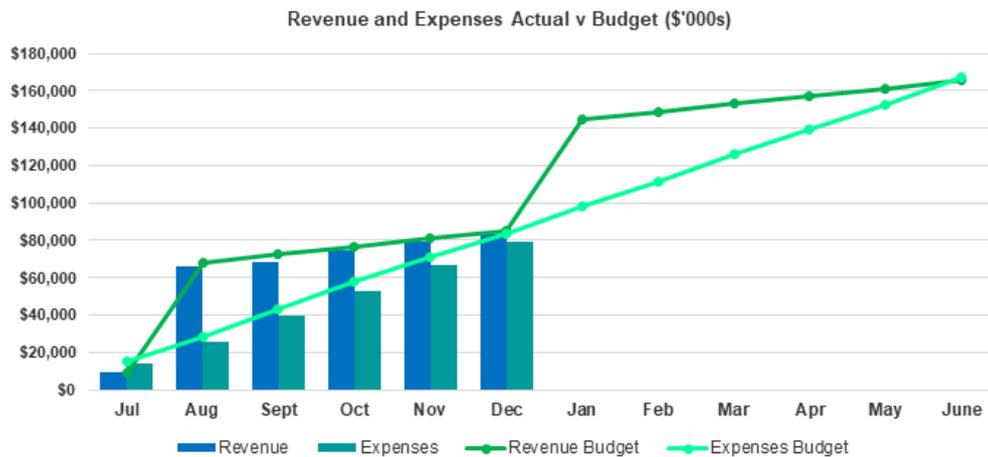
# FINANCIAL REPORTING



## REVENUE & EXPENSES ACTUAL v BUDGET

### OPERATIONAL BUDGET

Throughout the year, revenue and expenditure are consumed at different rates depending on timing of deliverables. The below graph presents where we are at the end of the quarter against the budgeted position. The below budget is based on the original budget adopted by Council in June.

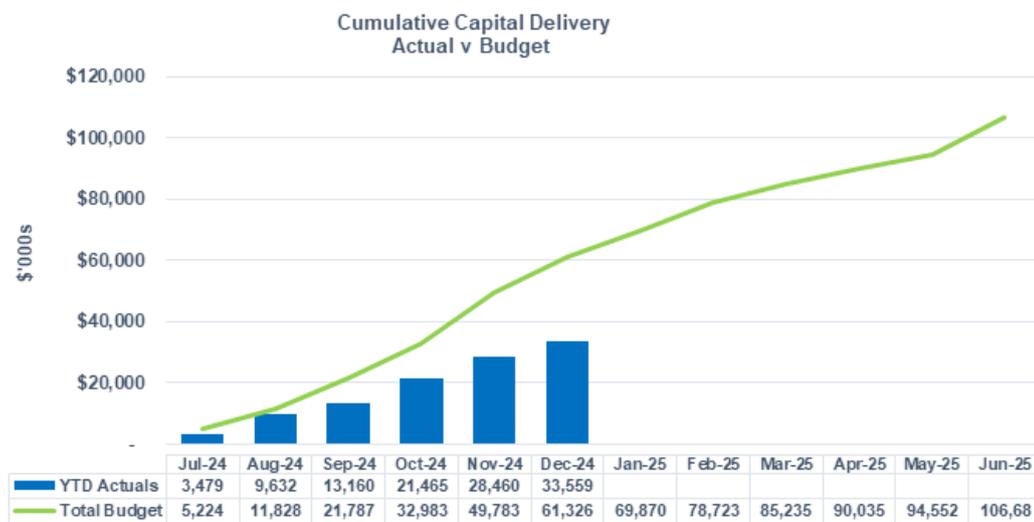


### FINANCIAL SUSTAINABILITY RATIOS

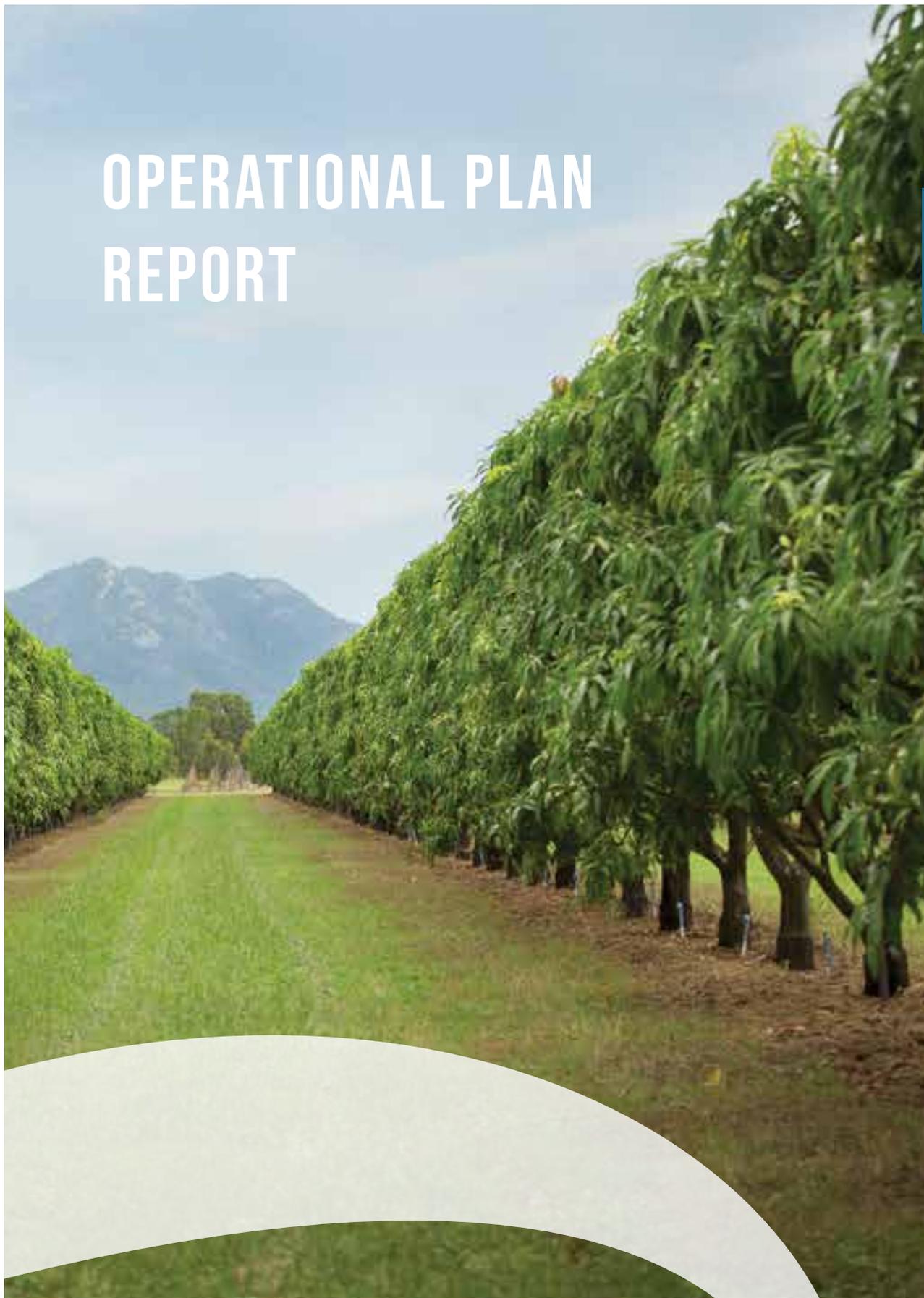
| Type                    | Measure                               | Target (Tier 4)       | As at December 2024 | 5 Year Average |
|-------------------------|---------------------------------------|-----------------------|---------------------|----------------|
| Financial Capacity      | Council-Controlled Revenue            | N/A                   | 84.21% ✓            | 83.54% ✓       |
| Liquidity               | Unrestricted Cash Expense Cover Ratio | Greater than 4 months | 19.32 months ✓      | N/A ✓          |
| Operating Performance   | Operating Surplus Ratio               | Greater than 0%       | 4% ✓                | 3% ✓           |
|                         | Operating Cash Ratio                  | Greater than 0%       | 27.5% ✓             | 27% ✓          |
| Asset Management        | Asset Sustainability Ratio            | Greater than 80%      | 95.66% ✓            | 101% ✓         |
|                         | Asset Consumption Ratio               | Greater than 60%      | 69% ✓               | 72% ✓          |
| Debt Servicing Capacity | Leverage Ratio                        | 0 to 3 times          | 2.65 times ✓        | 2.23 times ✓   |

### CAPITAL BUDGET

The capital budget is delivered throughout the financial year and is highly dependent on weather and procurement of materials and services. The budget is based on the original budget adopted by Council in June and the forecasted timing of works at that point in time.



# OPERATIONAL PLAN REPORT



## Q2 OPERATIONAL PLAN REVIEW

| Reference | Operational Initiative                  | Action                                                                                                                                                                                                                   | Authorising Officer Name                     | Status                                                                                | Progress | Comments                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OI1       | Economic Development Events             | Contributions towards events across the region to enhance the economic drivers across all industries                                                                                                                     | Director Commercial Businesses               |    | 25%      | The events policy and plan have been drafted and ready for review. Conversations continuing with national event organisers to investigate and create new events. Attended the PCOA conference for professional development and networking opportunities in the business events space. Connected with industry and secured leads to help grow the Whitsunday events space in 2025. |
| OI2       | Economic Development Strategy           | Develop and write a new Economic Development Strategy                                                                                                                                                                    | Director Commercial Businesses               |    | 80%      | Draft Economic Development strategy presented to Council on 30 Jan 2025. Next step is Community consultation and final draft.                                                                                                                                                                                                                                                     |
| OI3       | Enhance Customer Service Knowledge Base | To build more functionality to Customer Services's knowledge base including training documents and modules to the capability framework                                                                                   | Director Community Services and Facilitation |    | 60%      | A knowledge base working group has been assembled to review and publish procedural documents. Departments have been engaged to tailor content and increase the functionality of OfficerAssist.                                                                                                                                                                                    |
| OI4       | Explore Omni-Channel Service Streams    | Investigate digital channels and additional functions within website to allow fully integrated omni-channel experience. This will allow a more responsive 24/7 service offer and reduce the cost of delivering services. | Chief Executive Officer                      |  | 20%      | Work is progressing with meetings in Q3 with Snap-Send-Solve.                                                                                                                                                                                                                                                                                                                     |

■ NOT STARTED  
 ■ COMPLETED  
 ■ ON HOLD  
 ■ PROGRESSING  
 ■ NOT PROGRESSING



| Reference | Operational Initiative                   | Action Name                                                                                                                            | Authorising Officer Name                     | Status                                                                                | Progress | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| O15       | Implement Customer Experience Strategy   | Formalise and Implement Customer Experience Strategy to enhance the customer experience ecosystem across all touchpoints with Council. | Director Community Services and Facilitation |    | 20%      | Customer Experience Strategy is progressing, with Plans to be implemented by 2025/26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| O16       | Corporate Plan Refresh                   | Redevelopment of the Corporate plan to capture new priorities for the remaining Council term.                                          | Director Corporate Services                  |    | 60%      | Community Consultation completed, further Councillor workshop scheduled in 2025 to consider community feedback and progress completion of the plan for adoption prior to budget 2025/26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| O17       | Asset Management Strategy Implementation | Implementation of actions to achieve objectives identified in Council's Asset Management Strategy 2022 - 2026.                         | Director Corporate Services                  |  | 50%      | AM Strategy implementation is progressing well with considerable work done on current Asset Management Plans (AMPs) and a Request For Quote released on the next round of AMP development. The focus on ensuring the data used in the AMPs is in line with the data migration through the Asset Management Improvement Project has triggered a hold on current AMPs while the team ensure data used in the AMPs will align with future asset register data.<br><br>The Asset Management Maturity assessment is well underway with all source documents reviewed and several interviews held with key asset managers across the organisation. A draft report is due February 2025 to be workshopped with SLT to set asset management priorities moving forward and enable a review of the Asset Management Strategy alongside the upcoming new Corporate Plan. |

NOT STARTED
  COMPLETED
  ON HOLD
  PROGRESSING
  NOT PROGRESSING

| Reference | Operational Initiative                    | Action Name                                                                                                                                                                              | Authorising Officer Name         | Status                                                                                | Progress | Comments                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OI8       | Service Planning Assessment and Framework | Assess current position of the Service Planning landscape across Council to identify services, services cost summary, priority services and framework required to improve sustainability | Director Corporate Services      |    | 10%      | Functions have been identified and mapped to Council's ledger structure. Function Roadshow presentations through budget workshops to Council will form the starting point for the service planning work and help establish the priority service areas                                                                                                                                                          |
| OI9       | Business Continuity Planning              | Develop Business Continuity Plans for Commercial Business Operations.                                                                                                                    | Director Corporate Services      |    | 50%      | Business Continuity Plan for Whitsunday Coast Airport has been developed and will be presented to the Audit and Risk Committee February meeting.                                                                                                                                                                                                                                                               |
| OI10      | Bio-solids Reuse Plan                     | Undertake Reuse options analysis and develop a master plan.                                                                                                                              | Director Infrastructure Services |    | 100%     | The biosolids reuse project plan was completed and a development approval gained for the Lascelles site. The implementation of the Plan has stalled due to the detection of PFAS in the biosolids. Consequently the biosolids have been stockpiled at the Landfills. A small trial with greenwaste has occurred at the Lascelles storage site.                                                                 |
| OI11      | Cemetery Management Strategy              | Develop Cemetery Management Strategy                                                                                                                                                     | Director Infrastructure Services |  | 15%      | Contracts sent out the Cemetery Strategy RFT which closed on 18 December 2024. No responses to the RFT were received from any of the consultants. The RFT was resent to all consultants and the consultants were contacted to advise them that the RFT submissions has been extended until Friday 31 January 2025. An update will be given once the RFT closes on the 31 January 2025. Left as 15% completion. |

 NOT STARTED
  COMPLETED
  ON HOLD
  PROGRESSING
  NOT PROGRESSING



| Reference | Operational Initiative                               | Action Name                                                                                              | Authorising Officer Name         | Status | Progress | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------|--------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OI12      | Stormwater Strategy Implementation                   | Implement key deliverables identified in Stormwater management plan at priority locations.               | Director Infrastructure Services |        | 15%      | The Stormwater Strategy Technical Report has been completed, alongside the implementation action plan and a prioritisation tool, which has been used to develop a prioritised list of projects for implementation/delivery. From this list, candidate projects and a renewal program has been submitted within the 25/26 round of capital budget bids. Further scoping and refinement of candidate projects planned for future years is ongoing.                                                                                                                                                                                                                                                                                 |
| OI13      | Transport Infrastructure Asset Management Priorities | Assessment of bus stops, bridge structural assessments and predictive modelling across Transport class   | Director Infrastructure Services |        | 35%      | Assessment of bus stops condition and compliance against Disability Standards Accessible Public Transport 2002 requirements has been completed. From this a prioritised program of works for bus stops has been prepared and submitted within the 25/26 round of capital budget bids. If funded it is anticipated that the works will be delivered between financial year 25/26 and 29/30.<br><br>Bridge and culvert structural assessments have continued with level 2 and 3 assessments undertaken on a portion of Councils high priority assets. Anticipating completion of the predictive asset condition model for transport assets utilising recent network condition data within the first quarter of calendar year 2025. |
| OI14      | Waste & Recycling Strategy                           | Undertake community consultation on draft waste & recycling strategy to deliver on strategic objectives. | Director Infrastructure Services |        | 0%       | Commencement of this action is subject to completion of preceding action, being the development of a draft Waste & Recycling Strategy. The draft Waste & Recycling Strategy is not yet developed to a point where community consultation can occur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

NOT STARTED  
 COMPLETED  
 ON HOLD  
 PROGRESSING  
 NOT PROGRESSING



| Reference | Operational Initiative                                          | Action Name                                                                                                                               | Authorising Officer Name              | Status      | Progress | Comments                                                                                                                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OI15      | Water & Sewerage Infrastructure Asset Management Priorities     | Electrical, instrumentation and controllers condition assessment and predictive modelling for capital and maintenance program implemented | Director Infrastructure Services      | ON HOLD     | 5%       | W4Q funding approved and funding schedule has been signed. Awaiting tender release to the market.                                                                                                                                                                                                      |
| OI16      | Water & Sewer Telemetry Upgrade Strategy                        | Telemetry strategy completed. 5 year integrated solution delivery plan developed.                                                         | Director Infrastructure Services      | PROGRESSING | 50%      | SCADA Strategy Options Analysis Workshop scheduled for 23/1/25. Consultants have completed a full audit and have mapped the current SCADA network. The workshop is to discuss critical path options for the SCADA strategy so it can be further developed and finalised.                               |
| OI17      | Implementation of Workplace Health & Safety Management Software | Research & implement a safety management system that streamlines process and integrates with HRIS.                                        | Chief Executive Officer               | PROGRESSING | 25%      | The safety management software solution has been put to tender and closing 28 January 2025. Anticipated for implementation post April 2025. This is a managed project with a organisational Project Control Group. The Safety Management System review including policies and processes has commenced. |
| OI18      | Growth Management & Housing Strategy                            | Future amendments to Planning Scheme                                                                                                      | Director Regional Strategy & Planning | PROGRESSING | 5%       | Execution of RFQ for consultant services to support project is in progress and being aligned with other strategies and studies underway across departments, including Masterplans, Road Network Plan, Rural Residential Strategy. Consultant services to be secured by end of Q3                       |

NOT STARTED
  COMPLETED
  ON HOLD
  PROGRESSING
  NOT PROGRESSING



### **CONNECTING WITH COUNCIL**

PO Box 104 Proserpine QLD 4800

E: [info@whitsundayrc.qld.gov.au](mailto:info@whitsundayrc.qld.gov.au)

T: 1300 972 753

To receive Council news and information, please follow our updates via the following platforms:

**Website:** [www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)

**Social Media:** Instagram, Facebook, LinkedIn

**Online Engagement Portal:** Your Say Whitsunday

## **11.2 - 20240693 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 31 Airlie Crescent, Airlie Beach - 6A8597 - Y Chen**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Planner

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

---

### **PURPOSE**

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

### **EXECUTIVE SUMMARY**

The application is for the Short-Term Accommodation (STA) of a proposed dwelling house at 31 Airlie Crescent, Airlie Beach. The upper level consists of two-car open carport, additional car space, three bedrooms, laundry, living, kitchen, dining area and balcony. The lower level consists of two bedrooms, tv room, living area, kitchen, and pool area. One bedroom on the lower level will be closed off and will not be accessible to guests. Therefore, only four bedrooms will be used for the STA.

In a 300m radius of the property there are 35 properties approved to operate for STA. Within this catchment there are approximately 140 properties, not including units within multi-dwellings. The saturation within this radius is 25% of properties used for STA. A review of Council's files does not identify that Council has received any complaints for these properties.

The proposed use will present to the street as a typical dwelling, not out of character with the area and surrounding properties. The property will be constructed as a primary dwelling on the top level and secondary dwelling on the lower. The levels will not be individually let out.

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

Two submissions were received during the Public Notification Period. The first from a neighbouring property who supports the proposed use of short term accommodation. In the letter of support, they have raised some concerns about the proposed use including; parking, privacy, lighting, management, guest screening, operational hours, traffic management, exterior cleaning, guest compensation, communication protocol, fencing requirements, and construction timeline. As stated by the submitter, they believe that addressing these concerns will help the proposed STA operate harmoniously within the neighbourhood.

The second one is from a town planning firm in Townsville, which outlines reasons for not supporting the development and its use centring around zoning matters, noise, privacy, traffic and parking, garbage issues, and geotechnical report. The submission has not been made on behalf of a third party.

The Planning Scheme does provide for the STA use of a property in the Low-density residential zone provided it is compatible with the character and amenity of the area. Physical compatibility is achieved and appropriate conditions of approval are recommended to mitigate any potential amenity impacts.

The proposal is consistent with the recent decision by Council to identify localities considered suitable for STA.

## **OFFICER'S RECOMMENDATION**

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by Y Chen, on L:6 A:8597, located at 31 Airlie Crescent, Airlie Beach, subject to conditions outlined in **Attachment 11.2.4**.

## **BACKGROUND**

The application is not a response to any compliance actions.

## **DISCUSSION/CURRENT ISSUE**

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

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

The proposed use will present to the street as a typical dwelling, not out of character with the area and surrounding properties. The property will be constructed as a primary dwelling on the top level and secondary dwelling on the lower. The levels will not be individually let.

To address the potential for the development to cause undesirable amenity impacts suitable conditions of approval have been recommended. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions monitored by a property manager 24/7 are suggested.

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

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

A detailed assessment of the two submissions and assessment benchmarks is provided in **Attachment 11.2.3**.

## **FINANCIAL IMPLICATIONS**

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

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Technical Officer Engineer Assessment

## **STATUTORY/COMPLIANCE MATTERS**

Planning Act 2016  
Whitsunday Regional Council Planning Scheme 2017

## **RISK ASSESSMENT/DEADLINES**

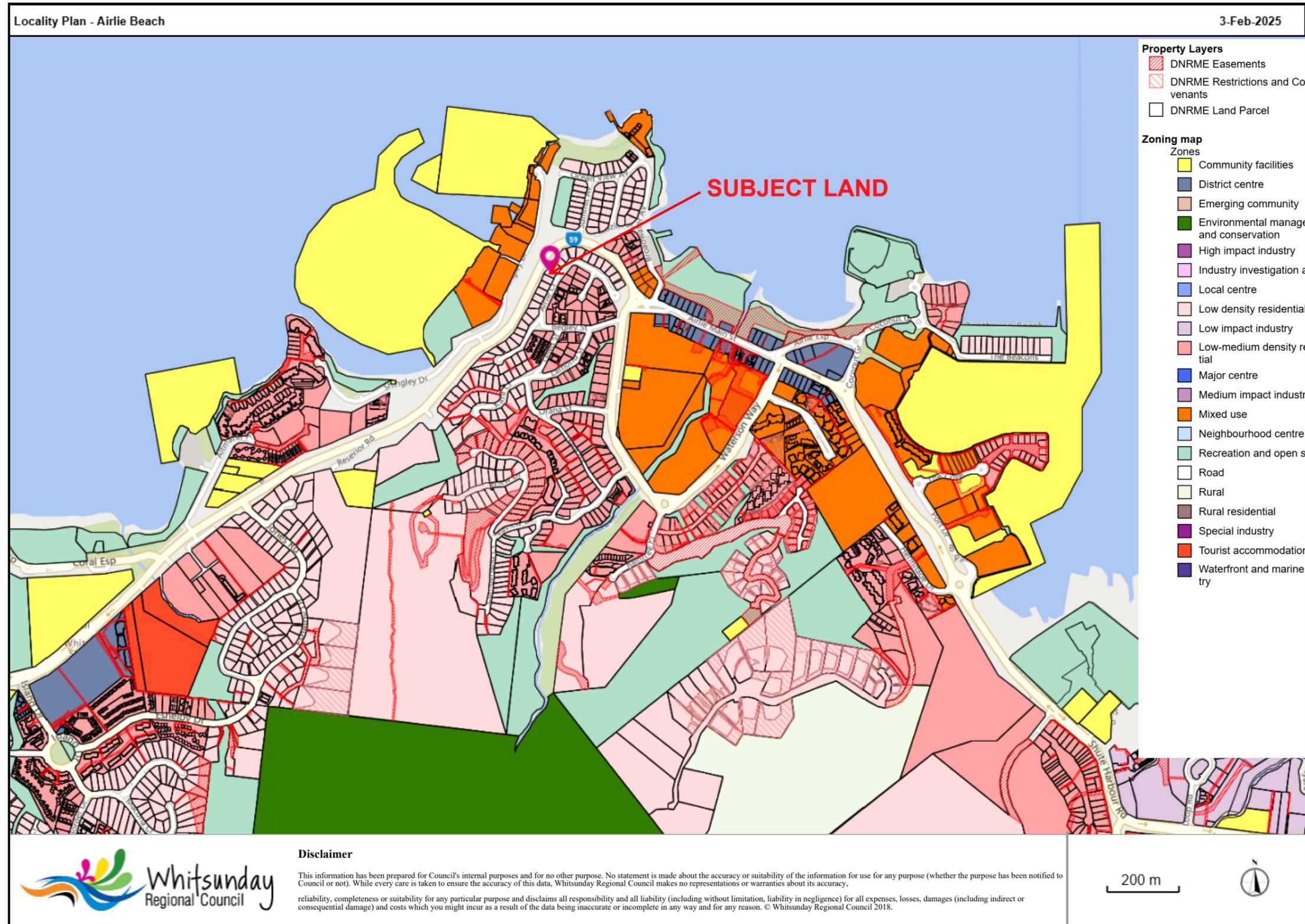
The decision may be appealed in the Planning & Environment Court of Queensland.

## **STRATEGIC IMPACTS**

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

## **ATTACHMENTS**

1. Locality Plan - Airlie Beach [**11.2.1** - 2 pages]
2. Short Term Accommodation Map - 31 Airlie Crescent [**11.2.2** - 2 pages]
3. Planning Assessment Report [**11.2.3** - 5 pages]
4. Conditions of Approval [**11.2.4** - 3 pages]
5. Development Plans [**11.2.5** - 12 pages]



## DNRME Land Parcel (1)

OBJECTID: 2337718

Lot\_num: 6

Plan\_num: A8597

Lot\_plan: 6A8597

Area\_ha: 617

Excl\_area: 0

Volume\_m3: 0

Survey\_code: Y

Tenure\_Name: Freehold

shire\_name: Whitsunday Regional

Name:

Alias\_name:

Locality: Airlie Beach

Parcel\_type: Lot Type Parcel

Coverage\_type: Base

Acc\_code: UPGRADE ADJUSTMENT - 1M

Shape\_Length: 0.0009458550202548517

Shape\_Area: 5.342670172936437e-8

AsCon\_Plan\_Details: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/A8597.pdf>

Plan\_Details: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/A8597.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.

Note2A: <https://apps.information.qld.gov.au/data/v2/Cadastre/SmartMap?lot=6&plan=A8597>

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

---

## Zones (1)

gid: 17975

lot\_num: 6

plan\_num: A8597

lot\_plan: 6A8597

tenure: FH

geom: SRID=28355;MULTIPOLYGON(((678937.677274881 7758039.15617391,678941.236295657 7758046.37432731,678951.613785393 7758058.67663028,678974.689113204 7758039.21881346,678966.685188537 7758029.73061082,678964.745066307 7758025.79604357,678937.677274881 7758039

zone: Low density residential

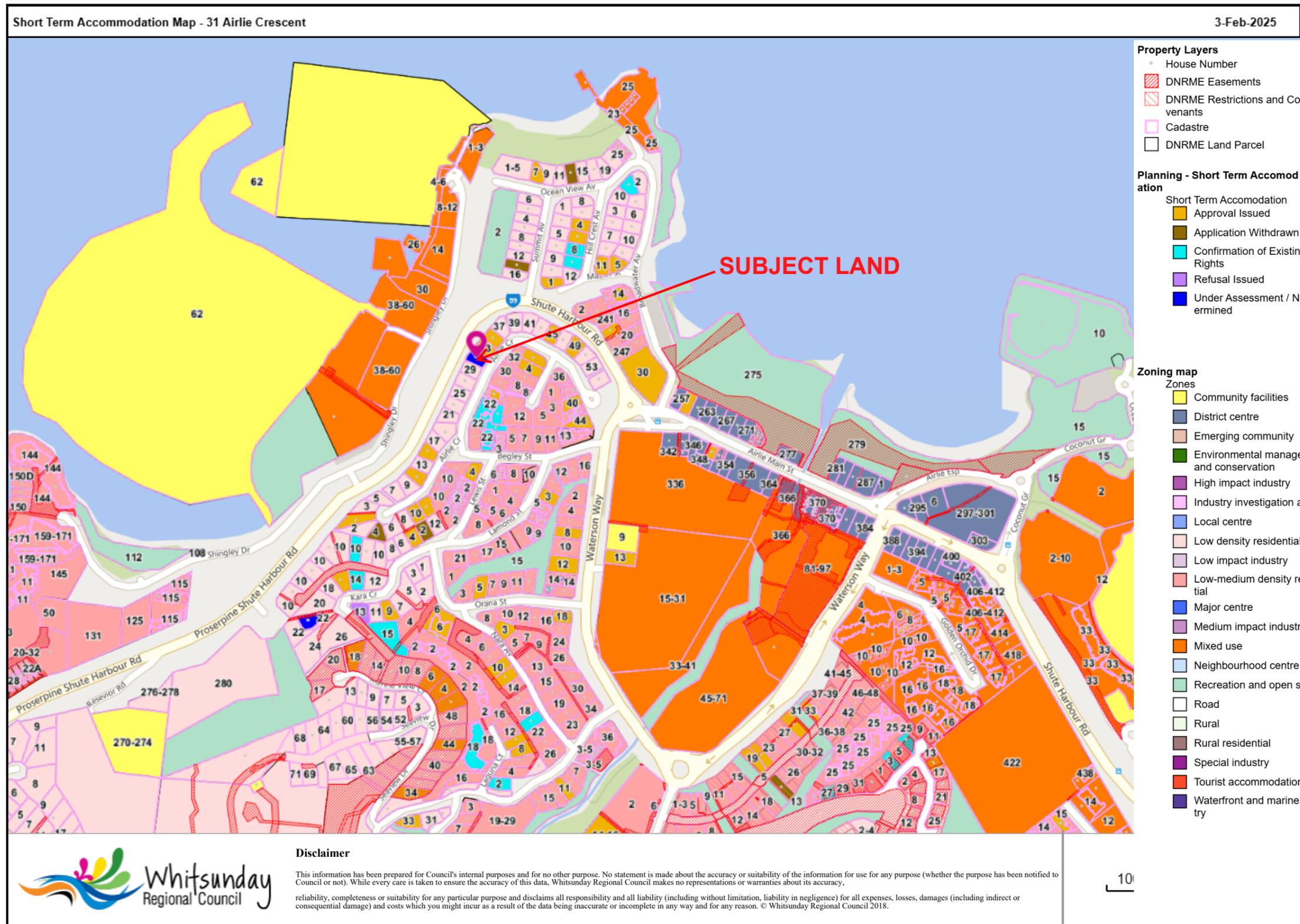
pair: 17724

ePurl\_A: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=22>

ePurl\_PaO: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=22>

ZoneCard: <https://www.whitsundayrc.qld.gov.au/downloads/file/855/low-density-zone-card>

---



## DNRME Land Parcel (1)

OBJECTID: 2337718

Lot\_num: 6

Plan\_num: A8597

Lot\_plan: 6A8597

Area\_ha: 617

Excl\_area: 0

Volume\_m3: 0

Survey\_code: Y

Tenure\_Name: Freehold

shire\_name: Whitsunday Regional

Name:

Alias\_name:

Locality: Airlie Beach

Parcel\_type: Lot Type Parcel

Coverage\_type: Base

Acc\_code: UPGRADE ADJUSTMENT - 1M

Shape\_Length: 0.0009458550202548517

Shape\_Area: 5.342670172936437e-8

AsCon\_Plan\_Details: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/A8597.pdf>

Plan\_Details: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/A8597.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.

Note2A: <https://apps.information.qld.gov.au/data/v2/Cadastre/SmartMap?lot=6&plan=A8597>

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

---

## Zones (1)

gid: 17975

lot\_num: 6

plan\_num: A8597

lot\_plan: 6A8597

tenure: FH

geom: SRID=28355;MULTIPOLYGON(((678937.677274881 7758039.15617391,678941.236295657 7758046.37432731,678951.613785393 7758058.67663028,678974.689113204 7758039.21881346,678966.685188537 7758029.73061082,678964.745066307 7758025.79604357,678937.677274881 7758039

zone: Low density residential

pair: 17724

ePurl\_A: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=22>

ePurl\_PaO: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=22>

ZoneCard: <https://www.whitsundayrc.qld.gov.au/downloads/file/855/low-density-zone-card>

---

**ANALYSIS**

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

**1. Application Summary**

|                         |                                                                          |
|-------------------------|--------------------------------------------------------------------------|
| Proposal:               | Development Permit for Material Change of Use – Short-Term Accommodation |
| Landowner               | Y Chen                                                                   |
| Property Address:       | 31 Airlie Crescent, Airlie Beach                                         |
| Property Description:   | L: 6 A: 8597 T: N0983/203                                                |
| Area of Site:           | 617m <sup>2</sup>                                                        |
| Planning Scheme Zone:   | Low density residential                                                  |
| Level of assessment     | Impact Assessable                                                        |
| Overlays:               | Building Height<br>Infrastructure<br>Landslide                           |
| Existing Use:           | Dwelling House                                                           |
| Existing Approvals:     | Nil                                                                      |
| Public Notification:    | 22 November 2024 to 13 December 2024                                     |
| Submissions received:   | Two (2)                                                                  |
| State referrals:        | 2409-42592 SRA                                                           |
| Infrastructure charges: | Nil                                                                      |

**2. Site Description**

The site is proposed to be developed as a two-level dwelling house and includes a driveway access and ancillary structures. The proposal has a two-car parking space directly accessible to 31 Airlie Crescent and an additional carparking space on the northern end along Airlie Crescent is available. Surrounding uses are mainly single dwelling houses, with some having short-term accommodation use.

**3. Proposal Details**

The proposal is for the short-term accommodation use of a dwelling house. The upper level consists of three bedrooms, kitchen, living and dining area, laundry, balcony and open carport and another parking space on the northern end along Airlie Crescent. The lower level consists of two bedrooms, a tv room, living area, kitchen and pool area. In order to comply with the maximum number of guests/rooms, it was submitted by the applicant that bedroom 5 in the lower level will be locked and will not be accessible to guests. This leaves the proposal with four bedrooms for use.

The applicant has provided a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

**4. Planning Assessment**

## Attachment 11.2.3 Planning Assessment Report

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 4).

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

The Application was referred to State Assessment and Referral Agency (SARA) due to the location of the site being within 25m of state transport corridor.

Conditions of approval issued by SARA have been specified in the State Referral Agency response which highlights the construction of balustrade on the balconies on the upper level in accordance with the Building Code of Australia, fence built on the site boundary along Shute Harbour Road, stormwater management conditions and no direct access to Proserpine-Shute Harbour Road.

### 4.2. State Planning Policy – July 2017

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

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

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

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

#### 4.4.1. Strategic Framework

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

#### 4.4.2. Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable, and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views, and vistas.

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

### 4.4.3. Overlay Codes

#### Building Height

The proposed dwelling house is 9.2m high and complies with the building height limit on 10m on a site with a slope greater than 15%.

#### Infrastructure

The proposed dwelling house is within a road noise corridor. This triggered a referral to SARA. A condition of approval was given on the Referral Agency Response (2409-42592 SRA).

#### Landslide Hazard

The proposal is within the mapped landslide area identified as moderate-high risk. A slope stability assessment (GE\_2303.1210) has been prepared in line with the proposed dwelling house. Council's Technical Engineering officer has reviewed the slope stability assessment and deemed it acceptable. No adverse impact on the safety of people or property is expected from the proposed use.

### 4.4.4. Zone Code

#### Low Density Residential Zone

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

The proposed use will present to the street as a typical dwelling, not out of character with the area and surrounding properties. The property will be constructed as a primary dwelling on the top level and secondary dwelling on the lower. The levels will not be individually let, and a condition of approval has been imposed to address this requirement.

To address the potential for the development to cause undesirable amenity impacts conditions of approval have been recommended. Conditions of approval for a maximum of four (4) bedrooms and a maximum of eight guests (two per bedroom) at any one time are recommended. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions which are monitored by a property manager 24/7 are advocated.

### 4.4.5. Development Codes

#### Short-term accommodation and multi-unit uses code

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

#### Infrastructure code

No additional infrastructure is required to support the development.

#### Landscaping code

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

Transport and parking code

The proposal complies with the requirements of the code and the Short-Term Accommodation Guideline. The proposal has a requirement of two parking spaces as required by Table 9.4.7.3.3 Minimum on-site parking requirements and the proposed dwelling house has a two-car parking space in the form of an open carport and additional parking space at the front.

**5. Public Submissions**

The development application was placed on public notification between 22 November 2024 and 13 December 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 16 December 2024. Two submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

| Issue                                         | Comment/Condition Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Scale of Development</p>                | <p>A submission has raised concerns with the description of the proposal as a dwelling due to the absence of internal stairs stating it will be let as two sperate units and the number of bedrooms on the lower level</p> <p>The proposed used will operate as one lettable premise, only allowing eight guests and four bedrooms in one booking at a time. The absence of an internal stairway does prevent the letting arrangement. The space on the lower level is a TV/Entertainment room and not a sixth bedroom as suggested by the submitter.</p> <p>The Property Management Plan explains that it is the duty of property manager to ensure that the correct number of people are staying in the premises in accordance with the planning approval conditions.</p> |
| <p>2. Noise/Privacy/Transport and Parking</p> | <p>Concerns including late night arrivals, gathering and vehicle movements were raised by the submitters. Concerns also raised about the privacy of adjoining properties due to the elevated design of the dwelling house. Parking was also raised, as the submitters have mentioned that there are only two parking spaces.</p> <p>The proposed dwelling house has an open carport for two cars. There is also an additional parking space towards the northern end of the property along Airlie Crescent. The property manager will ensure vehicles are parked on-site, adhering to the Code of Conduct. A property manager is available to answer phone calls 24/7 and respond to any complaints immediately.</p>                                                        |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | <p>Conditions require a property manager to explain the Code of Conduct and applicable rules. A property manager must attend to any complaint about anti-social behaviour and excessive noise within 30 minutes. Conditions also require reduce/cease noise from the premises after 9pm.</p>                                                                                                                                                                                         |
| <p>3. Geotechnical Study</p>              | <p>The submitter has raised concerns how the applicant has failed to address the potential impact to the southern retaining wall at 29 Airlie Crescent or provide adequate stabilization measures.</p> <p>Technical engineering officers have assessed the reports submitted by the applicant and deemed it acceptable. Conditions of approval were given to ensure that the construction of the dwelling house and the recommendations of the geotechnical reports are applied.</p> |
| <p>4. Low Density Residential concern</p> | <p>A submitter states the Short-term accommodation use does not comply with the purpose and outcomes set by the Low Density Residential Zone.</p> <p>The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.</p>                                                                       |
| <p>5. Garbage Concern</p>                 | <p>Concerns were raised by a submitter regarding the applicant failing to nominate a dedicated refuse storage area.</p> <p>The proposed dwelling house has sufficient space within the property for a refuse storage area. Conditions require the property manager to impose garbage disposal rules and property manager must be available to address the concern.</p>                                                                                                               |

**6. Infrastructure Charges**

There are no Infrastructure Charges applicable.

**Attachment 1 – Conditions of Approval**

**1. ADMINISTRATION**

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

| Plan/Document Name                                    | Prepared By         | Plan Number  | Dated         |
|-------------------------------------------------------|---------------------|--------------|---------------|
| Site Plan                                             | KG Architecture     | TP01         | Nov 2023      |
| Upper Level Floor Plan                                | KG Architecture     | TP02         | Nov 2023      |
| Lower Level Floor Plan                                | KG Architecture     | TP03         | Nov 2023      |
| East & West Elevation                                 | KG Architecture     | TP04         | Nov 2023      |
| North & South Elevation                               | KG Architecture     | TP05         | Nov 2023      |
| Section C                                             | KG Architecture     | TP06         | Nov 2023      |
| Code of Conduct                                       | Applicant           | N/A          | N/A           |
| Property Management Plan                              | Applicant           | N/A          | N/A           |
| Fire and Emergency Plan                               | Applicant           | N/A          | N/A           |
| Slope Stability Assessment & Foundation Investigation | Ground Environments | GE_2303.1210 | 17 April 2023 |

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

**2. BUILDING**

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

**3. ACCESS AND PARKING**

- 3.1 A minimum of two (2) car parking space must be maintained on site, prior to and ongoing while the use is being undertaken.
- 3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

**4. GEOTECHNICAL**

- 4.1 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 April 2023.
- 4.2 All cut/fill batter slopes are to be protected and retained in a visually acceptable manner prior to commencement of the use. Any retaining structures must be designed in accordance with the recommendations of the Geotechnical Investigation and Stability Assessment by Ground Environments dated April 2023 and are stable and will remain so over the long term.

- 4.3 Prior to commencement of use on the site, the owner must lodge with Council, an engineer's certification (by an experienced and qualified RPEQ Geotechnical Engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations of the Geotechnical Investigation and Stability Assessment by Ground Environments dated April 2023 and are stable and will remain so over the long term.
- 4.4 Any application must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical Investigation and Stability Assessment by Ground Environments dated April 2023.

## 5. OPERATING PROCEDURES

- 5.1 The top and lower levels are not to be advertised separately for booking and only one group is permitted to stay at the premises at a time.
- 5.2 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.

The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:

  - a) Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.
  - b) Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.
  - c) Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
  - d) Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
    - i. The maximum permitted number of overnight guests on any one day.
    - ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
    - iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
    - iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
  - e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
  - f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.

- g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 30 minutes. Agent response may include attendance by a private security firm.
- h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.
- i) A maximum of **four (4)** bedrooms will be allowed, with a maximum of **eight (8)** overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.
- j) Prior to the commencement of the use, a licence under Local Law No. 1 (Administration) 2014 for the operation of short-term accommodation must be obtained.

**6. MISCELLANEOUS**

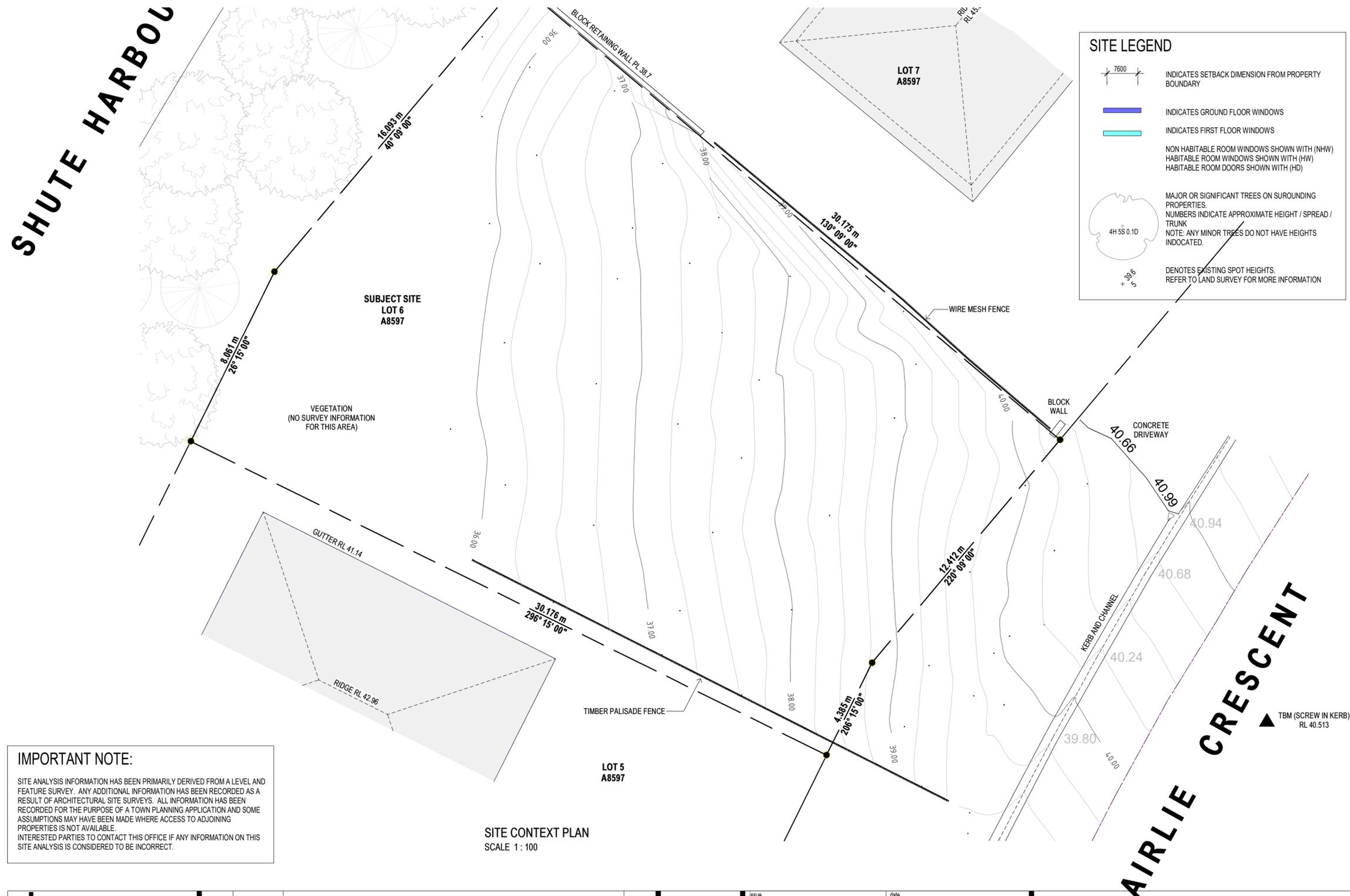
- 6.1 If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

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

**7. ADVISORY NOTES**

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

SHUTE HARBOUR



**SITE LEGEND**

- INDICATES SETBACK DIMENSION FROM PROPERTY BOUNDARY
- INDICATES GROUND FLOOR WINDOWS
- INDICATES FIRST FLOOR WINDOWS
- NON HABITABLE ROOM WINDOWS SHOWN WITH (NHW)
- HABITABLE ROOM WINDOWS SHOWN WITH (HW)
- HABITABLE ROOM DOORS SHOWN WITH (HD)
- MAJOR OR SIGNIFICANT TREES ON SURROUNDING PROPERTIES. NUMBERS INDICATE APPROXIMATE HEIGHT / SPREAD / TRUNK. NOTE: ANY MINOR TREES DO NOT HAVE HEIGHTS INDICATED.
- DENOTES EXISTING SPOT HEIGHTS. REFER TO LAND SURVEY FOR MORE INFORMATION

**IMPORTANT NOTE:**  
 SITE ANALYSIS INFORMATION HAS BEEN PRIMARILY DERIVED FROM A LEVEL AND FEATURE SURVEY. ANY ADDITIONAL INFORMATION HAS BEEN RECORDED AS A RESULT OF ARCHITECTURAL SITE SURVEYS. ALL INFORMATION HAS BEEN RECORDED FOR THE PURPOSE OF A TOWN PLANNING APPLICATION AND SOME ASSUMPTIONS MAY HAVE BEEN MADE WHERE ACCESS TO ADJOINING PROPERTIES IS NOT AVAILABLE. INTERESTED PARTIES TO CONTACT THIS OFFICE IF ANY INFORMATION ON THIS SITE ANALYSIS IS CONSIDERED TO BE INCORRECT.

Autodesk Docs://23\_020\_Airliie Beach/Airliie Beach\_building.rvt

**KG ARCHITECTURE**  
 M 0403 752 101  
 PO BOX 1239  
 CARLTON 3053  
 kg@kgarch.com.au  
 www.kgarch.com.au

| REV | DATE | DETAILS | INIT |
|-----|------|---------|------|
|     |      |         |      |

| issue                 | date              |
|-----------------------|-------------------|
| drawn                 | NOV 2023          |
| Author                | As indicated / A1 |
| plot date             | checked           |
| 28/06/2024 5:31:12 PM | Checker           |
| drawing               |                   |

23\_020  
**AIRLIE BEACH RESIDENCE**  
 31 Airliie Crescent, Airliie Beach  
 TP 01







EAST ELEVATION  
SCALE 1 : 100

| EXTERNAL FINISHES |                         |
|-------------------|-------------------------|
| R1                | CHARCOAL RENDER         |
| R2                | GREY RENDER             |
| SC                | STONE CLADDING          |
| TC                | TIMBER CLADDING         |
| AW                | ALUMINIUM WINDOW FRAMES |
| PC                | CHARCOAL POWDERCOAT     |
| OG                | OPAQUE GLAZING          |



WEST ELEVATION  
SCALE 1 : 100

Autodesk Docs://23\_020\_Airlie Beach/Airlie Beach\_building.rvt

|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|---------|------|--------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  KG ARCHITECTURE<br>M 0403 752 101<br>PO BOX 1239<br>CARLTON 3053<br>kg@kgarch.com.au<br>www.kgarch.com.au | REV | DATE | DETAILS | INIT | issue<br>drawn<br>Author<br>plot date<br>drawing | date<br>NOV 2023<br>scale<br>As indicated / A1<br>checked<br>Checker | 23_020<br><b>AIRLIE BEACH RESIDENCE</b><br>31 Airlie Crescent, Airlie Beach<br>TP 04 |
|                                                                                                                                                                                               |     |      |         |      |                                                  | PROPOSED ELEVATIONS                                                  |                                                                                      |



**NORTH ELEVATION**  
SCALE 1 : 100

| EXTERNAL FINISHES |                         |
|-------------------|-------------------------|
| R1                | CHARCOAL RENDER         |
| R2                | GREY RENDER             |
| SC                | STONE CLADDING          |
| TC                | TIMBER CLADDING         |
| AW                | ALUMINIUM WINDOW FRAMES |
| PC                | CHARCOAL POWDERCOAT     |
| OG                | OPAQUE GLAZING          |

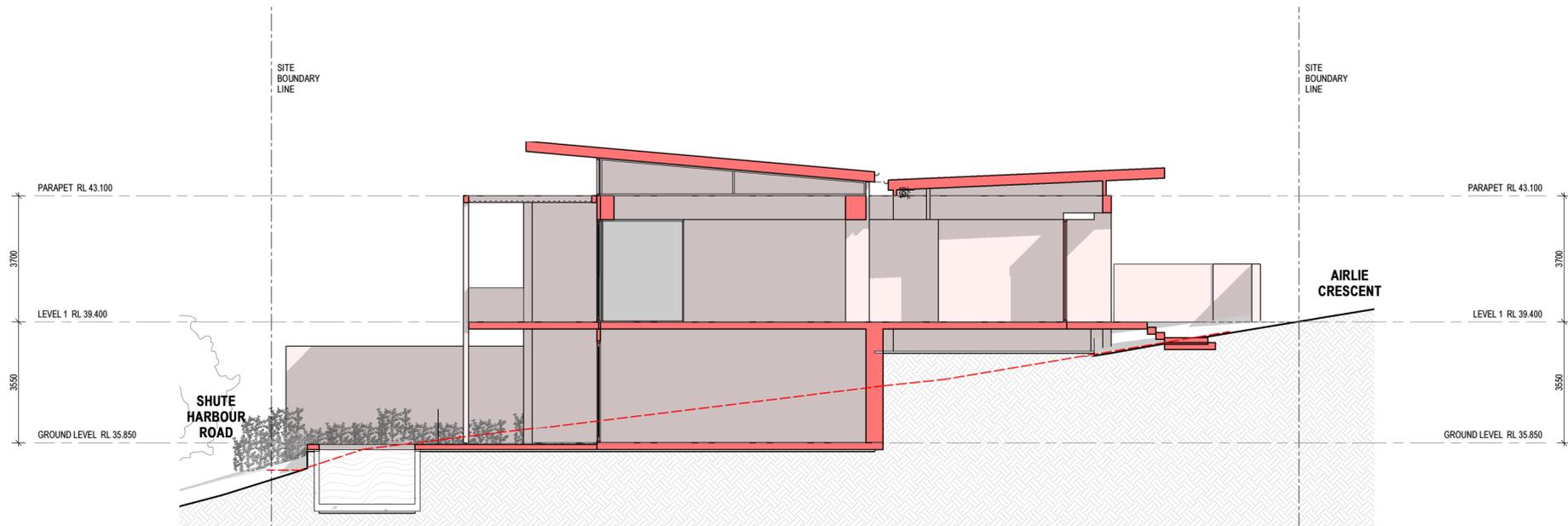


**SOUTH ELEVATION**  
SCALE 1 : 100

Autodesk Docs://23\_020\_Airlie Beach/Airlie Beach\_building.rvt

|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|---------|------|--------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  KG ARCHITECTURE<br>M 0403 752 101<br>PO BOX 1239<br>CARLTON 3053<br>kg@kgarch.com.au<br>www.kgarch.com.au | REV | DATE | DETAILS | INIT | issue<br>drawn<br>Author<br>plot date<br>drawing | date<br>NOV 2023<br>scale<br>As indicated / A1<br>checked<br>Checker | 23_020<br><b>AIRLIE BEACH RESIDENCE</b><br>31 Airlie Crescent, Airlie Beach<br>TP 05 |
|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |
|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |
|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |

| EXTERNAL FINISHES |                         |
|-------------------|-------------------------|
| R1                | CHARCOAL RENDER         |
| R2                | GREY RENDER             |
| SC                | STONE CLADDING          |
| TC                | TIMBER CLADDING         |
| AW                | ALUMINIUM WINDOW FRAMES |
| PC                | CHARCOAL POWDERCOAT     |
| OG                | OPAQUE GLAZING          |



Section C  
SCALE 1 : 100

Autodesk Docs://23\_020\_Airrie Beach/Airrie Beach\_building.rvt

|                                                                                                                                                                                               |     |      |         |      |                                                  |                                                                      |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|---------|------|--------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  KG ARCHITECTURE<br>M 0403 752 101<br>PO BOX 1239<br>CARLTON 3053<br>kg@kgarch.com.au<br>www.kgarch.com.au | REV | DATE | DETAILS | INIT | issue<br>drawn<br>Author<br>plot date<br>drawing | date<br>NOV 2023<br>scale<br>As indicated / A1<br>checked<br>checker | 23_020<br><b>AIRLIE BEACH RESIDENCE</b><br>31 Airrie Crescent, Airrie Beach<br>TP 06 |
|                                                                                                                                                                                               |     |      |         |      |                                                  | PROPOSED SECTIONS                                                    |                                                                                      |

## HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

**PROPERTY ADDRESS:** 31 Airlie Crescent, Airlie Beach

**PROPERTY MANAGER DETAILS:**

Name: Ray White, Whitsunday Vacations

Address: Shop 2B, Reef Plaza, 5/16 Paluma Road, Cannonvale Qld 4802

Telephone Number: 4948 8500

Email: whitsundayvacations@raywhite.com

**The nominated Property Manager will:**

- *Have day-to-day management of the holiday home;*
- *Respond to complaints within a 30 minute timeframe*

**DETAILS OF RESERVATIONS ARRANGEMENTS (please tick all applicable):**

Internet (please specify) Whitsunday Vacations and others from time to time

Property Manager: Ray White, Whitsunday Vacations

Other (please specify) Whitsunday Vacations

**DUTIES OF PROPERTY MANAGER**

- *Supply, readily visible in the kitchen or living area of the home, the Code of Conduct, the Property Management Plan and the Fire and Emergency Plan;*
- *Liaise with tenants for the occupancy and vacation of the premises;*
- *Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;*
- *Ensure guests are aware of the Code of Conduct;*
- *Ensure guests are aware of the Fire and Emergency Plan;*
- *Ensure the premises are clean and maintained to a high standard;*
- *Ensure bed linen is clean and replaced upon tenant vacation; and*
- *Ensure rubbish and recycling bins are put out and collected as required.*
- *Maintain a record keeping procedure for details of each booking (guests contact names etc), copy of signed acceptance of the terms and conditions (Code of Conduct); and details of any complaints received, time, date and nature of complaint and actions taken. These documents are to be available for Council inspection as required.*

## HOLIDAY HOME - CODE OF CONDUCT

**PROPERTY ADDRESS:** 31 Airlie Crescent, Airlie Beach

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

**NUMBER OF GUESTS:** A maximum of 8 guests are permitted to stay at the property at one time

**TENANTS:** A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

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

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

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

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

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

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

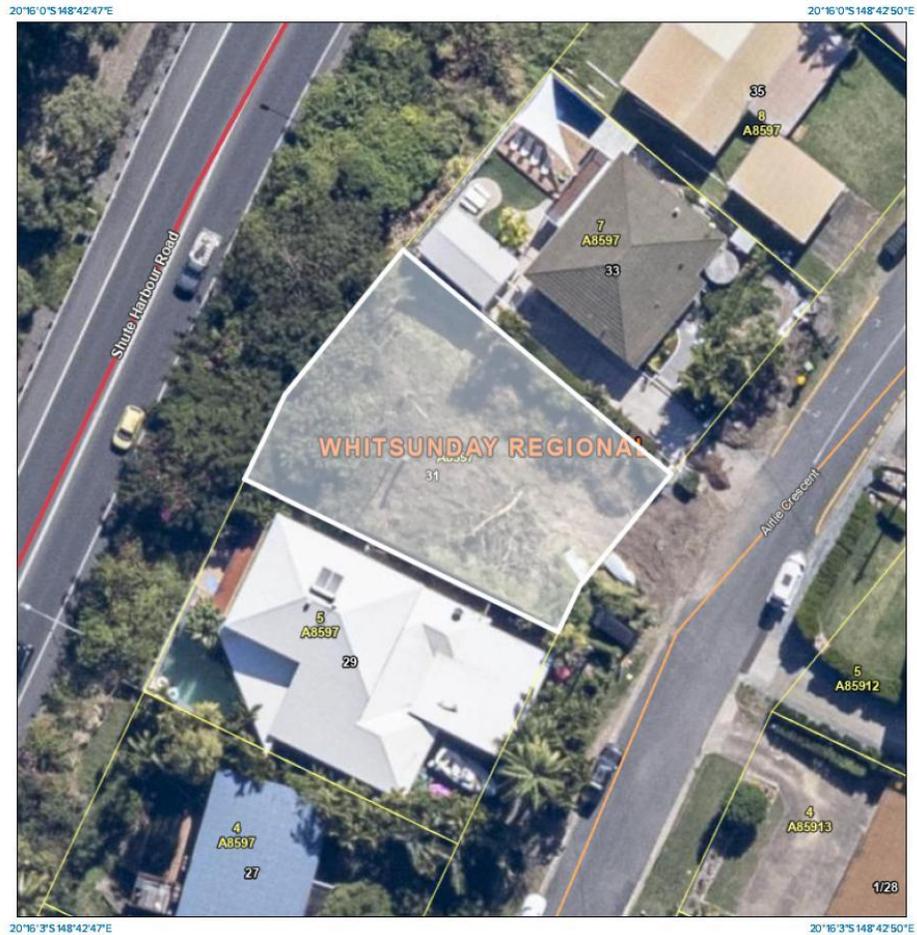
## Attachment 11.2.5 Development Plans

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

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

## HOLIDAY HOME – SITE PLAN

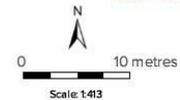
PROPERTY ADDRESS: 31 Airlie Crescent, Airlie Beach



Includes material © State of Queensland 2024. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-1, all rights reserved, © Planet Labs PBC, 2023

Legend located on next page



Printed at: A4  
Print date: 2/7/2024  
Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)  
For more information, visit  
<https://qdglobe.information.qld.gov.au/help-info/Contact-us.html>



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

**PROPERTY ADDRESS: 31 Airlie Crescent, Airlie Beach**

### **EMERGENCY CONTACT DETAILS**

***FOR ALL EMERGENCIES DIAL 000***

Property Manager: Whitsunday Vacations: 4948 8500

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

### **DISASTER MANAGEMENT INFORMATION**

#### **DISASTER MANAGEMENT**

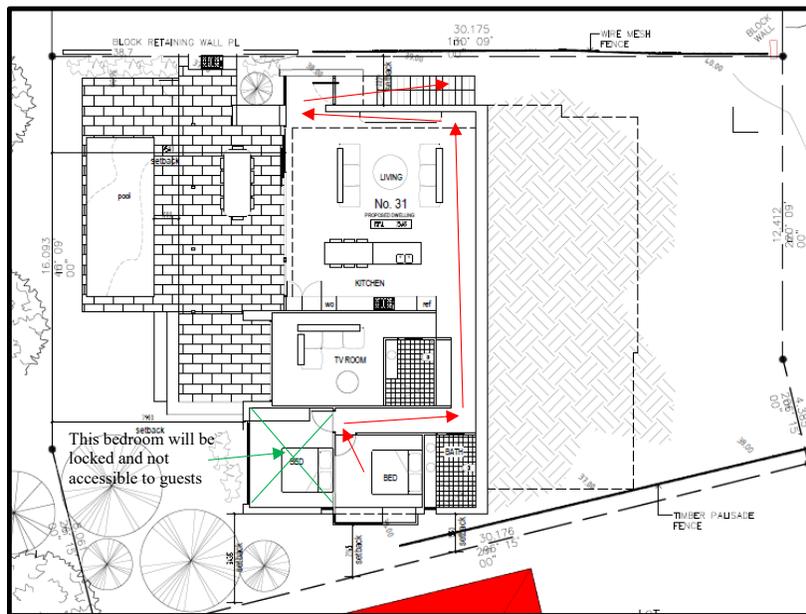
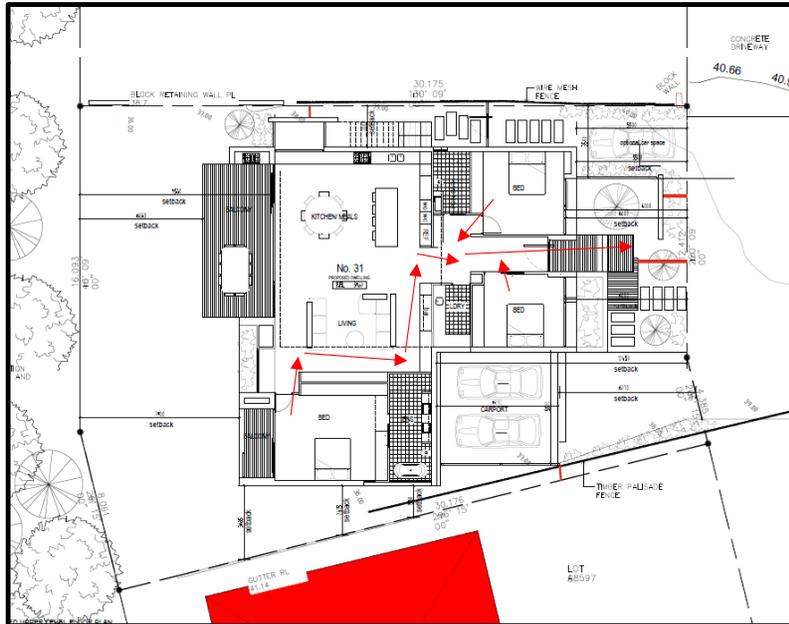
The Whitsunday Disaster Coordination Centre number is **1300 972 006**.

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

For the most up to date information in a disaster event 'Like' the

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

### HOLIDAY HOME - FIRE EVACUATION ROUTE



**IN THE EVENT OF A FIRE, PLEASE ASSEMBLE IN THE STREET AND TAKE DIRECTIONS FROM EMERGENCY SERVICES**

## 11.3 - 20240246 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots and Access Easement - 47 Gillies Road, Strathdickie - 82SP152068 - JA Carr & JE M Ellis

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Planner

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

---

### PURPOSE

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

### EXECUTIVE SUMMARY

The application is for the subdivision of one rural residential lot into two lots. 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 - 7100m<sup>2</sup>
- Proposed Lot 2 - 2.26ha

The proposed subdivision will result in the creation of an additional rear lot that requires a shared access to Gillies Road. The development application is impact assessable as the proposal creates an additional rear lot and therefore requires the determination of Council.

An assessment of the proposal finds there is no conflict with the overall outcomes of the Reconfiguration a lot code and that all other requirements of the code are complied with or can be conditioned to comply.

The applicant has sought to provide passing bays in lieu of the 5.5m wide driveway requirement of Council's Development Manual. Consistent with previous decisions of Council it is recommended to maintain the requirement for a 5.5m driveway.

To address the landside hazard risk, the applicant has requested Council defer the requirement to provide a slope stability report. As the proposal requires the consideration of Council for an additional rear allotment, should Council grant approval of the proposal, a condition of approval can be imposed for a slope stability report.

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

### OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots and Access Easement, made by JA Carr & JE M Ellis, on L: 82 SP: 152068 and located at 47 Gillies Road, Strathdickie, subject to the conditions outlined in **Attachment 11.3.4**.

### BACKGROUND

The application was not lodged following any compliance action from Council.

## **DISCUSSION/CURRENT ISSUE**

The Reconfiguring a lot code of the Planning Scheme includes provisions relating to development that provides additional rear lots. Specifically, that no more than one rear lot is created. Notwithstanding the proposals 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:

- 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 Gillies 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 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 \$14,814.64.

## **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.

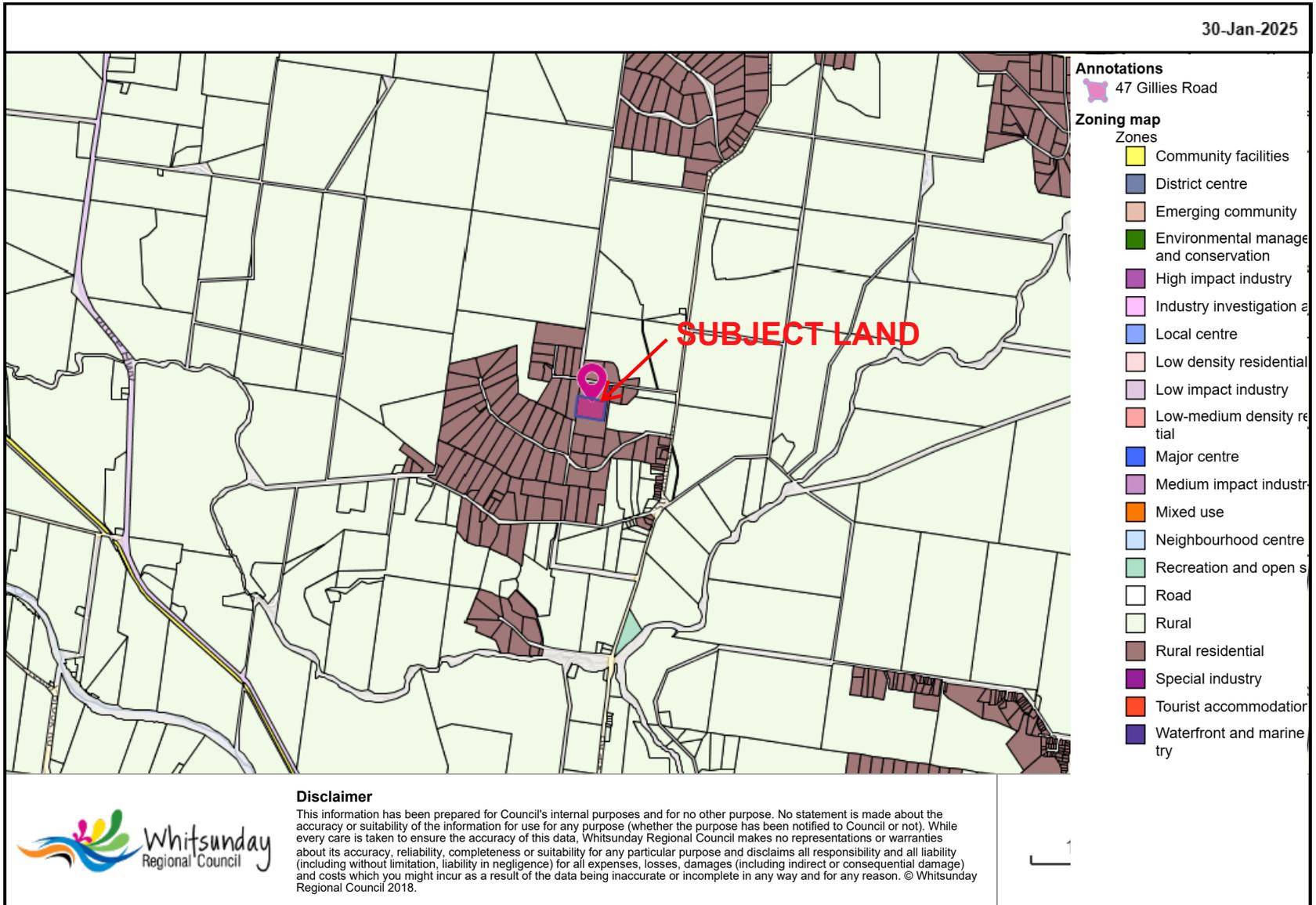
## **STRATEGIC IMPACTS**

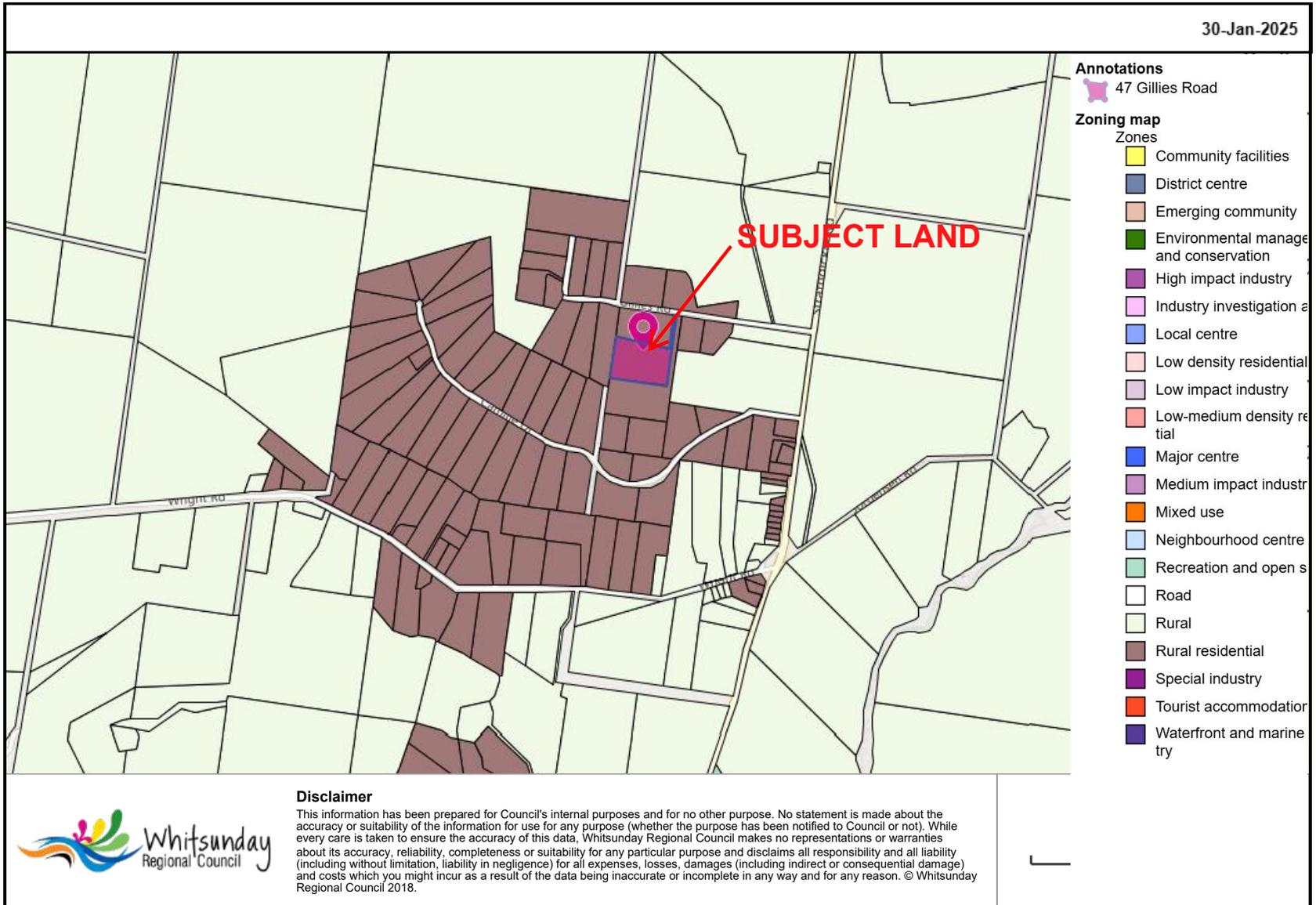
Corporate Plan 2022-2026 Development Services objective 4.

Process all statutory applications within statutory timeframes.

## **ATTACHMENTS**

1. Regional Plan [11.3.1 - 1 page]
2. Locality Plan [11.3.2 - 1 page]
3. Planning Assessment Report [11.3.3 - 5 pages]
4. Conditions of Approval [11.3.4 - 7 pages]
5. Development Plan [11.3.5 - 1 page]





**PLANNING ASSESSMENT REPORT**

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

**1. Application Summary**

|                         |                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots and Access Easement |
| Landowner               | JA Carr & JE M Ellis                                                                                                            |
| Property Address:       | 47 Gillies Road STRATHDICKIE                                                                                                    |
| Property Description:   | L: 82 SP: 152068                                                                                                                |
| Area of Site:           | 2.97ha                                                                                                                          |
| Planning Scheme Zone:   | Rural residential zone                                                                                                          |
| Level of assessment     | Impact Assessable                                                                                                               |
| Overlays:               | Bushfire Hazard<br>Building Heights<br>Biodiversity, Waterways and Wetlands<br>Flood Hazard<br>Landslide Hazard                 |
| Existing Use:           | Dwelling house                                                                                                                  |
| Existing Approvals:     | N/A                                                                                                                             |
| Public Notification:    | 4 November 2024 / 22 November 2024                                                                                              |
| Submissions received:   | No submissions received                                                                                                         |
| State referrals:        | None                                                                                                                            |
| Infrastructure charges: | \$14,814.64                                                                                                                     |

**2. Site Description**

The subject premises is a rear lot, located behind another rural residential zoned lot. The premises gains direct access from Gillies Road via a 119m long driveway. It is currently used for rural residential purposes. The site has a grade of mostly less than 15% slope, while grades more than 15% are generally at the west and southwest of the property.

### 3. Proposal Details

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

- Proposed Lot 1 - 7100m<sup>2</sup>
- Proposed Lot 2 - 2.26ha

The proposed subdivision will result in the creation of an additional rear lot that requires a shared access to Gillies 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 (Attachment 4).

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

The application was not referable.

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

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

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

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

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

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

##### 4.4.1. Strategic Framework

The 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 lands 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*

Future dwelling can be located outside of the identified natural hazard areas. 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

Bushfire Hazard

A bushfire hazard report has been submitted. The subdivision is not expected to increase the bushfire hazard, however there is potential for fire to move up the hill and into the bushland area. Conditions of approval require dedicated firefighting water and fittings be provided on both lots as well as the removal of flammable vegetation.

Building Heights

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

Biodiversity, Waterways and Wetlands

An environmental features report has been submitted. Historical images show that the property has been cleared of vegetation and existing vegetation contains flammable species. Proposed Lot 1 will contain mostly disturbed landscape. A covenant is not recommended due to bushfire hazard.

Flood Hazard

The future dwellings can be located outside of the flood hazard mapping. A flood easement will be provided on both lots where affected by flooding, as per the submitted flood assessment report.

Landslide Hazard

A landslide hazard risk assessment has not been provided with the application to address the risk of a landslide hazard. The applicant proposed the development be conditioned to provide the report at operational works stage, as a report was not able to be provided during the application process.

#### 4.4.4. Zone Code

Rural residential zone

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. Historical imagery indicates that the site was largely cleared of vegetation and Proposed Lot 1 will contain mostly disturbed landscape. Proposed Lot 1 also has adequate room to establish an on-site wastewater treatment system in the future.

#### 4.4.5. Development Codes

##### Reconfiguring a lot code

The proposal achieves compliance with the code except for the requirements for rear lots. Notwithstanding the proposals 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:

- 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 Gillies 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 is available on the street frontage for the collection of two refuse collection bins.

##### Excavation and filling code

Earthworks is not expected to be extensive. Works will be minimal and limited to the construction related to the internal driveway.

##### Infrastructure code

An Effluent Feasibility Study 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 will 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.

##### Landscaping code

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

##### Transport and parking code

The existing access via Gillies Road is 119m long and 3.5m wide. The applicant proposed both properties to share this access and includes one passing bay. The driveway will be provided in access easement. As the proposed driveway will be affected by flooding, culverts will be involved and will be installed under operational works. Consistent with previous decisions of Council, conditions of approval require the access driveway be constructed to comply with Council's Development Manual, that is, at least 5.5m width and sealed.

### **5. Public Submissions**

The development application was placed on public notification between 1 November 2024 and 22 November 2024 in accordance with the relevant provisions of the Planning

Act 2016. The Notice of Compliance was received on 25 November 2024. No submissions were received during this period of Public Notification.

**6. Infrastructure Charges**

6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge                                                       |                                                |                   |                                                                                                                                  |                |                    |
|----------------------------------------------------------------------|------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| Type of Development                                                  | Development Category                           | Demand Unit & Qty | Charge Rate                                                                                                                      | Adopted Charge |                    |
| ROL                                                                  | Residential – 3 or more bedroom dwelling house | 2                 | \$14,814.64<br><br>(the original charge rate of \$34,452.65 has been adjusted based on both Sewer N/A – 27% and Water N/A – 30%) | \$29,629.28    |                    |
| Total Adopted Charge                                                 |                                                |                   |                                                                                                                                  | \$29,629.28    |                    |
| Credit                                                               |                                                |                   |                                                                                                                                  |                |                    |
| Type of Development                                                  | Development Category                           | Demand Unit & Qty | Charge Rate                                                                                                                      | Discount       | Total Credit       |
| <i>ROL – Existing Lawful Use</i><br><br><i>(Sewer and Water N/A)</i> | Residential – 3 or more bedroom dwelling house | 1                 | \$14,814.64<br><br>(the original charge rate of \$34,452.65 has been adjusted based on both Sewer N/A – 27% and Water N/A – 30%) | \$14,814.64    | \$14,814.64        |
| Total Credit                                                         |                                                |                   |                                                                                                                                  |                | \$14,814.64        |
| Total Charge                                                         |                                                |                   |                                                                                                                                  |                | <b>\$14,814.64</b> |

**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      |
|-------------------------------------------------------------------------------------------------------|------------------------------|---------------------------|------------|
| Reconfiguration of a Lot Proposed Lots 1 & 2 Cancelling Lot 82 on SP152068 Gillies Road, Strathdickie | Wynne Planning & Development | Gillies Road-02 Sheet 1/1 | 27/09/2024 |
| Effluent Feasibility Study                                                                            | Subtest                      | J-020324                  | 04/09/2024 |
| Flood Assessment                                                                                      | Samana Blue Engineering      | 2026063fiaA               | 22/01/2024 |
| Engineering Services Report                                                                           | Samana Blue Engineering      | 2023063esrA               | 23/01/2023 |
| Civil Engineering Concept Plan                                                                        | Samana Blue Engineering      | 2023063RAL – C00 B        | 02/10/2024 |
| General Notes                                                                                         | Samana Blue Engineering      | 2023063RAL – C01 B        | 02/10/2024 |
| Legends                                                                                               | Samana Blue Engineering      | 2023063RAL – C02 B        | 02/10/2024 |
| Overall Existing Layout Plan – 1 1500                                                                 | Samana Blue Engineering      | 2023063RAL – C03 B        | 02/10/2024 |
| Overall Existing Layout Plan (Aerial) – 1 1500                                                        | Samana Blue Engineering      | 2023063RAL – C04 B        | 02/10/2024 |
| Existing Layout Plan – 1 600                                                                          | Samana Blue Engineering      | 2023063RAL – C05 B        | 02/10/2024 |
| Existing Layout Plan (Aerial) – 1 600                                                                 | Samana Blue Engineering      | 2023063RAL – C06 B        | 02/10/2024 |
| Proposed Layout Plan – 1 600                                                                          | Samana Blue Engineering      | 2023063RAL – C07 B        | 02/10/2024 |
| Proposed Layout Plan (Aerial) – 1 600                                                                 | Samana Blue Engineering      | 2023063RAL – C08 B        | 02/10/2024 |
| Proposed Easement Plan – 1 600                                                                        | Samana Blue Engineering      | 2023063RAL – C09 B        | 02/10/2024 |
| Concept Civil Design Plan – 1 600 – Sheet 1 of 3                                                      | Samana Blue Engineering      | 2023063RAL – C10 B        | 02/10/2024 |
| Concept Civil Design Plan (Lot 1) – 1 150 – Sheet 2 of 3                                              | Samana Blue Engineering      | 2023063RAL – C11 B        | 02/10/2024 |
| Concept Civil Design Plan (Lot 1) – 1 150 – Sheet 3 of 3                                              | Samana Blue Engineering      | 2023063RAL – C12 B        | 02/10/2024 |
| Minimum Floor Level Plan (Lot 1) – 1 300                                                              | Samana Blue Engineering      | 2023063RAL – C13 B        | 02/10/2024 |
| Concept Services Plan – 1 600                                                                         | Samana Blue Engineering      | 2023063RAL – C14 B        | 02/10/2024 |
| B85 Manoeuvring Plan (Lot 1) – 1 200                                                                  | Samana Blue Engineering      | 2023063RAL – C15 B        | 02/10/2024 |
| MRV Manoeuvring Plan (Lot 1) – 1 200                                                                  | Samana Blue Engineering      | 2023063RAL – C16 B        | 02/10/2024 |
| Pedestrian Line of Sight Plan – 1 150                                                                 | Samana Blue Engineering      | 2023063RAL – C17 B        | 02/10/2024 |
| Vehicle Line of Sight Plan – 1 150                                                                    | Samana Blue Engineering      | 2023063RAL – C18 B        | 02/10/2024 |

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

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

## Attachment 11.3.4 Conditions of Approval

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

### **3.0 EARTHWORKS**

- 3.1 All site works must be designed and undertaken in accordance with the recommendations of the Slope Stability Assessment Report prepared by a Registered Professional Engineer of Queensland, submitted with the operational works.
- 3.2 All cut/fill batter slopes created as a result of earthworks carried out on the site are to be protected and retained. Any retaining structure, necessary as a result of works on the site must be designed, supervised and certified by a Registered Professional Engineer of Queensland prior to signing of the Survey Plan.
- 3.3 Any retaining structure must not be located within road reserve.

### **4.0 WATER INFRASTRUCTURE**

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

### **5.0 ON SITE EFFLUENT DISPOSAL**

- 5.1 At future building application stage design and construct an on-site domestic sewerage treatment system to Proposed Lot 2. Such work must be in accordance with Queensland Plumbing and Wastewater code. The effluent feasibility study by Subtest dated 04/09/2024 be noted at future building stage.

### **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.

## Attachment 11.3.4 Conditions of Approval

- 6.3 All accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be designed and constructed so as to comply with the criteria described in Councils Development Manual, the Decision Notice of Approval, AS2890 and AS1428.
- 6.4 The internal access from the property boundary through that section of the battle axe handle in Lot 2 to a point at the Southeastern boundary of Lot 2 till the location of the proposed access for lot 2 must be constructed to a sealed standard 5.5m wide prior to signing of the Survey Plans
- 6.5 At completion of construction and prior to signing of plan of survey, the Supervising Engineer must provide certification that all Access and Parking works constructed on site comply with Councils Development Manual, and the Decision Notice of Approval.
- 6.6 All driveways must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 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 A 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 signing of the Survey Plans.

### **7.0 STORMWATER AND FLOODING**

- 7.1 Easements must be provided over proposed lot 1 and lot 2 to be below the Q100 level of immunity identified in the Samana Blue Engineering – Flooding Assessment - 2026063fiaA dated 22/01/2024.
- 7.2 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.
- 7.3 Easement documentation must be provided free of cost to Council.
- 7.4 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.
- 7.5 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.
- 7.6 Each allotment must be designed so as to be self-draining and flood free for all levels of immunity up to and including Q100.
- 7.7 All habitable dwellings must be constructed to a level not less than 300mm above the Defined Flood Level (DFL) for the developed site.

### **8.0 ELECTRICITY AND TELECOMMUNICATIONS**

- 8.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:

- a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or
- b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

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

**9.0 BUSHFIRE PROTECTION PLAN**

- 9.1 Prior to sealing the plan of survey for Proposed Lot 2, all species of Eucalyptus and Corymbia located within 30 metres of buildings are to be removed.
- 9.2 All species of Eucalyptus and Corymbia located within 30 metres of any approved future buildings on proposed Lot 1 are to be removed.
- 9.3 Prior to sealing the plan of survey for Proposed Lot 2, one tank that is below ground or of non-combustible construction is located within 10 meters 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.
- 9.4 At future building application stage for Proposed Lot 1, one tank that is below ground or of non-combustible construction is located within 10 meters 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.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, an Erosion Prevention and Sediment Control Plan for the site.
- 10.3 The plan must be prepared in accordance with requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control –

## Attachment 11.3.4 Conditions of Approval

November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.

- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.
- 10.7 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

### **11.0 GEOTECHNICAL**

- 11.1 The first Development Application for Operational Works permit must be accompanied by a Geotechnical Report, by a suitably qualified Geotechnical Engineer, addressing and including a Slope Stability Assessment, Certification and Recommendations of suitability of the lot for the proposed development. The investigation and report must address and provide as a minimum:
  - a) A stability assessment report and certification on the Lot taking into account the proposed structures on the site.
  - b) Provide recommendations with respect to possible restrictions/precautions to be taken into account in the development of the Lot, proposed earthworks, stormwater drainage and services.
  - c) Retaining Wall recommendations and design parameters on the Lot
  - d) Foundation recommendations on the Lot
  - e) Construction recommendations
  - f) Earthworks recommendations
  - g) Construction and site management recommendations
- 11.2 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal, Geotechnical report and any Development Permit conditions. A certification to confirm compliance must be provided prior to the commencement of the use.
- 11.3 All engineering, stormwater management and building works described in this development approval are to be certified by a suitably qualified Registered Professional Engineer of Queensland at both the design and the constructed stage. The certification must show that the engineer is satisfied that all construction has taken place in accordance with the design and the relevant Australian Standards and used best practice methods.

### **12.0 DEVELOPER CONTRIBUTIONS**

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

**13.0 MISCELLANEOUS**

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

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: [www.datsip.qld.gov.au](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 Gillies Road or adjoining land unless written permission from the owner of that land and Council is provided.

**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

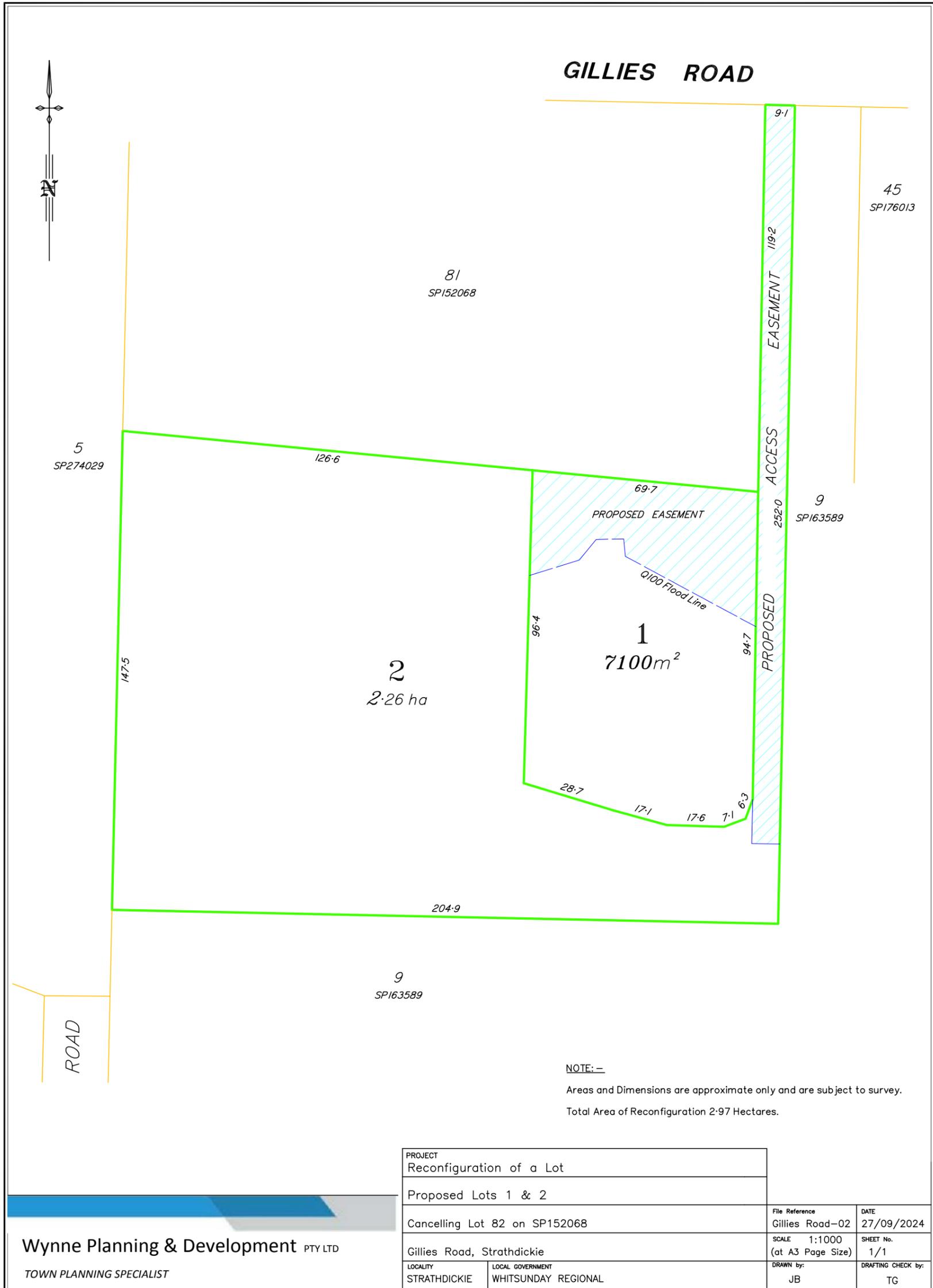
## Attachment 11.3.4 Conditions of Approval

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 Development Services Directorate who will direct the enquiry to the relevant officer.



**Wynne Planning & Development** PTY LTD  
TOWN PLANNING SPECIALIST

|                                     |                                         |                                      |                          |
|-------------------------------------|-----------------------------------------|--------------------------------------|--------------------------|
| PROJECT<br>Reconfiguration of a Lot |                                         | File Reference<br>Gillies Road-02    | DATE<br>27/09/2024       |
| Proposed Lots 1 & 2                 |                                         | SCALE<br>1:1000<br>(at A3 Page Size) | SHEET No.<br>1/1         |
| Cancelling Lot 82 on SP152068       |                                         | DRAWN by:<br>JB                      | DRAFTING CHECK by:<br>TG |
| LOCALITY<br>STRATHDICKIE            | LOCAL GOVERNMENT<br>WHITSUNDAY REGIONAL |                                      |                          |

## 11.4 - 20220789 - Development Application for Development Permit for Material Change of Use - Marine Industry (Marine Salvage) - 3344 Shute Harbour Road, Shute Harbour - Ironbark Property Holdings

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 February 2025

**AUTHOR:** Senior Planner

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

---

### PURPOSE

To present the assessment of the development application for Marine Industry (Marine Salvage) and seek Council's determination.

### EXECUTIVE SUMMARY

Council is in receipt of a development application for Marine Industry (Marine Salvage) at 3344 Shute Harbour Road, Shute Harbour.

The applicant has advised that the following marine salvage activities will be undertaken on-site:

- Mooring service – loading ocean mooring buoys onto the operator's barge to enable loading and unloading of salvage at sea.
- Marine construction – loading and unloading equipment onto the operator's barge required to undertake salvage operations at sea.
- Commercial diving – loading and unloading diving equipment onto the operator's barge to undertake marine salvage at sea.
- Marine salvage – unloading via ocean crane and temporary standing vessels on-site and when required, the breaking of the vessels into smaller pieces to enable removal from the site via truck.

The subject premises is zoned Mixed-use, which is primarily for a mix of residential, accommodation, retail and entertainment uses; and does not contemplate industry activities which results in a conflict with the zone. Notwithstanding the zoning, the proposal is strategically located to meet the maritime industry needs of the region. The physical characteristics of the site are compatible with marine industry development, with a substantial seawall surrounding the site protecting it from coastal forces and a low site elevation allowing for ease of access to the sea for moving marine vessels back and forth via crane, as well as loading and unloading vessels.

The application has been supported by specialist assessments and reports including an Environmental Management Plan and Stormwater Management Plan to demonstrate that the development can be undertaken in a manner that manages off-site impacts. On balance of the assessment the proposal is recommended for approval subject to conditions.

### OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use - Marine Industry (Marine Salvage), made by Ironbark Property Holdings Pty Ltd As TTE, on L: 252 HR: 1717 and L: 301 HR: 1717, and located at 3344 Shute Harbour Road Shute Harbour, subject to reasonable and relevant conditions in **Attachment 11.4.4**.

## **BACKGROUND**

The use has commenced without the necessary planning approvals from Council. Compliance actions were initiated by Council in May 2021 which led to the lodgement of the development application on 24 May 2022. The quality of the application material submitted was below the standard required and Council has issued several requests for additional information between June 2022 and April 2024. In response to the requests, the proposal was scaled back to remove boat maintenance and repairs to reflect the on-site operations more accurately, which is exclusively marine salvage and associated loading and unloading activities.

## **DISCUSSION/CURRENT ISSUE**

As the zoning of the site does not align with industry activities, the development relies on 'other relevant matters' in accordance with s45(5)(b) of the Planning Act to support approval. These matters are as follows:

### 1. Site location

The site is well located at the southern end of the Whitsunday region to support the maritime needs of the area. Shute Harbour is a gateway to the Whitsunday islands and the site is near major boating routes, significant vessel moorings and island resorts. The site location has proven valuable in disaster events to provide a well-located base for salvage operations.

### 2. Site characteristics

The characteristics of the site make it a highly desirable location for maritime activities. The site is located on the coastline protected by a significant seawall. The site is cleared and levelled with a concrete hardstand area allowing machinery to access the water's edge without the need to undertake further works to the site. A vehicle access location is already provided to Shute Harbour Road suitable to accommodate the large vehicles required to remove salvaged vessels from the site.

### 3. Absence of impacts

The proposal has demonstrated that it can operate in a manner that does not cause environmental harm and conditions of approval can be imposed to secure ongoing compliance. There is no adjoining development to the site, as the previous motel has been demolished. Consideration to the future development of the adjoining land has been undertaken with conditions of approval managing noise, dust and other amenity requirements.

### 4. Land availability

Marine Industry is impact assessable in all zones except in the Waterfront and marine industry zone which is only provided in the Bowen marina. Opportunities for marine industry are severely limited in the south of the Whitsunday region, with existing limited boat lift and maintenance facilities occupying legacy sites at Coral Sea Marina and Edge's boatyard.

## **FINANCIAL IMPLICATIONS**

Application fees have been paid.

The development does not attract an infrastructure charge.

## **CONSULTATION/ENGAGEMENT**

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

## **STATUTORY/COMPLIANCE MATTERS**

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

## **RISK ASSESSMENT/DEADLINES**

A decision is required by 28 February 2025.  
The decision may be appealed in the Planning & Environment Court of Queensland.

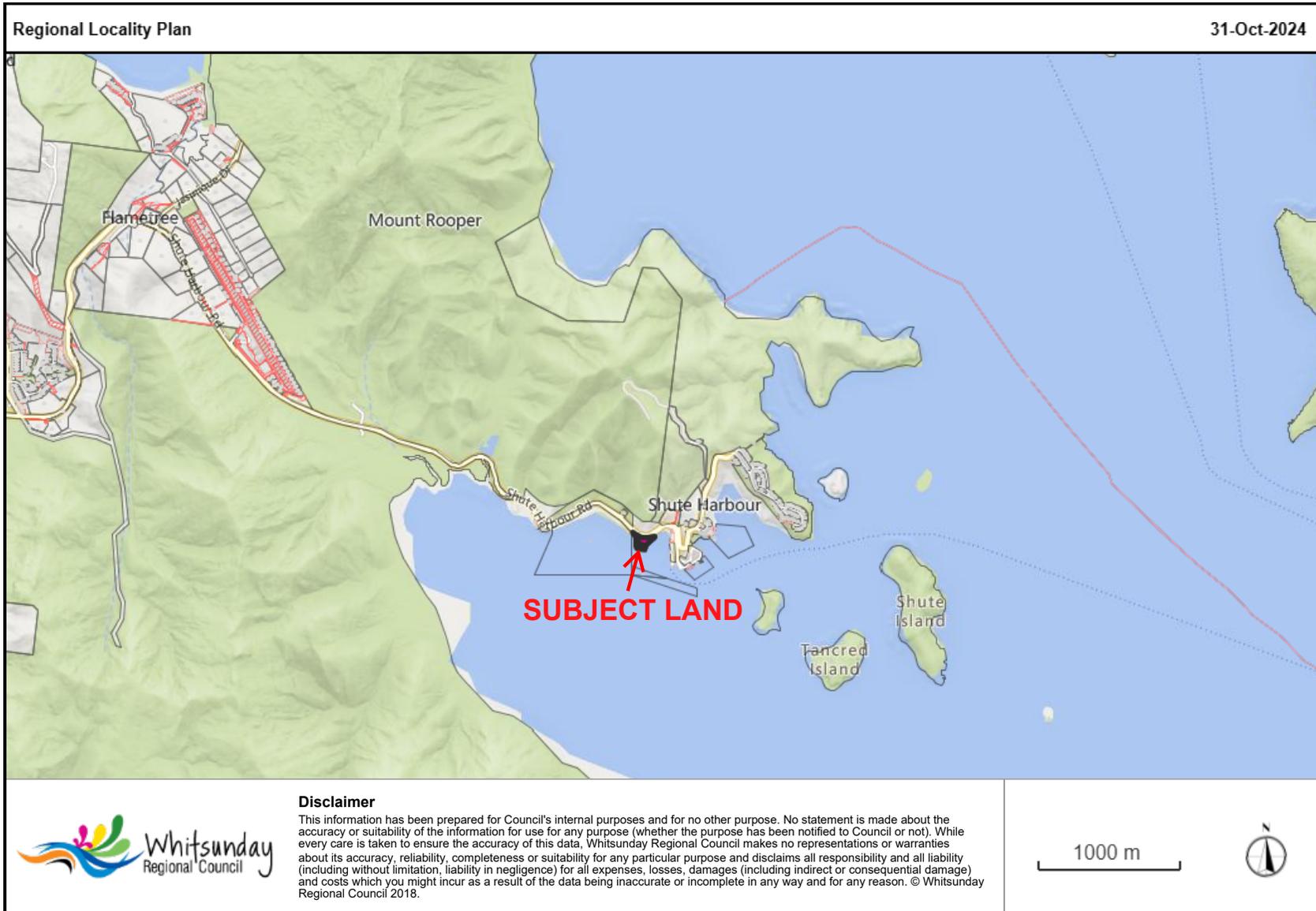
## **STRATEGIC IMPACTS**

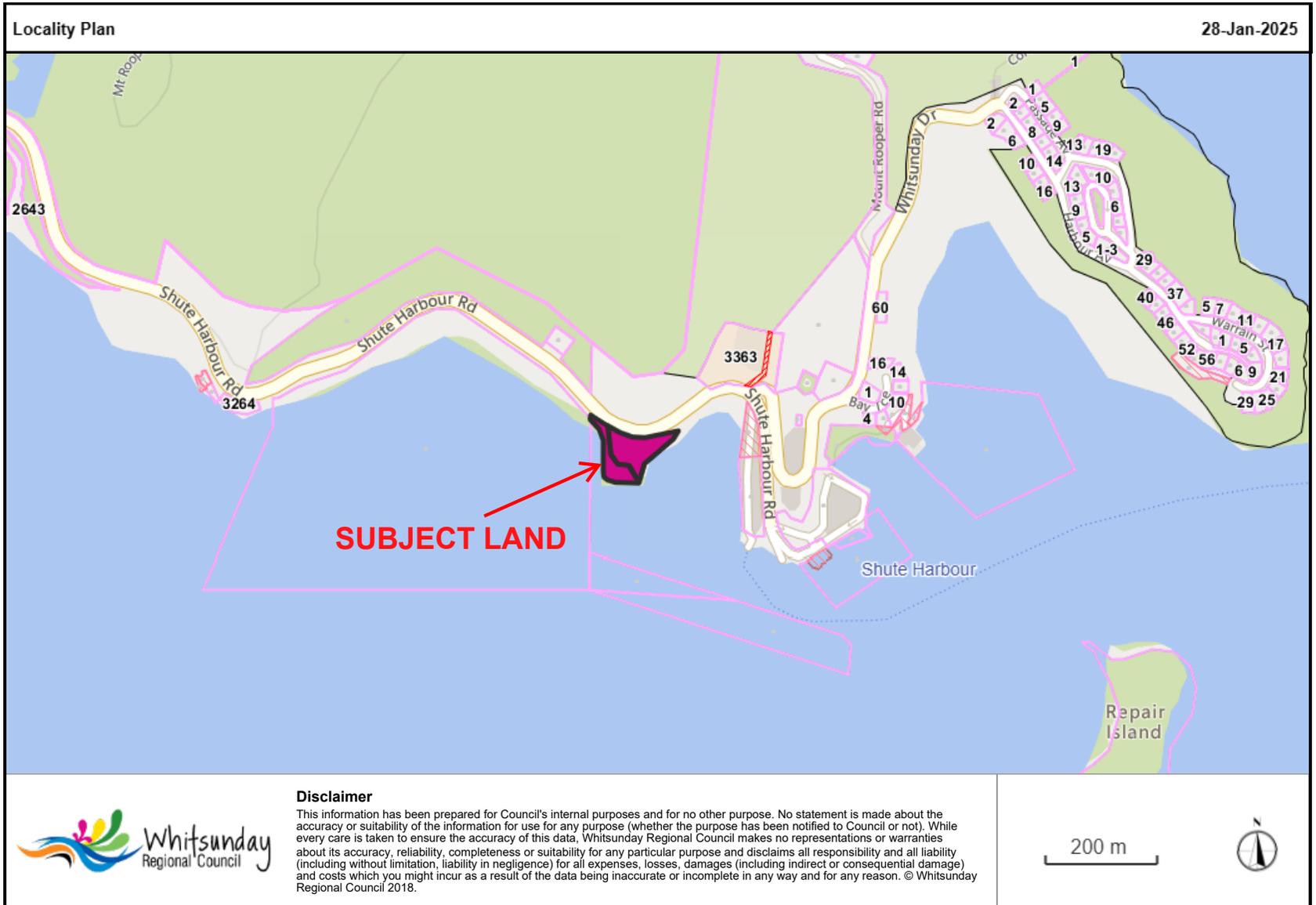
Corporate Plan Reference:

Process all statutory applications within statutory timeframes.

## **ATTACHMENTS**

1. Regional Locality Plan [**11.4.1** - 1 page]
2. Locality Plan [**11.4.2** - 1 page]
3. Planning Assessment Report [**11.4.3** - 10 pages]
4. Conditions of Approval [**11.4.4** - 7 pages]
5. Plans of Development [**11.4.5** - 2 pages]





**Disclaimer**

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



## 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 Material Change of Use - Marine Industry (Marine Salvage)                                                                                                                    |
| Landowner               | Ironbark Property Holdings Pty Ltd As TTE                                                                                                                                                                                       |
| Property Address:       | 3344 Shute Harbour Road Shute Harbour                                                                                                                                                                                           |
| Property Description:   | L: 252 HR: 1717, L: 301 HR: 1717                                                                                                                                                                                                |
| Area of Site:           | 0.5287ha, 2912m2                                                                                                                                                                                                                |
| Planning Scheme Zone:   | Mixed use zone                                                                                                                                                                                                                  |
| Level of assessment     | Impact Assessable                                                                                                                                                                                                               |
| Overlays:               | Acid Sulfate Soils<br>Bushfire hazard<br>Coastal Protection – Erosion Prone Areas<br>Coastal Protection – Storm Tide Inundation<br>Environmental Significance<br>Infrastructure – Road Noise Corridor – 1-3<br>Landslide Hazard |
| Existing Use:           | Motel (on Lot 252) – Now demolished.                                                                                                                                                                                            |
| Existing Approvals:     | Nil                                                                                                                                                                                                                             |
| Public Notification:    | 8 December 2023 / 16 January 2024                                                                                                                                                                                               |
| Submissions received:   | Nil                                                                                                                                                                                                                             |
| State referrals:        | SARA (DTMR)                                                                                                                                                                                                                     |
| Infrastructure charges: | Nil                                                                                                                                                                                                                             |
| Planning Scheme         | <i>Whitsunday Regional Council Planning Scheme 2017 (V3.7)</i>                                                                                                                                                                  |

### 2. Site Description

The two allotments subject of the application are located approximately 400m east of the Shute Harbour Marine Terminal. The site is divided into two terraced areas. The elevated portion of Lot 252 is the location of the now demolished Shute Harbour Motel and the lower terraced area on Lot 301 is the location of the proposed Marine Industry. The development area on the lower terrace is a gravel hardstand area and is supported by a boulder seawall that borders the site. An unapproved Landing (boat ramp) is situated in the south-western corner and does not form part of this application and is being addressed separately.

A single access location has been approved by SARA/DTMR in the north-western corner of the site to Shute Harbour Road. A second unlawful access is in the north-eastern corner and SARA have provided development conditions advising this access is not permitted to be used and is to be closed.

The lease area for the Shute Harbour Marina Resort Development (Lot 22 on SP208207) is adjacent the site to the north.

### 3. Proposal Details

The proposal is for the following marine salvage activities:

- Mooring service – loading ocean mooring buoys onto the operator's barge to enable loading and unloading of salvage at sea.
- Marine construction – loading and unloading equipment onto the operator's barge required to undertake salvage operations at sea.
- Commercial diving – loading and unloading diving equipment onto the operator's barge to undertake marine salvage at sea.
- Marine salvage – unloading via ocean crane and temporary standing vessels on-site and when required, the breaking of the vessels into smaller pieces to enable removal from the site via truck.

Activities such as boat/engine repairs and maintenance, hull preparation and cleaning, removal of biological foulants (marine pests), application of anti-fouling (painting boat hulls) and fibre-glassing will not be undertaken on-site.

The proposal is supported by an Environmental Management Plan (EMP) that manages on-site operations, quantifies site risks and provides measures for the operator to follow to ensure ongoing compliance with relevant legislation.

### 4. Planning Assessment

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

The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 4).

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

The application was referred to SARA for being a material change of use within 25m of a state transport corridor.

A response was provided with conditions. Notably, the secondary access on the eastern side of the site is not permitted to be used but has not been conditioned to be removed. The approved access location on the western side of the site is also required to be resealed.

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

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

State Interest – Liveable Communities and Housing

Not applicable.

### State Interest – Economic Growth

Not Applicable.

### State Interest – Environment and Heritage

The proposal has satisfied this State Interest. The development provides a method of ensuring contaminants generated by the marine activities are contained on the graded concrete hardstand area and drain to a central pit and pipe network which will divert all the runoff to be treated by a tertiary treatment device before being discharged to Shute Bay.

A basic water quality assessment with a music model was supplied to demonstrate the development can achieve the SPP water quality targets. It is confirmed that the water quality targets can be met for all stormwater that falls onto the general hardstand area.

### State Interest – Safety and Resilience to Hazards

The proposed development is largely a marine salvage yard and is coastal dependent development, involving minimal structures that are located as landward as possible. The site is subject to storm tide, coastal erosion and landslide hazard overlays. The supporting EMP has provided procedures that deal with storm-surge events, including stowing or removing any equipment capable of causing environmental harm and removing any rubbish once an event is known to be coming.

The site is surrounded by a significant boulder revetment wall which will mitigate coastal erosion. A geotechnical assessment was provided which identifies the geotechnical stability risk as Very Low to Low provided that the development and earthworks are undertaken in accordance with the recommendations within the report.

### State Interest – Emissions and Hazardous Activities

The supporting EMP advises that no chemicals, fuels and/or contaminants shall be stored onsite, and all plant and equipment will be fuelled and maintained offsite. Conditions of approval reflect this statement.

### State Interest – Infrastructure

The proposal will not have an impact on the regional transport network. DTMR have conditioned a single access point to the site.

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

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

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

See response to the SPP State Interest – Safety and Resilience to Hazards.

#### Strategic directions – Environment

See response to the SPP State Interest – Environment and Heritage.

Strategic directions – Regional Landscapes

Not Applicable.

Strategic directions – Natural Resource Management

Not Applicable.

Strategic directions – Strong Communities

Not applicable.

Strategic direction – Strong Economy

Not applicable.

Strategic direction – Managing Growth

Not applicable.

Strategic direction – Urban Form

Not applicable.

Strategic direction – Infrastructure and Servicing

The development is not required to be connected to reticulated sewer infrastructure. In terms of adequate water supply, the applicant advises that the site contains storage structures only in the form of shipping containers. These buildings do not require hydrant protection under NCC Section E1P3 as the site is not deemed to be a fire hazard under definition. In an emergency fire situation, water can also be drawn from the ocean adjacent the site.

Strategic direction – Transport

It is important that the region recognises, protects and manages major transport corridors to enable general vehicular and personal movement, and the safe and continued movement of freight throughout the region. DTMR have conditioned a single access point to the site which is deemed suitable and will not impact the regions transport infrastructure.

#### 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 use is considered consistent with the region's settlement pattern and hierarchy of centres. The proposal is for an urban purpose within an urban area.

### Strategic Intent – Theme 2 - Economic Growth

The economic growth theme aims to protect and enhance the economic resilience, wealth creating and employment generating capacities of the Region's key sectors. The proposal is not likely to be a significant employment generator but will provide economic opportunities to expand marine salvage and associated activities in the region. The proposal for marine industry, is advantageously located next to the Shute Harbour Marina Resort development site and is closely located to existing marine facilities servicing the Whitsunday Islands. The Economic Growth theme specifically mentions marine facilities in Shute Harbour and as the proposal is relatively small in scale and intends to support those facilities, it does not conflict with this theme.

### 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. As the development has sufficiently demonstrated that it can mitigate potential environmental impacts via the internal stormwater drainage system that includes a water quality treatment device prior to the outflow, and emergency response procedures through the site's EMP, the proposal complies with this theme.

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

The proposed development is a marine salvage yard and is a coastal dependent development, involving minimal structures that are located as landward as possible. The site is subject to storm tide, coastal erosion and landslide hazard overlays. Due to the development not containing habitable uses, there is less need to fill the site to the defined storm tide event (DSTE) and more focus on mitigating potential impacts from temporary inundation. The supporting EMP has provided procedures that deal with storm-surge events, including stowing or removing any equipment capable of causing environmental harm and removing any rubbish once an event is known to be coming.

The site is surrounded by a significant boulder revetment wall which will mitigate coastal erosion. A geotechnical assessment was provided which identifies the geotechnical stability risk as Very Low to Low provided that the development and earthworks are undertaken in accordance with the recommendations within the report.

### Strategic Intent – Theme 5 – Infrastructure

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

#### 4.4.3. Overlay Codes

##### Acid Sulfate Soils Overlay Code

The subject site is located on land subject to the acid sulfate soils for investigation as the land is above 5m AHD and below 20m AHD. Minimal earthworks will be required to install the underground infrastructure. 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).

### Bushfire Hazard Overlay Code

The northern-most part of the site is subject to bushfire hazard. The overlay appears to be an offset from the steeply vegetated area of the Conway National Park directly across Shute Harbour Road from the site. The northern portion of the site contains one large Fig Tree in this area and is not at an unacceptable risk to bushfire as the remainder of the site is a gravel hardstand area. No further assessment is required, the development complies with the overlay.

### Coastal Protection Overlay Code – Erosion Prone Areas

The site is subject to the Erosion Prone Areas sub-category of the Coastal Protection Overlay. The site is not at an unacceptable risk to erosion due to a substantial seawall that borders the site. Q Imagery indicates the wall has been in existence since 1985 and continues to protect the site from erosion. Therefore, the erosion of the site has been mitigated and the development complies with the overlay.

### Coastal Protection Overlay Code – Storm Tide Inundation

The site has a maximum DSTE of 4.40m AHD based on 2100 sea-level rise and the ground levels in the Marine Industry use area range from 2.79m AHD to 3.38m AHD. Council's mapping shows that the site is not subject to any permanent inundation and that the mapped hazard is the 'wave run-up' in a storm-tide event.

AO4.1/PO4 of Table 8.2.5.3.2 Benchmarks for assessable development, requires the development to avoid the release of hazardous materials into floodwaters and that the development develops contingency measures to mitigate the release of contaminants to the receiving environment. The EMP advises that no hazardous chemicals will be stored on-site and through the combination of two stormwater drainage valves at the inflow and outflow, will ensure any general contaminants caught in the water quality treatment device will not be released to the ocean in a storm tide event, achieving compliance with the overlay.

### Environmental Significance Overlay (ESO) Code

The northern-most corner of the site is subject to the ESO, specifically Wildlife Habitat. Given the site contains only a single tree within the mapped area and the balance of the site is a gravel hardstand, it is considered that the overlay is largely not applicable to the site. Similarly to the bushfire hazard, the overlay is a buffer to the adjacent Conway National Park. No wildlife corridors exist on the site and therefore the overlay is satisfied.

### Infrastructure Overlay Code – Road Noise Corridor – 1-3

No habitable uses are proposed and therefore the overlay is not applicable to the development.

### Landslide Hazard Overlay Code

A Geotechnical Investigation and Slope Stability Risk Assessment by Nepean Geotechnics was provided to support the development in accordance with the overlay. Through a risk assessment matrix in accordance with 'Practice Notes Guidelines for Landslide Risk Management, 2007, AGS', the report details that the site has a low risk for

loss of life of an individual and that the flat areas of the site also have a 'low' risk of damage to a proposed structure and therefore future developments at the site are considered feasible provided that all the developments and earthworks are undertaken in accordance with the practice provided in the Australian Geomechanics Society AGS 'Some Guidelines for Hillside Construction' and the recommendations of the report.

The development complies with the overlay.

#### 4.4.4. Mixed Use Zone Code

The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation. The proposal is not a contemplated land use within the zone. Notwithstanding, the proposal does achieve various overall outcomes of the code, as follows:

- Does not compromise the role and function of existing centres within the region
- Mitigates adverse impacts on the surrounding environment as demonstrated through the EMP and stormwater management plan
- Does not unreasonably impact on the amenity of surrounding development
- Provides an appropriate level of transport infrastructure externally and internally
- Does not impact on the safety and efficiency of existing and future infrastructure of the region.

The site is connected to Council's reticulated water network; however, a sewer connection has not been made. Investigations to connecting the site to reticulated sewer have determined infiltration of seawater into the network is likely to occur and that connection to the low levels of the site is not suitable.

#### Other Relevant Matters

In accordance with s45(5)(b) of the Act, an assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise. In accordance with this provision, the following additional matters form part of the assessment against the development:

##### 1. Site location

The site is well located at the southern end of the Whitsunday region to support the maritime needs of the area. Shute Harbour is a gateway to the Whitsunday islands and the site has a close proximity to major boating routes, significant vessel moorings and island resorts. The site location has proven valuable in disaster events to provide a well-located base for salvage operations.

##### 2. Site characteristics

The characteristics of the site make it a highly desirable location for maritime activities.

The site is located on the coastline, protected by a significant seawall. The site is cleared and levelled with a concrete hardstand area allowing machinery to access the water's edge without the need to undertake further works to the site. A vehicle access location is already provided to Shute Harbour Road suitable to accommodate the large vehicles required to remove salvaged vessels from the site.

### 3. Absence of unmitigated impacts

The proposal has demonstrated that it can operate in a manner that does not cause environmental harm and conditions of approval can be imposed to secure ongoing compliance. There is no adjoining development to the site, as the adjoining motel has been demolished post cyclone Debbie. Consideration to the future development of the adjoining land has been had in the conditions of approval which manage noise, dust and other amenity requirements.

### 4. Land availability

Marine Industry is impact assessable in all zones except in the Waterfront and marine industry zone of which is only provided in the Bowen marina. Opportunities for marine industry are severely limited in the south of the Whitsunday region, with existing limited boat lift and maintenance facilities occupying legacy sites at Coral Sea Marina and Edge's boatyard.

#### 4.4.5. Development Codes

##### Industry Activities Code

The purpose of the Industry activities code is to ensure Industry activities are designed and operated in a manner which meets the needs of the Industry activity, protects public safety and environmental values and appropriately responds to amenity considerations.

The purpose of the code is achieved through the following overall outcomes:

- a) *the scale and intensity of an Industry activity is compatible with its location and setting;*
- b) *an Industry activity incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;*
- c) *an Industry activity does not cause environmental harm or nuisance, including the contamination of land or water;*
- d) *an Industry activity avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial activity where these activities are located in a zone other than an industry zone; and*
- e) *an Industry activity incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.*

Industry activities established on land included in an industry zone or another zone are to be suitable having regard to:

- a) *the suitability of the land for an Industry activity;*
- b) *the nature, scale and intensity of the Industry activity;*
- c) *the infrastructure and service needs of the Industry activity; and*
- d) *the preferred character of the local area.*

The suitability of the land for an Industrial activity considers the ability of the site to accommodate the use. With respect to this requirement, the site is of a sufficient size and will contain a suitable concrete hardstand area for the proposed use. The site is directly adjacent the sea and contains physical characteristics required for marine industry in

terms of its proximity to Shute Harbour Maritime Terminal and the future Shute Harbour Marina Resort Development.

The nature, scale and intensity of the proposal requires consideration of amenity impacts on existing development in the area. The proposal is generally small-scale but has the potential to create amenity disruptions due to its industrial nature. As the applicant owns the now vacant Shute Harbour Motel site, they have opted to undertake acoustic assessments at the point of redeveloping the site above. Conditions of approval have been applied that require an Acoustic Impact Assessment to be undertaken if there is receipt of a noise complaint and that recommendations of the assessment are to be applied.

Minimal additional built form is required to support the development in the form of shipping containers and a covered area for staff. Once the site is redeveloped in accordance with the plans (sealed access and circulation areas etc.), it will also provide a more attractive setting when viewed from Shute Harbour Road.

The development has been able to demonstrate that it will not cause environmental harm to the receiving waters as the development will be discharging all stormwater to the internal stormwater system that includes a stormwater treatment device. Additional environmental protection conditions of approval have been imposed to mitigate the potential issues that may arise from the development.

### Infrastructure Code

A supplementary stormwater management plan has demonstrated general compliance with Council's Development Manual and Stormwater Quality Guideline. Due to the minimal staffing requirements for the operation and the mapped storm tide for the site, provision of on-site amenities for staff is not required. Further, due to the potential impacts to the sewerage reticulation network from storm tide if the lower site is provided with sewer, Whitsunday Water have not approved this site for a sewer connection. A water connection already exists to the site however washing down of vessels and salvage is not permitted as per the recommendations of the supporting EMP.

### Landscaping Code

Due to the storm tide inundation mapped for the site, combined with the use area requiring the maximum amount of space available, landscaping placements around the use area are not required. A large fig tree exists in the frontage of the site which is to remain as a screen for the use.

### Transport and Parking Code

The proposed development falls within the 'All other industrial activities' category within Table 9.4.7.3.3 Minimum on-site parking requirements. The only roofed area is the shipping container covered area, having approximately 77m<sup>2</sup> of GFA, requiring two on-site parking spaces. The proposal is providing four dedicated parking spaces and sufficient space is available for articulated vehicles (AV), achieving the requirements of AO3.1.

Access to the site has been conditioned for a sealed upgrade via the SARA response. Swept-path templates demonstrate suitable site circulation for all vehicles up to 38m, anticipating the delivery/pick-up of boats for salvage or repairs. The development achieves compliance with the code.

**5. Public Submissions**

The development application was placed on public notification between 8 December 2023 and 16 January 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 17 January 2024. No submissions were received during this period of Public Notification.

**6. Infrastructure Charges**

6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge                |                                                |                   |             |          |                     |
|-------------------------------|------------------------------------------------|-------------------|-------------|----------|---------------------|
| Type of Development           | Development Category                           | Demand Unit & Qty | Charge Rate |          | Adopted Charge      |
| MCU                           | Industry                                       | 77m2              | \$61.50     |          | \$4,735.50          |
| <i>Total Adopted Charge</i>   |                                                |                   |             |          | <b>\$4,735.50</b>   |
| Credit                        |                                                |                   |             |          |                     |
| Type of Development           | Development Category                           | Demand Unit & Qty | Charge Rate | Discount | Total Credit        |
| Existing Lawful Use (Lot 301) | Residential – 3 or more bedroom dwelling house | 1                 | \$34,452.65 | 100%     | \$34,452.65         |
| Existing Lawful Use (Lot 252) | Accommodation (short term)                     | 9                 | \$12,304.45 | 100%     | \$110,740.05        |
| <i>Total Credit</i>           |                                                |                   |             |          | <b>\$145,192.70</b> |
| <b>Total Levied Charge</b>    |                                                |                   |             |          | <b>\$Nil</b>        |

**\*No charge payable as credit exceeds the adopted charges calculated\***

## Attachment 11.4.4 Conditions of Approval

### **1.0 ADMINISTRATION**

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

| Plan/Document Name                                             | Prepared By        | Plan Number   | Dated      |
|----------------------------------------------------------------|--------------------|---------------|------------|
| Concept Site Layout Plan                                       | SMCE               | SK03.1        | 22/11/2023 |
| Concept Stormwater Management Layout Plan                      | SMCE               | SK04.1 Rev. B | 04/11/2024 |
| Engineering Technical Memorandum                               | SMCE               | 23275WP       | 30/11/2024 |
| Environmental Management Plan                                  | 4 elements         | Version 1.4   | 15/01/2025 |
| Geotechnical Investigation and Slope Stability Risk Assessment | Nepean Geotechnics | R23183.Rev0   | 11/10/2023 |

- 1.2 The applicant is to comply with the Department of State Development, Manufacturing, Infrastructure and Planning's conditions as outlined in the Department's correspondence dated 18 September 2023.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:
- o Operational Works;
    - o Earthworks;
    - o Stormwater; and
    - o Erosion & Sediment Control.
  - o Building Works.
- All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.
- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of 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 commencement of the use.
- 1.7 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

### **2.0 CLEARING, LANDSCAPING AND FENCING**

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
- a) stored neatly on site and shredded within sixty (60) days of clearing; or
  - b) removed off the site to an approved disposal location.

## Attachment 11.4.4 Conditions of Approval

- 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 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All inlets to the stormwater treatment system inlets must be above the Defined Storm Tide Event (DTSE). All earthworks are to be placed, trimmed and compacted as a minimum to standards identified in AS3798. Compaction test results are to be submitted to Council for its records.
- 3.2 Any retaining and earthworks structures must be designed in accordance with the recommendations of the Geotechnical Investigation and Slope Stability Assessment Report by Nepean Geotechnics – R23183.Rev0 dated 11 October 2023 and are stable and will remain so over the long term.
- 3.3 During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has meet the design intent and provide evidence that the finished work will not cause adverse impact on adjoining property and will be stable over the long term.
- 3.4 All cut/fill batter slopes must be protected and retained, within the property boundary, in a visually acceptable manner prior to commencement of the use.
- 3.5 Prior to commencement of use on the site, the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations of the Geotechnical Investigation and Slope Stability report by Nepean Geotechnics – R23183.Rev0 dated 11 October 2023 and are stable and will remain so over the long term.

### **4.0 ACCESS AND PARKING**

- 4.1 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.
- 4.2 All accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.
- 4.3 All driveways must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 4.4 A minimum of four (4) on-site parking spaces are to be provided in accordance with the Concept Roadworks and Carpark Layout Plan by SMCE dated 22/11/2023.
- 4.5 Prior to commencement of use, 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 internal Access, onsite parking and manoeuvring

## Attachment 11.4.4 Conditions of Approval

areas have been designed and constructed according to the conditions of this Decision Notice and achieves compliance with Councils Development Manual, AS2890 and AS 1428.

### **5.0 STORMWATER AND FLOODING**

- 5.1 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.
- 5.2 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.
- 5.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (or equivalent replacement document current at the time of development).
- 5.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 5.5 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 5.6 Proprietary stormwater treatment devices as shown on the approved drawings shall:
  - a) Be installed in line with the Manufacturer's Guidelines; and
  - b) Be constructed in accordance with the Whitsunday Regional Council Stormwater Quality Guideline.
- 5.7 Prior to commencement of use on the site the proprietary devices and supporting infrastructure shall be inspected by the applicants engineer and Council. Should any proprietary devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicants cost.
- 5.8 All proprietary devices installed under the approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use. This Commissioning Certificate is used to initiate the required servicing period in accordance with the manufactures requirements and to advice Council the system is ready to accept stormwater.
- 5.9 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment devise installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.
- 5.10 Prior to commencement of use, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

**6.0 ELECTRICITY AND TELECOMMUNICATIONS**

9.1 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.

**7.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

7.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.

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

7.3 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

7.4 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

7.5 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

**8.0 GEOTECHNICAL**

8.1 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal, Geotechnical Report by Nepean Geotechnics – R23183.Rev0 dated 11 October 2023, and any Development Permit conditions. A certification to confirm compliance must be provided prior to the commencement of the use.

**9.0 CERTIFICATION**

9.1 All engineering, stormwater management and building works described in this development approval are to be certified by a suitably qualified Registered Professional Engineer of Queensland at both the design and the constructed stage. The certification must show that the engineer is satisfied that all construction has taken place in accordance with the design and the relevant Australian Standards, Guidelines, Development Manual, submitted reports and used best practice methods.

**10.0 ENVIRONMENTAL HEALTH**

- 10.1 No spray painting, engine repairs and/or maintenance, hull preparation/cleaning, antifouling, fibre-glassing or abrasive blasting is to occur onsite at any time.
- 10.2 No in-water cleaning is to be undertaken at the facility.
- 10.3 All staff, contractors, personnel or other such persons working onsite must be inducted and trained in site operating and safety procedures, including the Environmental Management Plan, before any work is commenced onsite.
- 10.4 All waste generated by the site must be removed by licensed waste transporters and disposed of at a licensed landfill, transfer station or recycling centre.
- 10.5 Operational hours are restricted to 6:30am to 6:30pm Monday to Saturday.
- 10.6 Any incidents which have, or may result, in serious environmental harm are to be reported to the Department of Environment, Science and Innovation within 24hrs of the incident.
- 10.7 Cutting operations using oxy-acetylene torches must not be conducted in proximity of ignition sources such as stored oils, solvents and other dangerous goods or wastes such as greases and rubber and undertaken in accordance with AS4839.
- 10.8 There must be a suitable number of waste storage receptacles/bins located on site at all times so wastes can be effectively separated and disposed of. Receptacles must be able to effectively hold all waste material and be lidded to prevent movement of waste offsite.
- 10.9 Solid waste disposed to an industrial waste bin must be chemically stable, non-putrescible and inert.
- 10.10 The storage of flammable and combustible liquids must be in accordance with AS 1940-2017 or any other requirements imposed by Local or State Government.
- 10.11 Regulated waste must be removed from the premises by a regulated waste transporter holding a licence and relevant waste transport dockets to transport the regulated waste must be left with the holder of the development approval.
- 10.12 Establish procedures for minimising visible dust emissions from the premises such as to prevent the release of visible dust emissions at the site boundary. Visible dust must be suppressed immediately.
- 10.13 Wastewater and solid waste shall not be released to stormwater, ground water, water-bodies or onto the ground unless all practicable measures have been undertaken to prevent or minimise the release of such wastes or contaminants.
- 10.14 The maintenance and cleaning of vehicles, vessels and other equipment or plant must not be carried out on the site at any time.
- 10.15 The activity must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance.
- 10.16 All spillage of wastes, contaminants, or other materials must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants, or material to any stormwater drainage system, roadside gutter, or waters.
- 10.17 Adequate materials and equipment (i.e. spill kits) must be located onsite at various locations where spills can possibly occur. Spill kits must remain fully stocked and personnel trained in their appropriate use.
- 10.18 Emergency procedures must be in place and communicated to staff to address emergency situations such as failure of equipment, rupture of pipes etc.
- 10.19 In the event the business/operator receives a noise complaint the following procedure must be enacted:

## Attachment 11.4.4 Conditions of Approval

- 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 of actions taken to resolve the complaint.

### **11.0 OPERATING PROCEDURES**

- 11.1 All on-site activities are to be undertaken in accordance with the approved Environmental Management Plan by 4 Elements dated 15/01/2025.
- 11.2 Loading and unloading operations must be conducted wholly within the site.
- 11.3 Vehicles entering and exiting the site must do so in forward gear.
- 11.4 Vehicle and boat maintenance is not permitted to be carried out onsite.
- 11.5 All vessels brought from sea to land are to be done so via crane. No usage of the boat landing facility (boat ramp) is permitted at any time.
- 11.6 In the occurrence of an incoming severe cyclonic weather event, the operator must close both return valves on the internal stormwater network.

### **12.0 MISCELLANEOUS**

- 12.1 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)
- 12.2 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.
- 12.3 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.

## Attachment 11.4.4 Conditions of Approval

- 12.4 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.
- 12.5 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.

### **13.0 ADVISORY NOTES**

#### **13.1 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.

#### **13.2 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.

#### **13.3 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.

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

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

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

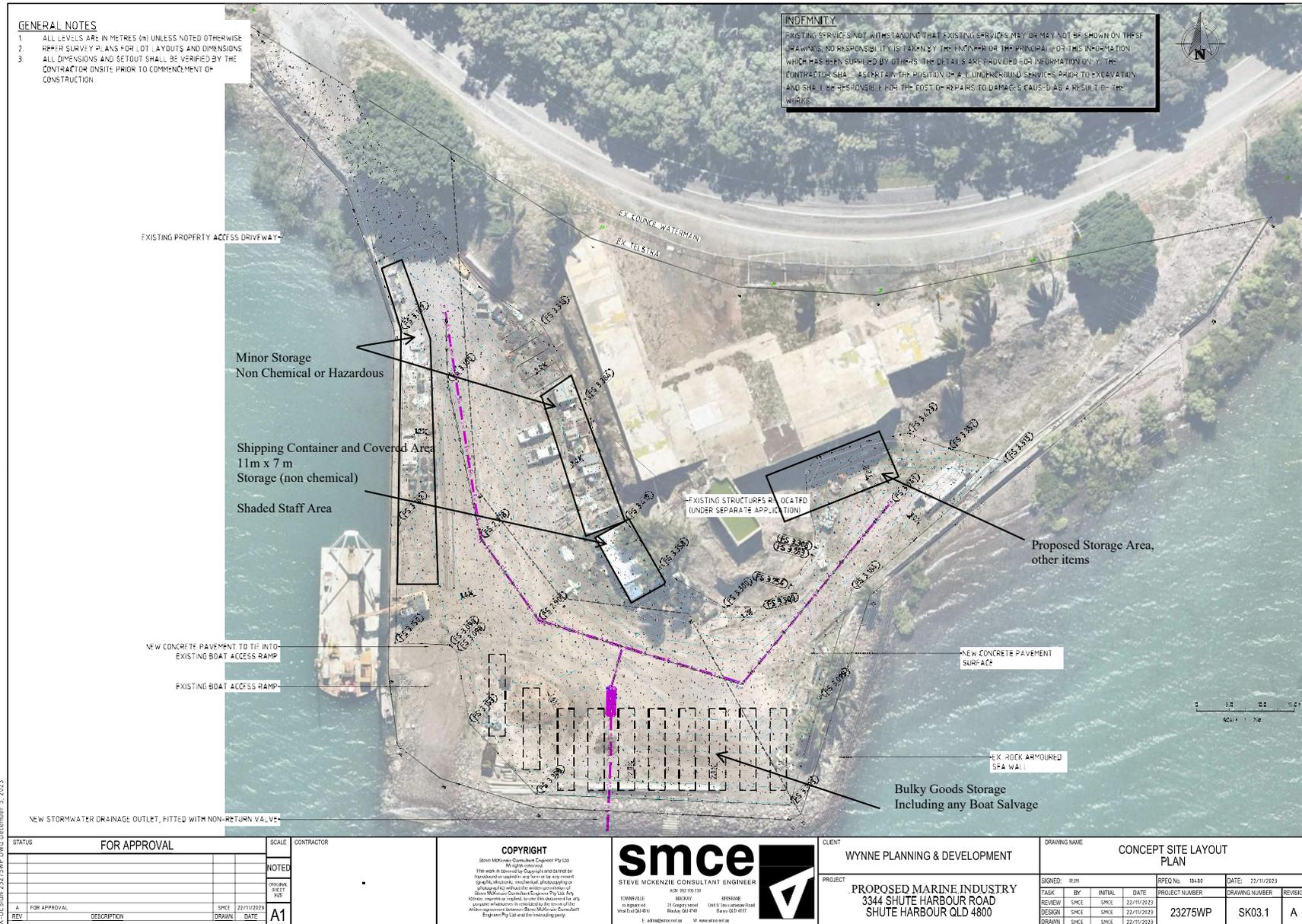
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or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

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

# Attachment 11.4.5 Plans of Development



**GENERAL NOTES**

1. ALL LEVELS ARE IN METRES (M) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

**INDEMNITY**

EXISTING SERVICES NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

K:\2025\23275WP\DWG\23275WP.dwg; 22/11/2023

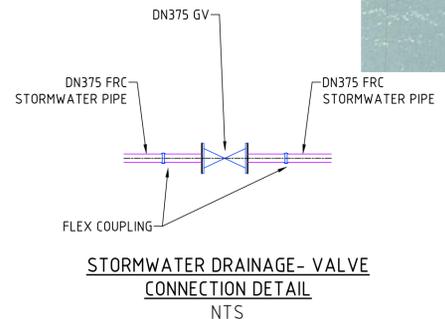
|        |              |                |     |        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |         |                                                                               |      |              |                          |                |         |                |        |          |            |
|--------|--------------|----------------|-----|--------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------|------|--------------|--------------------------|----------------|---------|----------------|--------|----------|------------|
| STATUS |              | FOR APPROVAL   |     | SCALE  | CONTRACTOR | <p><b>COPYRIGHT</b></p> <p>Steve McKenzie Consultant Engineer Pty Ltd<br/> <small>(Austlian Intellectual Property)</small></p> <p>This work is covered by Copyright and cannot be reproduced or used in any form or by any means, graphic, electronic, mechanical, photocopying or otherwise, without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. No licences, permits or other forms of clearance for any reproduction or use are intended by the owner of this work and permission to reproduce Steve McKenzie Consultant Engineer Pty Ltd and its intellectual property.</p> | <p><b>smce</b></p> <p>STEVE MCKENZIE CONSULTANT ENGINEER</p> <p>10 BRIDGE ST. BANGKAY QLD 4810 (PH) 07 4870 1100<br/>                 111 CANNON STREET, BANGKAY QLD 4810<br/>                 E: <a href="mailto:admin@smce.net.au">admin@smce.net.au</a> W: <a href="http://www.smce.net.au">www.smce.net.au</a></p> | CLIENT  | WYNNE PLANNING & DEVELOPMENT                                                  |      | DRAWING NAME | CONCEPT SITE LAYOUT PLAN |                |         |                |        |          |            |
| NOTED  |              | ORIGINAL SHEET | 302 |        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        | PROJECT | PROPOSED MARINE INDUSTRY<br>3344 SHUTE HARBOUR ROAD<br>SHUTE HARBOUR QLD 4800 |      | SIGNED:      | BY:                      | INITIAL:       | DATE:   | RPEQ No.:      | 16160  | DATE:    | 22/11/2023 |
| A      | FOR APPROVAL |                |     | SMCE   | 22/11/2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |         | TASK:                                                                         | SMCE | SMCE         | 22/11/2023               | PROJECT NUMBER | 23275WP | DRAWING NUMBER | SK03.1 | REVISION | A          |
| REV    | DESCRIPTION  |                |     | DRAWN: | DATE:      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |         | DESIGN:                                                                       | SMCE | SMCE         | 22/11/2023               |                |         |                |        |          |            |
|        |              |                |     |        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |         | DRAWN:                                                                        | SMCE | SMCE         | 22/11/2023               |                |         |                |        |          |            |

**GENERAL NOTES**

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

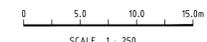
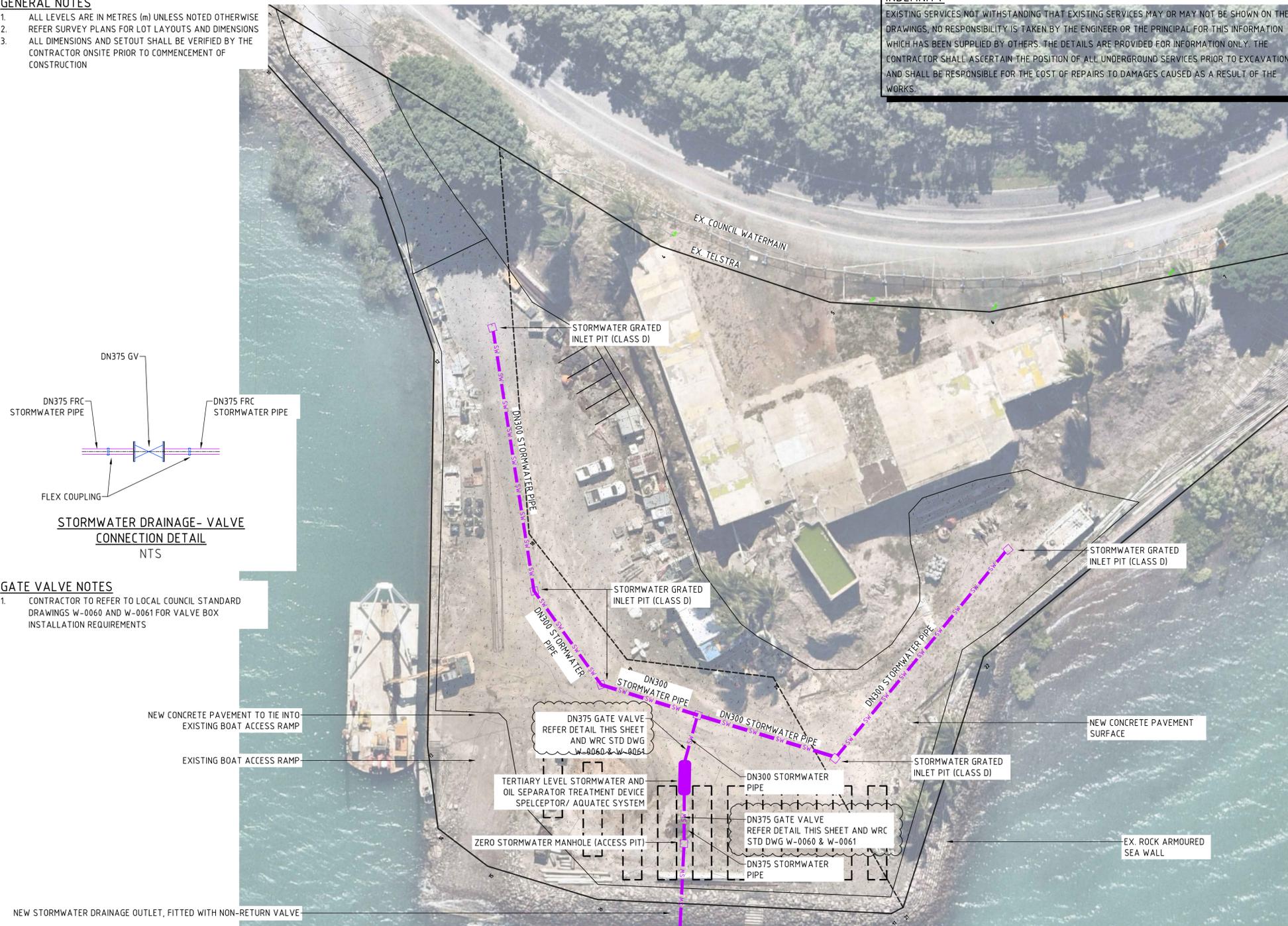
**INDEMNITY**

EXISTING SERVICES NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES, PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.



**GATE VALVE NOTES**

1. CONTRACTOR TO REFER TO LOCAL COUNCIL STANDARD DRAWINGS W-0060 AND W-0061 FOR VALVE BOX INSTALLATION REQUIREMENTS



X-DESIGN 2327/5WP-DWG December 5, 2023

|        |                                                |              |            |
|--------|------------------------------------------------|--------------|------------|
| STATUS |                                                | FOR APPROVAL |            |
| REV    | DESCRIPTION                                    | DRAWN        | DATE       |
| B      | AMENDED STORMWATER DETAILS FOR TIDAL INFLUENCE | SMCE         | 04/11/2024 |
| A      | FOR APPROVAL                                   | SMCE         | 22/11/2023 |

|                     |            |
|---------------------|------------|
| SCALE               | CONTRACTOR |
| NOTED               |            |
| ORIGINAL SHEET SIZE | A1         |

**COPYRIGHT**  
 Steve McKenzie Consultant Engineer Pty Ltd.  
 All rights reserved.  
 This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

**smce**  
 STEVE MCKENZIE CONSULTANT ENGINEER

ACN 092 705 130  
 MACKAY  
 31 Gregory Street  
 Mackay Qld 4740  
 E. admin@smce.net.au W. www.smce.net.au

BIRSBANE  
 UHI 5/ 386 Eamshaw Road  
 Banyo Qld 4017

CLIENT  
**WYNNE PLANNING & DEVELOPMENT**

PROJECT  
**PROPOSED BOAT REPAIR FACILITY  
 3344 SHUTE HARBOUR ROAD  
 SHUTE HARBOUR QLD 4800**

|              |      |          |            |                                           |                |            |
|--------------|------|----------|------------|-------------------------------------------|----------------|------------|
| DRAWING NAME |      |          |            | CONCEPT STORMWATER MANAGEMENT LAYOUT PLAN |                |            |
| SIGNED: RJM  |      | RPEQ No: | 18480      | DATE:                                     |                | 22/11/2023 |
| TASK         | BY   | INITIAL  | DATE       | PROJECT NUMBER                            | DRAWING NUMBER | REVISION   |
| REVIEW       | SMCE | SMCE     | 22/11/2023 | 23275WP                                   | SK04.1         | B          |
| DESIGN       | SMCE | SMCE     | 22/11/2023 |                                           |                |            |
| DRAWN        | SMCE | SMCE     | 22/11/2023 |                                           |                |            |