

11.5 - 20240436 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use - Lascelles Avenue, Gungahlin - Whitsunday Enterprise Park Pty Ltd

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 a preliminary approval for the Whitsunday Enterprise Park integrated industrial/business development and seek Council's determination.

EXECUTIVE SUMMARY

Council is in receipt of a Development Application for Preliminary Approval (Variation Request) for a proposed industrial/business development at Lascelles Avenue, Gungahlin. The applicant intends to develop the site as an integrated development with precinct sizes that will facilitate a variety of industrial uses including transport, storage & freight distribution activities, primarily to support logistics at the Whitsunday Coast Airport.

The proposal will be known as the Whitsunday Enterprise Park and has a layout that consists of six precincts, with building footprints ranging from 832m² to 1450m². Each precinct will contain its own parking area, effluent disposal area, landscaping and water storage. A large private access road is proposed to service each precinct, suitable to cater for a 19m semi-trailer. A privately owned bio-retention basin is sited within the balance of the land, sized large enough to cater for stormwater quality needs for the entire development.

The proposal involves a variation to the Whitsunday Regional Council Planning Scheme 2017 to vary the effect of the Industry investigation zone code and Industry activities code. The proposal seeks to adopt the Whitsunday Enterprise Park Development Scheme. The change results in several industrial and business uses having a changed level of assessment from impact assessable to code assessable and accepted development. The second key change provides assessment benchmarks for the development layout to be in accordance with the plan of development with the provision of on-site services.

Public notification occurred from 4 October 2024 to 19 November 2024 with one submission received from the adjoining Motorsports club. The submission did not oppose the development but raised the existing noise and dust generating activities that are part of the motor sports activities. It is considered the adjoining uses can co-exist without detrimental amenity impacts affecting each operation. The application has been assessed in accordance with section 61(2) of the Planning Act 2016 and is recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Preliminary Approval (Variation Request) for Material Change of Use, made by Whitsunday Enterprise Park Pty Ltd, on L: 70

SP: 149521 and located on Lascelles Avenue Gunyarra, subject to the conditions outlined in **Attachment 11.5.4.**

BACKGROUND

The land is zoned Industry investigation when the Whitsunday Regional Planning Scheme 2017 was adopted in 2017. The site was previously zoned Rural.

DISCUSSION/CURRENT ISSUE

The key variations of the Whitsunday Enterprise Park Development Scheme (the Development Scheme) from the current requirements Industry investigation zone are:

The following uses to be accepted development where complying with the code:

- Transport depot
- Warehouse

Code assessable development:

- Medium impact industry
- Low impact industry
- Transport depot (where not complying with the code)
- Warehouse (where not complying with the code)
- Service station.

These changes will remove the ability for the public to submit against these uses in the future. In accordance with section 61(2)(c) of the Planning Act 2016, the application material provided to Council clearly details the vision for the site which will guide the future development. The development application contains adequate proposal information via plans of future development and a detailed proposed development code for the public to form an informed view.

The proposal intends to provide on-site water supply and sewerage treatment which is a variation from the requirements of the Industry investigation zone, which requires reticulated services to be provided.

The subject site is approximately 8km from the closest public reticulated water and sewer infrastructure. Private water infrastructure is provided to the Proserpine Whitsunday Coast Airport via the Laguna Quays private water line. A self-contained sewerage treatment plant is located at the airport. The development is unable cost effectively achieve connections to either of these networks and it is not considered necessary for private arrangements to be made based on the ability to meet the strategic purpose of the development for transport orientated uses with onsite services. The area is not within Council's Priority Infrastructure Area (PIA) and there is also no completed master planning for the Lascelles Avenue locality to identify the provision of water and sewer infrastructure.

The report confirms the intended uses of the land can function without reticulated infrastructure connections and the provisions of the code will require a suitably qualified professional to provide an assessment of the onsite water storage needs for each development. An on-site effluent disposal report has been submitted with the application

demonstrating each proposed precinct has sufficient space available to accommodate on-site disposal.

FINANCIAL IMPLICATIONS

Application fees have been paid.

A Preliminary Approval does not attract an infrastructure charge. Infrastructure charges will be applicable at future development stages.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Plumbing Team Leader

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.

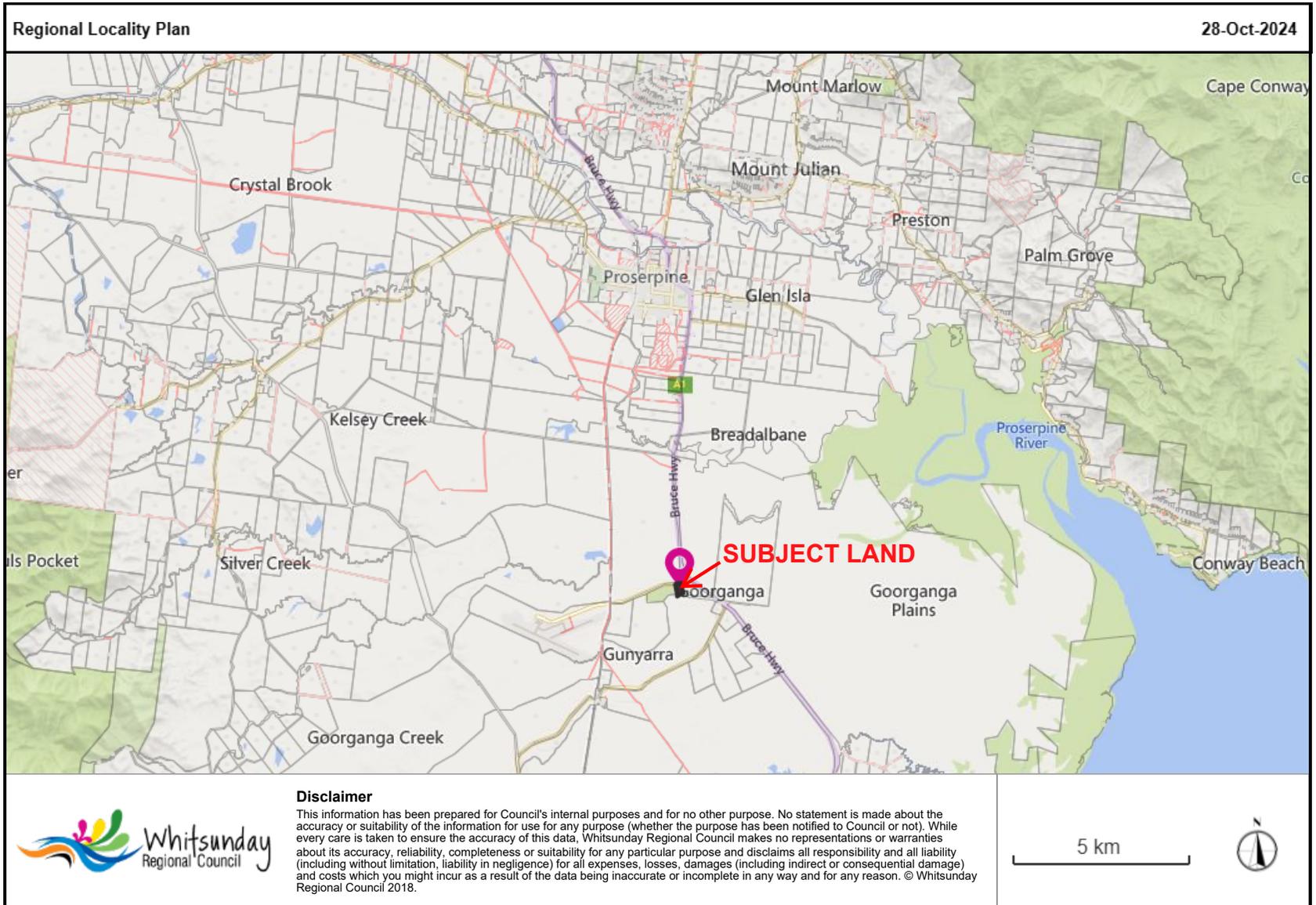
STRATEGIC IMPACTS

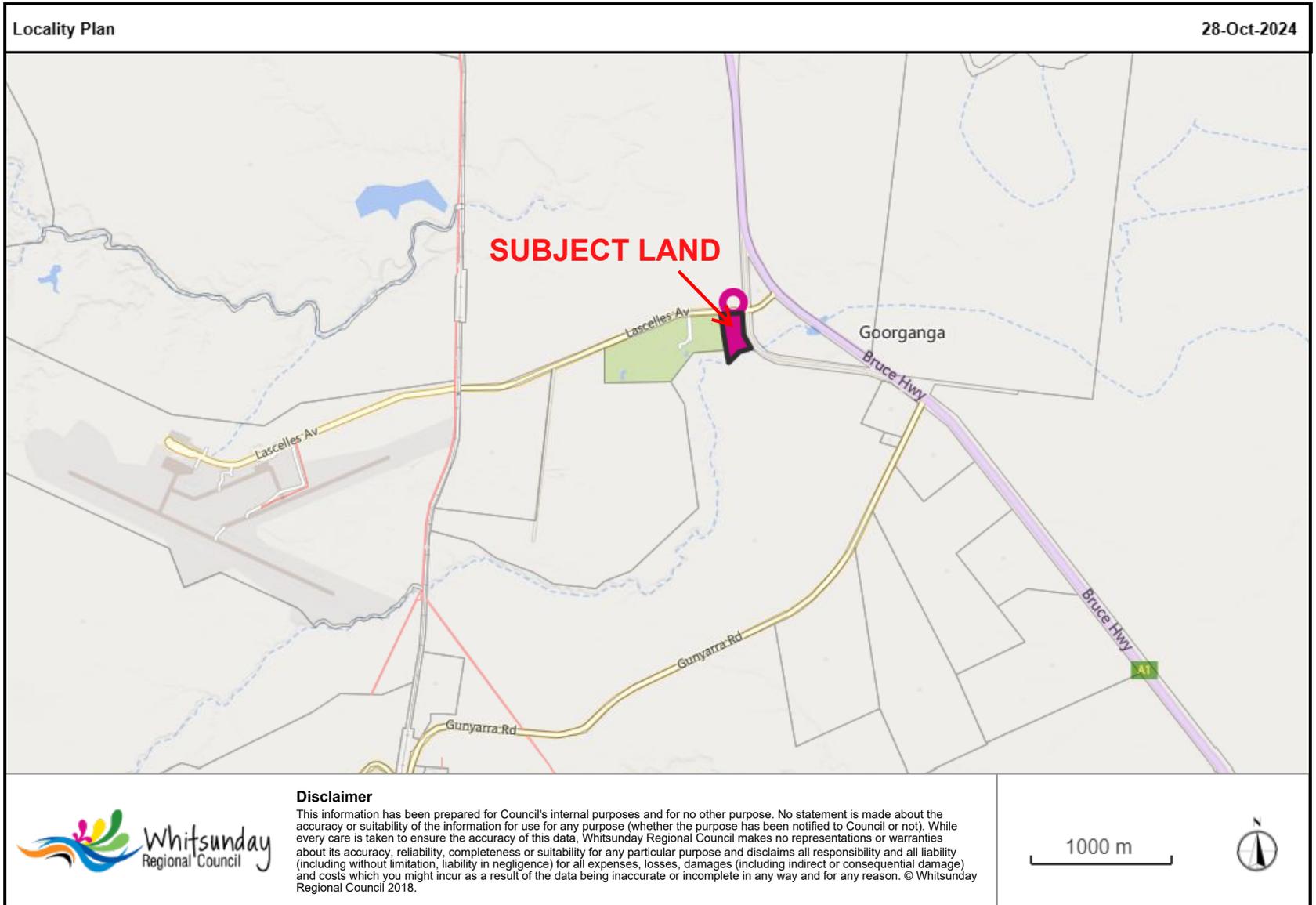
Corporate Plan Reference:

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Locality Plan [11.5.1 - 1 page]
2. Locality Plan [11.5.2 - 1 page]
3. Planning Assessment Report [11.5.3 - 11 pages]
4. Conditions of Approval [11.5.4 - 3 pages]
5. Whitsunday Enterprise Park Development Scheme [11.5.5 - 16 pages]
6. Plan of Development [11.5.6 - 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 Preliminary Approval (Variation Request) for Material Change of Use - Whitsunday Enterprise Park Development Scheme
Landowner	Whitsunday Enterprise Park Pty Ltd
Property Address:	Lascelles Avenue GUNYARRA
Property Description:	L: 70 SP: 149521
Area of Site:	4.513ha
Planning Scheme Zone:	Industry investigation zone
Level of assessment	Impact Assessable
Overlays:	Acid Sulfate Soils Agricultural Land Airport Environs Biodiversity, Waterways & Wetlands (Vegetation) Bushfire Hazard Building Heights Coastal Protection – Storm Tide Inundation & Erosion Prone Areas Extractive Resources Flood Hazard Infrastructure – Utility
Existing Use:	Vacant
Existing Approvals:	N/A
Public Notification:	4 October 2024 / 19 November 2024
Submissions received:	Nil
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Description

The subject site has a total area of 4.513ha, is located approximately 300m away from the intersection of Lascelles Avenue and the Bruce Highway, and approximately 4km from the entrance to Whitsunday Coast Airport. Access will be gained directly from Lascelles Avenue via a new internal roadway large enough to accommodate vehicles up to 19m in length. The site has been cleared over the years and consists of grasslands. Rural land surrounds the site to the north, south and east. The site adjoins the Motor Sports Club to the west.

3. Proposal Details

The proposal is for a Preliminary Approval that includes a Variation Request (to the Whitsunday Regional Planning Scheme 2017 v4.7) for Material Change of Use (MCU) to establish a future industrial development to be named the Whitsunday Enterprise Park.

The applicant intends to develop the site as an industrial business park with appropriate precinct sizes that will facilitate a variety of industrial uses including transport, storage & freight distribution activities, primarily to support logistics at the Whitsunday Coast Airport.

The proposal seeks to provide the following uses to be accepted development where complying with the code:

- Transport depot
- Warehouse

Code assessable development:

- Medium impact industry
- Low impact industry
- Transport depot (where not complying with the code)
- Warehouse (where not complying with the code)
- Service station.

The proposal also seeks to provide the following uses that will remain as Impact Assessable:

- Special industry
- High impact industry.
- Car wash.

The Whitsunday Enterprise Park layout consists of six precincts, with building footprints ranging from 832m² to 1450m². Each precinct will contain its own parking spaces, effluent disposal area, landscaping and water supply. A large private access road is proposed to service each precinct, large enough to cater for 19m semi-trailer. A privately owned bio-retention basin is earmarked within the balance of the land, sized large enough to cater for stormwater quality for the entire development.

Variation Request

The application involves a Preliminary Approval (Variation Request) to enable the development to be subject to assessment against the Whitsunday Enterprise Park Development Scheme (WEPDS). The effect of the variation will be the varying of the levels of assessment for Material Change of Use and for the assessment of the uses listed above to be against both the WEPDS and the Whitsunday Regional Planning Scheme 2017 v4.7, where applicable.

4. Planning Assessment

The assessment framework for a preliminary approval (variation request) is set out in section 61(2) of the *Planning Act 2016*, and must consider the following:

- a) The result of the assessment of that part of the application that is not the variation request;

Attachment 11.5.3 Planning Assessment Report

- b) the consistency of the variations sought with the rest of the planning instrument to be varied;
- c) the effect the variations would have on submitters' rights for later development applications, particularly considering the amount and detail of information included in this application and made available to potential submitters; and
- d) any other matter prescribed by regulation.

Step	Description	PA section
1	<p>Consideration of the Proposed Development</p> <p>(a) Council must assess against the assessment benchmarks in the Planning Scheme for the development.</p> <p>(b) Council must have regard to any other matter prescribed by regulation for section 45(5)(a) of the PA, which is listed in Schedule 10 of the <i>Planning Regulation 2017 (PR)</i> (per section 31 of the PR). This includes, relevantly:</p> <ul style="list-style-type: none"> (i) any development approval for, and any lawful use of, the premises or adjacent premises; (ii) the common material; (iii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and (iv) the 2017 State Planning Policy. <p>(c) Council may assess against or have regard to any other relevant matter, other than a person's personal circumstances (e.g. the development intends to provide logistical support to the Whitsunday Coast Airport)</p>	45(5)
2	Council must decide to approve all or part, approve all or part with conditions or refuse the Proposed Development, after carrying out the assessment at step 1.	60(3)
3	<p>Consideration of the variation request:</p> <p>After steps 1 and 2 Council must consider:</p> <p>(a) The result of the assessment of the Proposed Development undertaken as step 1 (and the ultimate decision, being step 2).</p> <p>(b) The consistency of the proposed Whitsunday Enterprise Park Development Scheme with the current planning controls for the Land under the Planning Scheme.</p> <p>(c) The fact that the variations sought propose to remove submission rights for later development applications for industrial and limited business development on the site. The proposed tables of assessment (Table 6.1) makes such development accepted or code assessable.</p> <p>(d) The matters prescribed by section 32 of the PR, being relevantly:</p> <ul style="list-style-type: none"> (i) the common material; (ii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and (iii) the State Planning Policy (July 2017). 	61(2)

Step	Description	PA section
4	Council must decide to approve all or some of the variations sought, or different variations from those sought, or refuse the variations sought.	61(3)

4.1. State Assessment and Referral Agency (SARA)

The application was not referable as confirmed by SARA.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme 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, assessment of the SPP is not required.

4.3. Mackay Isaac and Whitsunday (MIW) 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 MIW Regional Plan advises that new industrial land can be provided outside the urban footprint where required to support specific industry or there is an identified shortage of industrial land. The proposal is aimed at supporting the Whitsunday Coast Airport and proposal is therefore consistent with the provisions of the regional 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 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 proposal does not undermine the region's settlement pattern or hierarchy of centres. Theme 1 provides that urban uses may be provided outside of the urban area where the size and nature of the use is unable to be located within the urban area due to its strategic relationship with other uses.

The development is said to be strategically located to support the rapidly growing Whitsunday Coast Airport and takes advantage of its location with the region's key transport route of the Bruce Highway. An investigation into the surrounding land uses identifies that the proposal is unlikely to impact any sensitive receptors, with the closest being approximately 1.2km away and separated by the Bruce Highway.

No rural activities are currently undertaken on the site and although cane farming is undertaken on the land directly south, the activity is buffered by a natural creek that runs between the properties. The site has been rezoned from Rural to Industry investigation, indicating that industrial uses are sought in this location in the future. The applicant identifies the following benefits despite the site's identification as a State important agricultural area:

- The provision of additional industrial land supply located in a strategic node within proximity to Whitsunday Airport, adjacent the Bruce Highway.
- Provision of large industrial precincts of 2000m² or larger.
- Provision of large scale storage areas adjacent to the Bruce Highway and near the Whitsunday Coast Airport.
- Provision of industrial land which has no impact on residential areas or environmental impacts.

The applicant also provides the following justification for the site in terms of its attributes that make it appropriate for this development:

- The majority of the site is not identified as being of environmental significance.
- The land is not overly constrained by natural hazards.
- The site is within proximity to the Whitsunday Airport, which has been identified as a strategic location to support associated industry activities.
- The site is currently vacant and does not contain an established rural or agricultural land uses.
- Proximity to a State-controlled Road, which provides excellent access to major road and transport infrastructure.
- Suitable site access arrangements are available.
- Appropriate separation distances between the land and sensitive land uses, such as residential uses.
- The large size of the site, which provides adequate space to accommodate the industrial park storage areas in addition to buffer areas around the perimeter.

For the reasons listed above, the development does not conflict with this theme.

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. Theme 2 identifies the areas within the region that major industrial expansion is to occur, which includes within the vicinity of the Whitsunday Coast Airport. The proposal supports the continued growth of the region and local economy by activating strategically located industrial land and facilities to support the rapidly growing Whitsunday Coast Airport. The development complies 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. The development area is located out of all major hazard overlays and is not located on any mapped areas of environmental significance. A Stormwater Management Plan has been provided to support the proposal and demonstrates that there will be no detrimental impacts on the adjoining waterway through the utilisation of a bioretention basin. The site is located within an identified major scenic route and provides a 5m landscaping strip along the site's Lascelles Avenue frontage to provide a visual screen and soften the appearance of future built form. The development does not conflict with this theme.

Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The site is subject to the bushfire and flood hazard overlays. As the site and the land surrounding the development area is largely devoid of any vegetation, the bushfire hazard can be easily managed through future site-based assessments. A Flood Impact Assessment has also been provided which identifies the 1% AEP extents, which are found to be outside the development area. Therefore, it is assessed that the development is not at an unacceptable risk to hazards and complies with this theme.

Strategic Intent – Theme 5 – Infrastructure

The proposal will not impact Council's ability to supply infrastructure to the region. All proposed infrastructure will be privately owned and provided on-site.

4.4.3. Overlay Codes

Section 5.3 of the Whitsunday Enterprise Park Development Code outlines where lots are identified within an Overlay in accordance with the Planning Scheme in effect, assessment against the relevant Overlay Code of said Planning Scheme will continue to apply. No variations to the codes are proposed. An assessment against each applicable overlay has been provided to address the suitability of the site for the intended development.

Acid Sulfate Soils

As this application does not authorise any construction activities, testing for acid sulfates can occur at future ROL, MCU or Building Works stages.

Agricultural Land Overlay Code

The site is mapped as a State important agricultural area despite the industry investigation zoning. The applicant advises that agricultural activities have not occurred on the site for over 20 years which is supported by satellite imagery. The zoning of the land indicates the strategic location of the site for industrial purposes. With a creek to the south, road reserves to the north and east and adjacent outdoor sport and recreation use, the proposal will not result in contested land being created.

The supporting Stormwater Management Plan demonstrates the proposed development can operate in compliance with Queensland Urban Drainage Manual, Australian Rainfall & Runoff 2019, Whitsunday Regional Council Guidelines and the State Planning Policy's Stormwater Management Design Objectives and therefore will not impact adjoining agricultural lands by way of sediment and stormwater run-off. The development complies with the overlay.

Biodiversity, Waterways and Wetlands Overlay Code

No development is proposed in the areas mapped for environmental significance along the southern boundary. Water quality has been addressed in the supporting Stormwater Management Plan and demonstrates compliance with the relevant assessment criteria.

The development complies with the overlay.

Building Heights Overlay Code

The application does not propose to vary the effect of the Building Heights Overlay Code. All future development will continue to be regulated by the overlay.

Bushfire Hazard Overlay Code

The site is identified being impacted upon by the high bushfire hazard in the balance of the site which is not intended to be developed. The proposed development area is located within the potential impact buffer of the overlay.

Apart from the vegetation in creek on the southern boundary, the balance of the site has been cleared of all vegetation. Given no vegetation exists in the development area, the site is suitable for development and detailed assessment for bushfire mitigation can be deferred to future ROL, MCU or Building works stages.

Coastal Protection Overlay Code

The application material has identified the 1% AEP storm tide extent. The proposed development footprint sits comfortably outside of this area. Future buildings will be required to be located outside of the inundation area which affects the southern boundary of the site. A 1% AEP easement will be placed over the land prior to the commencement of the first use as required by conditions of approval. The development complies with the overlay.

Infrastructure Overlay Code (Major electricity infrastructure)

No sensitive land uses are proposed. A condition of approval requires a new easement to be placed over the electrical infrastructure that is within the lot prior to the commencement of the first uses.

4.4.4. Industry investigation Zone Code

The proposal seeks to vary the effect of the Industry Investigation Zone code and replace it with the Whitsunday Enterprise Park Development Scheme. The consistency of the proposal with the zone code has been assessed below.

The proposed development is generally consistent with the intent of the zone code as the proposal intends to provide logistical support to the Whitsunday Coast Airport at the nature and scale envisaged for the area in the future.

The development will comprise of an industrial business park with a low-rise building form that will be compatible with the intended character of the surrounding area. The proposal has sufficiently demonstrated that it has avoided natural hazards and responds to the understanding that the proposal is on an identified key scenic route.

Due to the location of the site, pedestrian networks and public transport are not able to be provided to the site. The nature of the development also does not warrant pedestrian access or public transport facilities. The material has demonstrated an efficient and usable layout for future industrial and business activities. No sensitive land uses are within a

1.2km radius of the site, substantially minimising the chance of environmental harm or environmental nuisance. As established within the overlay assessment, the proposal will not impact the capability of surrounding land to undertake rural production, and no land use conflict exists with surrounding uses.

Critically, the development has been co-located near the Whitsunday Coast Airport which will receive direct support from the services that will be located within the Whitsunday Enterprise Park. The location of the facility is further benefitted from the proximity of the Bruce Highway, which will be utilised for the transportation of goods to and from the facility.

Overall Outcome 2(b)(xvi) requires development to be supplied with the full range of urban services. This results in the WEPDS having a non-compliance with the benchmark as the proposal does not intend to supply reticulated water and sewer services to the site. The variation is assessed in Part 5 of this report. All other urban services will be provided in terms of stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure. Importantly, the proposal will not compromise the site or the ability of the surrounding land to be provided with reticulated services in the future.

4.4.5. Development Codes

Industry Activities Code

The proposal seeks to vary the Industry Activities Code and replace it with the WEPDS. The consistency of the proposal with the code has been assessed below.

The development has a site cover well beneath the 75% maximum. Development plans indicate that compliance with the siting requirements can be achieved due to the availability of space over the land and the distance to the 1% AEP line. A 5m landscaping strip is proposed between the road and the buildings fronting Lascelles Avenue to ensure the amenity of the scenic route is upheld, plus further provisions that require variations in parapet design, roofing heights and treatments to the buildings facing Lascelles Avenue.

The development will be required to demonstrate appropriate provision of both water supply and on-site sewerage treatment, as well as kerb and channel roadways and provision for loading/unloading and refuse collection. The provision of on-site services is permitted, where appropriate, in accordance with PO8 of the code. Environmental performance targets are applicable for each proposed use, including trade waste requirements for each level of assessment. The development achieves consistency with the code.

Business Activities Code

The proposal seeks to vary the Business Activities Code and replace it with the Whitsunday Enterprise Park Development Scheme. The consistency of the proposal with the zone code has been assessed below.

A service station is listed as code assessable business activity permitted to be undertaken under the WEPDS. There are no provisions within the code that raise concern of major non-compliance, and that future development can be accommodated within the site under the provisions of the code.

Excavation and Filling Code

The site is generally flat and can receive future development in accordance with the Whitsunday Development Manual. The supporting Stormwater Management Plan demonstrates future construction activities can be undertaken in accordance with the Planning Scheme.

Healthy Waters Code

The development has been supported by a Stormwater Management Plan which provides guidance on the future water quantity and quality management for the development. It is proposed to undertake temporary sediment basins during the construction phase, which will be in the location of the proposed bio retention basins, to cater for runoff from disturbed areas during construction. Once the development is completed, the sediment basin will be converted to a bio retention basin to ensure operational compliance with the SPP and the code. MUSIC modelling results demonstrate the development will comply with the water quality objectives for both construction and operational phases.

Infrastructure Code

The development is able to comply with the code. Available infrastructure to the site will be connected to in terms of roads, stormwater, electricity and telecommunications through the first MCU. Demonstration of adequate water supply and on-site sewerage treatment will be required for each use.

Landscaping Code

The landscaping concept for the proposal is located on the proposed Site Plan. The plan denotes each precinct will be provided with landscaping ranging from 300m² to 1000m². The site plan identifies a landscaping intent which is consistent with the code.

Transport and Parking Code

Parking on the site plan for each precinct has been provided at the rate Low-impact industry rate of 1 space per 50m² of GFA. As this rate is the highest associated demand with the uses listed within the WEPDS, the development is able to comply with the code. It is also noted that ample space is available for the whole site allowing each precinct to be modified to achieve the AO requirements of Table 9.4.8.3.3 Minimum onsite parking requirements. A swept path template of a 19m semi-trailer demonstrates the proposed roadway is large enough to cater for the largest permitted vehicle on Lascelles Avenue, demonstrating compliance with AS2890. Although this sized vehicle can access the proposed roadway, it is expected that general use of the site will be by service vehicles and sedans.

5. Assessment of Variations

The purpose of the WEPDS is to detail relevant planning and design provisions that will apply to the future development of the site. The WEPDS replaces the Industry Investigation Zone Code and Industry Activities Code of the Whitsunday Regional Planning Scheme 2017 v4.7. The following is an assessment of the main variations sought:

Tables of Assessment and Categories of Development

The Preliminary Approval (Variation Request) seeks to adopt assessment benchmarks which are specific for the development. The WEPDS has varied the level of assessment for specific uses to facilitate the intended development over the site. The varied uses

consist of low-risk development types such as low-impact industry, warehouse, business activities and medium impact industry uses as code assessable. A transport depot and warehouse where compliant with the code are listed as accepted development. High-risk development of special industry and high-impact industry remains impact assessable, however where appropriately designed and operated can be supported. These variations to the tables of assessment are appropriate and recommended for approval.

The WEPDS provides a detailed purpose statement and overall outcomes outlining the objectives of the code. The overall outcomes align with the strategic reasons to approve the site for industrial development discussed within this report and are a suitable alternative to the Industry investigation zone code. The provisions of the Industry Activities Code are generally maintained by the WEPDS, with only minor variations to suit the proposed development. The key variation to both the industry investigation zone code and industry uses code is to provide the development with onsite water supply and wastewater treatment.

The subject site is approximately 8km from the closest public reticulated water and sewer infrastructure. Private water infrastructure is provided to the Whitsunday Coast Airport via the Laguna Quays private water line. A self-contained sewerage treatment plant is located at the airport. The development is unable to achieve cost effective connections to either of these networks and it is not considered necessary for a private arrangement to be made based on the ability to meet the strategic purpose of the development with onsite services. The area is not within Council's Priority Infrastructure Area (PIA) and there is also no completed master planning for the Lascelles Avenue locality to identify the provision of water and sewer infrastructure.

The provisions of the code will require a suitably qualified professional to provide an assessment of the onsite water storage needs for each development. An on-site effluent disposal report has been submitted with the application demonstrating each proposed precinct has sufficient space available to accommodate on-site disposal.

Submission Rights

Section 61(2)(c) of the Planning Act 2016 requires the assessment manager to consider the effect of the variations on submission rights for later development applications. It is noted the WEPDS does not provide the opportunity for submissions to be made against future development application made under the Development Code, besides Special and High impact industry. The explanatory notes of the Planning Bill 2015 detail the purpose of s61(2)(c) is to ensure that adequate information is available in the preliminary approval (variation request) for the public to be able to form a reasonable opinion of the proposed development. It is considered the application made to Council clearly details the vision for the site which will guide the future development. The development application contains adequate proposal information via plans of future development and a detailed proposed development code for the public to form an informed view.

6. Public Submissions

The development application was placed on public notification between 4 October 2024 and 19 November 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 20 November 2024. One submission was received during this period of Public Notification from an adjoining premises.

The submission has been received and summarised in the below table:

Issue	Comment/Condition Number
1. Reverse amenity	The adjoining premises motorsports club does not oppose the development but has raised the noise and dust generating activities created during their events. The proposal and intended uses of the land can suitably co-exist next to the existing motorsports uses as no habitable or sensitive land uses are proposed.

7. Infrastructure Charges

The development is a Preliminary Approval which does not attract an infrastructure charge.

Attachment 11.5.4 Conditions of Approval

1.0 ADMINISTRATION

- 1.1 This is a preliminary approval to vary the effect of the Whitsunday Regional Council Planning Scheme 2017 given under Section 49(2) of the *Planning Act 2016*.
- 1.2 Where not specified within the Table of Assessment for the Industry Investigation Zone (within Condition 4.0), all land and development is considered to be within the Whitsunday Regional Council Planning Scheme 2017 (as amended) and the category of development and assessment is determined accordingly.
- 1.3 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	Vantage Planning	278-23-1.02 Rev. E	17/09/2024

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of the commencement of the use.
- 1.7 The development is to be provided in a Community Title Scheme arrangement with all internal roadways from Lascelles Avenue and land used for stormwater management to be within private ownership.
- 1.8 Prior to the first use commencing on the site, the applicant shall place a 1% AEP easement over the identified coastal inundation area.
- 1.9 Prior to the first use commencing on the site, the applicant shall place an electrical easement over all existing electrical powerlines traversing the site.

2.0 OTHER DEVELOPMENT PERMITS

- 2.1 Other development permits which may be required to allow the development to be undertaken are listed below and these conditions do not affect the need to obtain such permits, namely:
- Development Permit(s) for Material Change of Use;
 - Development Permit(s) for Building Works;
 - Development Permit(s) for Reconfiguring a Lot;
 - Development Permit(s) for Operational Works
 - Plumbing and Drainage Works
- 2.2 The developer must also obtain all other permits, approvals and authorities required by other legislation.

3.0 CURRENCY PERIOD

- 3.1 In accordance with section 85 of the Planning Act 2016, the Variation Approval has a currency period of six (6) years.

4.0 COMPLETION PERIOD

- 4.1 In accordance with section 88 of the Planning Act 2016, The Variation Approval lapses to the extent the development is not completed within ten (10) years from the date of the decision notice.

5.0 MISCELLANEOUS

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

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

- 5.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 5.3 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

6.0 ADVISORY NOTES

6.1 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.

6.2 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.

6.3 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.

6.4 Noise During Construction and Noise in General

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

6.5 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

Attachment 11.5.4 Conditions of Approval

to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

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

7.0 WHITSUNDAY ENTERPRISE PARK DEVELOPMENT SCHEME

- 7.1 The development shall comply with the Whitsunday Enterprise Park Development Scheme as follows:



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**Whitsunday Enterprise Park Development
Scheme (Version 3.1)**

**DEVELOP
WITH
CONFIDENCE™**



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1.0 Introduction to the Development Scheme

1.1 Overview

This Development Scheme is to be described as the 'Whitsunday Enterprise Park Development Scheme', 'WEPDS' or 'the Development Scheme'.

The WEPDS seeks to vary certain aspects of the Whitsunday Regional Council Planning Scheme 2017 in order to create a unique masterplan that will deliver an industrial business park with appropriate precinct sizes that will facilitate a variety of industrial type uses including future transport, storage & freight distribution activities.

Lascelles Avenue is the gateway to the Whitsunday Coast airport and the proposed development is aimed at supporting future growth of the airport, which is currently considered the fastest growing regional airport in Australia.

1.2 Site Details

The Development Scheme applies to the following real property descriptions –

Lot Number	Registered Plan
70	SP149521

An excerpt of the Plan of Development to which this Development Scheme applies has been provided below.

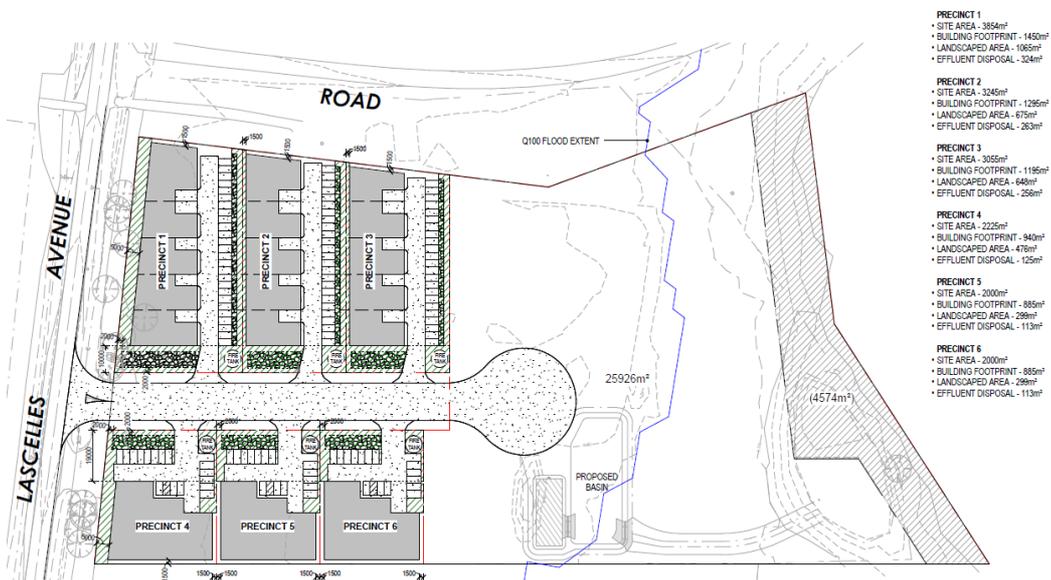


Figure 1: Whitsunday Enterprise Park Plan of Development



2.0 Interpretation

This Development Scheme is to be interpreted as if it were a code within the *Whitsunday Regional Planning Council Scheme 2017*. Any future Material Change of Use is to be assessed in accordance with the provisions of the *Whitsunday Enterprise Park Development Scheme*, where applicable. The WEPDS should be read in conjunction with the Plan of Development Provided (POD) by Vantage Planning. The POD anticipates the general scale, design, and mixture of uses within each precinct or future lot. It is important to note the POD is conceptual only and further detail design and investigation will be required with each downstream MCU or OW development application made. Further, the precinct boundaries are not 'fixed' and may be subject to change in line with specific development requirements at development permit stage.

Where there is inconsistency between the WEPDS and the *Whitsundays Planning Scheme* in effect, this Development Scheme prevails. Where aspects are not covered within the WEPDS, the relevant provisions of the *Whitsundays Planning Scheme 2017* shall apply.

For ease of interpretation, this Development Scheme has utilised the same definitions as those contained within the *Whitsunday Regional Council Planning Scheme 2017*.



4.0 Purpose

The purpose of this Development Scheme is to detail relevant planning provisions that will apply to the future development of the site for the desired land uses. The *WEPDS* is not intended to vary all aspects of the current planning scheme, only that stated. More specifically, the scheme provides an approval framework including Levels of Assessment, Performance Outcomes/Acceptable Outcomes detailing -

- Plan of development providing guidance on spatial aspects of the Code;
- The type of development which may occur;
- Relevant benchmark criteria (codes) against which development applications will be assessed; and
- How the Development Code will vary the *Whitsunday Regional Council Planning Scheme 2017*.

The Development Code seeks to deliver on the higher order provisions of the Scheme through the facilitation of a diverse industrial business park with various precincts and industrial type uses, which will support future growth in the nearby airport precinct as well as the wider Whitsunday region. The precincts are intended to be constructed over several stages, based on local demand. It is intended that subsequent Material Change of Use and Operational Works applications will then be made.

The proposed site layout is a product of extensive investigation and considerable preliminary design and ensures future industrial development can be delivered in a planned, orderly manner. The indicative precinct and building layout demonstrate there is adequate space available on the site and within each precinct for future buildings, services, landscaping, access, car parking, effluent disposal and stormwater treatment. The site layout is logical, efficient and site responsive, taking into account coastal and flood hazard, the existing uses on the adjoining properties and the waterway which flows along the southern boundary.



5.0 Assessment Provisions

5.1 Development Type

Future proposed Material Change of Use applications for a Warehouse, Special Industry, High Impact Industry, Medium Impact Industry, Low Impact Industry, Service Station, Transport Depot and Car Wash, are to be assessed in accordance with the Table of Assessment specified within Section 6.0 of this Development Scheme.

Note applications for Operational Works and Building Works have been deliberately omitted from the development scheme and will continue to be assessed against the planning scheme, with no changes to the relevant assessment benchmarks or levels of assessment.

5.2 Applicable Assessment Benchmarks

Where a Material Change of Use is proposed for Warehouse, Special Industry, High Impact Industry, Medium Impact Industry, Low Impact Industry, Service Station, Transport Depot and Car Wash, the development will be assessed against the *Whitsunday Enterprise Park Development Code* provided within Section 6.0 of this Development Scheme.

5.3 Overlays

Where lots are identified within an Overlay in accordance with the Planning Scheme in effect, assessment against the relevant Overlay Code of said Planning Scheme will continue to apply.

5.4 Infrastructure Charges

Infrastructure Charges will apply to future development in accordance with the Whitsunday Regional Council's charging regime at the time of the Decision Notice being issued.



6.0 Table of Assessment

The following Table of Assessment replaces Part 5 of the current *Whitsundays Planning Scheme 2017*, and identifies the applicable level of assessment and associated benchmark criteria for future development in accordance with this Preliminary Approval.

Table 6.1 – Table of Assessment (Material Change of Use)

Industry Investigation Zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MATERIAL CHANGE OF USE		
Industry activities		
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
	Otherwise Code assessment	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
Special Industry	Impact assessment	The Planning Scheme
High Impact Industry	Impact assessment	The Planning Scheme
Medium Impact Industry	Code assessment	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
Low Impact Industry	Code assessment	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code
Transport Depot	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code



	Code assessment	Whitsunday Enterprise Park Development Scheme Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
Business Activities		
Service Station	Code assessment	Whitsunday Enterprise Park Development Scheme Business Activities Code Service Station Code Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
Car Wash	Impact assessment	Whitsunday Enterprise Park Development Scheme Business Activities Code Infrastructure Code Landscaping Code Transport and Parking Code Healthy Waters Code
<i>All other uses do not form part of this development code and are as per the Whitsunday Regional Council Planning Scheme in force at the time.</i>		



7.0 Whitsunday Enterprise Park Development Code

The *Whitsunday Enterprise Park Development Code* acts as a replacement for the Industry Investigation Zone Code (Part 6), Industry Activities Development Code (Part 9) of the *Whitsunday Regional Planning Scheme 2017*. The purpose of the Code is to deliver the intent of the overall Preliminary Approval through that detailed as part of Section 3.0 of this Development Scheme.

The purpose and overall outcomes sought to be achieved by the development is as follows -

- (1) The purpose of the *Whitsunday Enterprise Park Development Code* is to deliver the Whitsunday Enterprise Park, a diverse industrial business park located within strategic proximity to the Whitsunday airport.
- (2) The purpose of the *Whitsunday Enterprise Park Development Code* is to provide for a unique master planned industrial business park, facilitating a range of industrial type uses within buildings and precincts of varying sizes, generally in accordance with the approved Plan of Development. Development is designed and coordinated to support Industry activities of a nature and scale that is compatible with the surrounding area and provided with appropriate services and infrastructure.
- (3) Limited non-Industry activities may be provided, however the operation and scale of these uses must be compatible and ancillary to the use of the land for Industry activities. Rural activities and Accommodation activities which compromise the use of land for Industry activities are not supported.
- (4) All new lots are configured generally in accordance with the approved Plan of Development, and in a manner which:
 - a) is appropriate for their intended use;
 - b) is responsive to site constraints;
 - c) provides appropriate access; and
 - d) supports high quality urban design outcomes.
- (5) The purpose of the *Whitsunday Enterprise Park Development Code* will be achieved through the following overall outcomes:
 - a) The scale, density and layout of development occurs generally in accordance with the approved Plan of Development.
 - b) The scale and intensity of an Industry activity is compatible with its location and setting;
 - c) Development 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;
 - d) Development does not cause environmental harm or nuisance, including the contamination of land or water;
 - e) Development avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby sensitive uses;
 - f) development provides for a low-rise building form that is compatible with the character of the surrounding area;



- g) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- h) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, coastal erosion/inundation, landslide and steep slopes; and
- i) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- j) development provides for pedestrian and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement;
- k) Industry activities are adequately separated from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance occurring;
- l) development must have regard to the required servicing capabilities in terms of required water, adequate waste disposal, infrastructure, road, rail, proximity to sea, airports, other associated industries and work forces;
- m) conflicts with the existing or potential productive use of adjoining or adjacent non-industrial land are avoided or appropriately managed;
- n) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development;
- o) the viability of both existing and future Industry activities is protected from the intrusion of incompatible uses;
- p) development is provided with an appropriate level of services and infrastructure, including adequate water, waste disposal, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- q) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- r) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.



7.1 Whitsunday Enterprise Park Development Code

7.1.1 Application

This code applies to assessable development:

- (a) being Material Change of Use; and
- (b) identified as requiring assessment against the Whitsunday Enterprise Park Development Code by the table of assessment in Part 5 of this Development Scheme

Assessment benchmarks

Table 7.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Buildings and structures associated with the industrial activity are: (a) of a scale and design, which is appropriate to an industrial setting, whilst contributing positively to the visual character and streetscape of the area; and (b) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	AO1.1	The site cover of all buildings and structures on the site does not exceed 75%.
		AO1.2	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary, where adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (d) 0.75m from any the side or rear boundary, where not adjoining a sensitive use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.
		AO1.3	Where the site has a common boundary with a sensitive land use, land in a residential zone or the Community facilities zone: (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services, such as air conditioning equipment, pumps and ventilation fans, are located as far away as possible from residential areas.
		AO1.4	The main entry to any building is easily identifiable and directly accessible from the street or the primary street frontage, if the site has more than one street frontage.
		AO1.5	Where adjoining a sensitive land use, land included in a residential zone or the

11 Whitsunday Enterprise Park Development Scheme
January 2025 © Veris



Performance Outcomes		Acceptable Outcomes	
			Community facilities zone, a minimum 2m high solid screen fence is provided for the full length of the common boundary.
PO2	The industrial activity is attractive when viewed from a major road.	AO2.1	Where the industrial activity has frontage to, or overlooks, a major road: (a) building design incorporates variations in parapet design, roofing heights and treatments; and (b) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
Services and utilities			
PO3	Development is provided with: (a) a safe and reliable water supply for the proposed use; (b) a waste disposal system and stormwater drainage, which maintains acceptable public health and environmental standards; (c) electricity infrastructure; (d) appropriate frontage works; and (e) refuse storage areas that are suitably screened from the street.	AO3.1	Development is provided with a safe and reliable water supply, commensurate to its needs, adequate waste disposal, stormwater drainage and electricity infrastructure networks.
		AO3.2	Each land use is required to demonstrate that there is an adequate water supply for the proposed use. This is to be demonstrated by a suitably qualified person.
		AO3.3	Kerb and channel is constructed for the full length of the road frontage.
		AO3.4	The layout and design of the industrial activity provides for the on-site loading and unloading of goods and the storage of refuse to the rear of the site.
Environmental performance			
PO4	The industrial activity ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—development involving Industry activities will need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.	AO4.1	The industrial activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environmental Protection (noise) Policy 2008</i> .
		AO4.2	The industrial activity achieves the environmental values and air quality objectives set out in the <i>Environmental Protection (air) Policy 2008</i> .
		AO4.3	The industrial activity does not produce any offensive odour emissions beyond the site boundaries.
		AO4.4	The industrial activity ensures that any external lighting is provided in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		AO4.5	Vibrations resulting from the industrial activity do not exceed the maximum



Performance Outcomes		Acceptable Outcomes	
			acceptable levels identified in AS2670.2 (Evaluation of human exposure to whole of body vibration -Continuous and shock induced vibration in buildings (1-80Hz)).
PO5	The industrial activity provides for the collection, treatment and disposal of all liquid waste, such that: (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and (c) there are no adverse impacts on the quality of surface water or groundwater resources.	AO5.1	Sealed impervious surfaces, draining to receptors and/or storage containers are provided in areas where potential spills of contaminants can occur.
		AO5.2	Wastewater associated with the industrial activity is disposed to the on-site industrial waste treatment system.
		AO5.3	Liquid wastes that cannot be disposed to the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility.
		AO5.4	No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
		AO5.5	Oil arrestor or other pre-treatment infrastructure is provided to remove contaminants from industrial wastewater where discharged to the sewer or environment.
PO6	The industrial activity does not contaminate or pollute stormwater runoff from the site.	AO6.1	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed.
		AO6.2	Provision is made for spills to be bunded and retained on-site for removal and disposal by an approved means.
		AO6.3	Stormwater is diverted away from contaminated areas.
On-site retail sales			
PO7	Any retail sales conducted from the premises are ancillary and subordinate to the industrial activity.	AO7.1	On-site retail sales are limited to goods manufactured, assembled on the premises or goods associated with those manufactured on the site.
Trade waste			
PO8	Untreated trade waste contaminated water must not enter stormwater drains. Note: Development must comply with Council's Trade Waste Policy.	AO8.1	Wash down bays for vehicles and boats: (a) are on a hardstand area with a minimum 1:80 grade for wash water drainage; (b) are connected to the reticulated sewerage system; (c) prevent the intrusion of rainwater; and (d) pre-treatment equipment areas are within a roofed wash bay bund or in a separate approved roofed and bunded area that drains to the pump chamber.



Table 7.2 Benchmarks for assessable development

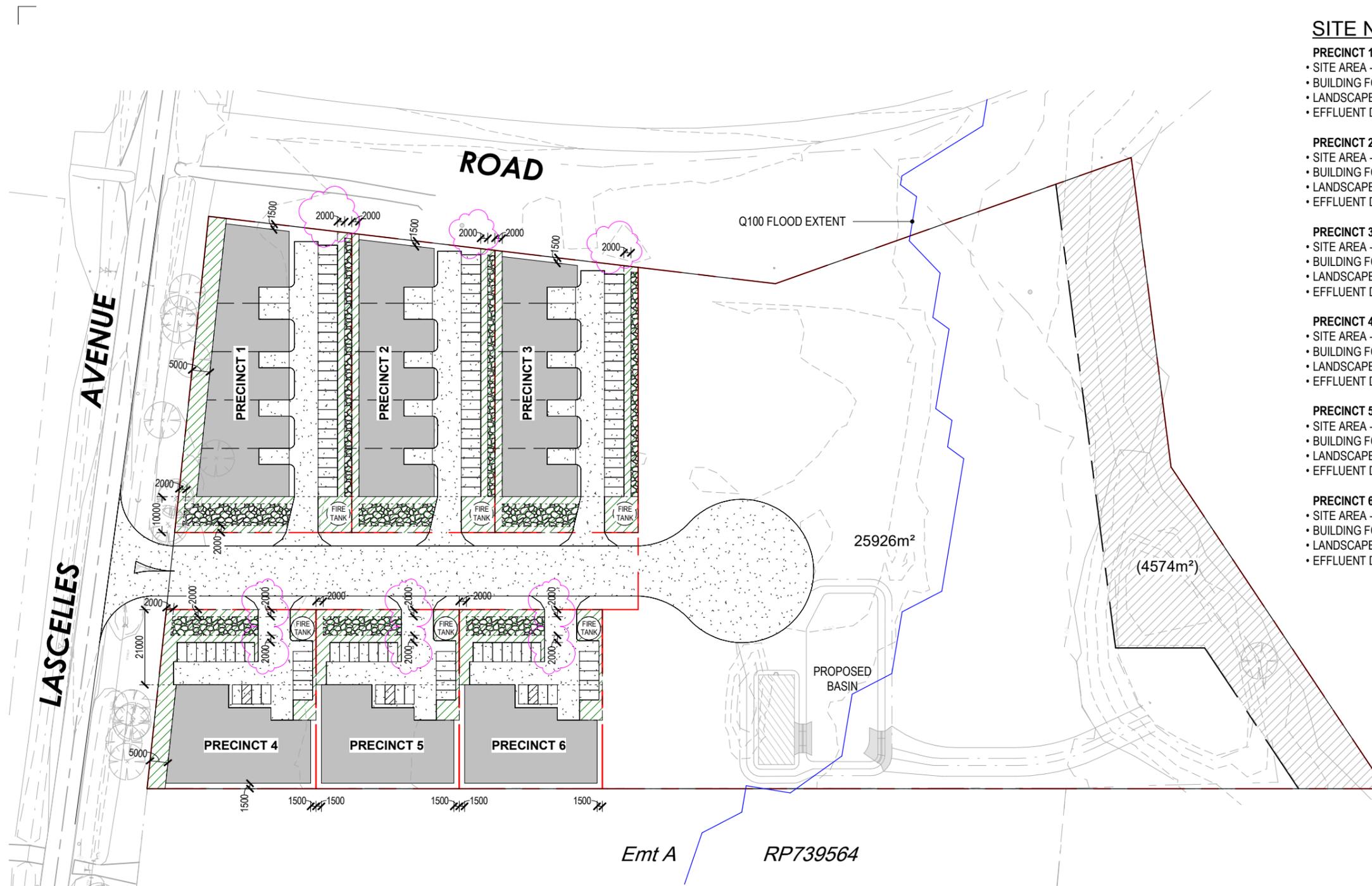
Performance Outcomes		Acceptable Outcomes	
PO1	Development is established on land that is suitable having regard to: (a) the suitability of the land for an Industry activity; (b) the nature, scale and intensity of the Industry activity; (c) the infrastructure and service needs of the Industry activity; and (d) the preferred character of the local area.	AO1.1	Development is provided with sufficient area and dimensions to accommodate required buildings, machinery, parking and service areas, storage areas, vehicle access, on-site movement and landscaping.
Site layout			
PO2	The layout and design of the development is functional and compatible with surrounding development.	AO2.1	Development ensures that: (a) the premises are safe, secure and legible; (b) movement systems, including roads and pathways, and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) the premises addresses the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; and (d) surplus areas that may become unsightly or difficult to manage, due to their size, configuration or access limitations, are not created.
PO3	The Industry activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	AO3.1	The building is located close to the street frontage and other urban spaces for all, or most, of its length to create a continuous or mostly continuous edge.
		AO3.2	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and (b) pedestrian access to the entrance of the building(s) or individual dwellings are easily discerned from the primary street frontage.
		AO3.3	Car parking areas, service areas and driveways are located and configured, so that they do not dominate the streetscape.
		AO3.4	Vehicular access to the site is separate from the pedestrian access.
PO4	The Industry activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use	AO4.1	Any building provides adequate and appropriate shelter along, or around, the street in the form of an awning, colonnade, verandah or the like, with a width of 3.2m



Performance Outcomes		Acceptable Outcomes	
	and adequately sheltered from excessive sunlight and inclement weather.		to 4m or is otherwise consistent with the width of shelter provided to adjoining premises.
PO5	The Industry activity is located on a site which has sufficient area to accommodate the use.	AO5.1	NA
Lot layout and site responsive design			
PO6	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding development, environmental values and the approved Plan of Development.	AO6.1	Development layout and configuration responds appropriately to: <ul style="list-style-type: none"> (a) The approved Plan of Development; (b) any areas of environmental significance or natural hazards present on, or adjoining the site; (c) the location and management of natural stormwater flows present on, or adjoining the site; (d) any places of cultural heritage significance or character areas present on, or adjoining the site; (e) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; (f) creates legible and interconnected movement and open space networks; (g) provides for a grid or modified movement network, which avoids or minimises the use of cul-de-sac; and (h) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots
Landscaped separation buffers to sensitive land, incompatible uses and infrastructure			
PO7	Development provides for lots to be created in locations that: <ul style="list-style-type: none"> (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development. 	AO7.1	Where any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone is adjacent to a Rural or Industry zone or existing Rural or Industry activity the following landscaped separation buffers are provided: <ul style="list-style-type: none"> (a) 40m from a: <ul style="list-style-type: none"> (i) Rural zone; (ii) Low impact industry zone; (iii) Medium impact industry zone; (iv) Rural activities; (v) Low impact industry use; (vi) Medium impact industry use; (vii) Research or technology industry; (viii) Service industry use; or (ix) Warehouse use; (b) 50m from a: (i) High impact industry zone; or (ii) high impact industry use; (c) 60m from a: (i) Special industry zone; or (ii) Special industry use; and



Performance Outcomes		Acceptable Outcomes	
			<p>(d) 40m from a: (i) Waterfront and marine industry zone; or (ii) Marine industry use.</p> <p>Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements.</p>



SITE NOTES

- PRECINCT 1**
 - SITE AREA - 3854m²
 - BUILDING FOOTPRINT - 1450m²
 - LANDSCAPED AREA - 1065m²
 - EFFLUENT DISPOSAL - 324m²
- PRECINCT 2**
 - SITE AREA - 3245m²
 - BUILDING FOOTPRINT - 1291m²
 - LANDSCAPED AREA - 675m²
 - EFFLUENT DISPOSAL - 263m²
- PRECINCT 3**
 - SITE AREA - 3055m²
 - BUILDING FOOTPRINT - 1192m²
 - LANDSCAPED AREA - 648m²
 - EFFLUENT DISPOSAL - 256m²
- PRECINCT 4**
 - SITE AREA - 2225m²
 - BUILDING FOOTPRINT - 888m²
 - LANDSCAPED AREA - 476m²
 - EFFLUENT DISPOSAL - 125m²
- PRECINCT 5**
 - SITE AREA - 2000m²
 - BUILDING FOOTPRINT - 832m²
 - LANDSCAPED AREA - 299m²
 - EFFLUENT DISPOSAL - 113m²
- PRECINCT 6**
 - SITE AREA - 2000m²
 - BUILDING FOOTPRINT - 832m²
 - LANDSCAPED AREA - 299m²
 - EFFLUENT DISPOSAL - 113m²

1.02 - SITE PLAN
1 : 1000

CLIENT



REV #	REVISION	DATE
A	PRELIMINARY - DISCUSSION ISSUE	19/12/2023
B	PRELIMINARY - ISSUED FOR COMMENT	27/01/2024
C	APPROVAL ISSUE	05/02/2024
D	SITE DETAIL ADDED	02/04/2024
E	RFI - EFFLUENT SETBACK	17/09/2024

PROPOSED INDUSTRIAL DEVELOPMENT
WHITSUNDAY ENTERPRISE PARK
LOT 70 SP149521
70 LASCELLES AVE GUNYARRA, QLD

DRAWN: J.MORGAN	SHEET TITLE
DATE: DEC-2023	SITE PLAN
SCALE: 1 : 1000 @A3	
Check all dimensions before commencement of construction. All designs are copyright and remain the intellectual property of Vantage Planning.	REF # 278-23-1.02
	ISSUE E

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ABN: 24103 448 607 BSA: 1208629

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

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 an arcade and to seek Council's determination.

EXECUTIVE SUMMARY

The application is for an indoor sports and recreation (arcade) use within a tenancy of an existing commercial premises. The existing building has a total of 4 tenancy units. The tenancy was previously used for a food and drink outlet.

The arcade will contain between 15 to 20 gaming machines located at the front of the premises. There are no external changes to the property required for the proposal. The tenancy has one car parking space provided at the rear of the property.

The proposal is a consistent use with the Major centre zone and will assist to revitalise the Bowen CBD area through diversifying the uses within the centre. The proposal requires four onsite parking spaces in accordance with the requirements of the Planning Scheme. The food and drink outlet that previously occupied the tenancy has a credit of three parking spaces. The proposal therefore has a shortfall of one car parking space.

To support the shortfall in parking, the applicant has provided a parking assessment on the availability of parking within walking distance of the site. It was found that there is sufficient on-street car parking to meet the needs of surrounding uses and that the peak periods of use for the arcade, being in the evening and weekends, will fall outside of the peak periods of existing uses that operate between 8am-5pm, Monday to Friday. The proposal is therefore recommended for approval, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use - Indoor Sport and Recreation (Arcade), made by S M Airey, on L: 1 SP: 184796 and located at 1/17 Gregory Street, Bowen, subject to the conditions outlined in **Attachment 11.6.4**.

BACKGROUND

The tenancy unit was previously used for a food and drink outlet.

DISCUSSION/CURRENT ISSUE

The application is code assessable against the Whitsunday Regional Council Planning Scheme 2017.

The proposal complies with the Major centre zone code. The zone allows for Recreation activities such as an arcade to support the hierarchy of centres. The proposed scale and intensity are appropriate for the zone.

There is an existing car parking area at the rear of the premises. An assessment of the parking demand has identified a parking requirement for four cars. The food and drink outlet the previously occupied the tenancy has a credit of three spaces.

A car parking report was undertaken by the applicant to determine whether sufficient parking exists within the vicinity to cater for the development. The location of the study includes the car park of the subject site, both sides of Gregory Street from the intersection of Powell Street to the Gregory Street roundabout, and both sides of Williams Street from the intersection of Sinclair Street to the Gregory Street roundabout.

The results of the study have identified approximately 249 parking spaces within the immediate walking distance of the development. Without including 55 Williams Street that provides full on-site parking for customers, the business in the immediate vicinity generates a car parking demand of approximately 67 cars where more than 182 parking spaces are anticipated to be available for use. Additionally, there are 132 parking spaces located within walking distance on Williams Street and south on Gregory Street. The business hours of surrounding uses are typically between 8am to 5pm, Monday to Friday. The proposed development is expected to be at its peak period outside of these hours, both after 5pm and on weekends.

FINANCIAL IMPLICATIONS

The application fee has been paid in full.

The development attracts infrastructure charges of \$1,792.15.

CONSULTATION/ENGAGEMENT

Manager Development Assessment

Technical Officer Engineering 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.

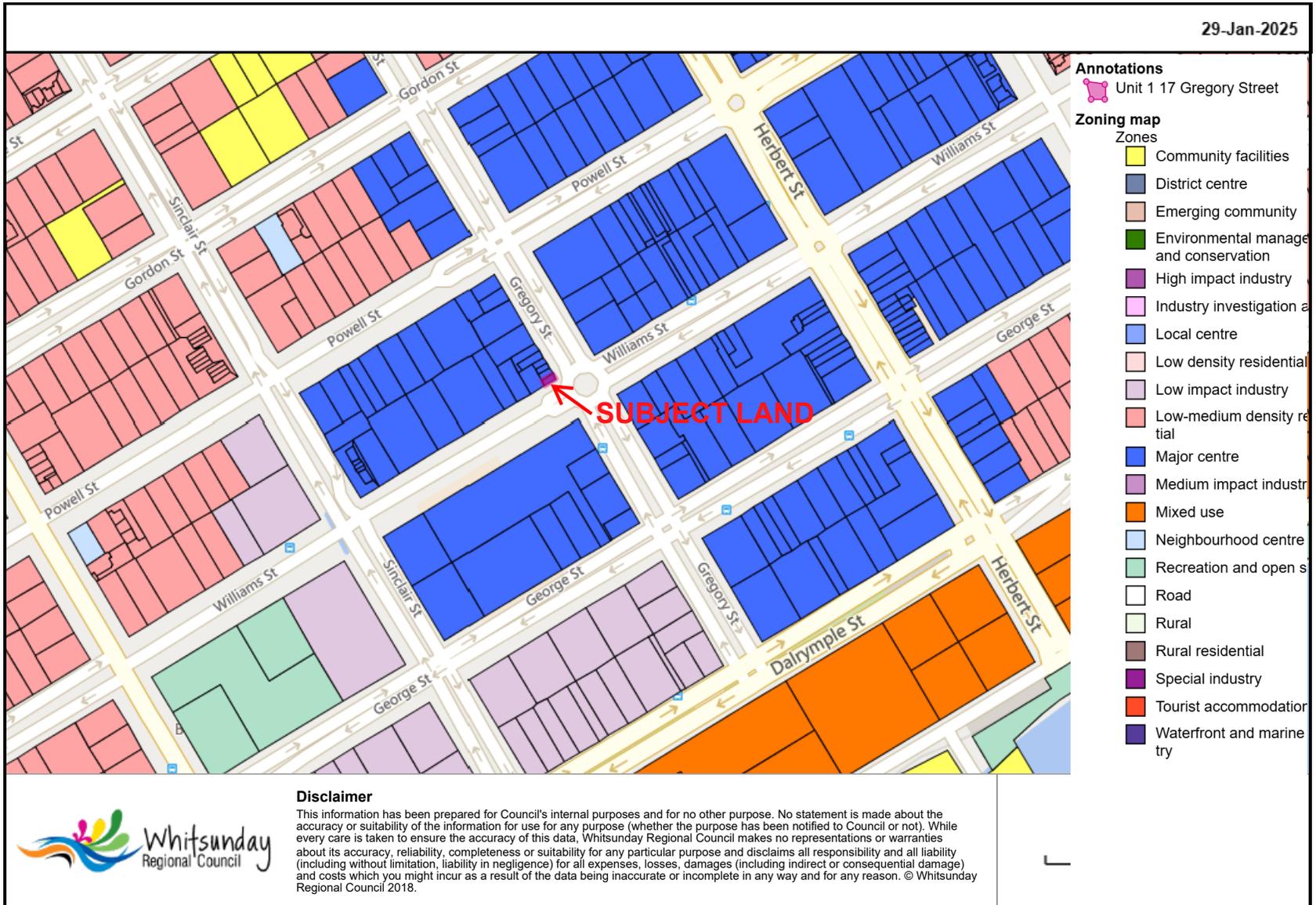
STRATEGIC IMPACTS

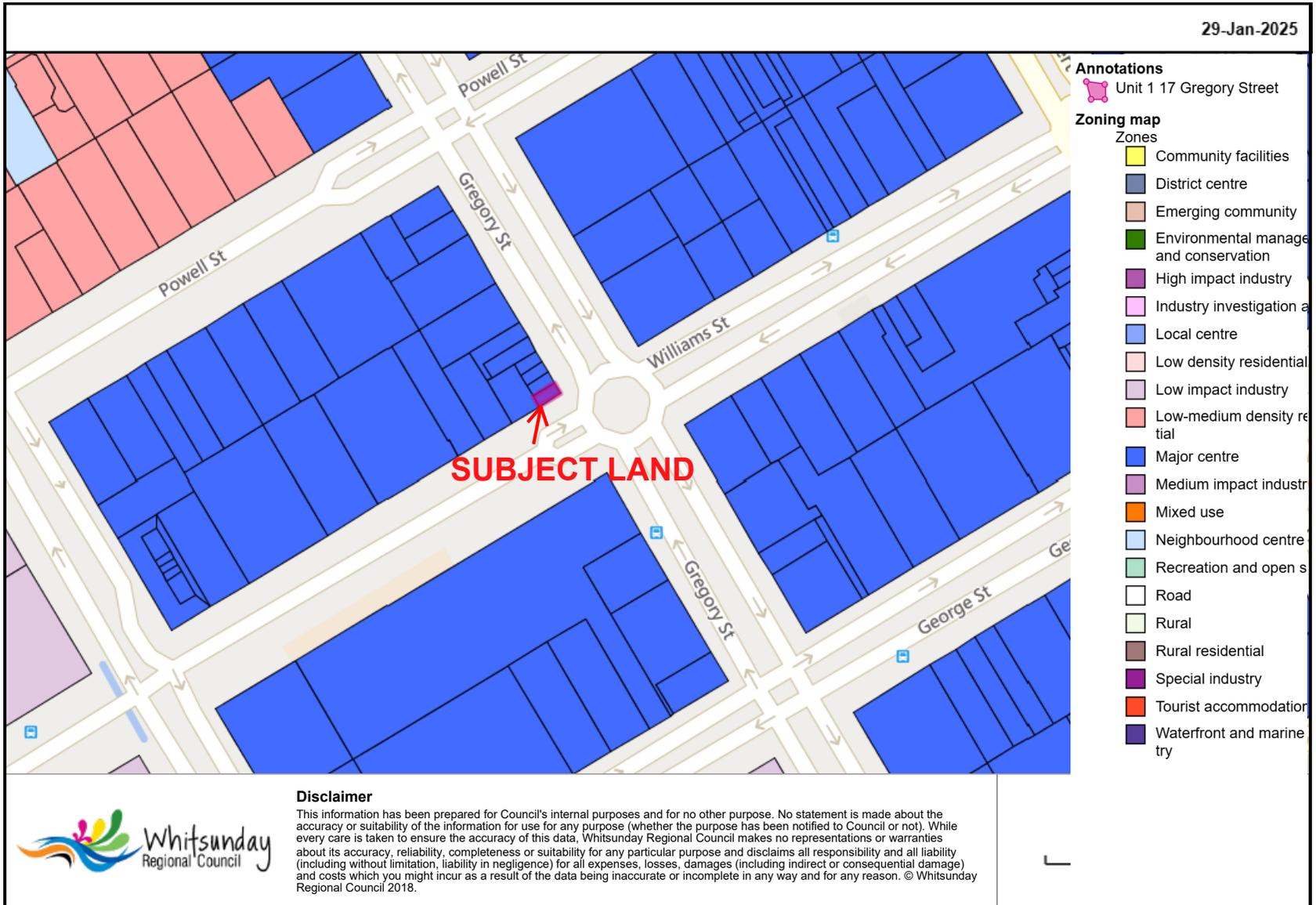
Corporate Plan 2022-2026 Development Services objective 4.

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Locality Plan [11.6.1 - 1 page]
2. Locality Plan [11.6.2 - 1 page]
3. Planning Assessment Report [11.6.3 - 4 pages]
4. Conditions of Approval [11.6.4 - 3 pages]
5. Development Plans [11.6.5 - 2 pages]





PLANNING ASSESSMENT REPORT

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

1. Application Summary

Proposal:	Development Application for Development Permit for Material Change of Use - Indoor Sport and Recreation (Arcade)
Landowner	S Airey
Property Address:	1/17 Gregory Street, Bowen
Property Description:	L: 1 SP: 184796
Area of Site:	73m ²
Planning Scheme Zone:	Major centre zone
Level of assessment	Code assessment
Overlays:	Acid Sulfate Soils Building Heights
Existing Use:	Food and Drink Outlet
Existing Approvals:	None
Public Notification:	N/A
Submissions received:	N/A
State referrals:	N/A
Infrastructure charges:	\$1,792.15

2. Site Description

The development is located within an existing single-storey commercial building at 17 Gregory Street, Bowen. The commercial building consists of four tenancy units, in which this premise was previously used as a food and drink outlet. The building has direct frontage to Gregory Street and Williams Street and a rear parking area that gains access from Williams Street.

3. Proposal Details

The proposed development is for an Arcade at unit 1 of 17 Gregory Street, Bowen. The Total Use Area (TUA) is 73m², containing 15-20 gaming machines.

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)

No referral required.

4.2. State Planning Policy – July 2017

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

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

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

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic Framework is not applicable in Code Assessable development.

4.4.2. Overlay Codes

Acid Sulfate Soils

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

Building Heights

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

4.4.3. Zone Code

Major Centre Zone

The proposed development is consistent with the purpose and overall outcomes of the zone. The zone allows for the intensification of Recreation activities such as the indoor sport and recreation in supporting the hierarchy of centres. The proposed scale and intensity of providing indoor recreational activities is expected to improve the role of the centre zoning as the regional focus, also generating economic opportunities for the Bowen locality.

The development is supported by the existing pedestrian and vehicle networks of Gregory Street, Williams Street and Powell Street to access the site. There are two bus stations located at Gregory Street and William Street each.

4.4.4. Development Codes

Business activities code

The single-storey building is located close to the frontage of Gregory Street and provides a continuous frontage with the adjoining commercial businesses. The main pedestrian entrance to the buildings remains on the street frontage, where the existing awning provides adequate shelter for pedestrian throughfare from George Street and Williams Street. The car parking area located at the rear is accessed via Williams Street. The proposal complies with the code.

Healthy waters code

The premises are less than 2500m² in size each and therefore the requirements of the code are not applicable to the proposal.

Infrastructure code

The subject site is connected to all reticulated services.

Landscaping code

It is not considered practical to condition additional landscaping at the front of the premises due to site constraints. This is consistent with other close by commercial premises.

Transport and parking code

The development has an approximate Total Use Area (TUA) of 73m² and triggers a total on-site parking requirement of four cars in accordance with Table 9.4.8.3.3 Minimum on-site parking requirements.

Existing Parking Arrangements

The car parking at the rear is accessed from Williams Street whereby each tenancy unit are to be provided with one car parking space. Under the current provisions of the code, the food and drink outlet triggered the on-site parking requirements of three cars and one Small Rigid Vehicle. This tenancy unit is allocated one on-site car parking space, typically occupied by staff, while customers typically utilise the on-street car parking.

Proposed Parking

The proposed parking arrangement aims to maintain the current parking setup for the site. Therefore on-street parking is being sought to address the shortfall of one parking spaces from the credit of three spaces from the previous use.

The applicant has provided a car parking assessment on the availability of nearby parking areas and on-street parking to determine whether sufficient parking exists within the vicinity of the site to accommodate for the shortfall in on-site parking. The study also considers surrounding land uses and business hours.

The location of the study includes the car park of the subject site, both sides of Gregory Street from the intersection of Powell Street to the Gregory Street roundabout, and both sides of Williams Street from the intersection of Sinclair Street to the Gregory Street roundabout.

The results of the study have identified approximately 249 parking spaces within the immediate walking distance of the development. Without including 55 Williams Street that provides full on-site parking for customers, the business in the immediate vicinity

generates a car parking demand of approximately 67 cars where more than 182 parking spaces are anticipated to be available for use. Additionally, there are 132 parking spaces located within walking distance on Williams Street and south on Gregory Street.

The business hours of surrounding uses are typically between 8am to 5pm, Monday to Friday. The proposed development is expected to be at its peak period outside of these hours, both after 5pm and on weekends.

Based on the findings of the applicant's parking assessment, it is accepted that sufficient parking remains available for users of the proposed arcade without detrimentally impacting the parking available for surrounding land uses. Therefore, despite being unable to achieve the required on-site car parks, the proposal achieves compliance with the Overall Outcomes of the code as there is sufficient availability of on-street parking in the vicinity.

5. Public Submissions

Not applicable in Code Assessable development.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

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

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
MCU	Indoor sport and recreational facility – (Indoor sport and recreation)	73m ²	\$246.05/m ² of GFA	\$17,961.65	
Total Adopted Charge				\$17,961.65	
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU – Existing Lawful Use	Commercial (retail) – Food and drink outlet	73m ²	\$221.50/m ² of GFA	100%	\$16,169.50
Total Credit					\$16,169.50
Total Charge					\$1,792.15

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
Site Plan	NIL	NIL	NIL
Floor Plan	NIL	NIL	NIL

- 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 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 BUILDING

- 3.1 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.2 Buildings are to be finished with external building materials and colours to reduce scale and bulk.

4.0 ACCESS AND PARKING

- 4.1 A minimum of 1 car parking space must be provided on site prior to commencement of the use.

5.0 OPERATING PROCEDURES

- 5.1 The business is to operate from Monday to Friday, from 3pm to 9pm and Saturday and Sunday, from 9am to 9pm.

6.0 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

- 6.2 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.
- 6.3 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.
- 6.4 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 Gregory Street or Williams Street or adjoining land unless written permission from the owner of that land and Council is provided.

7.0 ADVISORY NOTES

- 7.1 **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.
- 7.2 **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.
- 7.3 **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.
- 7.4 **Noise During Construction and Noise in General**
It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.
- 7.5 **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.

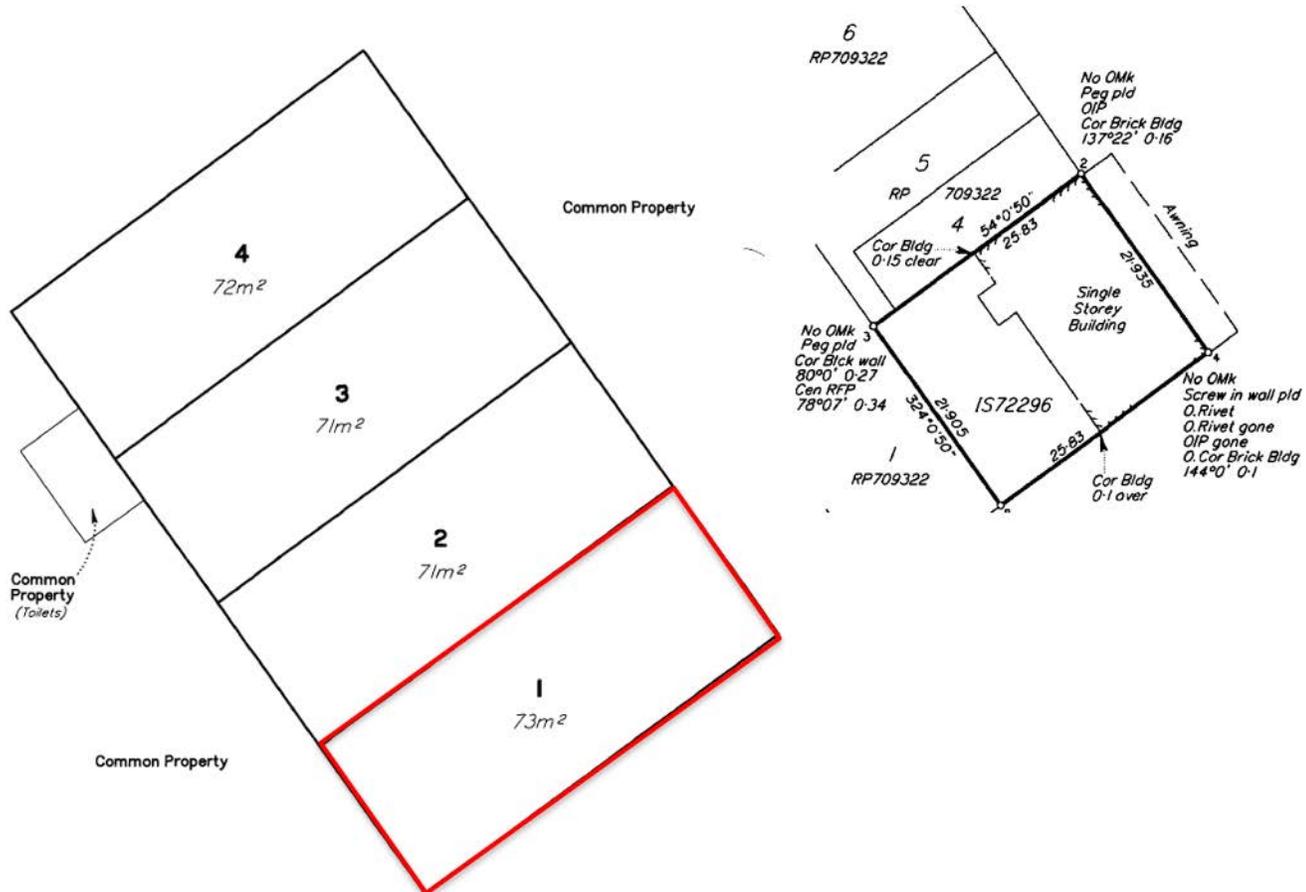
It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public 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.
- 7.6 Enquiries relating to the aforementioned conditions should be directed to the Development Services Directorate who will direct the enquiry to the relevant officer.

Attachment 11.6.4 Conditions of Approval

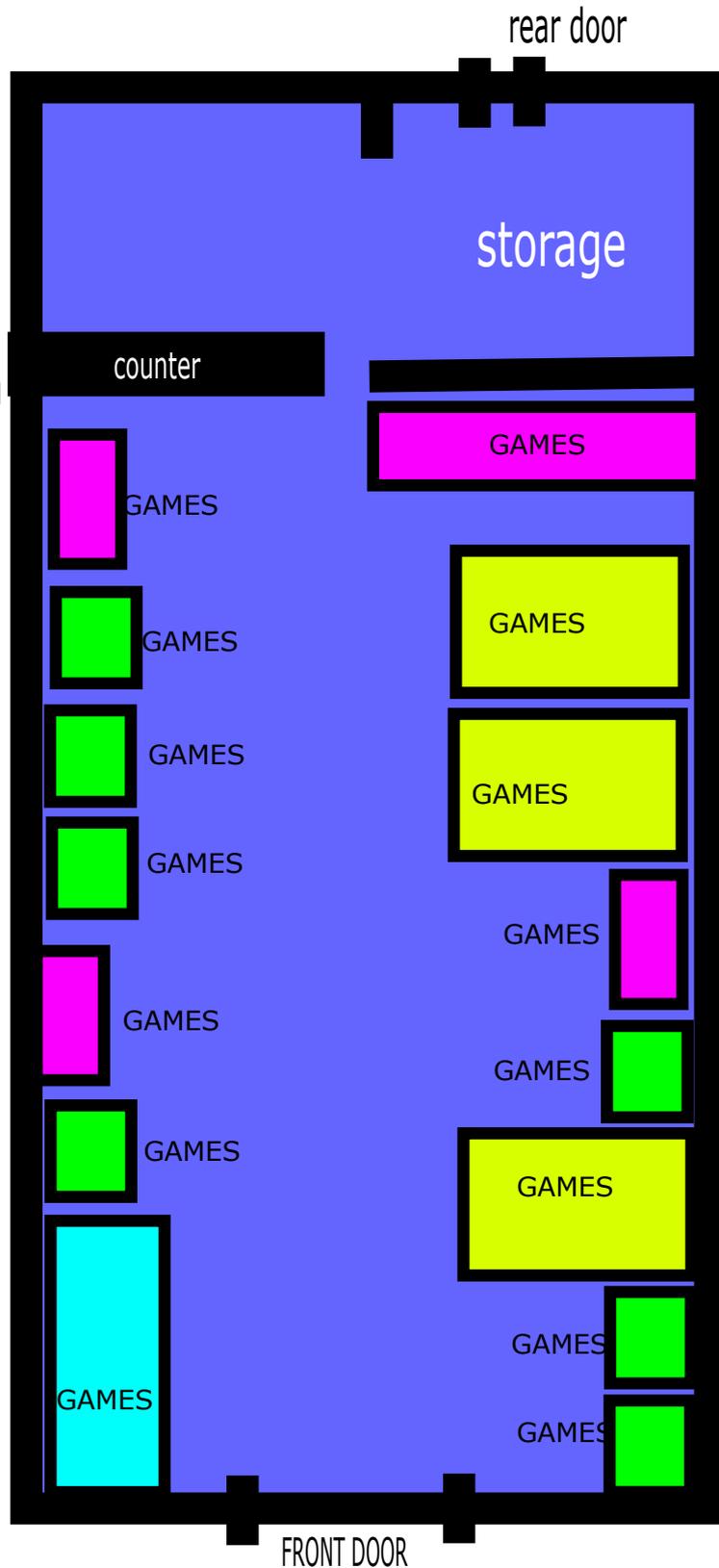
- 7.7 The approved development is to comply with Council's Local Laws and ensure any required licences / permits are obtained prior to commencement of use.

Attachment 11.6.5 Development Plans



Game Zone
Shop1 17 Gregory st

Proposed floor plan with games and counter location, a dividing wall is located next to counter to enter into the storage area. Games will be rotated and changed so number of machines will change estimated number will be between 15 and 20 depending on size.



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)

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 a preliminary approval for the Twin Creeks Eco Park and seek Council's determination.

EXECUTIVE SUMMARY

Council is in receipt of an Other Change request to an existing preliminary approval previously known as the Fig Tree Falls Eco-Community.

The change sought will create the Twin Creeks Eco Park within Hidden Valley. The applicant intends to develop a nature-based tourism and adventure park which will form part of the larger Hidden Valley Estate development. The adventure park will consist of a network of walking and biking trails and be supported by accommodation, business, entertainment and educational uses.

There are two completed stages of rural residential development within Hidden Valley providing 37 lots. This Other Change request includes adding adjoining rural land to the development for additional rural residential development. The proposal includes a request for a development permit for an additional 74 rural residential lots, split between Stage 4 and Stage 6 of Hidden Valley Estate.

The variations sought will mean future development will be assessed against the Twin Creeks Eco Park Development Scheme. The Development Scheme results in changing the level of assessment of intended uses from impact assessable to code assessable and accepted development. A full list of the intended uses of the land is provided below.

The variations to the Planning Scheme to facilitate the nature-based tourism and adventure park are fully supported.

A major variation sought to the Planning Scheme is the reduction of the minimum lot size of the rural residential development within stage 6 from 4,000m² to 3,000m². The application originally sought 2,000m² lots for Stage 6.

One parcel of additional land that is subject to this variation is Stage 6 of development, along Rifle Range Road at the entrance to the development.

Public notification occurred between 23 October 2024 and 6 December 2024 with seven submissions in support and one opposing submission received. The submission raised concerns regarding the capacity and safety of Rifle Range Road to cater for the additional traffic to be generated by the development.

As the request for a variation to the minimum lot sizes is contained within the Development Scheme, Council is required to approve or refuse the Development Scheme as presented and cannot separately decide the nature-based tourism and adventure park from the

minimum lot sizes. The applicant has provided several relevant matters for Council's consideration to support the reduction in lot sizes. The full list is provided in the Discussion/Current issue and are tied to the benefits of the nature-based tourism and adventure park and the affordability of smaller lots.

Whilst the benefits of the wider project are understood and supported, the conflict with the minimum lot size requirement is a significant matter and one which weighs against the proposal. As the lot size matter is not one which the applicant is tied to as a result of any physical constraint to the land or any other impediment, the provisions of the scheme and the strategic purpose for the rural residential zone should be maintained and not varied. It is therefore recommended Council refuse the Other Change to the Preliminary Approval and Development Permit for Reconfiguration of a Lot for Stages 4 and 6.

OFFICER'S RECOMMENDATION

That Council refuse the Change Application (Other) to the Preliminary Approval (Variation Request to the Whitsunday Regional Planning Scheme 2017 v3.9) for Material Change of Use and Reconfiguration of a Lot; and Development Permit for a Reconfiguration of a Lot - 4 Lots into 81 Lots and 4 Balance Lots, made by Blue Jeep Investments Pty Ltd, on L: 7 SP: 137723, L: 25 SP: 342157, L: 5 RP: 740965, L: 210 SP: 332143 and located at Bushranger Dr, Cowan Rd, Duval Rd, Swagmans Lane, Rifle Range Road, for the following reasons:

1. There has been no demonstration that an overriding planning need exists for lots below 4,000m².
2. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
3. The variation for minimum lot sizes in precinct C1 of 3,000m² and minimum lot sizes of the development permit for Stage 6 conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent which seeks to ensure Rural residential development only occurs on the fringes of the urban area.
 - b. The proposal conflicts with AO1.1 and AO1.2 of the Reconfiguring a lot code as the minimum lot sizes and dimensions are below those specified in Table 9.4.7.3.2.
 - c. The proposal conflicts with PO1 (a) and (b) as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.
 - d. The proposal conflicts with overall outcome 2(a)(i) and (iii) of the Reconfiguring a lot code as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.
 - e. The proposal conflicts with purpose (2) of the Rural residential zone code as the lot sizes are not semi-rural in nature or developed as a logical extension, infill or consolidation of existing rural residential zoned land.

BACKGROUND

In 2009, the first development approval was issued for an integrated development, previously called the 'Figtree Falls Eco-Community'. This development approval, and all subsequent approvals are outlined below:

1. On 17 December 2009, Council issued a Negotiated Decision Notice Approval comprising the following uses;
 - Part A – Material Change of Use of Premises – Eco-Community (Integrated Resort/Residential Development) comprising One-hundred and Eighty-five (185) Accommodation Units & Tourist Facilities; One-hundred and Ninety (191) Detached Dwellings; Community Centre; General Store and Associated Community Facilities and Infrastructure;
 - Part B – Reconfiguration of a Lot – Four (4) Lots into approximately Two-hundred and Eighty-four (284) Lots;
 - Part C – Environmentally Relevant Activity – Sewerage Treatment Plan (ERA No.15B);
 - Part D – Operational Works for the proposed building of a Retaining Wall.
2. On 22 March 2016, Council approved a request to alter the level of assessment of Part B (Reconfiguration of a Lot) from Impact to Code assessable development.
3. 20150881 – Operational Works approval for Survey and Clear Access within a Road Reserve. All works under this permit have been completed.
4. 20170177 – Reconfiguration of a Lot for One (1) into Twenty-seven (27) Lots. All lots created under this approval have now been registered.
5. 20190944 – Operational Works for Roadworks, Drainage and Earthworks associated with 'Stage 1'. Works relating to this approval are in the on-maintenance phase.
6. 20200980 – Reconfiguration of a Lot for a Boundary Realignment. The survey plan to create the lots has been endorsed and is currently awaiting final registration.
7. 20210445 - Reconfiguration of a Lot for One (1) Lot into Ten (10) Lots (Stage 2) & One (1) Balance Lot. All lots created under this approval have now been registered.
8. 20211167 - Reconfiguration of a Lot for a Two (2) Lot Boundary Realignment (road Opening). Approval was obtained 15 February 2022 and is registered.
9. 20220365 - Reconfiguration of a Lot for Two (2) Lot into Twenty-one (21) Lots. The lots created under this approval are yet to be registered.
10. 20220981 – Material Change of Use for Stage 1 of the Twin Creeks Eco Park – Approval obtained on 8 June 2023.
11. 20230210 – Reconfiguration of a Lot – Five (5) Lots into Five (5) Lots (Boundary Realignment). The survey plan is registered.
12. 20231165 - Request for Acceptance of a Development Application Under a Superseded Planning Scheme – Other Change to Preliminary Approval. This approval allowed the applicant to lodge this Other Change application.

DISCUSSION/CURRENT ISSUE

The key variations of the Twin Creeks Eco Park Development Scheme (TCEPDS) from the current requirements Rural zone are:

The following uses to be accepted development where complying with the code:

- Garden Centre (within Precinct A or B only).

Code assessable development:

- Multiple dwelling
- Rooming accommodation
- Short-term accommodation
- Tourist park
- Relocatable Home Park
- Food and drink outlet
- Function facility
- Educational establishment
- Indoor sport and recreation
- Outdoor sport and recreation
- Reconfiguring a Lot in Precinct C (1) - 4,000m² minimum lot size
- Reconfiguring a Lot in Precinct C (2) - 3,000m² minimum lot size

These changes will remove the ability for the public to submit against these uses in the future. In accordance with section 61(2)(c) of the Planning Act 2016, the application material provided clearly details the vision for the site which will guide the future development. The development application contains adequate information via plans of future development and a detailed proposed development code for the public to form an informed view.

The proposal will provide 3,000m² minimum lot sizes in Stage 6 of the overall development. This is the key Planning Scheme non-compliance as the applicant intends to create rural residential lots at half the minimum lot size for the rural residential zone. The proposal is not supported by a planning or economical need analysis to justify the departure from the minimum lot size.

The applicant has presented other relevant matters to justify the non-compliance:

- 155 construction jobs over the 5-year construction period.
- 128 operational jobs over a 5-year operational period.
- Generate output (GRP) of \$21.25m pa in the operational phase.
- Will be operated in close collaboration with Gia/Ngaro Traditional Owners Reference Group Aboriginal Corporation including a \$2.2m Indigenous Ranger Program by Federal Government.
- Will address an identified gap in the region in terms of land-based sport and recreation opportunities.
- It is estimated between \$8-\$10m will be invested in the first 2 years of the Twin Creeks Eco Park. Comparably, the additional economic benefit gain by creating 'smaller' lots in Stage 6 is expected to be between \$800k - \$1m, being a 10:1 ratio between community investment and economic gain.
- The smaller and more affordable lots proposed within Stage 6 are designed to attract first home buyers, with house and land packages available under \$750k.
- Within the first 3 weeks of marketing, 21 of the 38 lots proposed were sold to mostly first home buyers or younger buyers with budget constraints.
- The mountain bike & walking trails are in close proximity to the 'Great Walk' and there is opportunity to connect Twin Creeks Eco Park with the Great Walk and ultimately the 'Skyway' development. All three uses are complementary and

nature, and once connected, will become a large scale, nationally significant tourism attraction.

Notwithstanding the wider benefits of the proposal, the conflict with the minimum lot sizes of the Planning Scheme is significant and one which weighs against the proposal as the matters have been tied together in the application.

FINANCIAL IMPLICATIONS

Application fees have been paid. Infrastructure charges amount to \$1,131,080.51 for stage 4 and 6 combined.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Manager Roads & Drainage
Manager Natural Resource Management and Climate
Senior Stormwater Engineer
Development Engineer
Plumbing Team Leader

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017 v3.9

RISK ASSESSMENT/DEADLINES

A decision is required by 28 February 2025

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

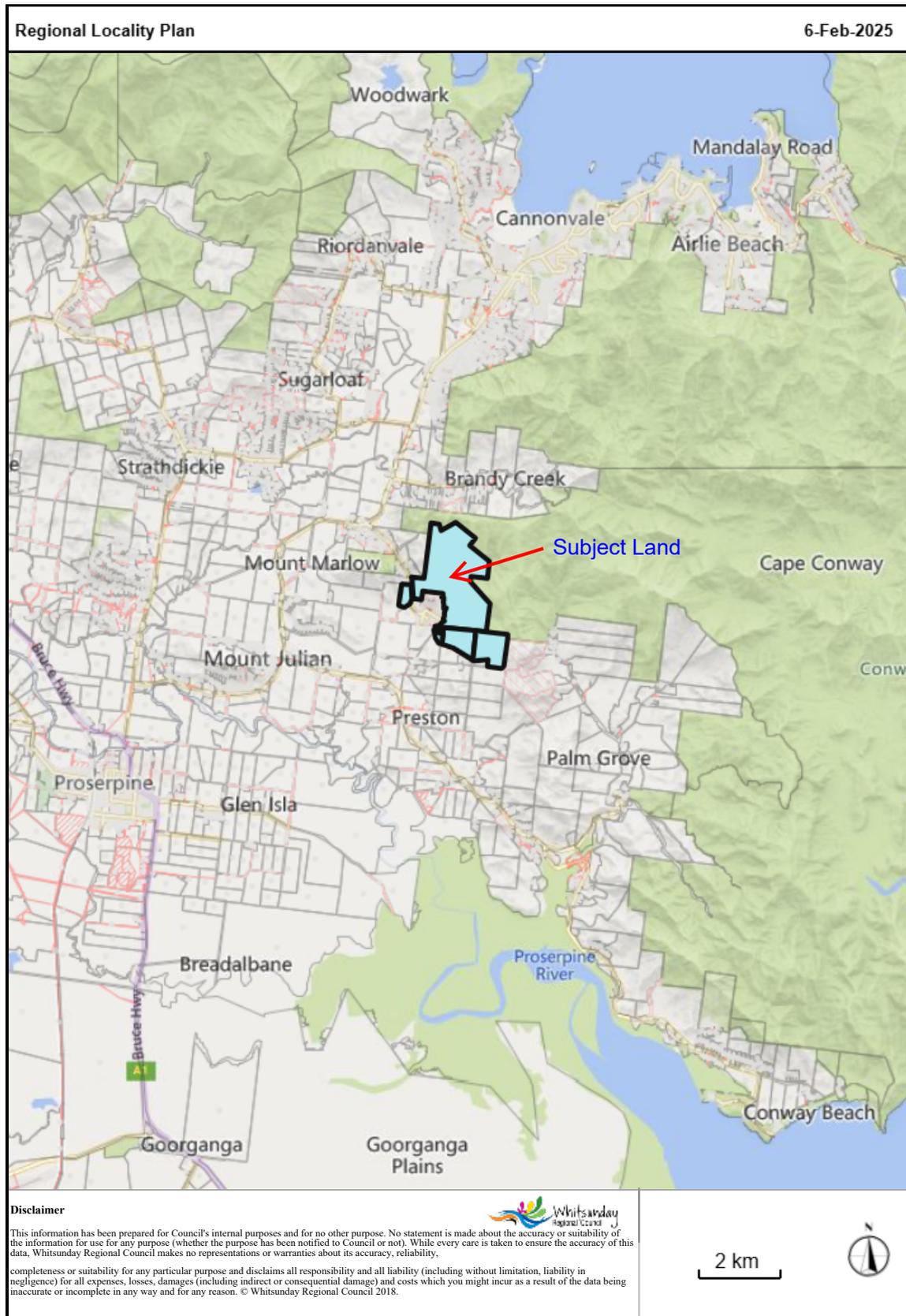
STRATEGIC IMPACTS

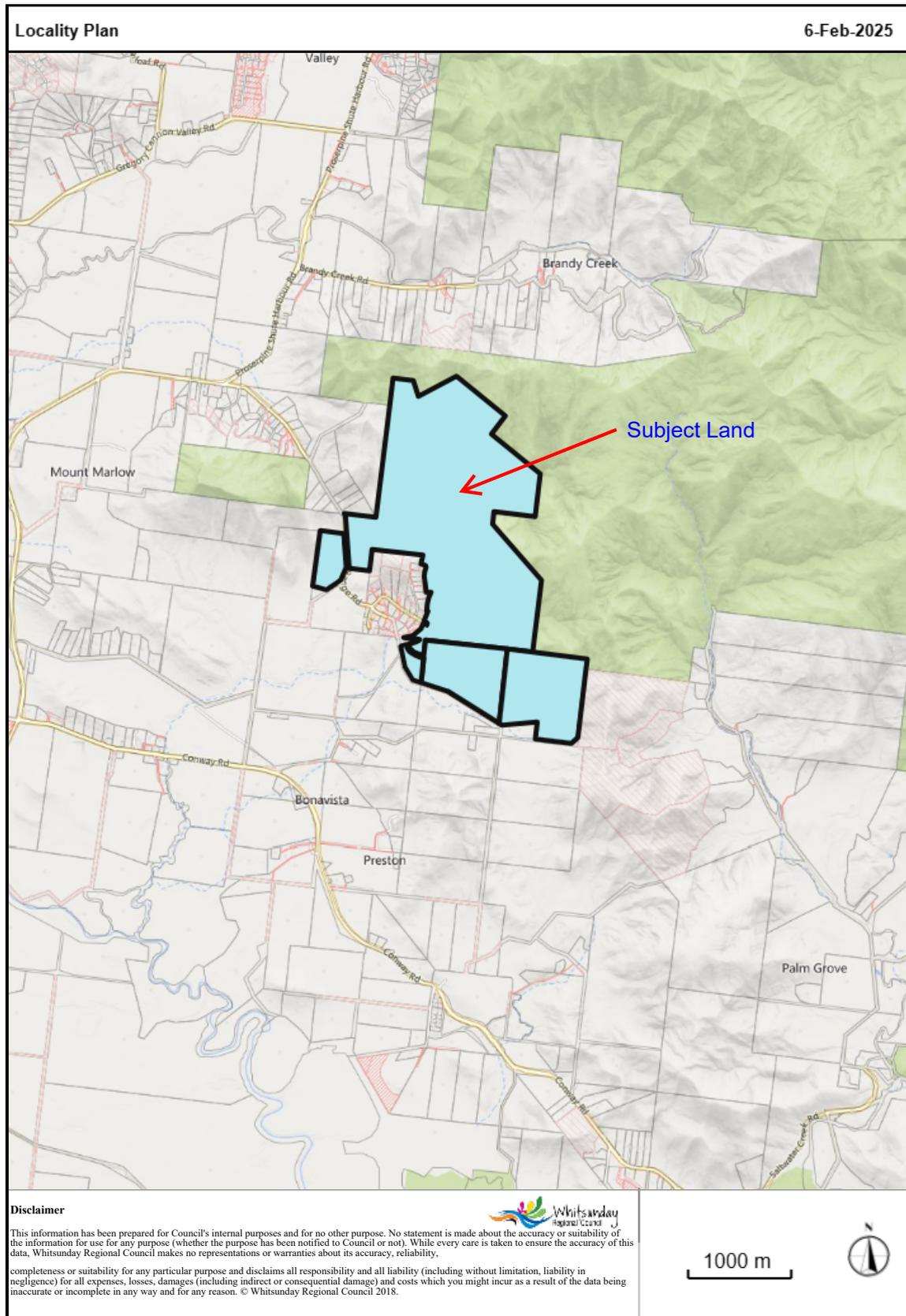
Corporate Plan Reference:

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Locality Plan [**11.7.1** - 1 page]
2. Locality Plan [**11.7.2** - 1 page]
3. Planning Assessment Report [**11.7.3** - 19 pages]
4. Twin Creeks Eco Park Masterplan [**11.7.4** - 1 page]
5. Twin Creeks Eco Park Development Scheme [**11.7.5** - 31 pages]
6. Stage 4 ROL Plan [**11.7.6** - 1 page]
7. Stage 6 ROL Plan [**11.7.7** - 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:	Change Application (Other) - Development Application for Preliminary Approval (Variation Request to the Whitsunday Regional Planning Scheme 2017 v3.9) for Material Change of Use and Reconfiguration of a Lot; and Development Permit for a Reconfiguration of a Lot - 4 Lots into 74 Lots and 4 Balance Lots (Hidden Valley Estate Stage 4 and 6)
Landowner	Blue Jeep Investments Pty Ltd
Property Address:	Bushranger Drive, Cowan Road, Duval Road & Rifle Range Road, Preston
Property Description:	L: 7 SP: 137723, L: 25 SP: 342157, L: 5 RP: 740965, L: 203, L: 210 SP: 332143
Area of Site:	Lot 25 – 336ha Lot 7 – 43.65ha Lot 5 – 60.12ha Lot 210 – 5.519ha
Planning Scheme Zone:	Rural zone
Level of assessment	Impact Assessable
Overlays:	Agricultural Land Bushfire Hazard Environmental Significance Flood Hazard Infrastructure Landslide Waterways and Wetlands
Existing Use:	Lot 25 – Vacant rural land & Hidden Valley / Twin Creeks Eco Park Development Lot 7 – Hidden Valley / Twin Creeks Eco Park Development Lot 5 – Hidden Valley / Twin Creeks Eco Park Development Lot 210 – Rural Residential development Lot 206 – Rural Residential development Lot 203 – Rural Residential development
Existing Approvals:	See cover page
Public Notification:	23 October 2024 / 6 December 2024
Submissions received:	1 opposing submission 7 supporting submissions
State referrals:	SARA - Clearing Native Vegetation - Schedule 10, Part 3, Div 4, Table 2 & Table 3 SARA - State Transport Infrastructure - Schedule 20, Part 9, Div 4, Sub Div 1, Table 1

Infrastructure charges:	\$1,131,080.50
Planning Scheme	Whitsunday Regional Planning Scheme 2017 v3.9

2. Site Description

The development sites are located at the end of the Rifle Range Road reserve within the Preston locale. Access to the development is from Shute Harbour Road and Rifle Range Road. The development is known as the Hidden Valley Estate and has a total development area of 446.58ha. The area is rural residential development and the lower elevations adjacent to existing roadways with a backdrop of steeply vegetated hillsides with creeks, gullies, and existing logging trails. The Conway National Park adjoins the eastern and northern boundaries of the development area. Rural land adjoins to the west and south.

3. Proposal Details

The proposal is an Other Change application to an existing Preliminary Approval (PA) for the Fig Tree Falls Eco-Community in Preston. The applicant has acquired the land encompassing the PA and has a different vision for the development, being the Twin Creeks Eco Park.

The proposal is described as a PA that includes a Variation Request (to the Whitsunday Regional Planning Scheme 2017 v3.9) for Material Change of Use (MCU) and Reconfiguring of a Lot (ROL) to establish The Twin Creeks Eco Park Development Scheme (TCEPDS). The proposal also consists of a 74 lot rural residential subdivision to be known as Hidden Valley Stage 4 and 6.

In addition to the new uses proposed, the PA also intends to expand its area into Lot 25 on SP342157, a 336ha site that will contain most of the mainland tourism proposed.

It is also noted that TCEPDS does not override the zoning or supplementary components of the planning scheme. Overlay controls will be applicable to future development.

Preliminary Approval

To assist in understanding the key differences between the existing PA and the proposed changes, the applicant has provided the following comparison tables:

Table 1 – Approval Comparison

Current Controls	Desired Controls (Other Change)
<p>Part A – Material Change of Use</p> <ul style="list-style-type: none"> • Eco-Community (Integrated Resort/Residential Development) <ul style="list-style-type: none"> ◦ (185) Accommodation Units & Tourist Facilities; ◦ (191) Detached Dwellings; • Community Centre; • General Store and • Associated Community Facilities & Infrastructure 	<p>Part A – Material Change of Use</p> <p>New uses:</p> <ul style="list-style-type: none"> • Tourist Park • Outdoor Sport and Recreation • Indoor Sport and Recreation • Community Uses • Food and Drink Outlet • Function Facility • Multiple Dwellings • Short Term Accommodation • Educational Establishment

	<ul style="list-style-type: none"> • Rooming Accommodation • Relocatable Home Park • Garden centre
Part B – Additional Subdivision Approval <ul style="list-style-type: none"> • Four (4) Lots into approximately two hundred and eighty-four (284) Lots 	<ul style="list-style-type: none"> • Four (4) Lots into approximately two hundred and eighty-four (284) Lots; and • Development Permit for Four (4) lots into seventy-four (74) rural residential lots & four (4) balance lots
Part C – Environmentally Relevant Activity <ul style="list-style-type: none"> • Sewerage Treatment Plan (ERA No. 15B) 	To be removed as sewerage reticulation not to be provided
Part D – Operational Works <ul style="list-style-type: none"> • Retaining Wall. 	To be removed

The change application will result in the following development description:

The application seeks to provide three precincts over the development area in accordance with the Overall Masterplan:

- Precinct A – Tourism
- Precinct B – Villas
- Precinct C – Rural Residential.

The proposal seeks to provide the following additional uses as accepted development in the Rural Zone, exclusive to Precinct A and B:

- Garden centre

The following uses are Code Assessable when complying with the TCEPDS (and other development codes) in Precinct A only:

- Tourist park
- Food and drink outlet
- Relocatable home park
- Educational establishment.

Code Assessable when complying with the TCEPDS (and other development codes) in Precinct A and B only:

- Multiple dwelling
- Rooming accommodation
- Short-term accommodation
- Indoor sport and recreation
- Outdoor sport and recreation
- Function facility
- Veterinary services.

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Precinct C is the Rural Residential areas, where all ROLs (including boundary realignments and easements) will be exclusively assessed against the TCEPDS:

- Precinct C (1) – Code Assessable for all lots 4,000m² or greater.
- Precinct C (2) – Code Assessable for all lots 3,000m² or greater.
- All other precincts and areas - Code Assessable for all lots 1ha or greater.
- Creation of easements is Code Assessable.

Variation Request

The application involves a Preliminary Approval (Variation Request) to enable the development to be subject to assessment against the Twin Creeks Eco Park Development Scheme (TCEPDS). The effect of the variation will be the varying of the levels of assessment for Material Change of Use and Reconfiguring of Lot, and for the assessment of the uses listed above to be against both the TCEPDS and the Whitsunday Regional Planning Scheme 2017 v3.9 where applicable.

Development Permits

The proposed development also seeks two development permits for ROL for Hidden Valley Estate Stage 4 and 6:

- Stage 4 – consists of 43 rural residential lots.
- Stage 6 – consists of 31 rural residential lots.

Stage 4

Stage 4 is located within Precinct C (1) of the Master Plan on the northern side of Rifle Range Road. Lots 423-431 will obtain access directly from Rifle Range Road, with all remaining lots accessed from a new internal road network, connecting to Rifle Range Road. The minimum lot size proposed for each lot in Stage 4 is 4,000m². Stage 4 is proposed in three stages:

- State 4A: Lots 400 – 419
- Stage 4B: Lots 420 – 431
- Stage 4C: Lots 432 – 443.

Stage 6

Stage 6 is located within Precinct C (2) of the Master Plan on the western side of Rifle Range Road prior to the entrance of the previously completed Stage 1 of Hidden Valley Estate. Lots 1 - 30 will be accessed from a new internal road network, connecting to Rifle Range Road. Lot 31 will be the only lot directly accessing Rifle Range Road. The minimum lot size proposed for each lot in Stage 6 is 3,000m². Stage 6 is proposed in three stages:

- State 6A: Lots 1, and 19 – 30
- Stage 6B: Lots 2 – 18 and drainage reserve
- Stage 6C: Lot 31.

Key Discussion: 3,000m² Rural Residential Lots

The applicant has advised in the supplied material that without the Stage 6 3,000m² allotment provisions within the TCEPDS, the entire Twin Creeks Eco Park mainland tourism venture will be unable to be completed including the trails, business, tourism and short-term accommodation facilities. Therefore, the applicant seeks that Council weighs the overall benefits of the proposed Twin Creeks Eco Park development against the provision of 3,000m² allotments within Stage 6 of the TCEPDS.

The application material proposes the suitability of the proposed mainland tourism development and the benefits such a proposal has to the region. The full list can be found the application material; however a key snapshot is below:

- 155 construction jobs over the 5-year construction period.
- 128 operational jobs over a 5-year operational period.
- Generate output (GRP) of \$21.25m pa in the operational phase.
- Will be operated in close collaboration with Gia/Ngaro Traditional Owners Reference Group Aboriginal Corporation including a \$2.2m Indigenous Ranger Program by Federal Government.
- Will address an identified gap in the region in terms of land-based sport and recreation opportunities.
- It is estimated between \$8-\$10m will be invested in the first 2 years of the Twin Creeks Eco Park. Comparably, the additional economic benefit gain by creating 'smaller' lots in Stage 6 is expected to be between \$800k - \$1m, being a 10:1 ratio between community investment and economic gain.
- The smaller and more affordable lots proposed within Stage 6 are designed to attract first home buyers, with house and land packages available under \$750k.
- Within the first 3 weeks of marketing, 21 of the 38 lots proposed were sold to mostly first home buyers or younger buyers with budget constraints.
- The mountain bike & walking trails are in close proximity to the 'Great Walk' and there is opportunity to connect Twin Creeks Eco Park with the Great Walk and ultimately the 'Skyway' development. All three uses are complementary and nature, and once connected, will become a large scale, nationally significant tourism attraction.

4. Planning Assessment

The assessment framework for a preliminary approval (variation request) is set out in section 61(2) of the *Planning Act 2016*, and must consider the following:

- a) The result of the assessment of that part of the application that is not the variation request;
- b) the consistency of the variations sought with the rest of the planning instrument to be varied;
- c) the effect the variations would have on submitters' rights for later development applications, particularly considering the amount and detail of information included in this application and made available to potential submitters; and
- d) any other matter prescribed by regulation.

Step	Description	PA section
1	Consideration of the Proposed Development (a) Council must assess against the assessment benchmarks in the Planning Scheme for the development. (b) Council must have regard to any other matter prescribed by regulation for section 45(5)(a) of the PA, which is listed in Schedule 10 of the <i>Planning Regulation 2017 (PR)</i> (per section 31 of the PR). This includes, relevantly:	45(5)

Step	Description	PA section
	(i) any development approval for, and any lawful use of, the premises or adjacent premises; (ii) the common material; (iii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and (iv) the 2017 State Planning Policy. (c) Council may assess against or have regard to any other relevant matter, other than a person's personal circumstances (e.g. the development intends to provide a mainland tourism facility where there is an identified need for such a facility)	
2	Council must decide to approve all or part, approve all or part with conditions or refuse the Proposed Development, after carrying out the assessment at step 1.	60(3)
3	Consideration of the variation request: After steps 1 and 2 Council must consider: (a) The result of the assessment of the Proposed Development undertaken as step 1 (and the ultimate decision, being step 2). (b) The consistency of the proposed Twin Creeks Eco Park Development Scheme with the current planning controls for the Land under the Planning Scheme. (c) The fact that the variations sought propose to remove submission rights for later development applications for accommodation, tourism, recreational, limited business and community uses on the site. The proposed tables of assessment (Table 6.1 and 6.2) makes such development accepted or code assessable depending on the precinct. (d) The matters prescribed by section 32 of the PR, being relevantly: (i) the common material; (ii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and (iii) the State Planning Policy (July 2017).	61(2)
4	Council must decide to approve all or some of the variations sought, or different variations from those sought, or refuse the variations sought.	61(3)

4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for Native Vegetation Clearing and State Transport Thresholds under:

- Schedule 10, Part 3, Division 4, Table 2 and 3 – Clearing Native Vegetation
- Schedule 20, Part 9, Div 4, Sub Div 1, Table 1 – State Transport Thresholds

SARA have provided a response with conditions. Conditions relate to the permissible clearing areas for the future MCU areas of the Twin Creeks Eco Park and the Stage 4 and 6 ROL and that clearing must be undertaken in accordance with the proposal plans.

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 v3.9, Part B of the SPP confirms that it applies to the assessment of the development application. An assessment of the relevant State Interests is as follows:

State Interest – Liveable Communities and Housing

Despite offering various accommodation typologies, this theme is not applicable to the proposed development because it occurs outside of the urban area and does not propose urban services.

State Interest – Economic Growth

The SPP Framework for Economic Growth contains State Interest for Agriculture. The subject parcels are identified on the Scheme's Agricultural Land Overlay Map having the Class A and B Agricultural Land Classification. However, a review of the State Government agricultural audit overlays shows most of the land as Class D.

As the land within the existing PA boundaries is already approved for eco-tourism and rural residential development, and the new areas to be included within the PA boundaries is classified as Class D agricultural land, there is no conflict with this State Interest.

State Interest – Biodiversity

The SPP Framework for Environment and Heritage contains the State Interest for Biodiversity. Stage 4 contains a mapped green 'Moderate' watercourse on the northern boundary between Stage 3 and 4. This watercourse does not traverse any proposed allotments in Stage 4 and will be wholly contained within a road reserve in the approved Stage 3. A Stormwater Management Plan supports the proposal as well as a Hydraulic Impact Assessment to ensure minimisation on adverse impacts on environmental values of receiving waters.

The proposal aligns with this State Interest.

State Interest – Safety and Resilience to Hazards

The SPP Framework for Safety and Resilience to Hazards contains the State Interest for Natural Hazards, Risk and Resilience. This state interest is applicable due to the land being within an identified flood hazard area, bushfire hazard area and landslide hazard area. Specialty reports have been provided for each hazard, which includes recommendations on how to mitigate the potential impacts from hazards. The proposal aligns with this State Interest.

State Interest – Infrastructure

The proposal will not have an impact on the regional transport network. The existing road network servicing the development has capacity for the additional vehicle movements the development generates. DTMR have reviewed the proposal and have not required any additional upgrades to the Rifle Range Road / Shute Harbour Road intersection.

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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 due to the overarching PA permitting eco-tourism and rural residential development over the site. No further assessment of the MIW Regional Plan is required.

4.4. Whitsunday Regional Council Planning Scheme, 2017

The assessment framework for a variation request is set out in section 61(2) of the Planning Act 2016, and must consider the following:

- The result of the assessment of that part of the application that is not the variation request;
- the consistency of the variations sought with the rest of the planning instrument to be varied;
- the effect the variations would have on submitters' rights for later development applications, particularly considering the amount and detail of information included in this application and made available to potential submitters; and
- any other matter prescribed by regulation.

Assessment of the Preliminary Approval against the WRCPS17 v3.9 provisions.

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 proposal has apparent conflicts with the Liveable Communities and Housing theme, specifically Theme's 3, 6 and 7. The proposal contains urban uses that will be located outside of the urban footprint by some distance (approx. 7km to Cannon Valley) and proposes new rural residential lots that are expanding into rural areas not on the fringe of the urban area. Despite these conflicts, the overarching PA currently allows for eco-tourism accommodation, rural residential lots and various small urban uses that are required to support it. The proposed change to the PA intends to substantially expand the

scale of the tourism aspects to create a mainland tourism facility, which results in an increase in the scale of urban uses required to support the facility.

The focus of Theme 3 and 6 relates to the hierarchy of centres and that urban uses are only located out of the urban area due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure. Therefore, it is proposed that the additional new urban uses are required to support the new vision of the Twin Creeks Eco Park, essentially creating the required relationship support urban uses outside of the urban area. It is a reasonable assumption that through the creation of a mainland tourism facility focussing on mountain biking, there is a requirement for various accommodation typologies such as tourist parks and short-term accommodation. With the envisaged scale of the proposal, it is also reasonable to provide additional supporting business activities such as food and drink outlets or function facility, as is proposed.

Theme 7 relates to the expansion of rural residential areas being located on the fringe of the urban area and generally do not expand into adjacent rural areas. Through the provisions of the existing PA (prior to the current application), the applicant has created the Hidden Valley Estate which is not within the fringe of the urban area. Given the existence of the estate which has development permits up to Stage 3 that facilitate rural residential development, it is it is accepted that additional rural residential development is appropriate, provided it is commensurate to the Scheme.

However, the TCEPDS proposes a minimum lot size of 3,000m² in Precinct C2 which encompasses Stage 6. The proposed 3,000m² lot size is a substantial departure from the Scheme and the proposal has not been supported by any planning need or economic need reporting that supports the viability of sub-4,000m² lot sizes at such a distance away from the urban area. Rural residential is a lifestyle product with lot sizes intended to protect the amenity and semi-rural living experience. Lots at 3,000m² have not been demonstrated to be a true rural residential product.

This departure from the Scheme is unable to be supported as there is an inherent conflict with the Theme 1, which seeks to ensure new Rural residential areas are on the fringe of the urban area, which the proposal does not achieve by some distance and is further exacerbated by the introduction of 3,000m² lot sizes.

The proposal is unable comply with Theme 1.

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. As indicated by the applicant, the proposed Twin Creeks Eco Park has the potential to be a significant employment and tourism generator for the region, which can be considered as under supplied in mainland tourism activities. With Stage 1 of the Twin Creeks Eco Park mountain bike trail network approved and the proposed expansion of the trail network which will be permitted through this PA, the additional tourism accommodation and related activities are located away from the urban area to directly support the mainland tourism venture proposed through this application. This is furthered as the land is not suitable for agriculture as assessed in the State Interest for Economic Growth.

The proposal aligns with Theme 2.

Strategic Intent – Theme 3 - Environment and Heritage

The environment and heritage theme seeks to protect the region's cultural heritage and environmental values for the future. The development has been supported by a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation over the subject premises. The determination has been issued by the Department of Resources (DoR) and approves the clearing of vegetation for the purpose of the proposed development. This demonstrates that the development can be provided in a sustainable manner that will not detrimentally impact the long-term environmental value of the area. SARA have provided a referral response which approves the proposed clearing areas as the development:

- avoids clearing, or where avoidance is not reasonably possible, minimises clearing to conserve vegetation, avoid land degradation, avoid the loss of biodiversity, maintain ecological processes
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible
- does not result in a significant residual impact on a matter of state environmental significance.

The proposal aligns with Theme 3.

Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The development area is identified to be within a flood hazard area, bushfire hazard area and landslide hazard area. Speciality reports have been provided for each hazard, which include recommendations on how to mitigate the potential impacts from hazards. All land subject to 1%AEP flooding is identified to be placed under easement. A Bushfire Management Plan for each ROL application has been provided and also specifies clear recommendations for fire management. Geotechnical reporting provided also contains recommendations for any future construction activities.

The proposal aligns with Theme 4.

Strategic Intent – Theme 5 – Infrastructure

The proposal will not impact Council's ability to supply infrastructure to the region. All proposed on-site infrastructure will be privately owned and provided on-site.

The proposal aligns with Theme 5.

4.4.3. Overlay Codes (PA)

Section 5.4 of the Twin Creeks Eco Park Development Scheme outlines where lots are identified within an Overlay in accordance with the Planning Scheme in effect, assessment against the relevant Overlay Code of said Planning Scheme will continue to apply. No variations to the codes are proposed. An assessment against each applicable overlay has been provided to address the suitability of the site for the intended development. An additional overlay assessment is provided further in the report, which assesses the development permit requests against the applicable overlays.

Agriculture Land Overlay

The subject parcels are identified on the Scheme's Agricultural Land Overlay Map having the Class A and B Agricultural Land Classification. However, a review of the State Government agricultural audit overlays shows most of the land as Class D.

As Council has already approved the land for eco-tourism and rural residential development under the overarching PA, and Lot 25 (expansion area) consists of land generally unsuited to agriculture, there is no conflict with the Agriculture Land Overlay.

Bushfire Hazard Overlay

Both applications for Stage 4 and 6 have been supported by a Bushfire Management Plan. Each plan provides recommendations of how fire management should be undertaken across the rural residential sites. The report identifies that no part of the proposed development area is at an unacceptable risk to bushfire.

Environmental Significance Overlay (ESO)

As discussed within the Strategic Intent assessment of the Environment and Heritage theme, SARA and DoR have assessed the vegetation clearing aspects and have provided an approval subject to a plan that identifies the permitted clearing areas in Stage 4 and the balance of the PA area subject to development. Therefore, it is concluded that the development avoids significant impacts on Wildlife habitat and Regulated vegetation and complies with the overlay.

Flood Hazard Overlay

A Flood Investigation has been undertaken for both all areas with the proposed PA boundaries which will be used to inform future development applications under the PA. The investigation identifies developable land across all present and future development areas and will inform the level of infrastructure required to develop the land. The investigation does not identify any constraints that cannot be overcome through engineering, which suggests the site can be developed appropriately.

Landslide Hazard Overlay

Geotechnical reporting was completed for Stage 4 as it has the most areas mapped for the hazard. The report provides clear recommendations for future construction in the hazard area, which is acceptable.

Waterways and Wetlands Overlay

On the fringe the development boundaries are mapped waterways located predominantly in the adjacent Conway National Park. As no development is proposed on the mapped waterways, the development remains compliant with the benchmarks. Future applications for the trail network will need to consider the mapped waterways in the design.

4.4.4. Rural Zone Code (PA)

The proposal seeks to vary the effect of the Rural zone code and replace it with the Twin Creeks Eco Park Development Scheme (TCEPDS). The consistency of the proposal with the zone code has been assessed below.

Despite the site having land mostly unsuited to agriculture as assessed in the Agricultural overlay assessment, the proposed development is inconsistent with the Rural zone code as it provides for uses that are incompatible with agriculture and seeks to make many rural uses impact assessable, which is a direct conflict the purpose and intent of the Rural zone.

4.4.5. Rural Residential Zone Code (PA)

Regard has been had to the Rural residential zone code as Stage 6 is not semi-rural in nature or developed as a logical extension, infill or consolidation of existing rural residential zoned land. This weighs against the variation of 3,000m² lots.

4.4.6. Development Codes

The application does not intend to vary any of the use codes for Material Change of Use and only replaces the Zone code and ROL provisions with the TCEPDS Overall outcomes and Development code respectively. Assessment against the TCEPDS variations is in Section 5.

Assessment of the Development Permits against the WRCPS17 v3.9 provisions.

4.4.7. Overlay Codes (Development Permits)

Agriculture Land Overlay

The subject parcels are identified on the Scheme's Agricultural Land Overlay Map having the Class A and B Agricultural Land Classification. However, a review of the State Government agricultural audit overlays shows most of the land as Class D.

As Council has already approved the land for eco-tourism and rural residential development under the overarching PA, and Lot 25 (expansion area) consists of land unsuited to agriculture, there is no conflict with the Agriculture Land Overlay.

Bushfire Hazard Overlay

Both applications for Stage 4 and 6 have been supported by a Bushfire Management Plan. Each plan provides recommendations of how fire management should be undertaken across the rural residential sites. Council's Environment Officers have reviewed the reports and have advised that there are some discrepancies in the assessment and categorisation of certain fire hazards. To overcome the identified flaws in the reporting, conditions of approval have been recommended to ensure compliance with the overlay. The conditions relate to the provision of additional firebreaks and a covenant on proposed Lot 38 in Stage 6. The development can be conditioned to comply with the overlay.

Environmental Significance Overlay (ESO)

The Stage 6 development area is not subject to the ESO. Stage 4 contains the Regulated vegetation in the northeast corner of the lot with the balance of the lot being unmapped.

Refer to PA overlay assessment in Section 4.4.3.

Flood Hazard Overlay

A Flood Investigation has been undertaken for both Stage 4 and 6. The investigation has modelled the required infrastructure to support the development up the 1%AEP scenario for both pre and post development. Areas subject to 1%AEP are to be placed under easement, which includes all overland flow paths. The floor reporting was utilized to inform the level of infrastructure required for the development, which has been assessed as compliant with the Development Manual.

Landslide Hazard Overlay

The northwest corner of Stage 6 is subject to the overlay. This is the location of Lot 31 which is proposed to have an environmental covenant on the entire steep vegetated area. A building footprint for Lot 31 exists outside of the mapped hazard area. Further, the refined Landslide mapping from the Whitsunday Landslide Study 2019 shows lesser extents of the mapped hazard in the area of Lot 31. A condition of approval could be applied to that requires a geotechnical report to be provided prior to plan sealing for Stage 6.

A Geotechnical Investigation has been supplied in support of the development application for Stage 4 (has been mis-labelled Stage 2 in the material). The report provides a geotechnical engineering and landslide risk assessment as well as risk mitigation strategies. The report advises that the overall risk profile of Stage 4 is Low, provided the recommended measures of the report are implemented.

Waterways and Wetlands Overlay

Refer to PA overlay assessment in Section 4.4.3.

4.4.8. Rural Zone Code (Development Permits)

The proposal is inconsistent with the provisions of the zone as it provides for uses that are incompatible with agriculture and seeks to make many rural uses impact assessable, which is a direct conflict the purpose and intent of the Rural zone.

4.4.9. Rural Residential Zone Code (Development Permits)

Regard has been had to the Rural residential zone code as Stage 6 is not semi-rural in nature or developed as a logical extension, infill or consolidation of existing rural residential zoned land. This weighs against the proposal for Stage 6.

4.4.10. Development Codes

Two Reconfiguration of a Lot permits have been applied for and an assessment against the Planning Scheme is provided below:

Reconfiguring a Lot Code

Stage 4

Stage 4 lot sizes range from 3188m² to 20466m² which means the proposed lot sizes do not comply with AO1.1 of the code as they do not achieve 100ha. Stage 4 contains 9 lots beneath 4,000m², which is not only in conflict with the Rural and Rural residential zone

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lot size provisions of the Scheme but also conflicts with the Precinct C Overall outcome (a) in the TCEPDS where lots within Precinct C1 must achieve 4,000m².

Stage 6

Stage 6 lot sizes range from 3,001m² to 38,886m² which means the proposed lot sizes do not comply with AO1.1 of the code as they do not achieve 100ha, nor do they achieve 4,000m². Only lot 38 is above 4,000m² in Stage 6, with the remaining lots being between 3,001m² and 3,824m². The applicant has provided an additional development plan that depicts the smallest lots with burdened land (easements) can achieve a minimum 3,000m² building envelope, to provide further merit that all proposed lots are suitable for its intended purpose of a dwelling. It is acknowledged that a buildable area of 2,000m² is available in each lot within Stage 6, but it does not override the overall provisions of the code and zoning.

Although there are 2 out of 37 existing lots in the existing stages of Hidden Valley below 4,000m², they are not the prevailing character of the area and do not weigh in favour of approval.

The reasons for refusal of the ROL code are the following:

- The proposal conflicts with AO1.1 and AO1.2 of the Reconfiguring a lot code as the minimum lot sizes and dimensions are below those specified in Table 9.4.7.3.2.
- The proposal conflicts with PO1 (a) and (b) as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.
- The proposal conflicts with overall outcome 2(a)(i) and (iii) of the Reconfiguring a lot code as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.

Landscaping Code

The rural nature of both Stage 4 and 6 does not necessitate additional landscaping placements, as the sites benefit from existing vegetation on and surrounding the land.

Excavation and Filling Code

The supporting Engineering Report demonstrates future construction activities can be undertaken in accordance with the Planning Scheme.

Infrastructure Code

A Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal Report by CQ Soil Testing was supplied with the application material for both stages. The Stage 4 report demonstrates that each proposed lot can be serviced with an effluent disposal system in accordance with the Queensland Plumbing and Wastewater Code, sized for a 4-bedroom dwelling.

Of particular importance is the design for Stage 6, which is proposing smaller allotments than envisaged for the rural residential environment. An effluent suitability report was undertaken on the original Stage 6 design which had 39 lots as opposed to the current 31 lots. No revised report was undertaken for the proposal with 31 lots. The original design with 39 lots appeared to have sufficient space for an effluent disposal system on each lot which indicates the current proposal with larger lot sizes would be the same.

As outlined in the Transport and Parking code assessment below, Stage 6 is proposed with urban road infrastructure, including curb and channel drainage and stormwater quality improvements in the form of bio-pods in the roadway. Due to being within a non-serviced area for water, roof water will be retained and re-used from the roofs for domestic use and irrigation of landscaping. This means that nutrient load reduction has only been undertaken for the roadways, which is acceptable in a rural residential setting. Review of the accompanying music model reveals the Stage 6 water quality treatment devices will achieve the nutrient reduction targets of the WRC Stormwater Quality Guideline.

Some lots in Stage 6 do not drain to the road due to a ridge through the site and instead drain formalised table drains contained in appropriately sized stormwater easements. Where allotments do not drain directly to a stormwater drain or roadway, inter allotment cut off drains will be provided to ensure nuisance flows to lower properties are diverted, to a 1% AEP capacity.

Transport and Parking Code

Stage 4

All roads in Stage 4 comply with the Development Manual, with the exception of Rifle Range Road, which as proposed does not have a table drain on the southern side of the road. The consulting engineer has advised the reason for this as follows:

There is no table drain proposed on the southern (downstream side) of rifle range road as the catchment is limited to half the roadway only. There are no external catchments and therefore the table drains are not required. The half road will sheet flow south as occurs currently. The creation of table drains would serve no purpose other than add additional infrastructure for WRC to maintain and concentrate flows. In additional table drains are typically provided to ensure the pavement material are drained. As rifle range road is in fill on the southern side, no table drains are needed for that purpose.

The reasoning for an alternative design for Rifle Range Road has been accepted by Council's Infrastructure Directorate.

Swept-path templates demonstrate the overall suitability of the roads as acceptable to receive vehicles up to 19m in length, including a sighting distance assessment on all intersections, all of which achieve compliance with AustRoads.

Stage 6

Roads to be supplied for Stage 6 are above the minimum requirement for the zone as it is intended to supply the site with an urban road environment, including curb and channel and stormwater quality improvement devices. Urban roads have been proposed to remove consumptive table drain construction and ongoing drain maintenance. Due to the adoption of kerb and channel and deletion of table drains, the proposed road reserve width is proposed to be reduced to 18m. The 2m reduction results from the loss of 1m sealed shoulders on each side of the 8m formation.

5. Assessment of Variations

The purpose of the Development Code is to detail relevant planning and design provisions that will apply to the future development of the site. The TCEPDS is not intended to vary all aspects of the current planning scheme, only that stated. Where not included in the Development Code, the relevant provisions of the Scheme shall apply. The Development

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Code is generally consistent with the Whitsunday Regional Council Planning Scheme 2017 in terms of terms used and structure. The TCEPDS also uses the same definitions but has included more land use examples of what the defined use could be to provide additional flexibility for the developer. The additional land use examples align with the definition and are therefore considered acceptable.

Tables of Assessment and Categories of Development

The Preliminary Approval (Variation request) does not intend to vary any of the use codes for Material Change of Use and only replaces the Zone code and ROL provisions with the TCEPDS Overall outcomes and Development code respectively. The structure of the TCEPDS is a suitable alternative for the zone overall outcomes and the development code for Reconfiguring a Lot of the Planning Scheme to provide development specific benchmarks.

The TCEPDS provides suitable overall outcome provisions that relate to the intent of the development and provide clear benchmarks to achieve the intended development purpose which will guide future assessment of an application for a development permit. The Performance Outcomes of the TCEPDS provide the opportunity for a development permit application that may result in a different layout to what is proposed currently, such as the proposed allotments could be either larger or smaller. This could be appropriate if it was agreed that 3,000m² lot provisions were appropriate, however this is not the case.

Minimum Lot Size

The key Planning Scheme non-compliance is the proposal's non-compliance with the Reconfiguring a Lot Code's minimum lot size for the Rural zone, which is intrinsically linked to the purpose of the Rural zone which is to provide for rural uses, all of which are Impact assessable under the TCEPDS. This lot size is also unsupported in the Rural residential zone. The minimum lot size non-compliance also directly relates to the Liveable Communities and Housing theme of the Strategic intent.

No supporting economic or need analysis has been provided that demonstrates a need for sub-4,000m² lot sizes and therefore there is no additional planning assessment that can be undertaken that provide support for lots beneath 4,000m². Rural residential is a lifestyle product with lot sizes intended to protect the amenity and semi-rural living experience. Lots at 3,000m² have not been demonstrated to be a true rural residential product and therefore support for this lot size is not provided.

Council may also consider any other relevant matter in its assessment of the proposed development under step 1 per section 45(5)(b) of the PA. In this case, the applicant provides the following community & economic benefit justifications for approval:

- 155 construction jobs over the 5-year construction period.
- 128 operational jobs over a 5-year operational period.
- Generate output (GRP) of \$21.25m pa in the operational phase.
- Will be operated in close collaboration with Gia/Ngaro Traditional Owners Reference Group Aboriginal Corporation including a \$2.2m Indigenous Ranger Program by Federal Government.
- Will address an identified gap in the region in terms of land-based sport and recreation opportunities.
- It is estimated between \$8-\$10m will be invested in the first 2 years of the Twin Creeks Eco Park. Comparably, the additional economic benefit gain by creating

'smaller' lots in Stage 6 is expected to be between \$800k - \$1m, being a 10:1 ratio between community investment and economic gain.

- The smaller and more affordable lots proposed within Stage 6 are designed to attract first home buyers, with house and land packages available under \$750k.
- Within the first 3 weeks of marketing, 21 of the 38 lots proposed were sold to mostly first home buyers or younger buyers with budget constraints.
- The mountain bike & walking trails are in close proximity to the 'Great Walk' and there is opportunity to connect Twin Creeks Eco Park with the Great Walk and ultimately the 'Skyway' development. All three uses are complementary and nature, and once connected, will become a large scale, nationally significant tourism attraction.

Whilst the benefits of the wider project are understood and supported, the conflict with the minimum lot size requirement is a significant matter and one which weighs against the proposal. As the lot size matter is not one which the applicant is tied to as a result of any physical constraint to the land or any other impediment the provisions of the scheme and the strategic purpose for the rural residential zone should be maintained and not varied.

Submission Rights

Section 61(2)(c) of the Planning Act 2016 requires the assessment manager to consider the effect of the variations on submission rights for later development applications. The TCEPDS will not provide the opportunity for submissions to be made against future development applications made under the Development Code, except rural uses or ROL proposals beneath the lot size. The explanatory notes of the Planning Bill 2015 detail the purpose of s61(2)(c) is to ensure that adequate information is available in the preliminary approval (variation request) for the public to be able to form a reasonable opinion of the proposed development. It is considered the application made to Council clearly details the vision for the site which will guide the future development. The development application contains adequate proposal information via plans of future development areas and a detailed proposed development code for the public to form an informed view.

6. Public Submissions

The development application was placed on public notification between 23 October 2024 and 6 December 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 13 December 2024. Seven submissions in support of the proposal were received and one opposing submission received during this period of Public Notification.

Opposing submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. Rifle Range Road	Concern regarding the safety of Rifle Range Road due to traffic hazards such as blind corners, concealed driveways and blind crests on hills. The submission also states the road is not wide enough to cater for the increased number of trucks and caravans. Further concerns are raised regarding the intersection safety at Shute Harbour Road.

Attachment 11.7.3 Planning Assessment Report

	<p>Department of Transport and Main Roads has reviewed the application and specified no upgrades to the intersection of Rifle Range Road / Shute Harbour Road.</p> <p>If the application were to be approved, there will be further opportunities to assess Rifle Range Road in terms of upgrade requirements based on traffic generation.</p>
--	--

7. Infrastructure Charges

7.1. Adopted Infrastructure Charges Resolution

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

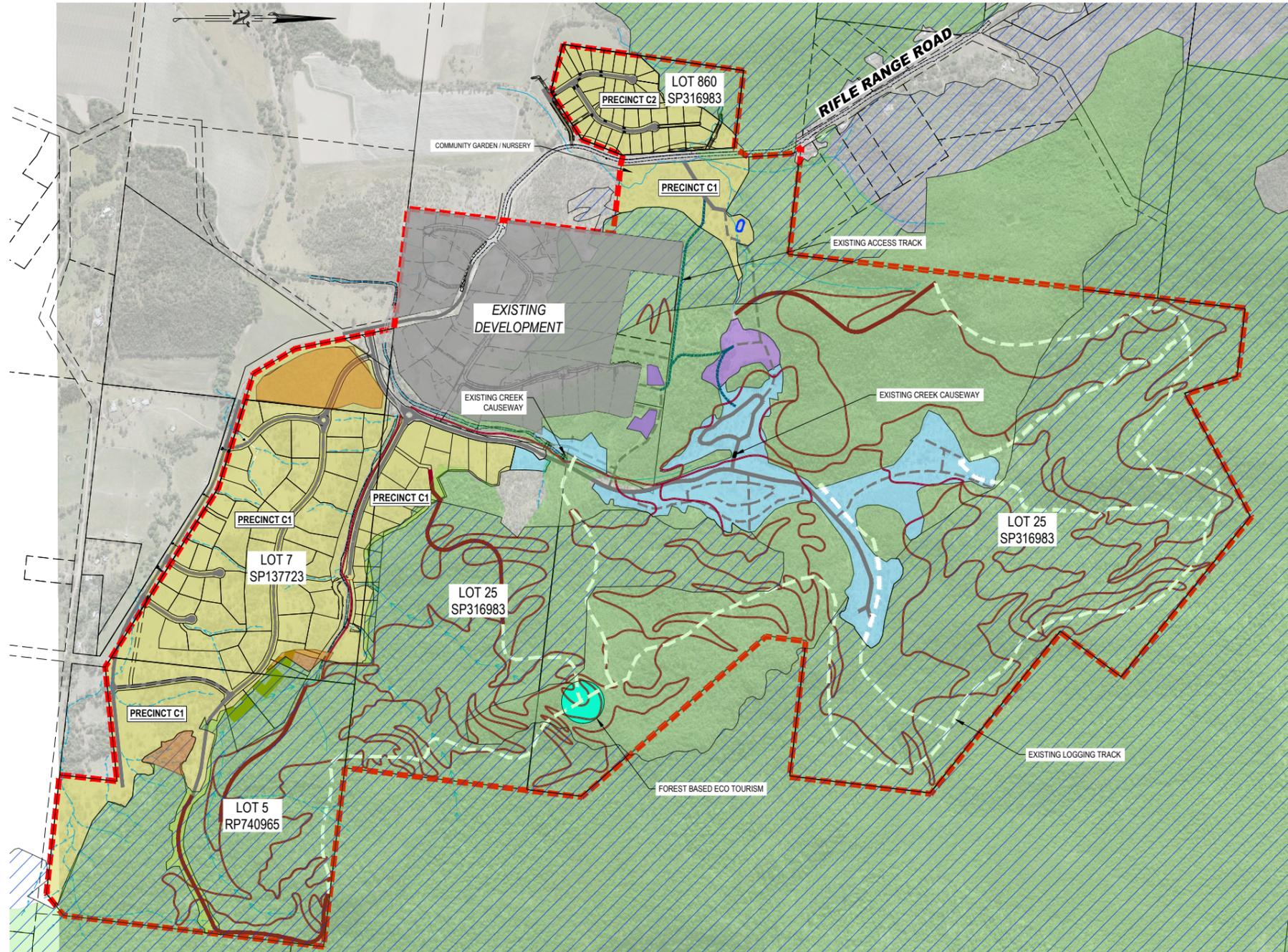
Stage 4:

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
ROL	Residential	43	\$34,452.65		\$1,481,463.95
Total Adopted Charge					\$1,481,463.95
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing	Residential	1	\$34,452.65	100%	\$34,452.65
ROL	Water	43	\$34,452.65	30%	\$444,439.18
ROL	Sewer	43	\$34,452.65	27%	\$399,995.26
Total Credit					\$878,887.09
Total Levied Charge					\$602,576.86

Stage 6:

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
ROL	Residential	31	\$34,452.65		\$1,068,032.15
Total Adopted Charge					\$1,068,032.15
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing	Residential	1	\$34,452.65	100%	\$34,452.65
ROL	Water	30	\$34,452.65	30%	\$310,073.85
ROL	Sewer	30	\$34,452.65	27%	\$279,066.46
Total Credit					\$623,592.96
Total Levied Charge					\$444,439.19

OVERALL MASTER PLAN

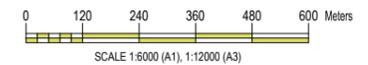


LEGEND:

- PRECINCT A**
TOURISM
- PRECINCT B**
VILLAS
- PRECINCT C**
RURAL RESIDENTIAL
- EXISTING DEVELOPMENT**
STAGES 1 AND 2 EXCLUDED FROM PRELIMINARY APPROVAL
- REGULATED VEGETATION - 'OF LEAST CONCERN'
- REGULATED VEGETATION - 'OF CONCERN'
- REGULATED VEGETATION - 'ESSENTIAL HABITAT'
- ROAD
- LOCAL AREA ACCESS
- TRAIL NETWORK
- TWIN CREEKS / HIDDEN VALLEY
MASTER PLAN BOUNDARY

HIDDEN VALLEY - MATERPLAN

PRECINCT A / TOURISM	
Caravans	- 180 Sites
Campers	- 150 Sites
Cabins	- 75 Sites
Short Term Accommodation	- 80 Beds
Training / Conference Facility	
Indoor Activities Area	
Bar + Café + Parking	
PRECINCT B / VILLAS	
Villas	- 60 No.
PRECINCT C	
Rural Residential Subdivision	- 284 lots
Walking & Bike Trails	- 60 km



LAYOUT PLAN
SCALE 1:6000 (A1), 1:12000 (A3)

NOTE: ONLY DRAWINGS MARKED "FOR CONSTRUCTION" AND BEARING AN ORIGINAL SIGNATURE SHALL BE USED FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CHKD
0	08/01/2020	ISSUE FOR APPROVAL - EXISTING DEVELOPMENT SHADING ADDED	S.T.	S.R.
1	26/02/2024	ISSUE FOR APPROVAL - REGULATED VEGETATION UPDATED	S.T.	S.R.
2	27/10/2023	ISSUE FOR APPROVAL	S.T.	S.R.
3	07/08/2023	ISSUE FOR APPROVAL	S.T.	S.R.
4	15/06/2023	COORDINATION ISSUE	S.T.	S.R.
5	06/09/2023	COORDINATION ISSUE	S.T.	S.R.
6	14/02/2023	COORDINATION ISSUE	S.T.	S.R.

Design: SWT
Drawn: SWT
Date: Jan 2021

Checked: *[Signature]*
Datum: AHD

FOR APPROVAL
NOT FOR CONSTRUCTION

[Signature] ROBERTS
DIRECTOR APPROVAL
RPT 7665

ALTA
ENGINEERING : DESIGN : MANAGEMENT

ALTA PROJECTS
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Web: http://www.alta.net.au

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
at RIFLE RANGE ROAD, HIDDEN VALLEY
for BLUE JEEP INVESTMENTS PTY LTD

FILENAME: A6594-SK100 - OVERALL MASTER PLAN.dwg DATE: 15/10/23 3:37pm - XREF's: X:Images, X:BASE-EXIST, X:Master Plan, X:BASE-Stage 3, X:Trail Network, X:BASE-Stage 4, X:BASE-Stage 6, X:Master Plan-Roads, X:Veg-Coverment-Layers, H:Approved-SR, H:Checked-SR

Council Ref: 20190944

DRAWING TITLE:
HIDDEN VALLEY WHITSUNDAYS
OVERALL MASTER PLAN

DRAWING No: A6594/21/SK100

Revision	Sheet
D	100 of 1

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Twin Creeks Eco Park Development Scheme (v3.2)

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1.0 Introduction to the Development Scheme

1.1 Overview

This Development Scheme is to be described as the '*Twin Creeks Eco Park Development Scheme*', '*TCEPDS*' or '*the Development Scheme*'.

The *TCEPDS* seeks to vary certain aspects of the *Whitsunday Regional Council Planning Scheme 2017* to create a unique masterplan that will deliver a property diverse rural living lifestyle, offering exciting new opportunities for tourism and accommodation in the Whitsundays Region.

1.2 Site Details

The Development Scheme applies to the following real property descriptions –

Lot Number	Registered Plan
25	SP342157
7	SP137723
5	RP740965
210	SP332143

An excerpt of the Plan of Development to which this Development Scheme applies has been provided overleaf.

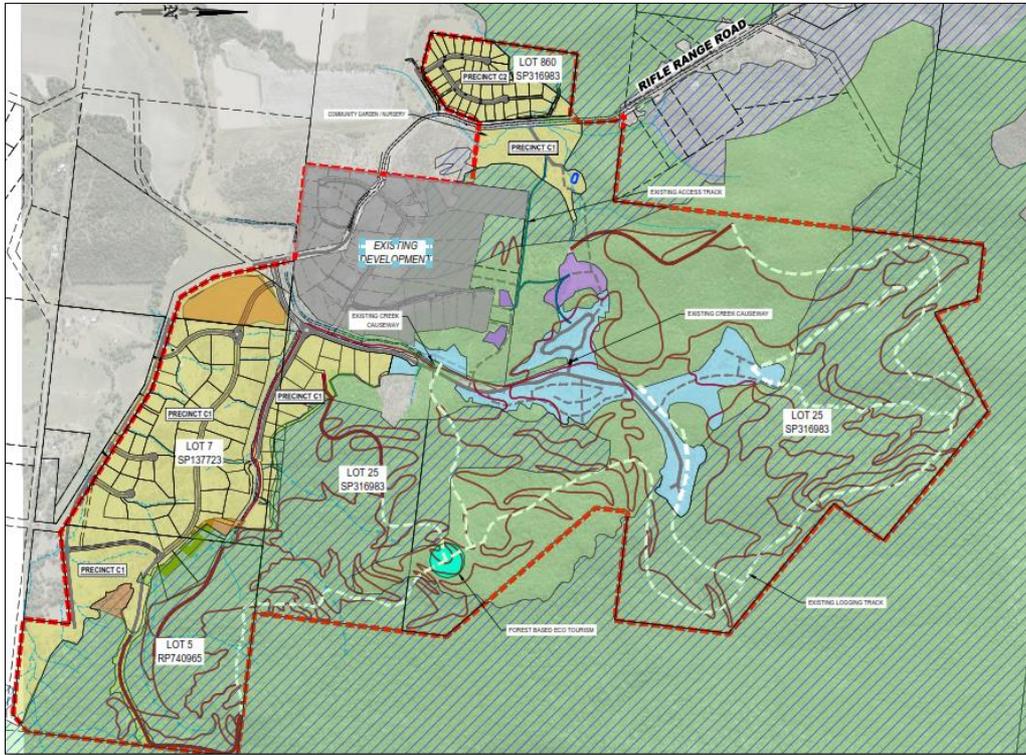


Figure 1: Twin Creeks Eco Park Plan of Development



2.0 Interpretation

This Development Scheme is to be interpreted as if it were a code within the *Whitsunday Regional Planning Council Scheme 2017*. Any future Material Change of Use or Reconfiguring a Lot is to be assessed in accordance with the provisions of the *Twin Creeks Eco Park Development Code*, where applicable. The TCEPDS should be read in conjunction with the Plan of Development Provided (POD) by Alta Engineering. The POD anticipates the general scale, design, and mixture of uses within each precinct. It is important to note the POD is conceptual only and further detail design and investigation will be required with each downstream MCU or ROL development application made. Further, the precinct boundaries are not 'fixed' and may be subject to change in line with specific development requirements at development permit stage.

Where there is inconsistency between the *TCEPDS* and the *Whitsundays Planning Scheme* in effect, this Development Scheme prevails. Where aspects are not covered within the *TCEPDS*, the relevant provisions of the *Whitsundays Planning Scheme 2017* (version 3.9) shall apply.

For ease of interpretation, this Development Scheme has utilised the same definitions as those contained within the *Whitsunday Regional Council Planning Scheme 2017*. Whilst the use definitions (Column 2) have not been changed, the listed examples (Column 3) have been expanded to specifically reference the uses proposed on the Twin Creeks Eco Park POD. These additional listed examples are shown in bold in Section 3 overleaf.



3.0 Definitions

The following use definitions have been provided specifically for the purpose of this Development Scheme.

Table 3.1 – Table of Definitions

Use	Definition	Examples
Tourist Park	Premises used to provide for holiday accommodation in caravans, self-contained cabins, tents or other similar structures. Where ancillary the use may include amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors or staff accommodation.	Camping ground, caravan park, holiday cabins, safari tents, bell tents, day spa, health retreat
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outdoors and requires areas of open space. Where ancillary the use may include providing and selling of food and drink, change room facilities or storage facilities	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, mountain bike park / trails, pump track, walking trails, disc golf course, ropes course
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts
Community use	Premises used for providing artistic, social or cultural facilities or community services to the public. The ancillary use may include the preparation and selling of food and drink.	Art gallery, community centre, community hall, library, museum
Food and Drink Outlet	Premises used for preparation and sale of food and drink for consumption on or off the premises. Where ancillary the use may include the sale of liquor for consumption on premises.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room, transportable food and drink vans, clubhouse, tavern, lodge, camp kitchen
Function Facility	Premises used for receptions or functions that may include the preparation and provision of food and liquor for consumption on premises as part of a reception or function.	Conference centre, reception centre, marquee
Multiple Dwellings	Residential use of premises involving three or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex, villas, eco houses
Short-term Accommodation	Apartments, flats, units, townhouses, row housing, triplex	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay, villas, eco houses, Airbnb

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Educational establishment	Premises used for training and instruction to impart knowledge and develop skills. Where ancillary the use may include student accommodation, before or after school care or vacation care.	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university
Rooming Accommodation	<p>Premises used for residential accommodation, if each resident—</p> <ul style="list-style-type: none"> • has a right to occupy 1 or more rooms on the premises; • does not have a right to occupy the whole of the premises; • does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and • shares other rooms, facilities, furniture or equipment outside of the resident’s room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises. <p>Where ancillary the use may include a manager’s residence, an office or providing food or other services to residents.</p>	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling, accommodation, school or sport groups, student accommodation
Relocatable Home Park	Premises used for relocatable dwellings for long-term residential accommodation. Where ancillary the use may include a manager’s residence, amenity facilities, food and drink outlets, or recreation facilities for the exclusive use of residents.	



4.0 Purpose

The purpose of this Development Scheme is to detail relevant planning provisions that will apply to the future development of the site. The *TCEPDS* is not intended to vary all aspects of the current planning scheme, only that stated. More specifically, the scheme provides an approval framework including Levels of Assessment, Performance Outcomes/Acceptable Outcomes detailing -

- Plan of development providing guidance on spatial aspects of the Code;
- The type of development which may occur;
- Relevant benchmark criteria (codes) against which development applications will be assessed; and
- How the Development Code will vary the *Whitsunday Regional Council Planning Scheme 2017*.

The Development Code seeks to deliver on the higher order provisions of the Scheme through the facilitation of a unique community that will deliver a diverse rural living lifestyle, offering exciting new opportunities for tourism in the Whitsunday Region.



5.0 Assessment Provisions

5.1 Development Type

Any future proposed Material Change of Use or Reconfiguring a Lot is to be assessed in accordance with the Table of Assessment specified within Section 6.0 of this Development Scheme. Note Operational Works and Building Works applications have been deliberately omitted from the development scheme and will continue to be assessed against the planning scheme, with no changes to the relevant assessment benchmarks or levels of assessment.

5.2 Hierarchy of Assessment Benchmarks

Where there is an inconsistency between provisions in the Planning Scheme and the TCEPDS, the following rules apply:

- (a) the TCEPDS prevails over all other components to the extent of the inconsistency for all levels of assessment;
- (b) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
- (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
- (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
- (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency; and
- (f) provisions of Part 10 (Other plans) may override any of the above, except for item (a).

5.3 Applicable Assessment Benchmarks

Where Reconfiguring a Lot or Material Change of Use is proposed, the development will be assessed against the following:

- Material Change of Use – Purpose (Section 7.1), Overall Outcomes (Section 7.2) and relevant Planning Scheme Codes
- Reconfiguration of a Lot – Entire *Twin Creeks Eco Park Development Code* (Sections 7.1-7.3)

5.4 Overlays

Where lots are identified within an Overlay in accordance with the Planning Scheme in effect, assessment against the relevant Overlay Code of said Planning Scheme will continue to apply.

5.5 Infrastructure Charges

Infrastructure Charges will apply to future development in accordance with the Whitsunday Regional Council's charging regime at the time of the Decision Notice being issued.



6.0 Table of Assessment

The following Table of Assessment replaces Part 5 of the current *Whitsundays Planning Scheme 2017*, and identifies the applicable level of assessment and associated benchmark criteria for future development in accordance with this Preliminary Approval.

Table 6.1 – Table of Assessment (Material Change of Use)

Rural Zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MATERIAL CHANGE OF USE		
Accommodation activities		
Caretaker's Accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Rural zone code Infrastructure code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Multiple dwelling	Code assessment where within Precinct A or B, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Multi-unit uses code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment where within Precinct A or B, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Multi-unit uses code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment where within Precinct A or B, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Multi-unit uses code Infrastructure code Landscaping code Transport and parking code
Tourist park	Code assessment where within Precinct A, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Relocatable home park and tourist park code Infrastructure code

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		Landscaping code Transport and parking code
Relocatable Home Park	Code assessable if within Precinct A, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Relocatable home park and tourist park code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment where within Precinct A, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Code assessment where within Precinct A or B, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Function facility	Code assessment where within Precinct A or B, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
All Entertainment activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
Educational establishment	Code assessment where within Precinct A, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	



Indoor sport and recreation	Code assessment where not within Precinct C, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Landscaping code Transport and parking code
Outdoor sport and recreation	Code assessment where not within Precinct C, otherwise Impact Assessable.	Purpose & Overall Outcomes of the Twin Creeks Eco Park Development Scheme (Section 7.1 -7.2) Business activities code Infrastructure code Transport and parking code
All other Recreation activities	Impact assessment	The Planning Scheme
Rural Activities		
Animal husbandry	Impact assessment	The Planning Scheme
Animal keeping	Impact assessment	The Planning Scheme
Aquaculture	Impact assessment	The Planning Scheme
Cropping	Impact assessment	The Planning Scheme
Garden Centre	Accepted development if complying with the acceptable outcomes of the applicable codes(s) and within Precinct A or B, otherwise Code Assessable.	Rural activities code Transport and parking code
Intensive animal industry	Impact assessment	The Planning Scheme
Intensive horticulture	Impact assessment	The Planning Scheme
Roadside stall	Accepted development if complying with the acceptable outcomes of the applicable code(s), otherwise Code assessment.	Rural uses code
Rural industry	Impact assessment	The Planning Scheme
Wholesale nursery	Accepted development if complying with the acceptable outcomes of the applicable codes(s) and within Precinct A or B, otherwise Code Assessable.	Rural activities code Transport and parking code
All other rural activities	Impact assessable	
Undefined uses		
Any use not defined in Schedule 1 (Definitions) or Table 3.1 of the TCEPDS	Impact assessment	The Planning Scheme
<i>All other uses do not form part of this development code and are as per the Whitsunday Regional Council Planning Scheme in force at the time.</i>		



Table 6.2 – Table of Assessment (Reconfiguring a Lot)

RECONFIGURING A LOT		
Precinct	Categories of development and assessment	Assessment benchmarks for assessable development
All other precincts and areas	Code Assessable for all lots 1ha or greater, otherwise Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
Precinct C (1)	Code Assessable for all lots 4,000m ² or greater, otherwise Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
Precinct C (2)	Code Assessable for all lots 3,000 m ² or greater, otherwise Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
RECONFIGURING A LOT (BOUNDARY REALIGNMENT OR ACCESS EASEMENTS)		
Precinct	Level of Assessment	Assessment Criteria
All other precincts	Code Assessable for all lots 1ha or greater, otherwise Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
Precinct C (1)	Code Assessable for all lots 4,000m ² or greater, other Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
Precinct C (2)	Code Assessable for all lots 3,000m ² or greater, otherwise Impact Assessable	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)
Easements	Code Assessable under all circumstances	<i>Twin Creeks Eco Park Development Code</i> (Section 7.1 -7.3)



7.0 Twin Creeks Eco Park Development Code

7.1 Purpose

The *Twin Creeks Eco Park Development Code* acts as a replacement for the Zone Code (Part 6), and Development Codes (Part 9) of the *Whitsunday Regional Planning Scheme 2017*. The purpose of the Code is to deliver the intent of the overall Preliminary Approval through that detailed as part of Section 4.0 of this Development Scheme. The purpose and overall outcomes sought to be achieved by the development is as follows -

- (1) The purpose of the *Twin Creeks Eco Park Development Code* is to deliver the Whitsundays region an integrated mainland tourism operation and associated facilities, including a purpose-built mountain bike trail, villas & eco-houses, indoor activities, and small-scale business activities.
- (2) The purpose of the *Twin Creeks Eco Park Development Code* is to provide predominantly rural-residential style living opportunity on a range of lot sizes from a minimum of 3,000m² in area.
- (3) The purpose of the *Twin Creeks Eco Park Development Code* is to provide for a unique masterplan community offering an integrated mix of living, tourism, educational, training and business activity, where:
 - a. A combination of short-term and long-term accommodation uses will cater for permanent residents and tourists and can be interchangeable depending on competing demand between permanent residents and tourists.
 - b. Permanent residents, tourists, school and sporting groups will share enjoyment of various community, sporting, recreation and entertainment facilities.
 - c. Small scale and complementary educational and training facilities are encouraged where they support local job creation, indigenous ranger and training programs or upskilling of park employees.
 - d. Business activities enhance and increase visitor experience and length of stay periods. Business activities which operate in isolation and compete against the wider TCEPD are not supported.
 - e. Rural uses that are not complementary or uses that may compromise amenity, privacy and the overall experience of residents or visitors are not supported.'
- (4) The purpose of the *Twin Creeks Eco Park Development Code* will be achieved through the following overall outcomes:

7.2 Overall Outcomes

Precinct A – Tourism

The purpose of the Tourism Precinct will be achieved through the following overall outcomes –

- (a) Development provides the region with an integrated trail and adventure site and associated ancillary infrastructure;
- (b) Development provides for Accommodation activities, primarily in the form of relocatable home parks, short-term accommodation and tourist parks, that promote variety in visitor accommodation options to accommodate tourists, mountain bike riders, trail walkers and other park visitors;



- (c) Development facilitates opportunities for establishing tourist facilities and services in non-urban, rural and environmental areas to complement tourist accommodation and enhance the attractiveness of tourist areas; and
- (d) development may provide for Business, Community, Accommodation and Recreation Activities including short term, long term and tourist accommodation, student and sporting group accommodation, food and drink outlets, community uses, functions, training and event facilities and other ancillary and complementary uses. Such uses are to be small to medium in scale and must support and enhance the wider TCEPD experience. Non complementary rural uses or rural uses that do not enhance visitor experiences, are not supported.

Precinct B – Villas

The purpose of the Villa Precinct will be achieved through the following overall outcomes –

- (a) Development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for both holiday and permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, eco-houses, villas, terraces and row houses);
- (b) development may provide for limited Business, Community and Other activities including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations; and
- (c) Development provides for nature-based tourism and tourist parks to be established where the scale, intensity and nature of the use complements Tourism orientated activities. Non complementary rural uses or rural uses that do not enhance visitor or resident experiences, are not supported.

Precinct C – Rural Residential

The purpose of the Rural-Residential Precinct will be achieved through the following overall outcomes –

- (a) Development provides for low density Accommodation activities, in the form of dwelling houses on a range of lifestyle lots within a semi-rural setting with a minimum lot size of 4,000sqm in C1, and 3,000m² in C2. Short-term accommodation uses are supported in Lot 210 in Stage 2 and all lots within Stages 3, 4 & 5, where the design, scale and location are complementary and integrated with the wider Twin Creeks Eco Park;
- (b) Rural, Business and Community activities are limited to small-scale and low intensity uses that are compatible with the prevailing rural residential character and amenity of the zone. Such uses are limited to animal husbandry, cropping, roadside stalls, sales offices, community uses and emergency services;
- (c) to maintain the low density character and rural residential amenity of the zone, development has a low-rise built form with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
- (d) the built form of development integrates with and complements the predominant rural residential character and scale of the zone and is sympathetic to the environmental and topographical features of the landscape;



- (e) development for Accommodation activities adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes;
- (f) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (g) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works; and
- (h) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.
- (i) Non complementary rural uses or rural uses that impact on the amenity or privacy of residents is not supported.

7.3 Reconfiguring a Lot Code

7.3.1 Application

This code applies to assessable development:

- (a) being Reconfiguring of a Lot; and
- (b) identified as requiring assessment against the Reconfiguring of a Lot Code by the table of assessment in Part 5 of this Development Scheme

Table 7.3.2 - Benchmarks for Accepted and Assessable Development

Performance Outcomes (P)	Acceptable Outcomes (A)												
Size and dimensions of lots													
<p>PO1 Development provides for the size, dimensions and orientation of lots to:</p> <ul style="list-style-type: none"> a) be appropriate for their intended use; b) be compatible with the purpose for the Twin Creeks Eco Park POD in section 3; c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; and d) take account of and respond sensitively to site constraints. 	<p>AO1.1 Lots size is generally in accordance with the table below:</p> <table border="1"> <thead> <tr> <th>Minimum Lot Size</th> <th>Minimum Width (Road Frontage or Rear Boundary for Battle Axe Lots)</th> <th>Minimum Depth (Excluding access handle for Battle Axe Lots)</th> </tr> </thead> <tbody> <tr> <td>4,000m² (C1)</td> <td>40m</td> <td>50m</td> </tr> <tr> <td>3,000m² (C2)</td> <td>20m</td> <td>40m</td> </tr> <tr> <td>1ha (all other precincts)</td> <td>NA</td> <td>NA</td> </tr> </tbody> </table>	Minimum Lot Size	Minimum Width (Road Frontage or Rear Boundary for Battle Axe Lots)	Minimum Depth (Excluding access handle for Battle Axe Lots)	4,000m ² (C1)	40m	50m	3,000m ² (C2)	20m	40m	1ha (all other precincts)	NA	NA
Minimum Lot Size	Minimum Width (Road Frontage or Rear Boundary for Battle Axe Lots)	Minimum Depth (Excluding access handle for Battle Axe Lots)											
4,000m ² (C1)	40m	50m											
3,000m ² (C2)	20m	40m											
1ha (all other precincts)	NA	NA											
Irregular shaped lots													
<p>PO2 Development provides for irregular shaped lots to be created only where:</p>	<p>AO2.1 No acceptable outcome listed</p>												



<ul style="list-style-type: none"> a) the creation of regular lots is impractical such as at a curve in the road; b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and c) the irregular lot is suitable for its intended purpose. 	
Rearrangement of lot boundaries	
<p>PO3 Development provides that the rearrangement of lot boundaries:</p> <ul style="list-style-type: none"> a) does not result in the creation, or in the potential creation of, additional lots; and b) (b) is an improvement on the existing situation. 	<p>AO3.1 The rearrangement of lot boundaries results in an improvement to the existing situation, and at least one of the following is achieved:</p> <ul style="list-style-type: none"> a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; b) the rearranged lots will be made more regular in shape; and c) access is provided to a lot that previously had no access or an unsuitable access.
Lot layout and site responsive design	
<p>PO4 Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values and development.</p>	<p>AO4.1 Development layout and configuration responds appropriately to:</p> <ul style="list-style-type: none"> a) any areas of environmental significance or natural hazards present on, or adjoining the site; b) the location and management of natural stormwater flows present on, or adjoining the site; c) any places of cultural heritage significance or character areas present on, or adjoining the site; d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; e) creates legible and interconnected movement and open space networks; f) provides for a grid or modified movement network which avoids or minimises the use of cul-de-sac; and provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots.
Lot layout and neighbourhood / estate design	
<p>PO5 Development is appropriately planned, encompassing best practice lot layout and neighbourhood and estate design whilst providing efficient land use pattern and effectively connecting the site with existing or planned development.</p>	<p>AO5.1 Development provides for a lot layout and infrastructure configuration that:</p> <ul style="list-style-type: none"> a) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; b) avoids narrow pathways and/or drainage reserves between lots; c) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as



	<p>appropriate to the zone and, where applicable, local plan area;</p> <ul style="list-style-type: none"> d) promotes a sense of community identity and belonging; e) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; f) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and g) (g) avoids the sporadic or out of sequence creation of lots.
1.2 Infrastructure	
Infrastructure, services and utilities	
<p>PO6 Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.</p>	<p>AO6.1 Where available, development is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services.</p>
<p>PO7 Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:</p> <ul style="list-style-type: none"> a) ensures appropriate capacity to meet the current and planned future needs of the development; b) is integrated with and efficiently extends existing networks; c) minimises risk to life and property; d) avoids ecologically important areas; e) minimises risk of environmental harm; f) achieves acceptable maintenance, renewal and adaptation costs; g) can be easily and efficiently maintained; h) minimises potable water demand and wastewater production; i) ensures the ongoing construction or operation of the development is not disrupted; j) where development is staged, each stage is fully serviced before a new stage is released; k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and l) (l) minimises visual and amenity impacts. 	<p>AO7.1 Infrastructure is planned, and appropriate contributions made, in accordance with the LGIP or any other applicable infrastructure charging instrument.</p> <p>AO7.2 Infrastructure is planned, designed and constructed in accordance the LGIP and with PSP SC6.8 (WRC development manual) for development works, or where applicable, the requirements of the service provider.</p> <p>AO7.3 Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services taking into account the capacity of existing and future infrastructure.</p> <p>AO7.4 Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.</p> <p>AO7.5 Infrastructure, services and utilities are located and aligned so as to:</p> <ul style="list-style-type: none"> a) avoid disturbance of ecologically important areas; b) minimise earthworks; and c) avoid crossing waterways or wetlands. <p>AO7.6 Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.</p> <p>AO7.7</p>



	<p>The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.</p> <p>AO7.8 Access easements for maintenance purposes are provided over Council infrastructure within privately owned land</p>
Stormwater management infrastructure	
<p>PO8 Development provides for the effective drainage of lots and roads in a manner that:</p> <ol style="list-style-type: none"> a) maintains pre-existing or natural flow regime; b) effectively manages stormwater quality and quantity; and c) (c) ensures no adverse impacts on receiving waters, adjacent properties on surrounding land. 	<p>AO8.1 The development of stormwater management infrastructure is designed in accordance with D4: Stormwater drainage, D5: Stormwater quality and S4: Stormwater drainage of PSP SC6.8 (WRC development manual).</p>
Works over or near sewerage, water and stormwater drainage infrastructure	
<p>PO9 Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:</p> <ol style="list-style-type: none"> a) protects the infrastructure from physical damage; and b) (b) allows ongoing necessary access for maintenance purposes. 	<p>AO9.1 Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the PSP SC6.8 (WRC development manual).</p>
Plan to avoid/minimise new impacts on water quality	
<p>PO10 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>AO10.1 Except for within Precinct C2, a site stormwater quality management plan (SQMP) is prepared, and:</p> <ol style="list-style-type: none"> a) is consistent with any local area stormwater management planning, and b) provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table 9.4.4.3.7 (construction phase) and Table 9.4.4.3.8 (post construction phase), or current best practice environmental managements, reflecting land use constraints, such as: <ul style="list-style-type: none"> • erosive, dispersive, sodic and/or saline soil types. • landscape features (including landform). • acid sulfate soil and management of nutrients of concern. • rainfall erosivity.



<p>PO11 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.</p>	<p>AO11.1 A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> a) wastewater type, and b) climatic conditions, and c) water quality objectives (WQOs), and d) best-practice environmental management <p>AO11.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> a) avoids wastewater discharges to waterways, or b) (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater
<p>PO12 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.</p>	<p>AO12.1 If the proposed development involves a non-tidal artificial waterway:</p> <ul style="list-style-type: none"> a) environmental values in downstream waterways are protected, and b) any groundwater recharge areas are not affected, and c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and d) existing areas of ponded water are included, and <p>AO12.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> a) outside natural wetlands and any associated buffer areas, and b) to minimise disturbing soils or sediments, and c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.
<p>PO13 Any non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>AO13.1 Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> a) there is sufficient flushing or a tidal range of >0.3 m, or b) any tidal flow alteration does not adversely impact on the tidal waterway, or c) (c) there is no introduction of salt water into freshwater environments.
<p>Design to avoid/minimise new impacts on water quality</p>	



<p>PO14 Stormwater does not discharge directly to a non-tidal artificial waterway without treatment to manage stormwater quality management.</p>	<p>AO14.1 Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> a) amenity including aesthetics, landscaping and recreation, or b) flood management, or c) stormwater harvesting as part of an integrated water cycle management plan, or d) aquatic habitat, and <p>AO14.2 The end-use purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>
<p>Construct to avoid/minimise new impacts on water quality</p>	
<p>PO15 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO15.1 An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.4.3.4 (construction phase) or local equivalent, for:</p> <ul style="list-style-type: none"> a) drainage control, and b) erosion control, and c) sediment control, and d) (d) water quality outcomes. <p>AO15.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate.</p>
<p>Operate to avoid/minimise new impacts on water quality</p>	
<p>PO16 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO16.1 Development incorporates stormwater flow control measure to achieve the design objectives set out below in Table 9.4.4.3.5 (post construction phase). The operational phases for the development comply with design objectives in Table 9.4.4.3.6 (post construction phase), or current best practice environmental management, including management of frequent flows, and peak flows.</p>
<p>PO17 Any treatment and disposal of waste water to a waterway accounts for:</p> <ul style="list-style-type: none"> • the applicable water quality objectives for the receiving waters, and • adverse impact on ecosystem health or receiving waters, and • in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset. 	<p>AO17.1 Implement the WWMP prepared in accordance with AO5.1.</p>



<p>PO18 Wastewater discharge to a waterway is managed in way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>AO18.1 Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so as to minimize the occurrence, frequency and intensity of coastal algal blooms.</p> <p>AO18.2 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology, and</p> <p>AO18.3 Development in coastal catchments:</p> <ul style="list-style-type: none"> a) avoids lowering groundwater levels where potential or actual acid sulfate soils are present, and b) manages wastewaters so that: <ul style="list-style-type: none"> I. the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals, and II. holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release, and III. visible iron floc is not present in any discharge, and IV. precipitated iron floc is contained and disposed of, and V. v. wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.
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<p>PO19 Any non-tidal artificial waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.</p>	<p>AO19.1 Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways, and</p> <p>AO19.2 Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway, and</p> <p>AO19.3 Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests, and</p> <p>AO19.4 Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ul style="list-style-type: none"> a) identifies the waterway, and b) states a period of responsibility for the entity, and c) states a process for any transfer of responsibility for the waterway, and d) states required actions under the agreement for monitoring the water quality of the waterway and receiving waters, and e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval, and f) (f) identifies funding sources for the above, including bonds, infrastructure charges or levies.
<p>Fire services in developments accessed by common private title</p>	
<p>PO21 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO21.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.</p> <p>AO21.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>



<p>PO22 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>AO22.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>
<p>PO23 Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p>AO23.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system.</p>
<p>1.3 Landscaping</p>	
<p>Landscape design generally</p>	
<p>PO24 Landscaping is established on site to maintain the amenity enjoyed by people using the premises and the adjoining premises. Note – This may be demonstrated by preparing a site specific Landscaping plan in accordance with PSP SC6.4 (Landscaping).</p>	<p>AO24.1 Development provides for landscaping that contributes to and creates a high quality landscape character for the site, street, local area and the Whitsunday region, by:</p> <ul style="list-style-type: none"> a) promoting the character of the Whitsunday region as a tropical environment; b) being sensitive to site conditions, natural landforms and landscape characteristics; b) protecting and enhancing native vegetation, wildlife habitat and ecological values; c) protecting and framing significant views, vistas and areas of high scenic quality; and <p>(e) being of an appropriate scale to integrate successfully with development.</p>
<p>Retention of vegetation and topographic features in layout and design of landscaping</p>	
<p>PO25 Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO25.1 Where economically practical existing remnant vegetation and native non-remnant vegetation is retained and integrated within the landscaping concept of new development.</p>
<p>Character and amenity</p>	
<p>PO26 Development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality.</p>	<p>AO26.1 Built form is softened and integrated with the broader landscape by structured landscape planting.</p> <p>AO26.2 Unless otherwise specified car parks and driveways are screened by:</p> <ul style="list-style-type: none"> a) a planting bed of at least 1.5m wide where adjacent to an Accommodation activity; or b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space. <p>AO26.3 Front boundary fences and walls are articulated by recesses that allow for dense vegetative screening and have a minimum depth of 1m to the full height of the fence or wall and for at least 50% of the length.</p> <p>AO26.4</p>



	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
Streetscape landscaping	
<p>PO27 Development provides for a streetscape landscaping that contributes to the character and amenity of surrounding development and assists in fostering social interaction.</p>	<p>AO27.1 Streetscape landscaping:</p> <ul style="list-style-type: none"> a) incorporates shade trees; b) contributes to the continuity and character of existing and proposed streetscapes; c) in established urban areas, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; d) in new or establishing urban areas, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that is consistent with and complementary to the natural landscape character of the local area; and e) (e) incorporates garden planting in conjunction with street tree planting at major junctions only.
Species selection	
<p>PO28 Development provides for landscaping which incorporates plant species that are:</p> <ul style="list-style-type: none"> a) fit for the intended purpose; b) suited to local environmental conditions; c) non-toxic; and d) (d) not declared environmental weeds. 	<p>AO28.1 Landscaping planting utilises locally endemic and/or other native species in accordance with the PSP SC6.4 (Landscaping).</p> <p>AO28.2 Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.</p>
Safety, security and accessibility	
<p>PO29 Development provides for landscaping that:</p> <ul style="list-style-type: none"> a) clearly defines public and private spaces; b) promotes passive surveillance of public and semi-public spaces; c) enhances personal safety and security; and d) (d) provides universal and equitable access. 	<p>AO29.1 Development provides landscaping which:</p> <ul style="list-style-type: none"> a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks; c) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; d) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; e) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; f) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and g) provides universal access in accordance with AS1428 (Design for access and mobility). <p>AO29.2</p>



	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.
Climate control and energy efficiency	
<p>PO30 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.</p>	<p>AO30.1 Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.</p> <p>AO30.2 Landscaping allows winter sun access to living areas, north facing windows and public spaces.</p> <p>AO30.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>
Water sensitive urban design	
<p>PO31 Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.</p>	<p>AO31.1 Landscaping maximises the infiltration and conservation of water by:</p> <ul style="list-style-type: none"> a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; b) grouping plants and street trees (where appropriate) in mulched beds; c) minimising impervious surfaces; d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and e) (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.
Landscaped separation buffers and environmental management	
<p>PO32 Development provides for landscaped separation buffers that:</p> <ul style="list-style-type: none"> a) effectively protect matters of environmental significance or the edges of existing native vegetation; and b) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses. 	<p>AO32.1 The ecological values of a site or adjoining land is protected and enhanced by landscaping and landscape buffers.</p> <p>Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).</p> <p>AO32.2 Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements.</p> <p>Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).</p>
Traffic safety and infrastructure	



<p>PO33 Development ensures that landscaping does not impede traffic visibility at access points, speed control devices and intersections.</p>	<p>AO33.1 Landscaping does not:</p> <ul style="list-style-type: none"> a) unreasonably restrict sightlines for vehicles, pedestrians or cyclists; b) obscure warning signs, information signs or road signs; c) compromise building foundations, roads and paths; and d) compromise services such as pipelines, underground cabling and overhead powerlines. <p>AO33.2 Where restrictions occur, suitable alternative landscaping is provided.</p>
<p>PO34 Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.</p>	<p>AO34.1 Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like</p> <p>AO34.2 Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.</p> <p>AO34.3 Trees and large shrubs are located clear of underground services and utilities and in accordance with D9.07 of PSP SC6.8 (WRC development manual).</p> <p>AO34.4 Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with the PSP SC6.8 (WRC development manual) in addition to:</p> <ul style="list-style-type: none"> a) for Ergon Energy's assets, the Ergon Energy Vegetation management standard; and b) (b) for Powerlink's assets, Powerlink's Easement co-use guideline and Screening your home from powerlines guideline.
<p>1.4 Excavation and filling</p>	



<p>PO35 Excavation and filling:</p> <ul style="list-style-type: none"> a) does not cause environmental harm; b) does not impact adversely on visual amenity or privacy; c) maintain natural landforms as far as possible; and d) (d) is stable in both the short and long term. 	<p>AO35.1 Driveways are able to be constructed and maintained in accordance with the requirements of the D2: Site regrading and S1: Earthworks of PSP SC6.8 (WRC development manual).</p> <p>AO35.2 Development provides that:</p> <ul style="list-style-type: none"> a) on sites of: <ul style="list-style-type: none"> I. 15% or more, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or II. in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; b) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; c) retaining walls are no greater than 1.0m high; d) retaining walls are constructed a minimum 150mm from property boundaries; e) all stored material is: <ul style="list-style-type: none"> I. contained wholly within the site; II. located in a single manageable area that does not exceed 50m²; III. located at least 10m from any property boundary; and f) any batter or retaining wall is structurally adequate.
<p>PO36 Filling or excavation does not interfere with natural stormwater flows.</p>	<p>AO36.1 Any filling or excavation does not restrict or interfere with overland flow.</p>
<p>PO37 Filling or excavation does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p>AO37.1 Development does not result in a reduction in flood storage capacity.</p> <p>AO37.2 Development does not change flood flows, velocities or levels external to the development site.</p>
<p>PO38 Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.</p>	<p>AO38.1 Development provides that:</p> <ul style="list-style-type: none"> a) no contaminated material is used as fill; b) for excavation, no contaminated material is excavated or contaminant disturbed; and c) waste materials are not used as fill, including: <ul style="list-style-type: none"> I. commercial waste; II. construction/demolition waste; III. domestic waste; IV. garden/vegetation waste; and V. (v) industrial waste.
<p>1.5 Transport and Parking</p>	
<p>Layout and design of on-site parking and access</p>	
<p>PO39 Development ensures that the layout and design of vehicle access, on-site circulation systems and</p>	<p>AO39.1 Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas that</p>



<p>parking areas is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.</p>	<p>complies with D1: Road geometry of PSP SC6.8 (WRC development manual) and AS2890 (Parking facilities) ensuring:</p> <ul style="list-style-type: none"> a) the number and type of vehicles planned for the development can be accommodated on the site; b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.
<p>Site access</p>	
<p>PO40 Development ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network.</p>	<p>AO40.1 The location and design of any new or changed site access complies with D1: Road geometry of PSP SC6.8 (WRC development manual), AS2890.1 (Parking facilities: Off-street car parking), AS2890.2 (Parking facilities: Off-street commercial vehicle facilities) and where applicable in accordance with the Transport Infrastructure Act 1994 where State-controlled roads are affected.</p>
<p>Service vehicle requirements</p>	
<p>PO41 Development provides sufficient parking and access for service vehicles to meet the needs of the development.</p>	<p>AO41.1 Service vehicle access, manoeuvring and parking is designed to in accordance with AS2890.2 (Parking facilities: Off-street commercial vehicle facilities).</p>
<p>PO42 Development provides for driveways, internal circulation areas and service areas to be designed to:</p> <ul style="list-style-type: none"> (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with onsite amenity and the safe and convenient movement of other vehicles and pedestrians on the site. 	<p>AO42.1 Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.</p> <p>AO42.2 Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with D1: Road geometry of PSP SC6.8 (WRC development manual) and AS2890 (Parking facilities).</p>
<p>Access and parking site access</p>	
<p>PO43 Development is designed such that turning traffic minimises the impact of the development on external traffic systems.</p>	<p>AO43.1 Turns to and from the development are designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 (WRC development manual).</p>
<p>PO44 Development provides for sight distances to and from driveways sufficient to ensure safe operation.</p>	<p>AO44.1 Available sight distances from driveways comply with the standards specified in D1: Road geometry of PSP SC6.8 (WRC development manual).</p>
<p>PO45 Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems</p>	<p>AO45.1 Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of PSP SC6.8 (WRC development manual) and the Manual of uniform traffic control devices.</p>



Table 9.4.4.3.7 Stormwater management design objectives – Construction phase
(Ref: SPP Appendix 3)

Issue		Design Objectives
Drainage control	Temporary drainage works	(1) Design life and design storm for temporary drainage works: <ol style="list-style-type: none"> disturbed area open for <12 months—1 in 2-year ARI event; disturbed area open for 12–24 months—1 in 5-year ARI event; disturbed area open for > 24 months—1 in 10-year ARI event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control	Erosion control measures	(1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	(1) Determine appropriate sediment control measures using: <ol style="list-style-type: none"> potential soil loss rate; or monthly erosivity; or average monthly rainfall. (2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ol style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar. (3) Site discharge during sediment basin dewatering: <ol style="list-style-type: none"> TSS < 50 mg/L TSS; turbidity not >10% receiving waters turbidity; and pH 6.5–8.5.
Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	(1) For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.



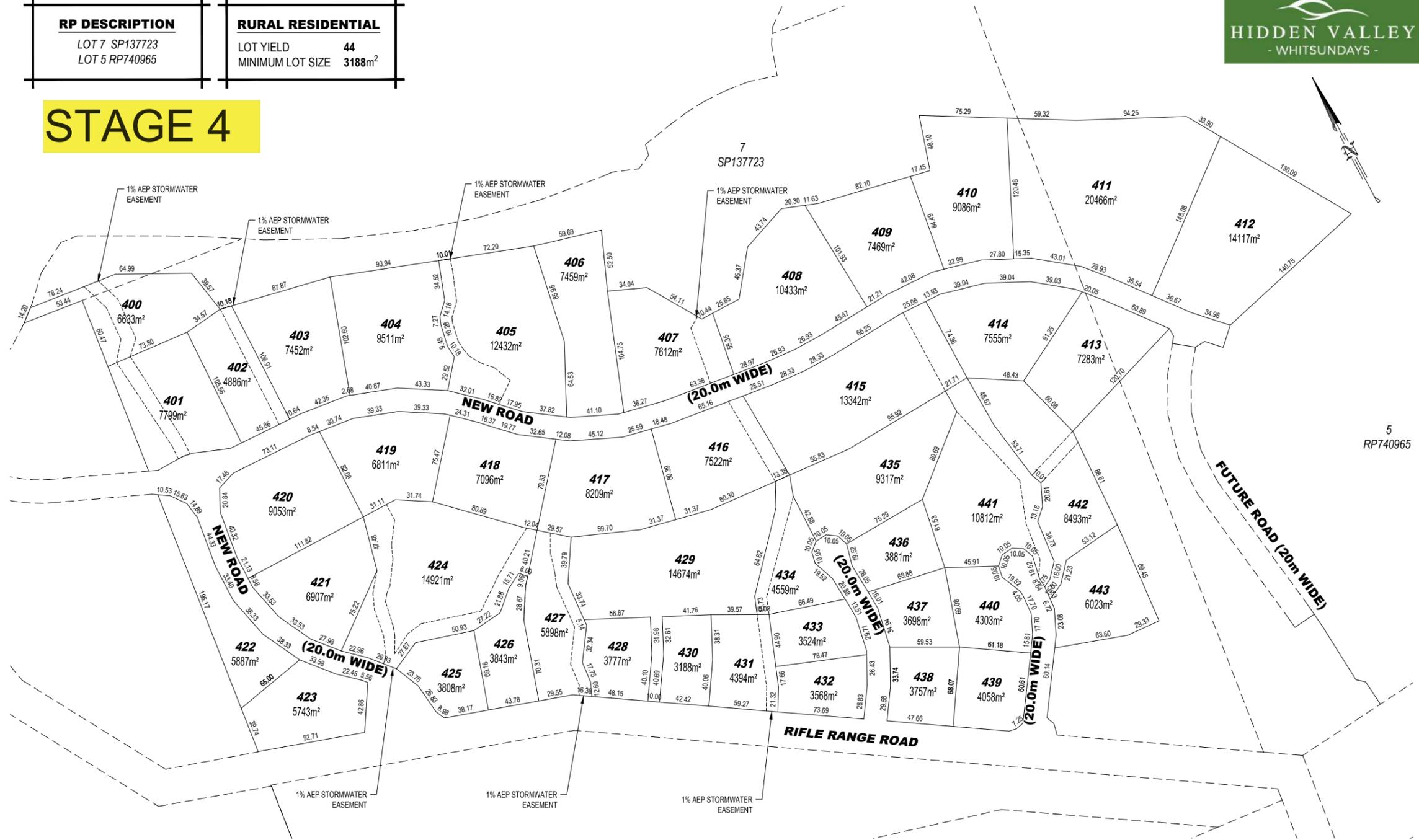
Table 9.4.4.3.8 Stormwater Management Design Objectives - Post construction phase (Ref: SPP Appendix 3)

Climatic region	Design Objectives Minimum reductions in mean and annual load from unmitigated development (%)				Application
	Total suspended solids	Total phosphorus	Total Nitrogen	Gross pollutants >5mm	
Central Queensland (North)	75	60	40	90	Development for urban purposes within population centres greater than 3,000 persons.
All	N/A	N/A	N/A	N/A	Excludes development that is less than 25% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.
	Waterway stability management Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI event discharge.				Catchments contributing to un-lined receiving waterway may not require compliance if the waterway is degraded. For peak flow the 1-year ARI event, use co-located storages to attenuate site discharge rate of stormwater.

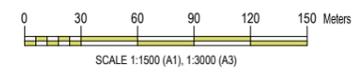
RP DESCRIPTION	RURAL RESIDENTIAL
LOT 7 SP137723 LOT 5 RP740965	LOT YIELD 44 MINIMUM LOT SIZE 3188m²



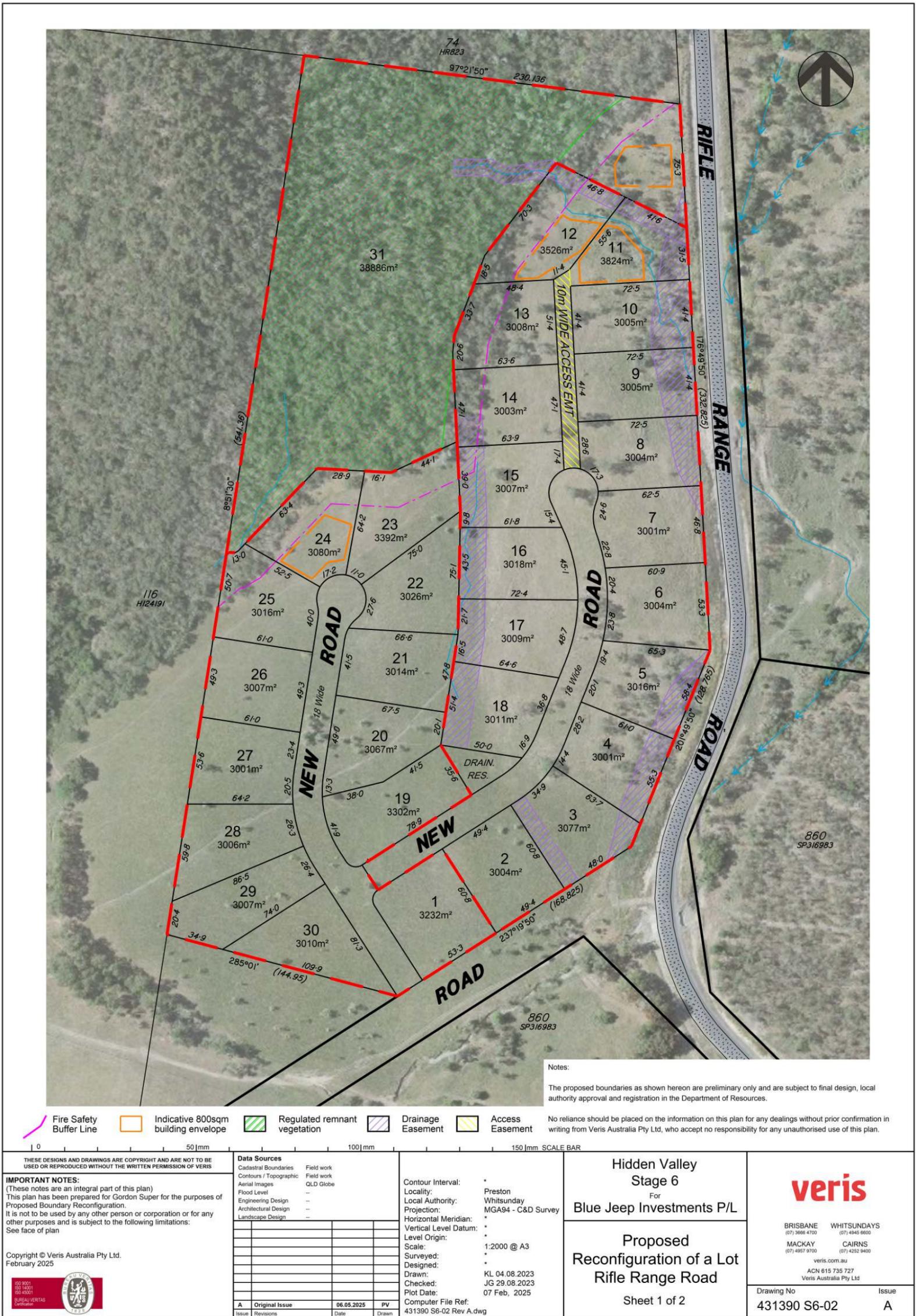
STAGE 4



PLAN
SCALE 1:1500 (A1), 1:3000 (A3)



NOTE: ONLY DRAWINGS MARKED "FOR CONSTRUCTION" AND BEARING AN ORIGINAL SIGNATURE SHALL BE USED FOR CONSTRUCTION PURPOSES.		Design: SWT Drawn: SWT Date: May 2022		ALTA PROJECTS A.B.N. 611355330 26 Memorial Avenue, Cotton Tree PO Box 559, Cotton Tree, QLD, 4558 Tel (07) 5475 4125 Fax (07) 5479 1607 Email: engineers@alta.net.au Web: http://www.alta.net.au	PROJECT: PROPOSED RURAL SUBDIVISION ESTATE at RIFLE RANGE ROAD, HIDDEN VALLEY for BLUE JEEP INVESTMENTS PTY LTD	DRAWING TITLE: STAGE 4 PROPOSAL PLAN
C B A	15/01/2024 08/11/2022 04/12/2022	S.T. S.T. S.T.				S.R. S.R. S.R.
REV	DATE	DESCRIPTION	BY	CHKD	DIR	APPROVAL
						RP# 7665
FOR APPROVAL NOT FOR CONSTRUCTION			Checked:		Council Ref:	
A1 SHEET SIZE			FILENAME: A6594-ST4-P40-PROPOSAL-PLAN.dwg DATE: 16/12/2023 10:47am XREF: X:BASE-Stage 4 - Approved SR, H-Checked SR		© This plan is Copyright. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, no part of it may in any form or by any means (electronic, mechanical, micro copying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without the prior written permission of ALTA Projects. All intellectual property remains within ALTA Projects. All enquiries should be directed to ALTA Projects.	



11.8 - Regional Strategy & Planning Quarterly Update October-December 2024

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Administration Officer Regional Strategy and Planning

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To provide advice and a summary of the Regional Strategy & Planning Directorate for the period of October to December 2024.

EXECUTIVE SUMMARY

The Regional Strategy and Planning Directorate provides advice and guidance to the development community in assessing applications for changes in how land is used and how the long-term planning for the region is to advance. These services involve interaction with the public and impacts of decisions and land uses and these are received by the broader community.

The main statistics for each of the work unit areas within the Directorate are outlined in detail in the attached Quarterly Report.

OFFICER'S RECOMMENDATION

That Council note the Regional Strategy & Planning Directorate report for the period of October to December 2024.

BACKGROUND

Report for information purposes.

DISCUSSION/CURRENT ISSUE

As outlined above

FINANCIAL IMPLICATIONS

No financial implications to report on.

CONSULTATION/ENGAGEMENT

Director Regional Strategy and Planning

Manager Strategic Planning

Team Leader Plumbing Services

Development Compliance Coordinator

Manager Development Assessment

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016, Planning Regulation 2017, Local Government Act, Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

Nil risk for the report

STRATEGIC IMPACTS

Corporate Plan Reference:

ATTACHMENTS

1. Regional Strategy and Planning - Quarterly Update - October to December 2024
[11.8.1 - 21 pages]



Regional Strategy and Planning

Quarterly Update

October – December 2024

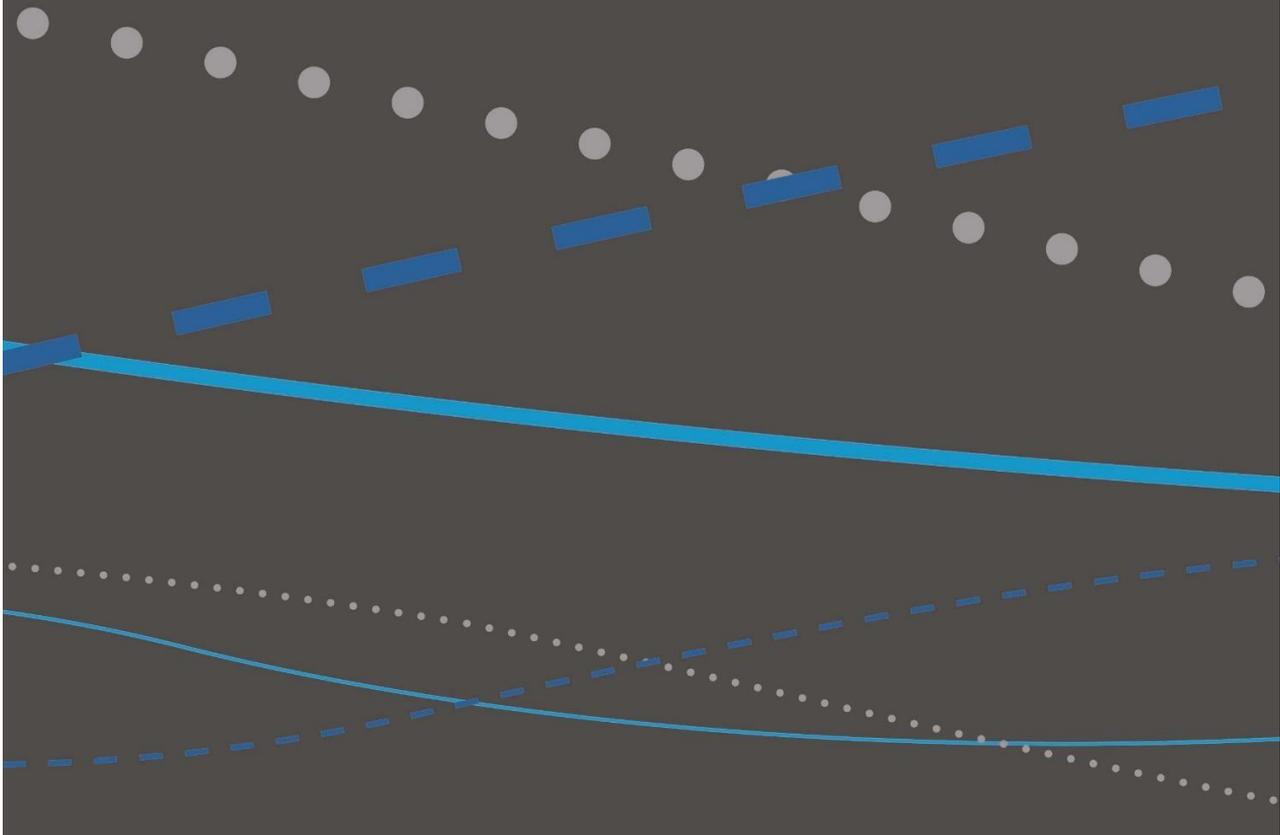


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Executive Summary

This update provides the Regional Strategy and Planning Directorate Update, covering the period of October to December 2024.

In the quarter two applications were presented to Council for decision. During this period, 99 Development Applications were lodged, with 79 decided. Noteworthy approvals included a six-lot industrial subdivision in Bowen, the redevelopment of the NRMA Airlie Beach Holiday Park and a multi-level warehouse and self-storage building in Carlo Drive, Cannonvale.

In November the Planning C Environment Court ruled in Council's favour on the refusal of the self-storage facility at the corner of Tropic and Shute Harbour Roads, opposite Reece Plumbing.

On the ground, at the end of December the final stages of Mandara Rise and Whitsunday Lakes were completed with 53 new lots ready for house construction in 2025. Works have commenced for the Erromango Drive subdivision, with construction continuing at Airlie Summit, Mount Whitsunday and Woodwark Rise.

Officers continue to make significant strides in developing the initiatives outlined in the Council's Local Housing Action Plan. Our efforts are focused on creating sustainable housing solutions that meet the needs of our community. The team is actively collaborating with the Bowen Workforce Planning Group to address regional workforce challenges. This partnership aims to align workforce development strategies with local housing and economic needs, ensuring a cohesive approach to community growth.

Progress is being made on the development of the region's updated flood overlay. Options are being investigated for enhancing the Council Flood Portal to facilitate community consultation regarding the new flood data and its impact on properties. This initiative will support informed decision-making and enhance community awareness of flood risks.

Focus on the Short-Term Accommodation Planning Scheme amendment through the State Interest Review process continues. This is a Major Amendment, and community consultation is not expected to commence until mid to late 2025. The team is committed to ensuring the amendment aligns with community expectations and regulatory requirements.

Officers continue to support the development of the draft Regional Sports Precinct Masterplan. This initiative aims to enhance local sporting facilities and promote active lifestyles within the community, aligning with our goals for regional development.

The tender process has been completed to appoint a consultant tasked with delivering a comprehensive draft masterplan for the Cannonvale Community Centre District. This masterplan will confirm the Community Hub site and inform future considerations regarding the WRC's presence in the growth corridor (Proserpine to Shute Harbour). Key aspects will include the integration of movement and place infrastructure and the design of the public realm.

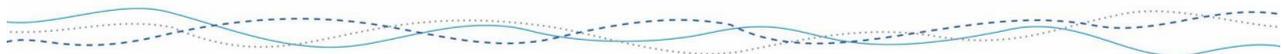
The Rural Residential Strategy has commenced with the successful appointment of Planning Services Australia. They will assist in shaping the Council's directions for supporting sustainable rural residential development in the region, particularly in the growth corridor where significant demand is being experienced. Rural residential development has become a vital aspect of the Whitsunday property market, accounting for 23% of residential land supply over the past decade.

The team will continue to engage with stakeholders and the community to ensure that our planning efforts align with the needs and aspirations of our residents.

Neil McGaffin

Director Regional Strategy and Planning

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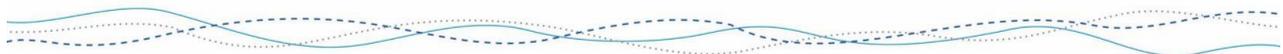
Strategic Planning

Strategic Planning is responsible for developing and maintaining land use and infrastructure plans and policies, such as the Planning Scheme, as well as reviewing various planning related State planning instruments and legislation. The functions of the team include:

- Land Use Planning
- Infrastructure Planning
- State and Regional Planning
- Local Planning

The Strategic Planning Branch is undertaking and managing many projects including;

- Local Government Infrastructure Plan Amendment
- On-going Strategic Referrals for Development Assessment;
- On-going Assessment of Façade Improvement Policy Application;
- Planning Scheme Review C Cost Benefit Analysis;
- Cannonvale Community Centres District Masterplan
- Rural Residential Strategy
- Planning Scheme Amendments – Short Term Accommodation, Flood Overlay Amendment
- Cane Land Working Group
- Local Housing Action Plan
- Growth Management C Housing Strategy



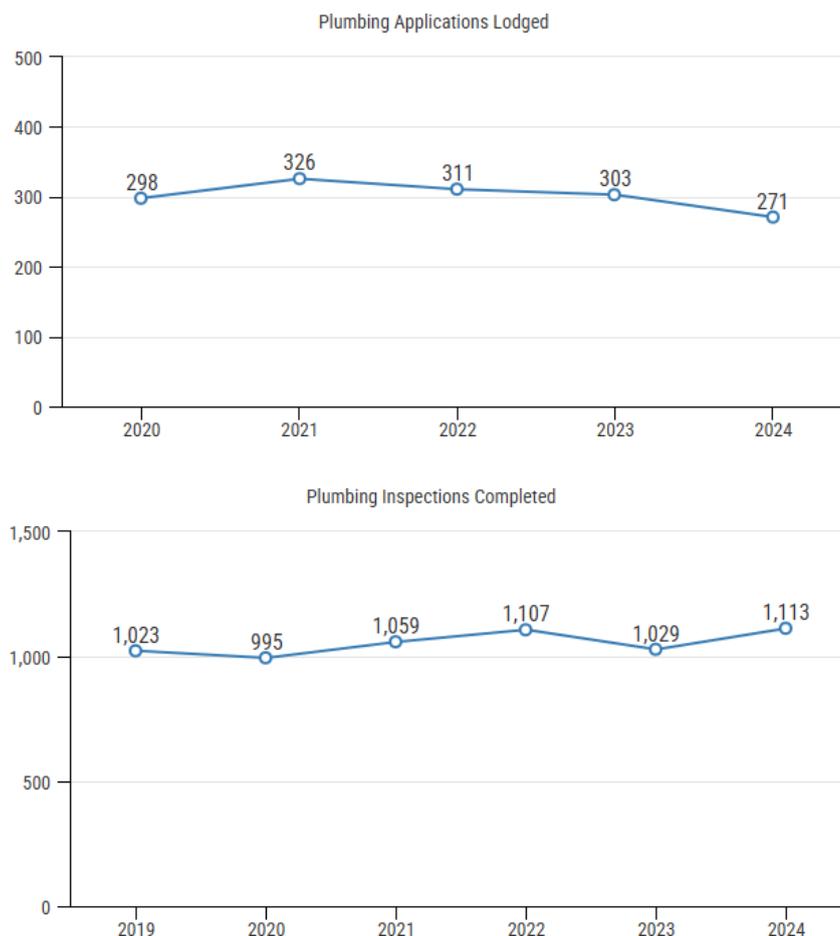
Plumbing Services

The Plumbing Services team are the regulators of plumbing C drainage installations in the region. The team is responsible for developing and maintaining various related policies and registers and carrying out regulatory functions. The team also carry out assessments and inspections of plumbing C drainage installations, including on-site wastewater system for rural areas. The functions of the team include:

- Plumbing and drainage assessment
- Plumbing and Drainage Governance
- Maintain backflow prevention device register
- Maintain Councils on-site sewerage treatment plant register
- Provide advice and support to the public and plumbing licensees

Over the past three months, plumbing applications have continued to flow in with a slight reduction in number thought mainly due to the upcoming Christmas Period. A total of 201 inspections were carried out across the region.

Plumbing Statistics

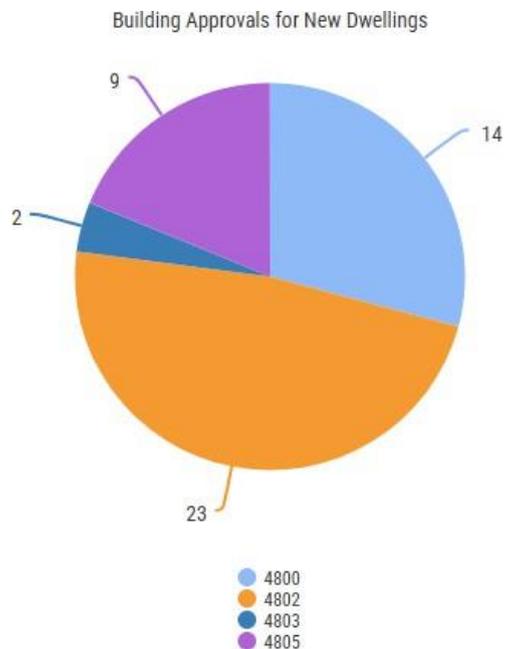
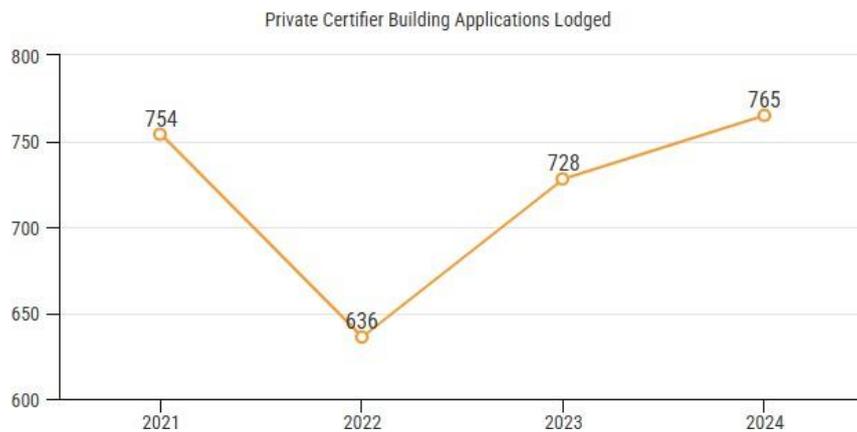


Building Services

Council acts as regulators of all building installations in the region. The administration team is responsible for processing private certifier building applications, developing and maintaining various related registers.

The building sector within the region continues to demonstrate strength, particularly in the terms of new construction of residential housing, sheds and swimming pools.

Building Statistics

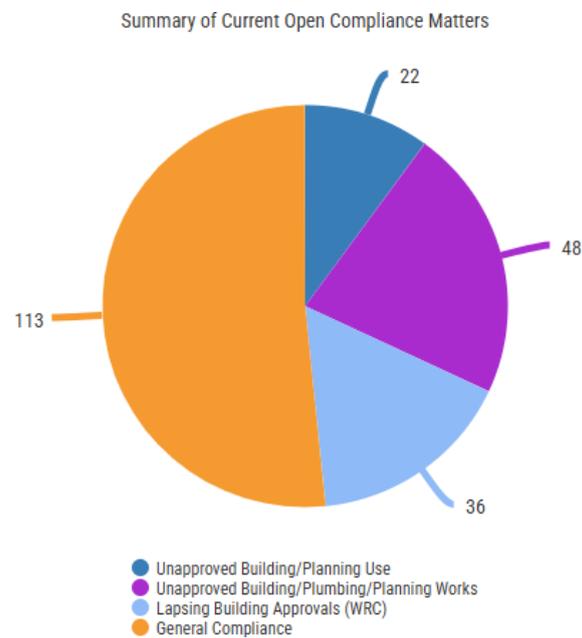


Development Compliance

Regional Strategy C Planning manage and regulate enforcement and compliance across the Building, Plumbing and Planning sectors throughout the Region.

A comprehensive review of all existing building, plumbing, and planning compliance matters is underway. The large volume of cases on the Compliance Register necessitates a prioritisation strategy based on urgency, risk, and resource availability. Short term accommodation remains a key concern, with reviews of unapproved operators in the region leading to either the submission of development applications for consideration or the cessation of use.

Compliance Statistics

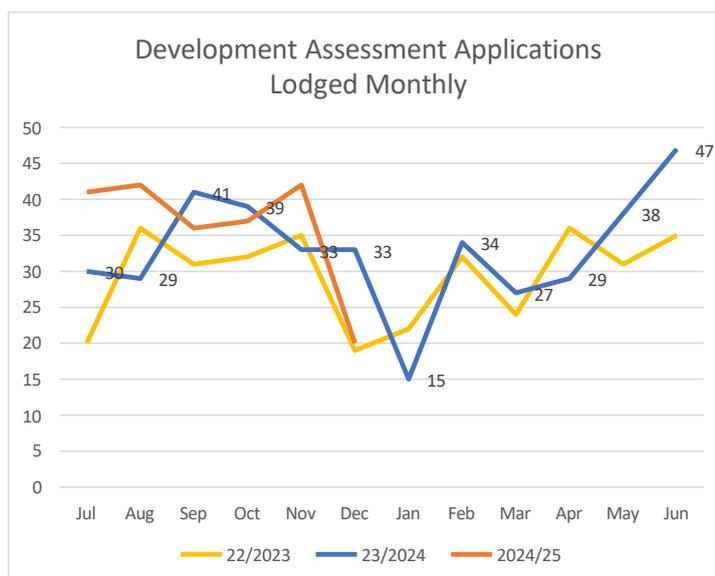
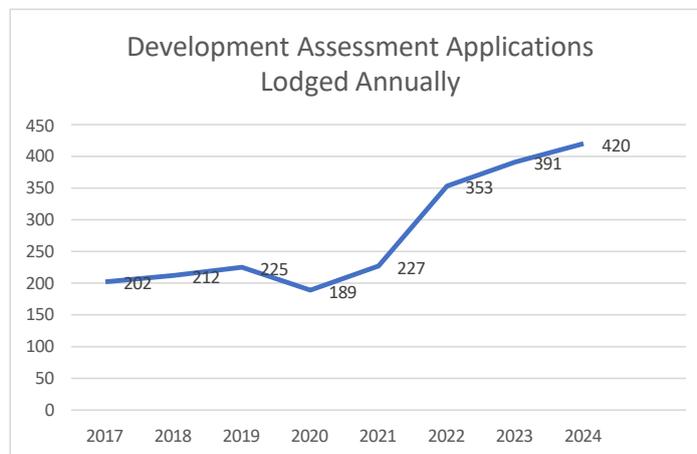


Development Assessment

The Development Assessment team is responsible for assessing development applications, reviewing referrals for state land, reviewing environmental impact statements and other material for coordinated projects, preparing planning and development certificates and inspecting developments for compliance with development approvals and other planning requirements. The functions of the team include:

- Planning assessment
- Engineering assessment
- Subdivision assessment
- Planning governance
- Engineering Governance

Development Assessment Statistics



Development Assessment

Summary of Applications Lodged from October – December 2024

20241069	Beach House Capital 65B Mount Nutt Road, Bowen	Development Application for Development Permit for Material Change of Use – Retirement Facility
20241079	Ellenahs Designer 281 Shute Harbour Road, Airlie Beach	Development Application for Superseded Planning Scheme – Ten (10) Multiple Dwelling Units & Short-Term Accommodation Units
20241071	J L & C E Burnup 24 Gloucester Avenue, Hydeaway Bay	QDC Siting Variation Application for Dwelling House – Side Boundary Setback
20220324	Lot 7 Shute Harbour Rd Pty Ltd Lot 7 Shute Harbour Road, Cannonvale	Minor Change Application for Development Permit Reconfiguration of a Lot – One 91) Lot into Three (3) Lots & Easements
20241126	A Salton 18 Illawong Street, Cannonvale	QDC Siting Variation Application for Dwelling Addition – Front Boundary Setback
20241122	Saildon St Bees Boulevard & Erromango Drive Jubilee Pocket	Development Application for Development Permit for Operational Works – Roadwork, Stormwater, Water Infrastructure, Earthworks Sewage Infrastructure
20241123	T Monroe 16 Ripplecreek Way, Cannon Valley	QDC Siting Variation Application for Dwelling Additions – Front Boundary Setback
20241125	Alder Developments 1504 Shute Harbour Road, Cannon Valley	Development Application for Development Permit for Operational Works - Stockpile
20241131	Bowen Property Investments 37 George Street, Bowen	Development Application for Development Permit for Operational Works – Access & Parking, Sewage Infrastructure, Erosion & Sediment Control and Stormwater Drainage
20241017	A C & S D Machin 13,18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241028	RM Coenen 24, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241129	L Cutler & I Downie 69 Seaview Drive, Airlie Beach	QDC Siting Variation Application for New Dwelling & Fence – Front & Side Boundary Setback
20241142	J & J Butler 10 Bentley Rise, Cannonvale	QDC Siting Variation Application for New Dwelling – Side Boundary Setback
20241130	Derliz PL 23 Allan Road, Conway	Development Application for Development Permit for Reconfiguration of a Lot (Boundary Realignment) & One (1) Lot into Two (2) Lots

200913246	The Trust Company (Pta) Limited Hayman Island Resort, Hayman Island	Minor Change Application – Preliminary Approval Overriding the Planning Scheme – Hayman Island Resort Planning Area – Central Resort Precinct, Hillside Precinct and Conservation Precinct
20240191	Woodwark Rise Estate Tulipoak Drive, Woodwark	Generally In Accordance Request – Development application for Development Permit for Reconfiguration of a Lot – Three (3) Lots into Thirty-Eight (38) Lots
20240787	W S Smith & S D Duthie-Smith 12, 14 Waterson Way, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241144	Peter Hegarty 88 Yachtsmans Parade, Cannonvale	Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Seven (7) Lots and Access Easement
20241146	Robinson's Mining Services Pty Ltd 124 Soldiers Road, Bowen	Application for Confirmation of Existing Use Rights – Indoor Sport & Recreation Facility (Gym)
20241009	S AT Schmitzer 5, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241024	SM Jackson 20, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241150	J L Lawson 76 Eshelby Drive, Cannonvale	QDC Siting Variation Application for New Dwelling – Front & Side Boundary Setback
20241018	M Dimech 14, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241151	M Lorraway 27 Penhallurick Drive, Conway Beach	QDC Siting Variation Application for Dwelling (Pergola) – Front Boundary Setback
20241158	Sanctuary Living Investments Pty Ltd Shute Harbour Road, Cannon Valley, Riordanvale Road, Cannonvalley & Regatta Boulevard Road, Cannonvalley	Development Permit for Reconfiguration of a Lot – Three (3) Lots into Three (3) Lots & Access Easement – Approved
20241163	Isara Pty Ltd 16 Gillies Road, Strathdickie	Development Application for Development Permit for Material Change of Use – Nature Based Tourism & Shop
20241162	Rodgers Building 11 Williams Street, Bowen	QDC Siting Variation Application for Dwelling (Shed) – Rear & Side Boundary Setback
20241166	A & C Bond 31 Beth Court, Cannonvale	QDC Siting Variation Application for New Dwelling – Front Boundary Setback

20241169	E Saalfeld 39 Sandpiper Crescent, Jubilee Pocket	QDC Siting Variation Application for Open Carport & Awning – Front & Rear Boundary Setback
20241021	K Millett 17, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241171	Sanctuary Living Investments Regatta Boulevard, Cannon Valley	Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into One (1) Common Property Lot and; Development Permit for Reconfiguration of a Lot for Two (2) Lots into Two (2) Lots for Boundary Realignment and; Development Permit for Reconfiguration of a Lot for Access and Services Easement
20241013	Whitsunday Holiday Rentals Pty Ltd 9, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20240966	D Smallman, A Brown, D Roberts & K Roberts 2, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20230144	L Bryant 42 Lower Don Road, Bowen	Minor Change – Development Application for Development Permit for Operational Works - Access & Erosion Sediment Control
20210665	ALNDD Engineering Pty Ltd 53 Mountney Road, Strathdickie	Minor Change – Development Application for Development Permit for Operational Works – Access & Erosion Sediment Control
20241183	Eames 16 Yachtsman Parade, Cannonvale	QDC Siting Variation Application for Dwelling (Deck & Swimming Pool) – Side Boundary Setback
20241184	R Wavite 35 Duke Street, Bowen	QDC Siting Variation Application for Dwelling (Open Carport & Shade Sail)- Front Boundary Setback
20241185	R Russell 664B Shute Harbour Road, Cannon Valley	Development Application for Development Permit for Operational Works – Earthworks
20241186	TG Maloney & DL Rossetti 28 Fuller Street & 30 Fuller Street, Proserpine	Development Application for Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment)
20241220	C Kyriacou & N Reynolds 16 Amber Court, Cannonvale	Development Application for Development Permit for Material Change of Use – One (1) Dual Occupancy
20241007	JS & DA Patterson 3,18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241224	W Robinson 5 Salmon Street, Cannonvale	QDC Siting Variation Application for Dwelling (Garage) – Front & Side Boundary Setback

20241225	KL Giddings 10 Nautilus Street, Bowen	QDC Siting Variation Application for Open Carport – Side Boundary Setback
20241231	N Kerr 26 Jillets Road, Bowen	Development Application for Development Permit for Operational Works – Water & Sewer Infrastructure
20241233	Ellenahs Designer Elegancy Pty Ltd 281 Shute Harbour Road, Airlie Beach	Development Application for Development Permit for Material Change of Use – Outdoor Sport and Recreation (Mini Golf)
20241236	Spring Vale Development Trust Pty Ltd 150 Riordanvale Road, Riordanvale	Development Application for Development Permit for Operational Works – Roadwork, Stormwater, Drainage, Earthworks Infrastructure, Landscaping, Access and Parking, Erosion and Sediment Control
20241019	R Gracey 15, 18 Seaview Drive, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241264	G & E Daniel 109 Soldiers Road, Bowen	QDC Siting Variation Application for Dwelling House (Open Carport) – Side Boundary Relaxation
20241265	SJ & LJ Rix 86 Kookaburra Drive, Cannon Valley	Development Application for Development Permit for Material Change of Use – Dwelling House (Secondary Dwelling Exceeding GFA)
20160477	Pacific Reef Fisheries (Bowen) Pty Ltd 504 Saltworks Road, Cape Upstart & Coventry Road Guthalungra	Request to Extend Currency Period – Development Application for Development Permit for Material Change of Use – Aquaculture & Three Caretaker's Residences & Associated Environmentally Relevant Activities
20181553	Pacific Reef Fisheries (Bowen) Pty Ltd 504 Saltworks Road, Cape Upstart & Coventry Road Guthalungra	Request to Extend Currency Period – Development Permit for Operational Works – Onshore Stages 1-3
20240792	GD & S White 14 Waterson Way, Airlie Beach	Application for Confirmation of Existing Use Rights – Short Term Accommodation
20241275	B Bauer 20 Wentworth Street, Bowen	Development Application for Development Permit for Material Change of Use – Dwelling House – Coastal Hazard Overlay
20211226	Bunnings Limited 1 Pandanus Drive, Cannonvale	Generally In Accordance Request – Development Permit for Material Change of Use – Hardware & Trade Supplies (Expansion)
20210665	ALNDD Engineering Pty Ltd 53 Mountney Road, Strathdickie	Extension Request - Development Application for Development Permit for Operational Works – Access & Erosion Sediment Control

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - October to December 2024

20241277	G Williams 26 & 22-24 Skene Street, Bowen	Development Application for Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment)
20241285	P & V Leitch Lot 19 The Cove, Airlie Beach	Development Application for Development Permit for Material Change of Use – Short Term Accommodation
20241286	S Ben Zion 16 Warruga Street, Cannonvale	QDC Siting Variation Application for New Dwelling & Carport – Front & Side Boundary Setback
20241291	Sera & Dean Armitage 1018 Gregory Cannon Valley Road, Strathdickie	Development Application for Development Permit for Reconfiguration a Lot – One (1) Lot into Two (2) Lots & Access Easement
20241308	Big Pammy Pty Ltd 30 Wrights Road, Strathdickie	Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Five (5) Lots & Easement (Access & Drainage)
20241313	Shane Henshall & Melanie Norton 507 Sugarloaf Road, Riordanvale	Development Application for Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots and Access & Services Easement
20241338	Sanctuary Living Investments Pty Ltd Regatta Boulevard & Riordanvale Road, Cannon Valley	Development Application for Development Permit for Reconfiguration of a Lot – Four (4) Lots into One Hundred and Thirty-Five (135) Lots
20241255	Service Stream Mobile Communications Pty Ltd Marina Terrace, Hamilton Island	Exemption Certificate Application – Minor Upgrade to Existing Telstra Facility
20241300	T & E Anderson 11 Thomas Street, Bowen	QDC Siting Variation Application for Dwelling House (New Dwelling & Swimming Pool) – Front, Rear & Side Boundary Setback
20241299	Hook Island Eco Lodge Pty Ltd ATF The Hook Island Eco Lodge Unit Trust Hook Island, Whitsundays	Development Application for Development Permit for Material Change of Use - Resort Complex (in accordance with the Hook Island Master Plan) & Development Permit for Material Change of Use for Environmentally Relevant Activities - ERA 61 (Thermal Waste Treatment) and ERA 63 (Sewage Treatment)
20241305	Curtis Land Trust 40 Whyte Avenue, Brisk Bay	QDC Siting Variation Application for Dwelling House (Carport) – Additional Boundary Length
20241307	Parker road Investments Pty Ltd 25-27 Parker Road, Cannonvale	Development Application for Development Permit for Material Change of Use – Childcare Centre
20241320	Shane Airey 17 Gregory Street, Bowen	Development Application for Development Permit for Material Change of Use – Indoor Sport and Recreation (Arcade)
20170378	Tenthcastle Pty Ltd 25 Abell Road, Cannonvale	Minor Change to Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) & Material Change of Use (109 Multiple Dwelling Units)
20241314	Tobias Winterburn 34 Lucinda Place, Bowen	QDC Siting Variation Application for Dwelling House (Garage) – Side Boundary Setback

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20241324	A Galloway 3/186 Mandalay Road, Mandalay	Application for Confirmation of Accepted Development – Home-based Business (Bed & Breakfast)
20241321	B W Perdon 5 Marina View Court, Airlie Beach	QDC Siting Variation Application for Dwelling House (New Dwelling) – Side Boundary Setback
20241330	Peter Casey 134-136 Main Street, Proserpine	Development Application for Development Permit for Material Change of Use – Hardware and Trade Supplies (Including Ancillary Garden Centre)
20241350	J & M Bosveld 55 Kingfisher Terrace, Jubilee Pocket	QDC Siting Variation Application for Dwelling House (New Dwelling) – Front & Side Boundary Setback
20241357	N & K Thicker 4 Kapok Road, Bowen	QDC Siting Variation Application for Dwelling House (Garage) – Front Boundary Setback
20241364	Stone Island Logistics Pty Ltd 94 Santa Barbara Parade, Bowen	Development Application for Development Permit for Material Change of Use – Office, Shop & Caretaker's Accommodation
20241366	Queensland Venue Co. 38 Shute Harbour Road & 2-8 Valley Drive, Cannonvale	Development Application for Development Permit for Material Change of Use – Short Term Accommodation
20241309	Greater Whitsunday Vet Services 52 Main Street, Proserpine	Development Application for Development Permit for Operational Works – Sewage Infrastructure
20241291	Sera & Dean Armitage 1018 Gregory Cannon Valley Road, Strathdickie	Development Application for Development Permit for Reconfiguration a Lot – One (1) Lot into Two (2) Lots & Access Easement

Summary of Applications Decided by Council Resolution from October – December 2024

20181617	Shute Harbour Marina Developments Pty Ltd Shute Harbour Road, Shute Harbour	Request for Extension of Time -Development Permit for Operational Works – Tidal Works for Construction of Breakwater and Material Change of Use -Environmentally Relevant Activity – Extension Approved
20240011	Hillery Investments Pty Ltd 824 Shute Harbour Road, Mount Marlow	Development Permit for High Impact Industry (Resource Recovery Facility & ERA 54-1(C), 3(A), ERA 62 1(A), 2 & ERA 33 – Approved

Summary of Applications Decided from October – December 2024

20231331	CHP Developments Pty Ltd 6 Betzels Lane, Bowen	Development Permit for Reconfiguration of a Lot – One (1) Lot into Size (6) Lots & Common Property - Approved
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20240665	Moxie Group Pty Ltd As TTE 6-10 Carlo Drive, Cannonvale	Development Permit for Material Change of Use – Warehouses (Including Self-Storage shed & Ancillary Office Space) - Approved
20240510	ECM Project Engineering 7 King Street, Bowen	Development Permit for Material Change of Use – Four (4) x Multiple Dwelling Units – Approved
20240692	Tor Dev Pty Ltd 2 Plantation Drive, Jubilee Pocket	Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots – Approved
20240879	C Loveday 12 Sailfish Court, Cannonvale	Development Permit for QDC Siting Variation for New Dwelling – Front & Side Boundary Setback – Approved
20240950	B & N Graham 17 Ada Place, Bowen	Development Permit for QDC Siting Variation for Dwelling House (Carport & Garage) – Side Boundary Setback – Approved
20240964	A K Maggs 73 Beames Court, Cannon Valley	Development Permit for QDC Siting Variation Application for Dwelling House & Garage – Side Boundary Setback – Approved
20240963	E Schmid 125 Queens Beach Esplanade, Queens Beach	Development Permit for QDC Siting Variation for Dwelling House & Garage – Rear & Side Boundary Setback – Approved
20240916	Flying Fish Carpentry 41 Trader Crescent, Cannonvale	Development Permit for QDC Siting Variation for Dwelling House & Shed – Rear & Side Boundary Setback – Approved
20240982	C E & J L Burnup 24 Gloucester Avenue, Hydeaway Bay	Development Permit for QDC Siting Variation for Garage – Front Boundary Setback – Approved
20241071	J L & C E Burnup 24 Gloucester Avenue, Hydeaway Bay	Development Permit for QDC Siting Variation for Dwelling House – Side Boundary Setback – Approved
20240498	N Maierhofer 1 Blackcurrant Drive, Hydeaway Bay	Development Permit for QDC Siting Variation for Dwelling House & Shed – Front & Side Boundary Setback - Approved
20240359	Ericsson on behalf of Telstra Limited 18099 Bruce Highway, Bowen	Development Permit for Material Change of Use – Telecommunications Facility – Approved
20240743	DR & G R Mosley Lot 2, 186 Mandalay Road, Mandalay	Development Permit for Material Change of Use – Dwelling House – Approved
20240797	Gravity Calls Pty Ltd 7 Commerce Close, Cannonvale	Development Permit for Operational Works – Advertising Device (Freestanding Sign) – Approved
20231278	Australian Tourist Park Management Pty Limited 234 Shute Harbour Road, Cannonvale	Development Permit for Material Change of Use – Redevelopment of Existing Tourist Park – Approved
20240892	GCTJ Pty Ltd Hamilton Island, Whitsundays	Development Permit for QDC Siting Variation Application for New Dwelling House – Side

		Boundary Setback and Height Above Natural Ground Level – Approved
20191050	De Costi Seafoods Pty Ltd 15050 Bruce Highway, Gregory River	Minor Change Application – Development Permit for Material Change of Use – Aquaculture & OPW – Approved
20240582	D Knight 22 Eshelby Drive, Cannonvale	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240808	S J & N L Kerr 26 Jillets Road, Bowen	Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots and Easement – Approved
20170378	Tenthcastle Pty Ltd 25 Abell Road, Cannonvale	Minor Change Application – Development Permit for Reconfiguration of a Lot (1) Lot into Two (2) Lots and Material Change of Use (109 Multiple Dwelling Units – Approved
20241051	S McBean Lot 2 Moon Crescent, Strathdickie	Development Permit for QDC Siting Variation Application – New Dwelling (Shed & Granny Flat) – Front Boundary Setback – Approved
20240793	MJ Goldman 7, 14 Waterson Way, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240153	M K McLaren 3 Thomas Street, Bowen	Development Permit for Material Change of Use – Short Term Accommodation – Approved
20240152	J De Keyser 5 Gregory Court, Cannonvale	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20230553	Blue CHP Ltd 27-29 Queens Road, Bowen	Minor Change Application – Development Permit for Material Change of Use for Multiple Dwellings – Thirty-Two (32) Dwelling Units – Approved
20241100	A & T Brown 13 Wattle Crescent, Bowen	Development Permit for QDC Siting Variation Application for New Dwelling – Front & Side Boundary Setback – Approved
20240784	S & K Maloney 9, 14 Waterson Way, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240512	Pilcher Industries Pty Ltd 19-21 Dalrymple Street, Bowen	Development Permit for Material Change of Use – Warehouse – Approved
20231218	Gails Pty Ltd As TTE 383 Mandalay Road, Mandalay	Development Permit for Material Change of Use – Function Facility – Approved
20240881	Tor Dev Pty Ltd 2 Plantation Drive, Jubilee Pocket	Development Permit for Operational Works – Driveway and Water & Sewage Infrastructure – Approved
20241088	Tor Developments Pty Ltd 7 King Street, Bowen	Development Permit for Operational Works – Roadwork, Stormwater, Earthworks, Access &

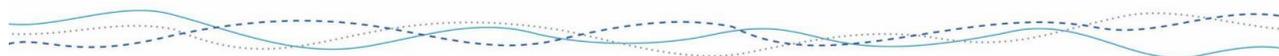
		Parking and Erosion & Sediment Control – Approved
20181617	Shute Harbour Marina Developments Pty Ltd Shute Harbour Road, Shute Harbour	Development Permit for Operational Works – Tidal Works for Construction of Breakwater and Material Change of Use -Environmentally Relevant Activity - Approved
20240774	V M 7 M Hoswell 13 Gleneva Drive, Strathdickie	Development Permit for Reconfiguration of a Lot – One (1) Lot into Three (3) Lots (Staged) – Approved
20191416	Yoogalu Pty Ltd 2-12 Central Avenue, Cannonvale	Minor Change Application – Development Permit for Material Change of Use – Showroom (and Ancillary Warehouse) – Approved
20220138	D Drew & M Logan Lot 10, 21-23 The Cove Road, Airlie Beach	Minor change Application – Development Permit for Material Change of Use – Short Term Accommodation – Approved
20240848	M D Dray, I E Dray & G C Dray Crystal Brook Road, Crystal Brook	Development Permit for Operational Works - Stormwater, Earthworks, and Construction of Four (4) External Property Accesses – Approved
20240713	J Kendall 88 Country Road, Cannonvale	Confirmation of Accepted Development – Home Based Business – GBB Food Delivery – Approved
20240788	R M & L R Coenen 1, 14 Waterson Way, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation - Approved
20240926	JJ Greer Nominees Pty Ltd As TTE Mt Nutt Road, Queens Beach	Development Permit for Reconfiguration of a Lot – Three (3) Lots into Two (2) Lots (Boundary Realignment) - Approved
20241114	R R Baxter 42 Marathon Street, Proserpine	Development Permit for QDC Siting Variation for Shed – Side Boundary Setback – Approved
20241123	Approval Solutions 16 Ripplecreek Way, Cannon Valley	Development Permit for QDC Siting Variation for Dwelling Addition – Front Boundary Setback – Approved
20240785	P Scott 11, 14 Waterson Way, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation - Approved
20240500	S G Pagano 7 Spalla Drive, Proserpine	Development Permit for Material Change of Use – Dual Occupancy – Approved
20241169	E Saalfeld 39 Sandpiper Crescent, Jubilee Pocket	Development Permit for QDC Siting Variation for Open Carport & Dwelling Addition – Front & Rear Boundary Setback – Approved
20220324	Lot 7 Shute Harbour Rd Pty Ltd Shute Harbour Road, Cannonvale	Minor Change Application – Development Permit for Reconfiguration of a Lot – One (1) Lot into Three (3) Lots & Easements - Approved

20240191	Woodwark Rise Pty Ltd Botanica Drive, Woodwark	Generally In Accordance Request – Development Permit for Operational Works – Roadwork, Stormwater & Earthworks
20241129	L Cutler & I Downie 69 Seaview Drive, Airlie Beach	Development Permit for QDC Siting Variation Application for New Dwelling – Front & Side Boundary Setback – Approved
20240618	G Black 31 Dodd Street, Proserpine	Minor Change Application for Development Permit for Operational Works – Stormwater, Earthworks, Driveway Access & parking and Erosion & Sediment Control – Approved
20241151	M Lorroway 27 Penhallurick Drive, Conway Beach	Development Permit for QDC Siting Variation for Dwelling & Pergola – Front Boundary Setback - Approved
20241150	J L Lawson 76 Eshelby Drive, Cannonvale	Development Permit for QDC Siting Variation for New dwelling – Front & Side Boundary Setback - Approved
20240825	KJ Bruce 311 Mandalay Road, Mandalay	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20241142	J Butler 10 Bentley Rise, Cannonvale	Development Permit for QDC Siting Variation for New Dwelling – Side Boundary Setback – Approved
20240806		
20240578	A K Naidu 122 Mandalay Road, Mandalay	Development Permit for Reconfiguration of a Lot (One (1) Lot into Two (2) Lots – Approved
20241022	J Mehmet 18, 18 Seaview Drive, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240721	I & L Hughes 8, 14 Waterson Way, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240732	Sunbay Projects Pty Ltd Air Whitsunday Road, Flametree	Development Permit for Operational Works – Stormwater – Approved
20240915	A J & R H Dray Lillypilly Road, Preston	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment) – Approved
20230358	A R Pappalardo 97 Gloucester Avenue, Hydeaway Bay	Confirmation of Existing use Rights – Short Term Accommodation – Approved
20240823	Groevo Pty Ltd 108 Gregory Street, Bowen	Development Permit for Material Change of Use – Community Care Centre – Approved

20241225	K L Giddings 10 Nautilus Street, Bowen	Development Permit for QDC Siting Variation for Open Carport – Side Boundary Setback – Approved
20241158	Sanctuary Living Investments Pty Ltd Shute Harbour Road, Cannon Valley, Riordanvale Road, Cannonvalley & Regatta Boulevard Road, Cannonvalley	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots & Access Easement – Approved
20240772	J Stivala & B Bundy 4 Alice Court, Cannonvale	Development Permit for QDC Siting Variation for Dwelling House – Front Boundary Setback – Approved
20240583	M Hannigan & R Lee 261 Sugarloaf Road, Sugarloaf	Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots – Approved
20230889	Chalkies QLD Pty Ltd 159 Wrights Road, Strathdickie	Generally in Accordance Request – Development Permit for Reconfiguration of a Lot – One (1) Lot into Six (6) Lots & Access Easement – Approved
20241125	Alder Developments 1405 Shute Harbour Road, Cannon Valley	Development Permit for Operational Works – Bulk Earthworks and Erosion & Sediment Control for Stockpile - Approved
20241126	A Salton 18 Illawong Street, Cannonvale	Development Permit for QDC Siting Variation for Dwelling Addition – Front Boundary Setback - Approved
20241079	Ellenahs Designer Elegance Pty Ltd 281 Shute Harbour Road, Airlie Beach	Superseded Planning Scheme Request – Development Permit for Material Change of Use – 10 Multiple Dwelling Units and Short Term Accommodation Units – Approved
20240986	Entegra Pty Ltd Air Whitsunday Road, Flametree	Development Permit for Operational Works – Stormwater, Earthworks, Erosion Prevention & Sediment Control – Approved
200913246	The Trust Company (Pta) Limited Hayman Island Resort, Hayman Island	Minor Change Application – Preliminary Approval Overriding the Planning Scheme – Hayman Island Resort Planning Area – Central Resort Precinct, Hillside Precinct and Conservation Precinct - Approved
20241224	W Robinson 5 Salmon Street, Cannonvale	Development Permit for QDC Siting Variation for Open Carport – Front & Side Boundary Setback – Approved
20241210	E L Gall & J L Beeston 13 Belgravia Road, Bowen	Development Permit for QDC Siting Variation for Dwelling House & Garage – Side & Rear Boundary Setback – Approved
20160477	Pacific Reef Fisheries (Bowen) Pty Ltd 504 Saltworks Road, Cape Upstart & Coventry Road Guthalungra	Request to Extend Currency Period – Development Permit for Material Change of Use – Aquaculture & Three Caretaker’s Residences & Associated Environmentally Relevant Activities - Approved
20181553	Pacific Reef Fisheries (Bowen) Pty Ltd 504 Saltworks Road, Cape Upstart & Coventry Road Guthalungra	Request to Extend Currency Period – Development Permit for Operational Works – Onshore Stages 1-3 - Approved
20241171	Sanctuary Living Investments Pty Ltd Shute Harbour Road, Cannon Valley	Development Permit for Reconfiguration of a Lot – One (1) Lot into One (1) Common Property Lot & Development Permit for Reconfiguration of a Lot for Two (2) Lots into Two (2) Lots for

		Boundary Realignment and Access & Services Easement – Approved
20240130	CLS Trading Co Pty Ltd 38-40 Carlo Drive, Cannonvale	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment) – Approved
20240695	K & GE Hore 13, 22 Airlie Crescent, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20241184	R Wavite 35 Duke Street, Bowen	QDC Siting Variation for Dwelling House (Open Carport & Shade Sail – Front Boundary Setback – Approved
20241232	Ecrowest PL 7 N Ross 7 Bottletree Close, Airlie Beach	QDC Siting Variation Application for Dwelling House (New Dwelling) – Front & Side Boundary Setback – Approved
20170378	Tenthcastle Pty Ltd 25 Abell Road, Cannonvale	Minor Change to Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) & Material Change of Use (109 Multiple Dwelling Units) – Approved
20241032	Ocean View Property Group Pty Ltd As TTE 7 Mt Whitsunday Drive-Private, Airlie Beach	QDC Siting Variation Application for Dwelling House (Dual Occupancy) – Front Boundary Setback & Height Above Natural Ground Level – Approved
20240472	K L & C M Davis 86 Stanley Drive, Cannon Valley	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20241166	A & C Bond 31 Beth Court, Cannonvale	QDC Siting Variation Application for Dwelling House (New Dwelling) – Front Boundary Setback - Approved
20241260	DP Carnell 19 Poole Street, Bowen	QDC Siting Variation Application for Dwelling House (Open Carport) – Front Boundary Setback – Approved
20240775	M McFie 9 Beames Crescent, Cannon Valley	Development Permit for Operational Works – Sewer Reticulation, Raise Sewer Manhole Lid – Approved
20240651	M & C L Peterson 61 Gloucester Avenue, Hydeaway Bay	Development Permit for Material Change of Use – Short Term Accommodation – Approved
20211226	Bunnings Group Limited 1 Pandanus Drive, Cannonvale	Generally In Accordance – Development Permit for Material Change of Use – Hardware & Trade Supplies (Expansion) – Approved
20241264	G E Daniel 109 Soldiers Road, Bowen	QDC Siting Variation Application for Dwelling House (Open Carport) – Side Boundary Setback – Approved
20240328	Dempsey Property Investments Pty Ltd As TTE 79 & 81 Horseshoe Bay Road, Bowen	Development Permit for Material Change of Use – Twelve (12) Multiple Dwelling Units – Approved

20241013	Whitsunday Holiday Retreats Pty Ltd 9, 18 Seaview Drive, Airlie Beach	Confirmation of Existing Use Rights – Short Term Accommodation – Approved
20240694	Wave Conn Operations Pty Ltd 30 Bowen Developmental Road, Bowen	Development Permit for Material Change of Use – Telecommunications Facility – Approved
20231310	Woodwark Rise Pty Ltd Botanica Drive, Woodwark	Minor Change - Development Permit for Operational Works – Earthworks – Approved
20241185	R Russell 664B Shute Harbour Road, Cannon Valley	Development Permit for Operational Works – Earthworks – Approved
20210665	Wavelink Investments Pty Ltd 53 Mountney Road, Strathdickie	Change Application – Development Permit for Operational Works – Access & Erosion Sediment Control – Approved



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

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Community Development Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

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

EXECUTIVE SUMMARY

Council is often approached by community groups for financial assistance, requesting support to help them deliver their endeavours and events within the community. These requests are assessed and approved or declined as they are received by the Community Services team and a monthly report is submitted to Council advising of the assistance that has been approved, as per resolution 2024/06/26.19.

Approvals outlined in this report include:

- a) Financial Support for Junior Elite Athlete Grants
- b) Sponsorships
- c) Sport and Recreation Club Grants

OFFICER'S RECOMMENDATION

That Council:

- a) Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of January 2025 to the applicants identified in **Attachment 11.10.1**.
- b) Note the Financial Support for Sponsorship applications approved for the month of January 2025 to the applicants identified in **Attachment 11.10.2**.
- c) Note the Financial Support for Sport & Recreation Club applications approved for the month of January 2025 to the applicants identified in **Attachment 11.10.3**.

BACKGROUND

As per resolution 2024/06/26.19, Council resolved to:

- 1) Adopt the following amended policies:
 - a. Community Donations Policy
 - b. Community Sponsorship Policy
 - c. Community Grant Policy
- 2) Revoke the Financial Support for a Junior Elite Athlete Policy

DISCUSSION/CURRENT ISSUE

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

Junior Elite Athlete Grant

6 approved, totalling \$1,500

Sponsorships

6 approved, totalling \$16,000

Sport & Recreation Club Grants

3 approved, totalling \$4,000

FINANCIAL IMPLICATIONS

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

Description	Amount (\$)
2024/25 Budget	80,000
Actual + Commitment	66,593
YTD Remaining Budget	13,407

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

Description	Amount (\$)
2024/25 Budget	120,000
Actual + Commitment	24,523
YTD Remaining Budget	95,477

The funds for Sport & Recreation Club Grant will be taken from JC: 2967-10250-63151

Description	Amount (\$)
2024/25 Budget	110,000
Actual + Commitment	50,500
YTD Remaining Budget	59,500

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

Community Donations Policy

Community Sponsorships Policy

Community Grants Policy

RISK ASSESSMENT/DEADLINES

There is a financial cost to Council, however the assistance provided will support the activities of community and sporting groups in the Whitsunday Region.

To be completed by 30 June 2025 in line with the 2024/25 financial year budget.

STRATEGIC IMPACTS

Corporate Plan Reference:

Facilitate, foster and encourage region wide activities and programs that engage our community.

ATTACHMENTS

1. Attachment 1 - Approved Financial Support for Junior Elite Athlete Grant January 2025 [11.9.1 - 1 page]
2. Attachment 2 - Approved Sponsorship Applications January 2025 [11.9.2 - 1 page]
3. Attachment 3 - Approved Sport Recreation Club Grants January 2025 [11.9.3 - 1 page]



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 E: info@whitsundayrc.qld.gov.au
 www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

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

Name	Location	Age	Competition	Competition Level	Sport	Received Funding Previously	Amount (\$)
Alexis Howell	Bowen	12	QLD 13-19 years Triathlon	NQ	Triathlon	Yes	250
Lilah Mewha	Cannonvale	13	QLD 13-19 years Triathlon	NQ	Triathlon	No	250
Shailee Mewha	Cannonvale	12	QLD 13-19 years Triathlon	NQ	Triathlon	Yes	250
Millie Groom	Cannonvale	14	QLD Sprint Championships	NQ	Athletics	Yes	250
Roxanne Groom	Cannonvale	13	QLD Sprint Championships	NQ	Athletics	No	250
Celeste Orenshaw	Cannonvale	11	QLD Sprint Championships	NQ	Athletics	Yes	250
TOTAL for January 2025							1,500

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

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





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Attachment 3 – Approved Sponsorship Applications – January 2025

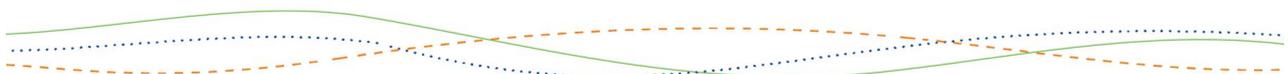
Organisation Name	Location	Description	Amount (\$)
NQ Speedway Riders and Supporters Club	Bowen	2025 Australian Sidecar Speedway Championships	1,000
Collinsville Rodeo Association Inc	Collinsville	2025 Collinsville Rodeo	1,200
Women’s Legal Service QLD	Airlie Beach	Epic Walk for DV 2025	2,000
Creative Connections Whitsunday	Proserpine	Great Barrier Reef Festival Art Exhibition 2025	3,000
Creative Connections Whitsunday	Proserpine	Proserpine Rock Wallaby Festival	3,800
Bowen River Rodeo & Campdraft Association Inc	Collinsville	Bowen River Rodeo, Campdraft & Jnr Bush Sports	5,000
Total for January 2025			16,000

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

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





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Attachment 3 – Approved Sport and Recreation Club Grant Applications – January 2025

Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Approved (\$)	Town
Whitsunday Running Club Inc.	4	53	57	2	Yes	1,500	Cannonvale
Port Denison Gun Club Inc.	1	33	34	1	Yes	1,000	Bowen
Bowen Swimming Club Inc.	34	45	79	2	Yes	1,500	Bowen
					Total	4,000	

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

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



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

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Arts & Community Programs Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

For Council to consider the funding for the Special Projects Grant Applications for Round 2 of the 2024-25 Program.

EXECUTIVE SUMMARY

Each financial year a fixed amount of funding, as determined by Council, will be allocated to the Special Projects Grant Program. The Special Projects Grant Program will be open to all incorporated not for profit clubs wishing to undertake one off projects or events that fall outside of the normal operations of the club.

Grants up to \$10,000 may be available. Organisations must adhere to the criteria stated in the Community Grants Policy and must submit a Grant Acquittal Form upon completion of the project. Clubs that can apply for the Regional Arts Development Fund are eligible to apply for this grant. In the event the funds for this program are exhausted in a financial year, the program will be closed for the remainder of that year. Funding levels for future years will be at the discretion of Council.

The following types of projects are ineligible:

- Projects which include services or activities that are the responsibility of a government body, or that the applicant organisation or another organisation is already funded to deliver.
- Projects which are political in nature or incorporate political activities.
- Projects being delivered before grants are awarded – projects are not funded retrospectively.

OFFICER'S RECOMMENDATION

That Council:

1. Approve the payment of Special Projects Grants – Round 2, to assist the following recipients:
 - a) Proserpine Rugby League Football Club Inc. - \$10,000.
 - b) Bowen Community Centre - \$9,750.
 - c) PCYC Whitsunday – Queensland Police-Citizens Youth Welfare Association - \$7,486.

BACKGROUND

The Special Projects Grant is open to all incorporated not for profit clubs/organisations in the region wishing to undertake one off projects or events that fall outside of the normal operations of the club.

To be eligible for the Special Projects Grant a club/organisation must meet the following criteria:

- Is incorporated and meets its obligations with the Office of Fair Trading

- Supplies a copy of the applicant organisation audited Financial Statement for the past year.
- Supplies at least two (2) letters of support (excluding Council and Councillors).
- Letter from other organisations that may be impacted by the projects, detailing their support of the project (where applicable).
- At least two (2) written quotations for any external services or purchases required to deliver this project.
- Completed Project Plan (as per the Special Projects Application Form).

DISCUSSION/CURRENT ISSUE

The Second round of the Special Projects Grant Program for 2024/25 closed on Wednesday 15 January 2025.

The following applications were received:

Organisation Name	Project Details	Amount Requested (\$)	Amount Recommended (\$)	Assessment Comments
Bowen				
Bowen Community Centre Inc.	The costs of planning to host two significant events in 2025	9,750	9,750	To fully fund the project. The events will provide a platform for families to connect with each other and with service providers.
	Sub-total	9,750	9,750	
Collinsville				
No Applications				
Airlie Beach/Cannonvale				
PCYC Whitsunday – Queensland Police-Citizens Youth Welfare Association	The costs of purchasing furniture, whitegoods and painting Youth Space	7,486	7,486	To fully fund the project. A beneficial and essential project to enhance the youth space.
	Sub-total	7,486	7,486	
Proserpine				
Proserpine Rugby League Football Club Inc.	The costs of developing a Master Plan for the Les Stagg Oval	10,000	10,000	To fully fund the project. A significant opportunity for community development and collaboration.
	Sub-total	10,000	10,000	
	Combined Total	27,236	27,236	

FINANCIAL IMPLICATIONS

The proposed total cost to Council for this group of applications is \$27,236, which will be budgeted against JC:2967.10081 – Community Donations (2967) / Projects Grants (10081).

Description	Amount (\$)
2024-25 Budget	160,000
Actual + Commitment	45,160
YTD Remaining Budget	114,840

Special Projects Grants Previous Funding Round

Round 1 July 2024 to September 2024	Number of Applications	Approved (\$)	Declined (\$)
Bowen	2	16,336	0
Collinsville	0	0	0
Airlie Beach/Cannonvale	2	11,650	0
Proserpine	2	17,174	0
Total	6	45,160	0

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

GOV_02 – Community Grants Policy

RISK ASSESSMENT/DEADLINES

Reputational Risk – Providing financial support for projects undertaken by community groups will reinforce the message that Council is committed to investing in worthwhile community activities while recognising the work being done by our community groups

Payment will be made within one month of approval.

STRATEGIC IMPACTS

Corporate Plan Reference:

Facilitate, foster and encourage region wide activities and programs that engage our community.

ATTACHMENTS

1. Round Two - 4 Nov 2024 to 15 Jan 2025 - CAG Special Projects Grant Summary [11.10.1 - 2 pages]

**Community Assistance Grants – Special Projects Proposal Report
Round 2 – Mon 4 November to Wed 15 January 2025**

Organisation	Description/Benefit	Application Assessment Notes	GST	Amount Requested	Amount Recommended
<p>Proserpine Rugby League Football Club Inc. 250.2024.147 ECM#7971915 whitsundaybrahmans@outlook.com</p>	<p>Towards the costs of developing a Master Plan for the Les Stagg Oval Total Cost of Project - \$23,930 The Master Plan is to ensure that any future facilities constructed meet the required legislative standards.</p> <p>The benefits of this project will be enhanced facilities for the club, encourage greater community engagement, support for local events and economic impact.</p> <p>This versatility will make the facility a valuable resource for the community including being utilised as a venue for use.</p>	<p>It is proposed to contribute towards the costs of:</p> <ul style="list-style-type: none"> CPR Group Master Plan <p>Applicant will be contributing \$13,930 towards the project.</p> <p>Comments: To fully fund the project.</p> <p>A significant opportunity for community development and collaboration.</p>	Yes	\$10,000	\$10,000
<p>Bowen Community Centre 250.2024.149 ECM #7988652 executiveofficer@bowennc.org.au</p>	<p>Towards the costs of planning to host two significant events in 2025 Total cost of project \$13,000 The Bowen Community Centre is planning to host two event this year.</p> <p>A Family Fun Day that aims to highlight the various services available in Bowen that families can access for support. A Fashion Parade that will involve different NDIS Services in town to showcase the importance of recycling.</p> <p>This project will benefit the community by providing opportunities for families to gain valuable information about the free services and strengthen the Centre's connection with the community, fostering a sense of trust and reliability.</p>	<p>It is proposed to contribute towards the costs of:</p> <ul style="list-style-type: none"> Show rides Resources Bowen Hire <p>Applicant will be contributing \$5,500 towards the events.</p> <p>Comments: To fully fund the project.</p> <p>The event will provide a platform for families to connect with each other and with service providers.</p>	Yes	\$9,750	\$9,750

Attachment 11.10.1 Round Two - 4 Nov 2024 to 15 Jan 2025 - CAG Special Projects Grant Summary

<p>PCYC Whitsunday – Queensland Police-Citizens Youth Welfare Association 250.2025.8 ECM #8035389 grants@pcyc.org.au</p>	<p>Towards the costs of furniture, whitegoods and painting. Total cost of project \$9,986 The Queensland Police-Citizens Youth Welfare Association is a registered, not-for-profit community organisation primarily concerned with the development of youth through the provision of sporting and recreational activities. Their affiliation with the Queensland Police Service provides a unique link between Queensland Police and Youth of the community. The PCYC Whitsunday is requesting funds for enhance the space that assists with the delivery of youth programs.</p> <p>The benefit of this project will help create a safe space for community connection and youth engagement by encouraging teens to come together, engage with service provider and police, while enhancing their sporting skills. Also to encourage continued participation in PCYC programs for personal development and sporting engagement.</p>	<p>It is proposed to contribute to the costs of:</p> <ul style="list-style-type: none"> • Fridge and Kettle • 5 x 4-seater meeting tables • 15 x chairs • Wireless intercom • Re-paint youth space <p>Applicant will be contributing \$2,500 towards the project,</p> <p>Comments: To fully fund the project.</p> <p>A beneficial and essential project to enhance the youth space.</p>	<p>Yes</p>	<p>\$7,486</p>	<p>\$7,486</p>
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TOTAL REQUESTED	\$27,236	CURRENT BUDGET	\$160,000	BALANCE REMAINING after Round 2	\$87,604	TOTAL RECOMMENDED	\$27,236
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11.11 - Whitsunday Regional Sports Precinct

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Senior Property Officer

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

The purpose of this report is to seek approval from Council for the short-term use of available land following the recent master plan process.

EXECUTIVE SUMMARY

Council purchased land in 2010 for the purposes of a regional sports park. This planned use did not proceed at the time, and a long-term lease was entered into by Council for the purposes of cane farming. This lease has now expired, and the land is vacant.

Council has engaged a consultant to produce a master plan of the Site for a Regional Sports Park which proposes a staged development resulting in land being made available to continue cane farming in the short term. Council would benefit from a revenue return and reduced maintenance costs through the execution of a lease for cane farming.

A public tender would be invited, and any proposed lease term and value be adopted by Council at a future Council meeting.

OFFICER'S RECOMMENDATION

That Council approve the invitation of tenders for a part of land lease located at Lot 35 HR49 and Lot 3 RP 742 888 for the purposes of cane farming.

BACKGROUND

Council is the owner of Lot 3 on RP742888 and Lot 35 on HR49 'the Site'. Council purchased this Site on 18 October 2010 with the intention of providing a new sporting complex for the Whitsunday Region.

The Site was leased for a number of years for the purposes of cane farming which provided Council with an annual lease income and reduced maintenance costs. Council awarded the lease at Councils Ordinary Meeting 27 September 2023 which also Council also committed to the drafting of a master plan for the site.

DISCUSSION/CURRENT ISSUE

Council engaged consultants to draft a master plan following extensive consultation with sporting clubs across the region. As a result of these discussions, it is evident that Council would not require the entirety of site in the immediate term.

As such the opportunity for Council to lease a portion of the land for the purposes of cane farming would provide a financial return to Council, maintain that area and therefore reduce any maintenance costs and delay the removal of cane land from producing cane.

The Site is traversed by a cane tramway under which services cane farms north of the Site and provides a site boundary for the proposed lease area. It is proposed that the area east

of the tramway on both Lot 3 RP 742888 and Lot 35 HR49 be utilised for the early stages of the Regional Sports Park development. The remaining portion is proposed to be leased for the purposes of cane farming following the invitation of a public tender.

FINANCIAL IMPLICATIONS

The leasing of a portion of land at the future Regional Sports Park will provide Council a revenue income and negate any expenditure required to maintain the land until it is further developed.

CONSULTATION/ENGAGEMENT

Director Corporate Services

Regional Sports Park Project Control Group

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

Land Act 1994

RISK ASSESSMENT/DEADLINES

The tender advertisement will be issued in accordance with Council's standard procurement templates which will ensure that appropriate probity and commercial standards are maintained.

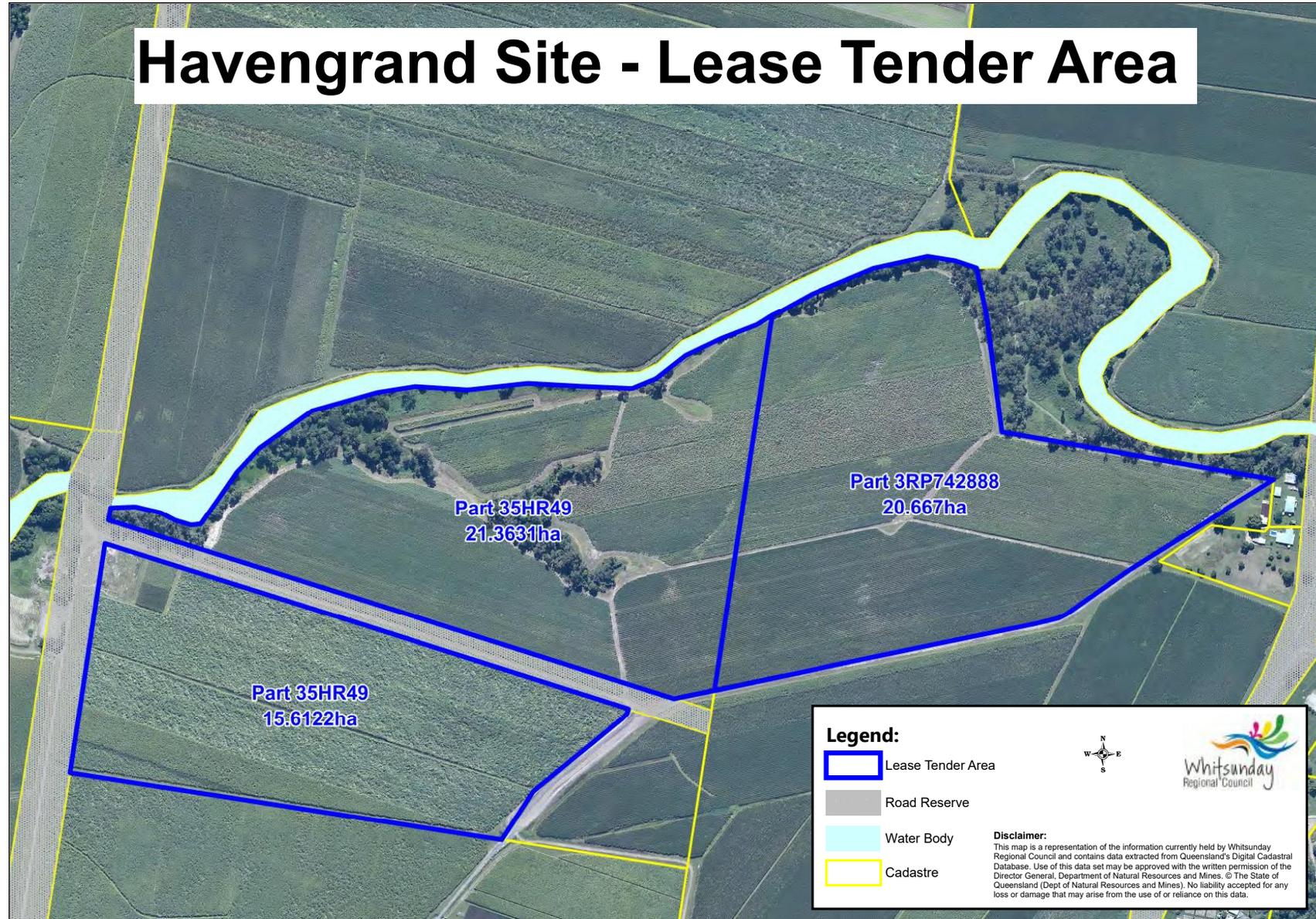
STRATEGIC IMPACTS

Corporate Plan Reference:

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

ATTACHMENTS

1. Havengrand Site - Lease Tender Area Reduced [11.11.1 - 1 page]
2. Regional Sports Precinct - locality map [11.11.2 - 2 pages]



Attachment 11.11.2 Regional Sports Precinct - locality map

20°19'35"S 148°38'6"E

20°19'43"S 148°39'3"E



20°20'29"S 148°37'58"E

20°20'36"S 148°38'56"E

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Queensland Government

Department of Natural Resources and Mines,
 Manufacturing, and Regional and Rural Development

 Legend

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Land parcel - gt 1000 ha

 Parcel

Railway stations



Railways



Roads and tracks

 Motorway

 Highway

 Secondary

 Connector

 Local

 Restricted Access Road

 Mall

 Busway

 Bikeway

 Restricted Access

 Bikeway

 Walkway

 Restricted Access

 Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

Green bridges



Bridges



Tunnels



 Attribution

Maxar

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

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 February 2025

AUTHOR: Manager Natural Resource Management and Climate

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

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

EXECUTIVE SUMMARY

The Community Services and Facilitation Directorate provide a wide range of community services. Many of the services that are provided, have a direct interaction with the public.

The main statistics for each of the work unit areas within the Directorate are outlined in detail in the attached Quarterly Report.

OFFICER'S RECOMMENDATION

That Council receive the Community Services and Facilitation Quarterly Report (Q2) for 2024/2025.

BACKGROUND

The Community Services and Facilitation Directorate has a departmental vision of a prosperous, liveable, and sustainable Whitsundays. The directorate's purpose is to lead the delivery of economic, social, environmental, and recreational outcomes for the Whitsundays through services in partnership with stakeholders.

The directorate's vision is delivered by bringing together the functions of community Development & Libraries, Aquatic Facilities & RV Parks, Environmental Health & Local Laws, Natural Resource Management and Climate, Customer Service, Cultural Heritage and Proserpine Entertainment Centre & associated venues.

DISCUSSION/CURRENT ISSUE

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

FINANCIAL IMPLICATIONS

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

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation
Manager Natural Resource Management & Climate
Manager Customer Service
Manager Entertainment Programming

STATUTORY/COMPLIANCE MATTERS

N/A

RISK ASSESSMENT/DEADLINES

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

There are no risks or deadlines associated with the report.

STRATEGIC IMPACTS

Corporate Plan Reference:

Facilitate, foster and encourage region wide activities and programs that engage our community.

Provide high quality recreational facilities that are well utilised by the local community and visitors alike.

Provide fun, welcoming spaces that connect and engage the community through a variety of innovative resources, programs and activities.

Drive well designed Customer Service by providing a proactive and responsive customer service culture across the organisation.

Connect with Traditional Owners within the region to recognise and support each group's rights and interests.

Research and assist in the current and future protection of the region's natural environment. Protect community health and safety, biosecurity, and amenity within the region by providing community education and administrative services.

ATTACHMENTS

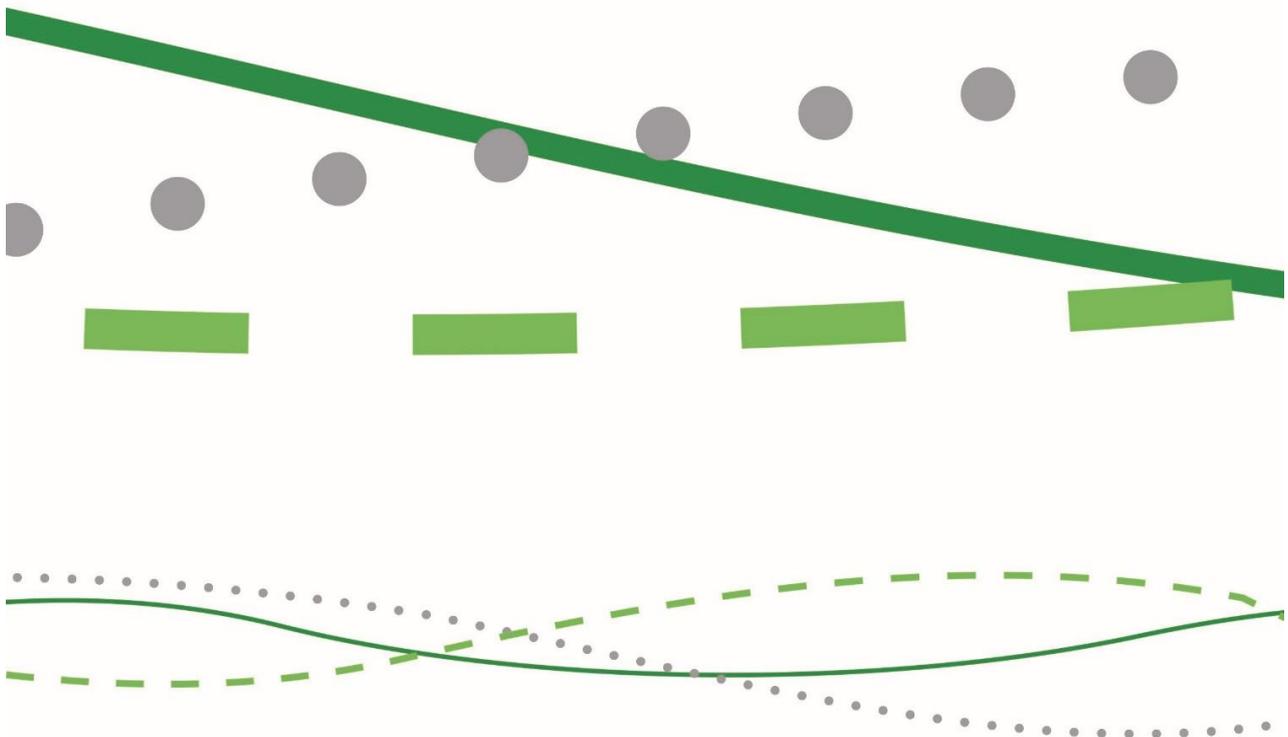
1. Q2 Community Services Quarterly Report October to December 24 [11.12.1 - 23 pages]



Community Services and Facilitation

Community Development & Libraries
Aquatic Facilities & RV Parks
Proserpine Entertainment Centre
Environmental Health & Local Laws
Natural Resource Management & Climate
Customer Service
Cultural Heritage

Quarterly Report | Q2 - 2024/2025



Director's Report

The Community Services and Facilitation Directorate provide a wide range of community services. Many of the services that are provided, have a direct interaction with the public. The Community Services and Facilitation Directorate consists of the following departments:

- Community Development & Libraries
- Aquatic Facilities & RV Parks
- Proserpine Entertainment Centre
- Environmental Health & Local Laws
- Natural Resource Management and Climate
- Customer Service
- Cultural Heritage

Community Development and Community Events

In October, Council hosted a number of events. On Saturday 5 October, the Kids Fishing Day at Lake Proserpine brought together more than 500 participants for a morning of hands-on fishing fun, workshops and water safety activities, making it a memorable day for kids and carers alike. On Friday 11 October, Movie Night at the Airlie Beach Foreshore featured Super Mario Bros for a crowd of 150 attendees, adding some animated adventure to the evening under the stars. Home and Away stars and crew were in Bowen filming at Flagstaff Hill in October. The entire facility utilised with programs due to air in approximately 6 months. October saw the region host 9 Cruise Ships with a total of 26,463 passengers on board. 21,237 passengers and crew passed through the marinas the enjoy tours offered throughout the area plus a visit to Airlie Beach.

November saw the Sustainable Sculpture Awards event with 100 participants followed the next day with a waste in the Whitsundays event with 54 participants. Movie Night for November featured two screenings with an all-time favourite of Harry Potter and the Philosopher's Stone. Approximately 190 attendees were at the Airlie Foreshore to enjoy the evening. November 2024 saw the region host 13 Cruise Ships with a total of 26,890 passengers on board. 21,097 passengers and crew passed through the marinas to enjoy tours offered throughout the area plus a visit to Airlie Beach.

December was full of festive cheer, on Sunday 1 December, the Carols and Move Night attracted more than 600 participants to Airlie Beach for an evening of Christmas Carols and a screening of Home Alone, fostering holiday spirit in a family friendly atmosphere. The Proserpine Christmas Twilight Market on Friday, 13 December attracted more than 500 attendees despite weather conditions, showcasing local artisans and festive goods while supporting local businesses. The Red Bench Launch at Shingley Beach on Wednesday, 11 December highlighted Councils commitment to raising awareness about domestic and family violence, with 25 attendees. The Mayor's Festive Food Appeal

was a great success, with Mayor Collins officially handing over donations to the Bowen and Whitsunday Neighbourhood Centres. A total of 67 bags of food, including online and drop off items, were collected, alongside \$500 in gift cards.

Whitsunday Regional Libraries

In October, the regions Libraries monthly attendance, borrowings, website hits and e-Library all increased from October 2023. Attendance for the month was 12,585, a 12.22% increase, Library Borrowings 14,031, a 0.94% increase, e-Library 3,779, a 85.3% increase. Library events included Halloween which was celebrated across the region with themed First 5 Forever sessions in the branches. Bowen Library also participated in the town's Trick or Treat Day with a total of 1,137 people through the door on the 31st to either trick us or receive a treat.

In November, the region's Libraries monthly attendance, borrowings and e-Library all increased with Library Website Visits decreasing from November 2023. The attendance 10,608 – 0.37% increase, Library Borrowings 13,495 – 3.02% increase, e-Library 3,531 – 48.36% increase, Library Website Visits 2,302 – 24% decrease.

December the Region's Libraries monthly attendance, borrowings and library website visits e-Library all decreased with e-library increasing from December 2023. The attendance 7,775 – 15.6% decrease, Borrowings 9,760 – 9.94% decrease, e-Library 3,031 – 25.35% increase, Library Website Visits 2,196 – 34.47% decrease.



Photo 1 - Bowen Library - Halloween

Community Services and Facilitation Quarterly Report | Q2 2024

Aquatic Facilities

In October the Collinsville Swimming Pool reopened with the new tiling and installation of Bulkhead complete. Since opening, there have been 312 children in Learn to Swim and 421 school children attended the pool.

During October, the temporary stinger nets were installed at Dingo Beach, Cannonvale Beach and Boathaven Beach in time for the stinger season.



Photo 2 - Dingo Beach - Temporary Stinger Net

Aquatic Facility user statistics for October 2024 in comparison to October 2023 are listed below:

- Airlie Beach Lagoon decreased by 15.63% to 23,124
- Bowen Pool – increased by 1.22% to 10,221
- Proserpine Pool – increased by 75.5% to 8,890
- Collinsville Pool – decreased by 29.3% to 2,583 (closed for 50% of October)

Aquatic Facility user statistics for November 2024 in comparison to November 2023 are listed below:

- Airlie Beach Lagoon decreased by 20.23% to 20,488
- Bowen Pool – increased by 0.42% to 11,749
- Proserpine Pool – increased by 383.6% to 11,389
- Collinsville Pool – decreased by 22.45% to 2,984

Bowen Swimming Pool had 501 attendees at Squad this in November along with 195 people attending Aqua Aerobics classes. Learn to Swim had 1,009 children attending. School Swimming Lessons and Carnivals had 1,670 children attend the Bowen Swimming Pool for the month.

The Proserpine Pool saw 1,820 children attend Learn to Swim classes, 527 children participated in Squad. Aqua Aerobics had 427 people attend over the month. School Swim Lessons and Carnivals had 752 children attend.

The Airlie Beach Lagoon's water temperature was around the 26 to 30 degrees for most of the reporting

period. Patronage is starting to increase, however attendance after 8pm is still rare or very low. The Lagoons Water Maintenance Contract changed over on November 1, 2024.

Aquatic Facility user statistics for December 2024 in comparison to December 2023 are listed below:

- Airlie Beach Lagoon decreased by 12.2% to 23,318
- Bowen Pool – increased by 1.62% to 8,367
- Proserpine Pool – increased by 148% to 7,444
- Collinsville Pool – decreased by 111.9% to 1,747

Bowen Swimming Pool had 120 attendees at Squad this month. Along with 160 people attending Aqua Aerobics classes. Learn to Swim had 146 children attending. School Swimming Lessons and Carnivals had 170 children attend in December.

Throughout December, Proserpine Pool had 482 children participated in Squad. Aqua Aerobics had 320 people attend over the month. School Swim Lessons, End of term celebrations and Carnivals had 621 children attend.

In the month of December, Collinsville Swimming Pool had 70 school children attend the pool. Learn to swim and squad had slowed down for the end of the year.

Proserpine Entertainment Centre

The Proserpine Entertainment Centre's Ticket sales for October totalled 2,742 an increase of 77.5% from the previous month. PEC Website Hits increased to a reach of 25,108 (32%).

The Proserpine Entertainment Centre's Ticket sales for November totalled 2,545 a decrease of 7.18% from the previous month. PEC Website Hits decreased to a reach of 17,665 (29.64%).

The Proserpine Entertainment Centre's Ticket sales for December totalled 3,555 an increase of 39.68% from the previous month. PEC Website Hits increased to a reach of 21,859 (23.74%).

Shows and performances for the Quarter included:

- Morning Melodies – Livvy and Pete
- Joe Camilleri
- Rogue Traders
- St Cath's Junior Play (non-tickets)
- Drizzle Boy
- Imagine by Edge Dance
- Mayors Ball Morning Tea – Funds Handover
- Vika & Linda
- Demographic Outlook for the Whitsundays
- Waste in the Whitsunday
- Arj Barker
- Phantom of the Opera (Cinema Live)

Community Services and Facilitation Quarterly Report | Q2 2024

- Rodgers and Hammerstein (Cinema Live)
- Edge Dance Studio End of Year Concert x 3
- Whitsunday Dance Connection End of Year Concert x 3
- Chezs House of Dance End of Year Concert x 4
- Christmas Actually (2 performances)
- Mada's Magic Marvels (2 performances)
- 46 x Cinema Sessions – 11 x Different Movies

Community Enquiries and Responses

Over the Quarter, Community Services and Facilitation received 953 Customer Requests (667 completed) with the Environmental Health and Local Law Units receiving 773 (545 completed).

The Community Services and Facilitation Administration team statistics for the quarter include the following:

- Correspondence Generated – 2,715
- Civica & ECM Registrations – 6,223
- Telephone Calls (internal and external) – 2,737

Customer Service saw 4,489 visitors through the service centres during the quarter and a total of 30,741 receipts.

Natural Resource Management and Climate

In October, an Erosion and Sediment Control Workshop was conducted with 12 attendees. A Water Sensitive

Urban Design (WSUD) Workshop was organised with 8 attendees. The purpose of this workshop is to learn how to manage stormwater on development sites during and post-development. The new small Yellow Crazy Ant infestation that was discovered at Sugarloaf in mid-September was treated during October.

In November, Little Red Flying Foxes returned to town in Strathmore Street, Belmore Street and Stanley Street, Collinsville with the population total being 1,750 in 7 properties. An Urban Stewardship Workshop was conducted on 18 November 2024, this is a review of the measures and practices that Council uses to improve water quality.

December saw Yellow Crazy Ant baiting occur. The new YCA infestation at Shute Haven was mapped and treated and appears to be linked to a new house construction. The infestation covers approximately 3ha.

Council has been conducting a community consultation process regarding our walking tracks. There is close to 200 survey responses to the short walking track survey. The results of the survey will be added into the current project – “Review of Whitsunday Mainlands walking tracks”. This project is due to be completed in March 2025.

Julie Wright
Director Community Services and Facilitation

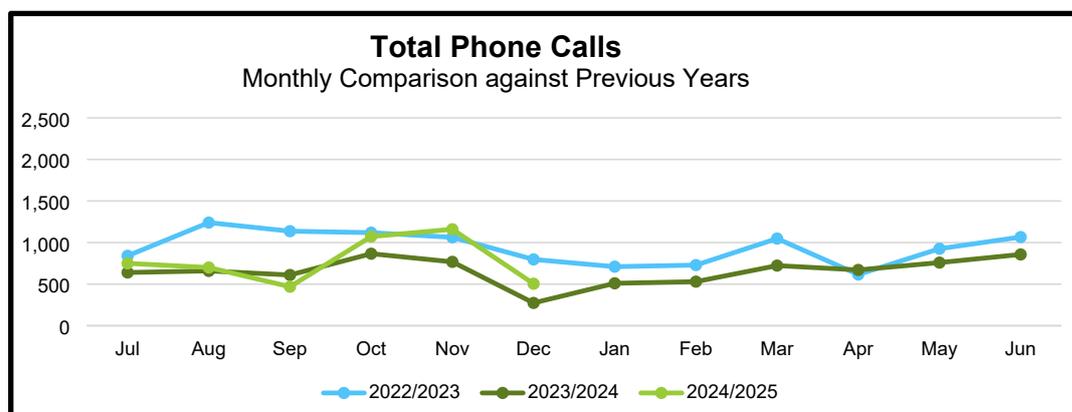
General

The Community Services Directorate has a departmental vision of a prosperous, liveable, and sustainable Whitsundays. The directorate's purpose is to lead the delivery of economic, social, environmental, and recreational outcomes for the Whitsundays through services in partnership with stakeholders.

The directorate's vision is delivered by bringing together the functions of Community Development & Libraries, Aquatic Facilities & Caravan Parks, Environmental Health & Local Laws, Natural Resource Management & Climate, Customer Service, Cultural Heritage & Collinsville Independent Living Facility.

Administration Officers

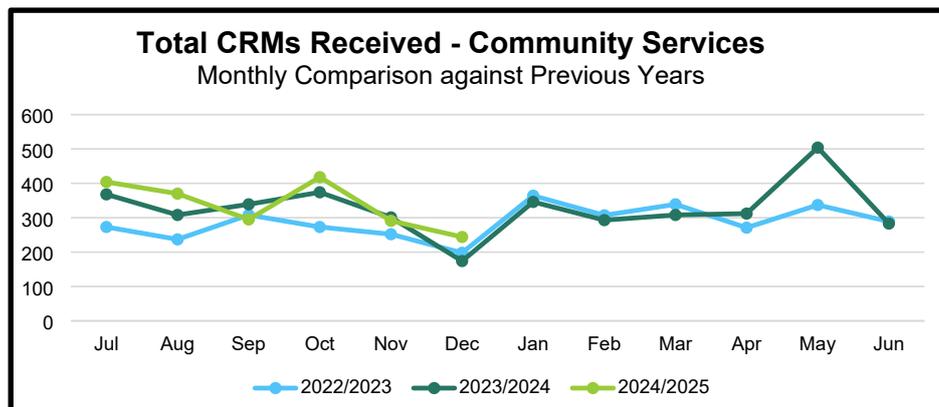
Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Correspondence Generated	2,715	1,244	857	614	–
ECM Task List	1,987	838	728	421	–
Civica Registers	4,236	1,868	1,591	777	–
Data Input	1,265	399	696	170	–
CRMs Generated	176	87	50	39	–
CRMs Closed	237	89	87	61	–
Phone Calls - Internal	1,745	681	774	290	–
Phone Calls - External	992	391	386	215	–
Phone Calls - Total	2,737	1,072	1,160	505	–
ECM Registering	1,724	703	719	302	–
Purchase Orders	229	94	76	59	–
Receipt Invoices	353	153	71	129	–
Reports	12	5	4	3	–



Community Services and Facilitation
 Quarterly Report | Q2 2024

Customer Request Management (CRM)

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Community Development					
CRM Received	17	5	7	5	-
CRM Completed	9	1	7	1	-
Library Services					
CRM Received	83	59	0	24	-
CRM Completed	83	59	0	24	-
Aquatic Facilities					
CRM Received	9	4	2	3	-
CRM Completed	6	3	0	3	-
RV Parks					
CRM Received	0	0	0	0	-
CRM Completed	0	0	0	0	-
Environmental Health & Local Laws					
CRM Received	773	320	257	196	-
CRM Completed	545	218	180	147	-
Parking					
CRM Received	4	0	4	0	-
CRM Completed	3	0	3	0	-
NRM & Climate					
CRM Received	55	21	18	16	-
CRM Completed	10	3	3	4	-
Customer Service / E-Services					
CRM Received	12	9	3	0	-
CRM Completed	11	8	3	0	-
Total CRMs for Community Services					
CRM Received	953	418	291	244	-
CRM Completed	667	292	196	179	-



Community Development

The Community Development branch is responsible for assessing and acquitting community grants, developing and maintaining various community development related policies and registers, developing, and implementing various community programs such as cultural and recreational programs as well as maintaining various community facilities.

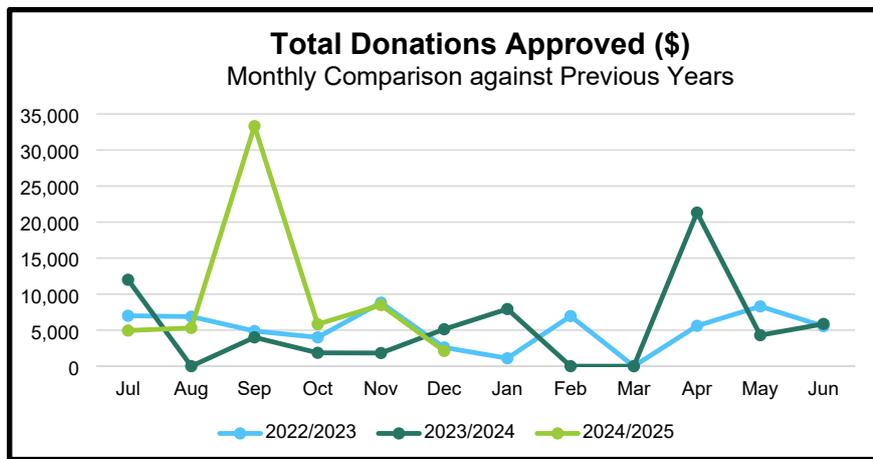
Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Grant Applications					
Facility Management - Approved	1	0	1	0	–
Facility Management - Approved (\$)	20,000	0	20,000	0	–
Junior Elite Athlete - Approved	13	7	3	3	–
Junior Elite Athlete - Approved (\$)	3,250	1,750	750	750	–
RADF - Received	2	2	0	0	–
RADF - Approved	2	0	0	2	–
RADF - Approved (\$)	12,600	0	0	12,600	–
RADF - Acquittals	8	5	3	0	–
Special Projects - Received	3	1	1	1	–
Special Projects - Approved	6	6	0	0	–
Special Projects - Approved (\$)	45,160	45,160	0	0	–
Special Projects - Acquittals	3	3	0	0	–
Sport & Rec Club - Received	5	2	1	2	–
Sport & Rec Club - Approved	10	8	2	0	–
Sport & Rec Club - Approved (\$)	18,500	15,500	3,000	0	–
Donation & Sponsorship Requests					
Donation Requests - Received	17	6	9	2	–
Donation Requests - Approved	18	5	9	4	–
Donation Requests - Approved (\$)	16,420	5,830	8,480	2,110	–
Fee Waivers - Approved	16	6	9	1	–
Fee Waivers - Approved (\$)	4,711	2,018	2,542	151	–
Sponsorships - Received	4	1	1	2	–
Sponsorships - Approved	4	1	0	3	–
Sponsorships - Approved (\$)	17,200	2,500	0	14,700	–
Sponsorships - Approved (in kind)	2,500	2,500	0	0	–
Sponsorships - Acquittals	0	0	0	0	–
Events					
Council Events - External - Completed	13	2	3	8	–
Council Events - External - Participants	2,112	650	334	1,128	–
Council Events - Internal - Completed	4	0	0	4	–
Council Events - Internal - Participants	255	0	0	255	–
External Event Applications Received	9	4	5	0	–

Community Services and Facilitation
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Cruise Ship Statistics

Statistics	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Total Ships	30	9	13	8	-
Total Passengers	71,095	26,463	26,890	17,742	-
Off Ship Passengers & Crew	55,894	21,237	21,097	13,560	-
Through Marina	55,894	21,237	21,097	13,560	-
Town Visits	43,661	16,697	16,461	10,503	-
Local Tours	11,872	4,540	4,636	2,696	-

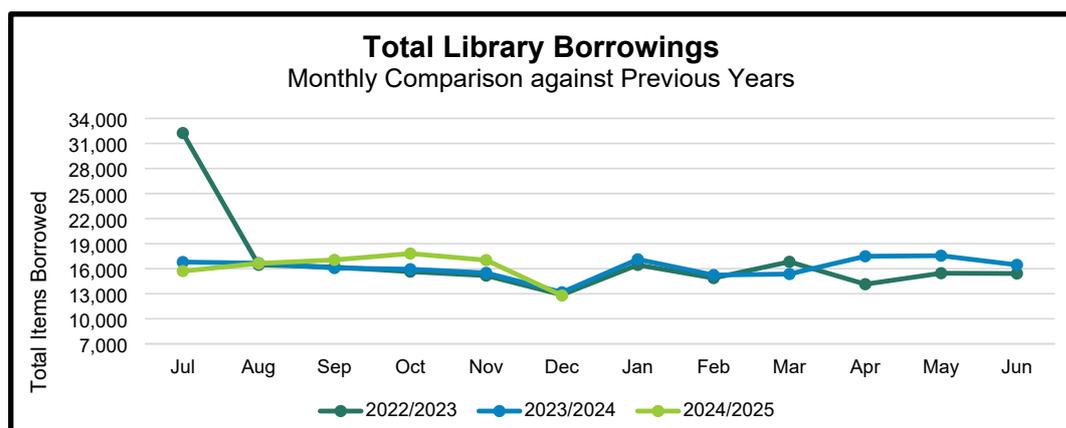


Library Services

The Library Services branch is responsible for the provision of customer-centric services and resources to meet the information, recreation, cultural and lifelong learning needs of individuals and groups within the Whitsundays. The branch responsibilities include the design and delivery of library programs, promotion and marketing, collection development and maintenance, information/digital literacy opportunities, outreach, and service extension.

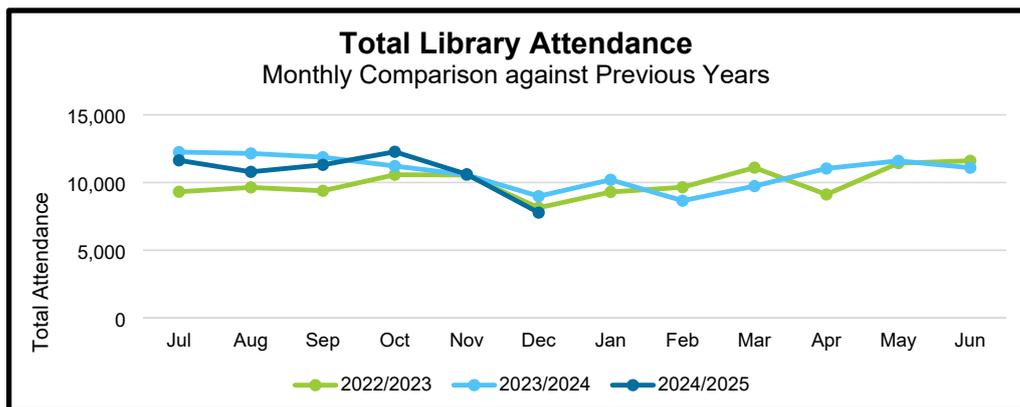
Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Library Resources Acquired					
Bowen & Collinsville Libraries	751	286	290	175	-
Cannonvale Library	1,159	362	335	462	-
Proserpine Library	560	200	251	109	-
e-Library	1,397	503	462	432	-
Library Resources Borrowed					
Bowen Library	10,886	4,117	4,108	2,661	-
Cannonvale Library	15,021	5,300	5,667	4,054	-
Collinsville Library	807	332	270	205	-
Proserpine Library	10,572	4,282	3,450	2,840	-
e-Library	10,341	3,779	3,531	3,031	-
Mobile Library	1	1	0	0	-
Library Attendance					
Bowen Library	10,045	4,703	3,185	2,157	-
Cannonvale Library	11,456	4,340	3,989	3,127	-
Collinsville Library	919	317	326	276	-
Proserpine Library	8,548	3,225	3,108	2,215	-
Library Website					
Website Visits	6,810	2,312	2,302	2,196	-



Community Services and Facilitation
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Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
First 5 Forever (F5F)					
Resources - Acquired	5	0	0	5	–
Resources - Borrowed by Branches	37	15	12	10	–
Community Partnership Interactions	33	0	21	12	–
Toolkits Distributed	43	18	21	4	–
F5F In Library - Activities Held					
Bowen Library	33	13	14	6	–
Cannonvale Library	34	15	13	6	–
Collinsville Library	11	5	4	2	–
Proserpine Library	33	15	12	6	–
F5F In Library - Activities Attendance					
Bowen Library	731	300	346	85	–
Cannonvale Library	739	410	301	28	–
Collinsville Library	0	0	0	0	–
Proserpine Library	477	272	186	19	–
F5F Community Outreach - Events Held					
Bowen Library	7	2	4	1	–
Cannonvale Library	6	2	2	2	–
Collinsville Library	8	1	4	3	–
Proserpine Library	1	0	1	0	–
F5F Community Outreach - Events Attendance					
Bowen Library	200	51	120	29	–
Cannonvale Library	425	160	43	222	–
Collinsville Library	184	35	94	55	–
Proserpine Library	43	0	43	0	–



Community Services and Facilitation
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Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
In Library Programs - Events Held					
Bowen Library - Adults	9	6	2	1	-
Bowen Library - Children	16	5	5	6	-
Cannonvale Library - Adults	21	9	6	6	-
Cannonvale Library - Children	27	9	8	10	-
Collinsville Library - Adults	3	1	1	1	-
Collinsville Library - Children	5	0	0	5	-
Proserpine Library - Adults	16	6	6	4	-
Proserpine Library - Children	25	10	9	6	-
In Library Programs - Events Attendance					
Bowen Library - Adults	53	14	29	10	-
Bowen Library - Children	1,341	1,150	25	166	-
Cannonvale Library - Adults	107	37	33	37	-
Cannonvale Library - Children	831	240	264	327	-
Collinsville Library - Adults	13	2	3	8	-
Collinsville Library - Children	5	0	0	5	-
Proserpine Library - Adults	81	24	34	23	-
Proserpine Library - Children	472	158	162	152	-
Community Outreach - Events Held					
Bowen Library - Adults	9	5	3	1	-
Bowen Library - Children	0	0	0	0	-
Cannonvale Library - Adults	11	3	4	4	-
Cannonvale Library - Children	0	0	0	0	-
Collinsville Library - Adults	5	2	2	1	-
Collinsville Library - Children	0	0	0	0	-
Proserpine Library - Adults	13	6	4	3	-
Proserpine Library - Children	0	0	0	0	-
Community Outreach - Events Attendance					
Bowen Library - Adults	77	35	29	13	-
Bowen Library - Children	0	0	0	0	-
Cannonvale Library - Adults	87	24	31	32	-
Cannonvale Library - Children	0	0	0	0	-
Collinsville Library - Adults	10	4	4	2	-
Collinsville Library - Children	0	0	0	0	-
Proserpine Library - Adults	201	108	53	40	-
Proserpine Library - Children	0	0	0	0	-
Public Computer Usage					
Bowen Library	1,110	439	396	275	-
Cannonvale Library	1,346	488	507	351	-
Collinsville Library	16	6	4	6	-
Proserpine Library	867	347	306	214	-

Community Services and Facilitation
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Below are the stats from My Community Directory + Diary for the Quarter:

Year	Month	Listing Views	Results Views	Users	Events
2024	October	1,270	3,085	3,389	86
2024	November	1,385	4,905	3,094	210
2024	December	1,550	2,980	4,254	215

Top categories viewed for the Quarter:

Rank	Category	Listing Views
1	Health Services	1,201
2	Sport	428
3	Recreation & Leisure	348
4	Community Clubs & Interest Groups	208
5	Crisis & Emergency Services	142

List of Health Services searched:

Rank	Service
1	Allied Health
2	Hospitals
3	Mental Health Services
4	General Health Services
5	General Practice/Doctor
6	Specialists
7	Dental & Oral Health
8	Pharmacies
9	Child Youth & Family Health
10	Drug & Alcohol Services



Bowen Work Camp

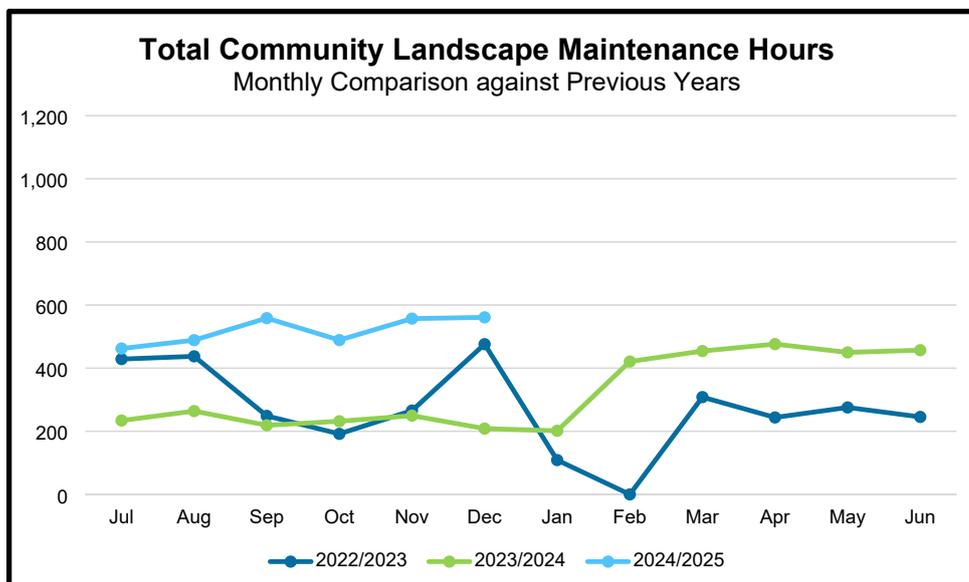
Council partners with Queensland Corrective Services to provide beneficial works projects for the community and rehabilitate offenders with their return to society. They perform a multitude of tasks including maintenance of fences, cemeteries, sportsgrounds and showgrounds, propagation of plants and they also participate in many restoration and general maintenance projects.

Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Community Landscape Maintenance Hours	1,607	489.25	557	561	–
Community Indoor Tasks Hours	243	88	92	63	–
New Project Assessment Hours	2	2	0	0	–
WRC Landscape Maintenance Hours	316	119.25	103	93.75	–
WRC Nursery Maintenance/Propagation Hours	19	16	3	0	–
WRC Indoor Tasks Hours	0	0	0	0	–
QCS Compound Duties Hours	207	47.5	87	72	–

Projects

Project	Status	% Complete	Budget
Bowen Garden Centre – Erection of new garden beds.	In Progress	95%	✓
Bowen Golf Course – Replant native plants on dunes for erosion	In Progress	70%	✓



Aquatic Facilities & RV Parks

The Recreation Services branch is responsible for delivering recreation and youth programs that activate our public and open spaces, supporting recreation groups to secure funding for projects, maintaining Council's RV parks and aquatic facilities, and master planning for future sport and recreation assets.

Aquatic Facilities – Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Airlie Beach Lagoon – Total Users	66,930	23,124	20,488	23,318	–
Airlie Beach Lagoon – Total Offences	647	289	262	96	–
Pool Attendance – Bowen	30,337	10,221	11,749	8,367	–
Pool Attendance – Collinsville	7,314	2,583	2,984	1,747	–
Pool Attendance – Proserpine	27,720	8,890	11,386	7,444	–

RV Parks

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Collinsville RV Park					
Occupancy (total people)	665	306	228	131	–
Receipt Totals	\$4,412	2,522	1,204	686	–

Proserpine Entertainment Centre

The Proserpine Entertainment Centre facilitates and delivers a wide variety of activities and programs from live performance to cinema, workshops and masterclasses to lectures and seminars.

Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Ticketed Events					
Events Held – Public Program	7	4	1	2	–
Events Held – Hires	13	2	11	0	–
Events Held - Different Movies	11	3	2	6	–
Events Held - Cinema Sessions	46	10	4	32	–
Ticket Sales					
Ticket Sales - Performance - Walk Up	756	326	191	239	–
Ticket Sales - Performance - Internet	4,478	2,149	1,995	334	–
Ticket Sales - Performance - Phone	78	36	33	9	–
Ticket Sales - Cinema - Walk Up	2,119	143	100	1,876	–
Ticket Sales - Cinema - Internet	1,406	88	226	1,092	–
Ticket Sales - Cinema - Phone	5	0	0	5	–
Functions & Events					
Functions	1	1	0	0	–
Functions – Attendees	40	40	0	0	–
Events	3	0	3	0	–
Events – Attendees	325	0	325	0	–
Hours					
Volunteer Hours	86	14	60	12	–
Casual Hours (Paid) - Front of Hours	920	240	320	360	–
Casual Hours (Paid) - Technical	1,360	420	500	440	–
Booking Enquiries	16	6	6	4	–
Website Hits	64,632	25,108	17,665	21,859	–
Facebook Reach	73,200	30,300	21,900	21,000	–
Feedback	13	4	5	4	–
Bar Sales	6,116	950	3,458	1,708	–

Environmental Health & Local Laws

The Environmental Health & Local Laws branch is responsible for regulation of all local laws and laws associated with Environmental Protection and Public Health. The Environmental Health Unit is responsible for licensing and inspection of food and accommodation premises, assessment of liquor licensing referrals, provides development conditions and the protection of the environment and public health. The Local Laws unit licenses prescribed activities and addresses all breaches of Local Laws including animal control and property compliance involving vegetation, accumulation of materials and temporary homes. Local Laws is also responsible for maintaining the animal impoundment facility, on/off-street car parking compliance and commercial parking operations. The branch is active in development, review and maintenance of related policies and registers.

Environmental Health – Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Environmental Health					
Environmental Health – Plan Approval Applications Received	13	7	6	0	–
Environmental Health Applications Received	17	4	9	4	–
Liquor Licence Referrals Received	1	1	0	0	–
Food Business - Inspections	116	12	67	37	–
Food Business - Re-Inspections	5	1	0	4	–
Food Safety Programs Audit Reports Reviewed	6	5	0	1	–
Food Safety Supervisor Approval Reviewed	22	7	9	6	–
Food Business Licence Enquiries	29	12	12	5	–
Other Environmental Health Enquiries	23	5	7	11	–
Other Environmental Health Inspections	0	0	0	0	–
Development Applications Referrals Received	12	3	6	3	–
Accommodation - Inspections	0	0	0	0	–
Accommodation - Re-inspections	1	1	0	0	–
Complaints Received - EH General	47	22	16	9	–
Event Application Assessment	0	0	0	0	–
Food Inspection Compliance Categories					
Receiving (%)	97.75	100.00	94.19	99.07	–
Storage (%)	92.99	100.00	85.56	93.41	–
Processing (%)	94.75	100.00	87.67	96.59	–
Display (%)	89.10	100.00	79.22	88.08	–
Packaging (%)	97.20	100.00	94.3	97.3	–
Transportation & Distribution (%)	94.81	100.00	84.42	100	–
Recalls/Food Disposal (%)	98.74	100.00	96.23	100	–
Health, Hygiene & Knowledge (%)	90.87	94.29	86.1	92.21	–
Premises and Hygiene (%)	91.90	94.17	89.01	92.52	–

Community Services and Facilitation
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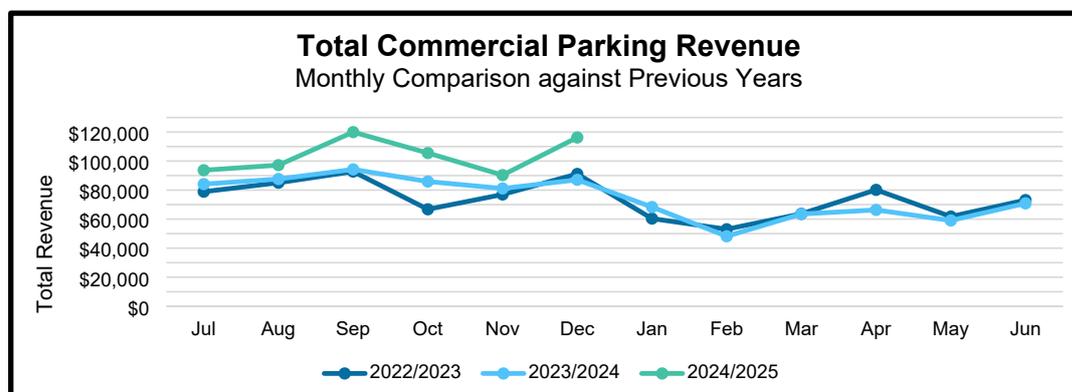
Local Laws – Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Local Laws					
Local Law Applications Received	41	20	15	6	–
Complaints Received - Animal Management	253	109	81	63	–
Complaints Received - Other Local Law	406	139	141	126	–
Compliance Notices Issued	36	6	18	12	–
Renewal/Reminder/Final Notices	361	280	74	7	–
Infringement Responses	251	72	103	76	–
Dog Registrations	292	154	103	35	–
Cat Registrations	14	6	8	0	–
Short-term Accommodation Inspections	107	48	45	14	–
Short-term Accommodation Licences Issued	120	111	6	3	–
Parking Infringements - Issued	461	110	216	135	–
Parking Infringements - Waived	38	11	16	11	–
Other Infringements - Issued	305	120	155	30	–
Other Infringements - Waived	39	22	13	4	–
Infringement Reminder Notices Sent	329	161	7	161	–

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Commercial Parking – Operations

Car Parks	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Heart of the Reef Transit Facility					
Occupancy (no.)	0	0	0	0	–
Revenue (\$)	0	0	0	0	–
Port of Airlie					
Average Spend (\$)	16.43	14.89	17.84	16.56	–
Tariff (most selected)	24hr	24hr	24hr	24hr	–
No. of tickets purchased	6,611	2,231	1,907	2,473	–
Revenue (\$)	108,195	33,212	34,019	40,964	–
Airlie Creek					
Average Spend (\$)	6.35	5.93	5.77	7.35	–
Tariff (most selected)	2-4hr	2-4hr	2-4hr	2-4hr	–
No. of tickets purchased	11,704	3,830	3,011	4,863	–
Revenue (\$)	67,535	22,712	17,379	27,444	–
Broadwater Avenue					
Average Spend (\$)	5	4.87	4.69	5.05	–
Tariff (most selected)	1-2hr	1-2hr	1-2hr	1-2hr	–
No. of tickets purchased	9,370	3,068	2,567	3,735	–
Revenue (\$)	45,857	14,955	12,049	18,853	–
Abell Point Marina					
Average Spend (\$)	10.55	11.09	10.52	10.03	–
Tariff (most selected)	4-12hr	4-12hr	4-12hr	4-12hr	–
No. of tickets purchased	6,276	2,332	1,875	2,069	–
Revenue (\$)	66,325	25,858	19,724	20,743	–
Coconut Grove					
Average Spend (\$)	6.87	6.51	7.03	7.08	–
Tariff (most selected)	2-4hr	2-4hr	2-4hr	2-4hr	–
No. of tickets purchased	3,534	1,353	1,018	1,163	–
Revenue (\$)	24,202	8,806	7,157	8,239	–



Natural Resource Management & Climate

The Natural Resource Management & Climate branch is responsible for developing and implementing various environmental and community health and safety programs such as pest, weed and water quality programs as well as maintaining stock routes and implementing the Biosecurity Plan.

Natural Resource Management – Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Complaints Received - Pest & Weed	21	7	6	8	–
Complaints Received - Environmental	35	14	13	8	–
Property Pest Management Plan (PPMP) Implemented/Reviewed	14	3	11	0	–
PPMP Annual Reviews	0	0	0	0	–
Landholder Access - Herbicide Rebate	28	17	6	5	–
Landholder Access - Mechanical Rebate	0	0	0	0	–
Letters/Emails to Landholders - Weeds	18	7	8	3	–
Property Visit/Inspections - Weeds	24	14	9	1	–
Property Visit/Inspections - Feral Animals	0	0	0	0	–
Feral Animals - Traps Set	0	0	0	0	–
Feral Animals - Trapped	0	0	0	0	–
Aerial Shooting - Flights	2	0	2	0	–
Aerial Shooting - Feral Animals Shot	258	0	258	0	–
Properties Baited	20	15	5	0	–
Baits Laid (kg)	3,634	2,554	450	630	–
Length of Road Reserve Sprayed (km)	73.6	6.6	63.0	4.0	–
No. of Council Lots Sprayed/Inspected	19	2	13	4	–
Mixed Chemicals Used (L)	3,667	1,260	1,236	1,171	–
Workshops/Field Days/School Talks	10	6	4	0	–
Letters/Emails to Landholders - Environment	253	11	116	126	–
Property Visit/Site Inspection - Environment	125	19	64	42	–
PIN's/Biosecurity Orders Issued - Environment	1	0	1	0	–
Project Reports - not to Council	29	9	10	10	–
Briefing Reports	2	0	1	1	–
Bushfire Hazard Reduction Burns	3	1	1	1	–
Bushfire Management Plans	10	0	7	3	–
DA's Assessed (including RFI & Conditions & Advice) Completed	7	3	2	2	–
Correspondence Out - Whitsunday Healthy Heart Project	698	55	418	225	–
Projects/Works Completed - Whitsunday Healthy Heart Project	25	0	15	10	–
Walking Tracks - Airlie Beach	1,118	0	554	564	–
Walking Tracks - Bowen	2,855	0	1,523	1,332	–

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Projects

Project	Status	% Complete	Budget	Time
Bushfire Management Program	In Progress	50%	✓	✓

Climate Projects

Project	Type	Status
Whitsunday Healthy Heart (WHH) Project	Social	Underway (year 3 of 4)

Customer Service

Call Centre – Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Business Hours Call Centre					
Calls Received – Total CS	8,166	3,370	2,870	1,926	–
Calls Received – 1300 WRC QLD	6,764	2,745	2,365	1,654	–
Calls Answered	6,064	2,449	2,119	1,496	–
Calls Overflowed	588	244	194	150	–
Calls Abandoned	77	40	33	4	–
Calls Abandoned (%)	1.14%	1.46%	1.40%	0.24%	–
Untracked Calls (Voice Msg)	35	12	19	4	–
*ASL - Average Service Level (%)	92.0%	91.0%	89.6%	97.1%	–
*ASA - Average Speed of Answer	14	14	16	8	–
*AHT - Average Handle Time/Secs	226	218	236	222	–
After Hours Call Centre					
Calls Received – Total (inc test)	563	134	126	303	–
Calls Answered – (Charged)	433	113	108	212	–
Calls Abandoned (%)	23.09%	15.67%	14.29%	30.03%	–
*ASL - Average Service Level (%)	43.52%	55.22%	51.59%	35.97%	–
*ASA - Average Speed of Answer	–	62	75	161	–
*AHT - Average Handle Time/Secs	–	287	292	310	–

Customer Transactions

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Receipts	30,741	12,041	10,188	8,512	–
eServices Receipts	455	208	172	75	–
eServices Receipts (%)	1.48%	1.73%	1.69%	0.88%	–
Total Requests (Logged CRM)	5,332(2,955)	2,327(1,191)	1,795(974)	1,210(790)	–
Counter Stats at FPOC (pay/req)	4,489	2,355	1,405	729	–
eServices CRMs	12	9	3	0	–
eServices CRMs (%logged)	0.41%	0.76%	0.31%	0%	–

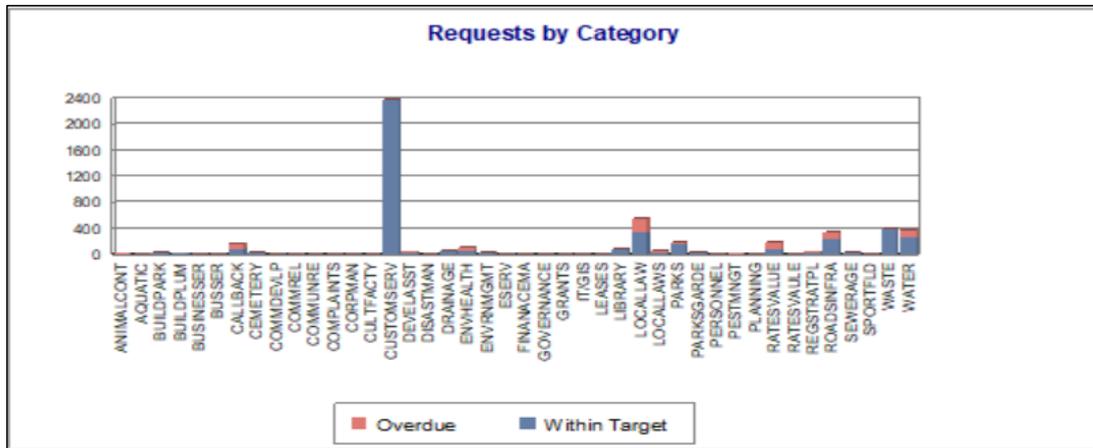
Payments:

- Total BPay, Austpost, Direct Deposits & EServices payments at **65.78%** of total payments.

Incoming Calls & Requests:

- CRM completion was **81.07%** within timeframe.
- Total of **4,489** visitors through the service centres.
- WRC Call Statistics at **92.0%** of calls answered in 25 seconds.
- First Point of Contact (FPOC) resolution was at **79.62%** for the quarter.

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Top Issues

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Counter Receipts					
Rates Search	424	138	198	88	-
Special Water Meter	215	66	85	64	-
Rates Receipt	356	186	116	54	-
New Animal Registration	217	101	88	28	-
Private Certifier	163	82	55	26	-
Telephone (First Point of Contact)					
Rates/Water Billing	754	366	243	145	-
Local Laws/Compliance and Environment	607	246	226	135	-
General	529	267	156	106	-
Waste (Bins/Recycling/Refuse)	390	162	136	92	-
Building/Plumbing/Planning & Develop.	392	170	141	81	-

Cultural Heritage

Our Cultural Heritage includes all the elements of our cultural way of life which have gone before us, and which exist now. Cultural Heritage is an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions, and values.

Cultural Heritage includes the Reconciliation Act Plan (RAP) for increased recognition of the Indigenous People in the Whitsunday Region and the Indigenous Land Use Agreement (ILUA) sets out activities and communications with all Traditional Owners in the region. The ILUA will ensure Council is compliant and provide the community with knowledge on the Traditional Owners within our region.

Operations

Service	Q2 Totals	Oct	Nov	Dec	Quarterly Trend
Meetings with Traditional Owners	1	0	1	0	-

- Jangga Consultative Committee Meeting held in Bowen on 18 November 2024.

Projects

Project	Status	% Complete	Budget	Time
Review of Reconciliation Action Plan	In Progress	10%	✓	✓
Indigenous Land Use Agreements (ILUA)	In Progress	80%	✓	✓

12.1 - Auction for Intention to Sell Land for Rate Arrears**CONFIDENTIAL*****S254J Local Government Regulation 2012 - Closed Meetings***

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.***

12.2 - Bowen Aerodrome Hangar

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.*

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

13 LATE REPORT ITEMS

No agenda items for this section.

14 MATTERS OF IMPORTANCE

This item on the agenda allows Councillors the opportunity to raise an item not included on the agenda for discussion as a matter of importance.