



Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at Council Chambers on **Wednesday 26 November 2025**, commencing at **9:00 AM** and the Agenda is attached.

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



Warren Bunker

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at
Council Chambers, on Wednesday 26 November 2025 commencing at **9:00 AM**

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

TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	5
2 CONDOLENCES	6
3 CONFIRMATION OF MINUTES	7
4 BUSINESS ARISING	37
4.1 Public Question Response - 29 October 2025	38
5 MAYORAL MINUTE	41
6 NOTICES OF MOTION	42
7 DEPUTATIONS	43
8 PETITIONS / QUESTIONS ON NOTICE	44
9 QUESTIONS FROM THE PUBLIC GALLERY	45
10 COMMITTEES REPORTS	46
10.1 16 September 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes	46
11 OFFICERS REPORTS	62
11.1 Q1 Operational Plan	62
11.2 20240509 - Request for Negotiated Decision Notice - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots - 4 Leeder Road, Preston -75SP232141	95
11.3 20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie	225
11.4 Donations, Sponsorships and Grants Approved October 2025	266
11.5 Regional Arts Development Fund (RADF) 2025/26 Funding Round 1 - October 2025	274
11.6 500.2023.0019 Prequalified Supplier Panel Arrangement for Trade Services (Refresh)	282
11.7 Sole Source Supplier Listing 2025/2026	293
11.8 Regional Strategy & Planning Quarterly Update July - September 2025	303
11.9 Community Services and Facilitation - Quarterly Report - July to September 2025	337
11.10 New Lease - Hidden Court Storage Shed	360
11.11 Notification of Water Meter Reading Period	364
11.12 Monthly Finance Report	366
12 LATE REPORT ITEMS	379
13 CONFIDENTIAL MATTERS	380
13.1 Queens Beach Hub Licencing Opportunities	380
13.2 Residential Activation Fund Project Delivery Model	381

13.3 Outstanding Rates and Charges - Sale of Land - Report 1382

13.4 Outstanding Rates and Charges - Sale of Land - Report 2383

13.5 September Quarter Business Activity Performance.....384

13.6 DELIVERY PARTNER GUARANTEE DEED - 2032 OLYMPIC AND PARALYMPIC
GAMES385

14 MATTERS OF IMPORTANCE386

1 APOLOGIES/LEAVE OF ABSENCE

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

2 CONDOLENCES

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

3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

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

OFFICER'S RECOMMENDATION

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

BACKGROUND

In accordance with s254F of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 29 October 2025 under the supervision of the person presiding at the meeting. These unconfirmed minutes were reviewed and are available on Council's website for public inspection.

DISCUSSION/CURRENT ISSUE

Council's options are:

Confirm the Minutes of the Ordinary Council Meeting held on 29 October 2025.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 29 October 2025 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Council Meeting held on 29 October 2025 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 29 October 2025 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

FINANCIAL IMPLICATIONS

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

CONSULTATION/ENGAGEMENT

Acting Director Corporate Services
Manager Governance

STATUTORY/COMPLIANCE MATTERS

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

Councillor/Officer	Prescribed or Declarable	Report No.	Particulars of the interest
Cr John Collins	Prescribed	11.2	<p>Cr Collins declared a prescribed conflict of interest in item 11.2 regarding Planning Scheme Amendment - Short-term Accommodation - Consultation Report regarding as defined by section 150EL of the Local Government Act 2009, due to the following:</p> <p>For an application for which a submission has been made—the matters the subject of the application and submission; A family member put in a submission opposing the Short-Term Accommodation Amendment.</p> <p>The nature of the councillor's relationship with the entity: Immediate Family Member</p> <p>As a result of this conflict of interest, Cr Collins advised that he will leave the meeting and take no part in the discussion or decision making of this matter.</p> <p>Cr Collins left the room at 9:58am.</p>
Cr John Finlay	Prescribed	11.5	<p>Cr Finlay declared a prescribed conflict of interest in item 11.5 regarding Special Project Grant Applications - Round 1 - July to September 2025 as defined by section 150EL of the Local Government Act 2009, due to the following:</p> <p>The name of any entity, other than the councillor, that has an interest in the matter: Bowen Community Group</p> <p>The nature of the councillor's relationship with the entity: Cr Finlay is an executive member of the Bowen Community Group, and the Bowen Community Group is a client of SBB Partners, to which Cr Finlay is a manager.</p> <p>Details of the councillors, and any other entity's, interest in the matter: Cr Finlay is an executive member of the Bowen Community Group, and a Manager at SBB Partners, to which the Bowen Community Group are a client.</p> <p>As a result of this conflict of interest, Cr Finlay advised that he/she will leave the meeting and take no part in the discussion or decision making of this matter.</p> <p>Cr Finlay left the room at 10:23am.</p>

Cr John Collins	Declarable	11.8	<p>Cr Collins acknowledged a declarable conflict of interest in item 11.8 regarding Proposal for the Reopening of Proserpine RV Rest Stop as defined by section 150EQ of the Local Government Act 2009, due to the following:</p> <p>Nature of the Conflict of Interest: Cr Collins is a business partner for a business in the Proserpine Main Street, adjacent to the proposed Proserpine RV Rest Stop.</p> <p>The name of the related party: Downtown Butchery.</p> <p>As a result of this conflict of interest, Cr Collins determined that this interest is not of sufficient significance that it would lead them to make a decision on the matter that is contrary to the public interest and were of the view that they would best perform their responsibility of serving the overall public interest of the whole of the Council's area by participating in the discussion and voting on the matter.</p>
Cr John Finlay	Prescribed	12.2	<p>Cr Finlay declared a prescribed conflict of interest in item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed as defined by section 150EL of the Local Government Act 2009, due to the following:</p> <p>The nature of the councillor's relationship with the entity: One of the applicants listed below is a client of SBB Partners, to which Cr Finlay is a manager.</p> <p>Details of the councillors, and any other entity's, interest in the matter: Cr Finlay is a manager at SBB Partners.</p> <p>As a result of this conflict of interest, Cr Finlay advised that he will leave the meeting and take no part in the discussion or decision making of this matter.</p> <p>Cr Finlay left the room at 1:38pm.</p>
Cr Jan Clifford	Prescribed	12.2	<p>Cr Clifford declared a prescribed conflict of interest in item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed as defined by section 150EL of the Local Government Act 2009, due to the following:</p> <p>Details of the councillors, and any other entity's, interest in the matter: The organisation could possibly receive a donation of rates, to which Cr Clifford is the chair.</p> <p>As a result of this conflict of interest, Cr Clifford advised that she will leave the meeting and take no part in the discussion or decision making of this matter.</p> <p>Cr Clifford left the room at 1:39pm.</p>

Local Government Regulation 2012

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

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

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

RISK ASSESSMENT/DEADLINES

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

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	Resolution Number	Summary	Status
24 September 2025	OM2025/09/24.5	That the item lie on the table pending further discussion around the car parking and the number of rooms proposed.	This item was presented to council at the 29 October 2025 Ordinary Council Meeting under the business arising section. The Officers Recommendation was lost, and the reason for refusal is provided in the minutes.

ATTACHMENTS

1. 29 October 2025 - Unconfirmed Ordinary Council Meeting Minutes [3.1.1 - 26 pages]



UNCONFIRMED

Minutes of the Ordinary Council Meeting held on Wednesday 29 October 2025 at Council Chambers, 83-85 Main Street, Proserpine

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

Councillors Present:

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

Council Officers Present:

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

Other Officers Present (Partial Attendance):

Paul Hanlon (Manager Investment Attraction and Growth), Leah Bradley (Manager Financial Services), Troy Pettiford (Chief Operating Officer Whitsunday Water)

The meeting commenced at 09:05am
The meeting adjourned for morning tea at 10:30am
The meeting reconvened from morning tea at 10:46am
The meeting concluded at 01:57pm

UNCONFIRMED

TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	4
2 CONDOLENCES	4
3 CONFIRMATION OF MINUTES	4
4 BUSINESS ARISING.....	4
4.1 Lift Tabled Matter from the Table - 20240682 – Development Application for Development Permit for Material Change of Use for thirty-one Rooming Accommodation Units & Short-Term Accommodation (extension to Colonial Palms Motor Inn) – 2 Hermitage Drive.....	5
4.2 20240682 - Development Application for Development Permit for Material Change of Use for Thirty-One Rooming Accommodation Units and Short-Term Accommodation (Extension to Colonial Palms Motor Inn) - 2 Hermitage Drive Airlie Beach	6
5 MAYORAL MINUTE	7
6 NOTICES OF MOTION.....	7
7 DEPUTATIONS	7
8 PETITIONS / QUESTIONS ON NOTICE	7
9 QUESTIONS FROM THE PUBLIC GALLERY	8
10 COMMITTEES REPORTS.....	8
11 OFFICERS REPORTS	9
11.1 Bowen Foreshore Master Plan.....	9
11.2 Planning Scheme Amendment - Short-term Accommodation - Consultation Report..	10
11.3 Halpannel Basketball Court - Proserpine.....	11
11.4 Major Events and Conferences Sponsorship Policy	12
11.5 Special Project Grant Applications - Round 1 - July to September 2025.....	13
11.6 Donations, Sponsorships and Grants Approved September 2025	16
11.7 Future Electoral Arrangements	17
11.8 Proposal for the Reopening of Proserpine RV Rest Stop	18
11.9 Office of the Mayor & CEO Quarterly Report.....	19
11.10 Corporate Services Quarterly Report.....	20
11.11 Monthly Finance Report.....	20
12 CONFIDENTIAL MATTERS.....	21
12.1 Donation on Rates & Services - Donations on Rates and Charges for Not for Profit Organisations Policy Review.....	22
12.2 Donation on Rates & Services - Applications to be Reviewed.....	23
12.3 Water Charges Assessment	24
12.4 Request for Lease Extension – Shute Harbour	25

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

13 MATTERS OF IMPORTANCE26
14 CLOSURE OF MEETING26

1 APOLOGIES/LEAVE OF ABSENCE

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

~~~~~

**2 CONDOLENCES**

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

~~~~~

3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 24 September 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 24 September 2025.

RESOLUTION OM2025/10/29.1

Moved By: CR M WRIGHT

Seconded By: CR C BAUMAN

That Council confirms the Minutes of the Ordinary Meeting held on 24 September 2025.

MEETING DETAILS

The motion was Carried 7 / 0

CARRIED

~~~~~

Cr Bauman noted a slight amendment was required regarding the seconder for item 12.2 Final Annual Report 2024-25 Adoption.

This is page 4 of the Minutes of Council's Ordinary Council Meeting - 29 October 2025



UNCONFIRMED

**4 BUSINESS ARISING**

**4.1 - Lift Tabled Matter from the Table - 20240682 – Development Application for Development Permit for Material Change of Use for thirty-one Rooming Accommodation Units & Short-Term Accommodation (extension to Colonial Palms Motor Inn) – 2 Hermitage Drive**

**PROCEDURAL MOTION - MATTER BE LIFTED FROM THE TABLE OM2025/10/29.2**

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

That Council lift the matter of 11.1 20240682 – Development Application for Development Permit for Material Change of Use for thirty-one Rooming Accommodation Units and Short-Term Accommodation (extension to Colonial Palms Motor Inn) – 2 Hermitage Drive Airlie Beach”, which was ordered to lie on the table at the September 2025 Ordinary Meeting of Council, be now taken from the table and considered for debate.

**MEETING DETAILS:**

The procedural motion was Carried 7 / 0

**CARRIED**

UNCONFIRMED

**4.2 - 20240682 - Development Application for Development Permit for Material Change of Use for Thirty-One Rooming Accommodation Units and Short-Term Accommodation (Extension to Colonial Palms Motor Inn) - 2 Hermitage Drive Airlie Beach**

**PURPOSE**

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

**OFFICER'S RECOMMENDATION**

That Council approve the Development Application for Development Permit for Material Change of Use for 31 Rooming Accommodation Units and Short-Term accommodation (extension to Colonial Palms Motor Inn), made by Colonial Palms Operations Pty Ltd, on L: 11 and 12 SP: 245725 and located at 2 Hermitage Drive Airlie Beach, subject to the conditions outlined in **Attachment 4.2.5**.

**RESOLUTION OM2025/10/29.3**

Moved By: **CR G SIMPSON**

Seconded By: **CR J FINLAY**

That Council approve the Development Application for Development Permit for Material Change of Use for 31 Rooming Accommodation Units and Short-Term accommodation (extension to Colonial Palms Motor Inn), made by Colonial Palms Operations Pty Ltd, on L: 11 and 12 SP: 245725 and located at 2 Hermitage Drive Airlie Beach, subject to the conditions outlined in **Attachment 4.2.5**.

**MEETING DETAILS**

The motion was Lost 3 / 4.

**LOST**

~~~~~

Mayor Collins called for a division.

For the Motion: Cr Simpson, Cr Finlay, Mayor Collins

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

PROCEDURAL MOTION - MATTER LIE ON THE TABLE OM2025/10/29.4

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

That the item lie on the table to discuss reason for refusal.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

~~~~~

This is page 6 of the Minutes of Council's Ordinary Council Meeting - 29 October 2025



UNCONFIRMED

**5 MAYORAL MINUTE**

There was no mayoral minute for this meeting.

~~~~~

6 NOTICES OF MOTION

There were no deputations for this meeting.

~~~~~

**7 DEPUTATIONS**

There were no deputations for this meeting.

~~~~~

8 PETITIONS / QUESTIONS ON NOTICE

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

~~~~~

UNCONFIRMED

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

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

**9 QUESTIONS FROM THE PUBLIC GALLERY**

**QUESTION:**

**Name: Alison Day**

**Question 1:**

What is the point of having public consultation on proposed new developments if public submissions are ignored? It is especially galling when they are ignored by both the Planning Department and by the developer. The Planning Department clearly liaises with developers yet does not liaise with the public.

**Question 2:**

Why do we not get written responses to our written submissions? Other than an acknowledgement of receipt, the Planning Department has not responded to any of the more than 20 formal, written submissions, not commented on any of our concerns, not answered any of the direct questions we have asked.

**Question 3:**

Why is a developer not required to respond to valid and reasonable objections from the public? The developer should be required to address these concerns and either refute them or admit them as true. It's not as though we are being unhelpful by saying "we just don't like it" – on the contrary, we have devoted substantial time and effort into producing lucid, well-presented submissions. Why is the developer allowed to ignore them?

**Question 4:**

How can a developer, seeking Council approval for a proposed development, ignore with impunity a Councillor's request for re-assessment of a particular issue, in Councillor Clifford's case, parking spaces? Surely some response should be forthcoming?

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

~~~~~

10 COMMITTEES REPORTS

There were no committees reports for this agenda.

~~~~~

UNCONFIRMED

**11 OFFICERS REPORTS**

**11.1 - Bowen Foreshore Master Plan**

**PURPOSE**

The purpose of this report is to seek Council's endorsement of the Bowen Foreshore Master Plan.

**OFFICER'S RECOMMENDATION**

That Council:

1. Endorse the Bowen Foreshore Master Plan (**Attachment 11.1.1**).
2. Adopt the Bowen Foreshore Master Plan as the Land Management Plan for the subject area,
3. Delegate authority to the Chief Executive Officer to make amendments to the document data and information during operation of the document to ensure it remains current,
4. Authorise the Chief Executive Officer to prepare and implement an initial first stage five-year action plan,
5. Authorise the Chief Executive Officer to utilise the Bowen Foreshore Master Plan for investment attraction through external funding including grant applications, advocacy, partnerships and private sector engagement.

**RESOLUTION OM2025/10/29.5**

**Moved By: CR J FINLAY**

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

**That Council:**

1. **Endorse the Bowen Foreshore Master Plan (Attachment 11.1.1).**
2. **Adopt the Bowen Foreshore Master Plan as the Land Management Plan for the subject area,**
3. **Delegate authority to the Chief Executive Officer to make amendments to the document data and information during operation of the document to ensure it remains current,**
4. **Authorise the Chief Executive Officer to prepare and implement an initial first stage five-year action plan,**
5. **Authorise the Chief Executive Officer to utilise the Bowen Foreshore Master Plan for investment attraction through external funding including grant applications, advocacy, partnerships and private sector engagement.**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

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

UNCONFIRMED

Cr Collins declared a prescribed conflict of interest in item 11.2 regarding Planning Scheme Amendment - Short-term Accommodation - Consultation Report regarding as defined by section 150EL of the *Local Government Act 2009*, due to the following:

For an application for which a submission has been made—the matters the subject of the application and submission; A family member put in a submission opposing the Short-Term Accommodation Amendment.

The nature of the councillor's relationship with the entity: Immediate Family Member

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

Cr Collins left the room at 9:58am.

~~~~~  
**11.2 - Planning Scheme Amendment - Short-term Accommodation - Consultation Report**

**PURPOSE**

The purpose of this report is to inform Council of the outcome of the Whitsunday Planning Scheme Major Amendment Package A – Short-term Accommodation and seek endorsement to progress to the next step in the amendment process.

**OFFICER'S RECOMMENDATION**

That Council:

- (a) Endorse the Whitsunday Planning Scheme Major Amendment – Short-term Accommodation Consultation Report (**Attachment 11.2.1**) and:
- (b) Proceed with the amendment package in its current form (**Attachment 11.2.2**) by delegating authority to the CEO to issue a notice of a request to adopt the proposed amendment to the Minister.

**RESOLUTION OM2025/10/29.6**

Moved By: CR C BAUMAN

Seconded By: CR G SIMPSON

That Council:

- (a) Endorse the Whitsunday Planning Scheme Major Amendment – Short-term Accommodation Consultation Report (**Attachment 11.2.1**) and:
- (b) Proceed with the amendment package in its current form (**Attachment 11.2.2**) by delegating authority to the CEO to issue a notice of a request to adopt the proposed amendment to the Minister.

**MEETING DETAILS**

The motion was Carried 6 / 0.

**CARRIED**

~~~~~  
Cr Collins returned to the room at 10:11am.

11.3 - Halpannel Basketball Court - Proserpine

PURPOSE

To provide Council with an update regarding the proposal to construct a basketball court in Proserpine, outline recent community feedback including a petition opposing the current proposal at Halpannel Park, and advise intended process to resolve.

OFFICERS RECOMMENDATION

That Council:

1. Note the petition received from adjoining residents, opposing the construction of a full-sized basketball court at Halpannel Park, Proserpine,
2. Defer the basketball court project pending further investigation of options,
3. Consider the proposal further once the outcomes of the investigations and consultation, including cost estimates, community feedback, and recommended next steps,
4. Receive a further report prior to 30 June 2026 on the outcome of the additional consultation,
5. Advise the petitioners of Council's resolution regarding the petition, including a copy of this report

RESOLUTION OM2025/10/29.7

Moved By: CR J COLLINS

Seconded By: CR M WRIGHT

That Council:

1. Note the petition received from adjoining residents, opposing the construction of a full-sized basketball court at Halpannel Park, Proserpine,
2. Defer the basketball court project pending further investigation of options,
3. Consider the proposal further once the outcomes of the investigations and consultation, including cost estimates, community feedback, and recommended next steps,
4. Receive a further report prior to 30 June 2026 on the outcome of the additional consultation,
5. Advise the petitioners of Council's resolution regarding the petition, including a copy of this report.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

11.4 - Major Events and Conferences Sponsorship Policy

PURPOSE

To seek Council approval to update the current Major Festival & Event Support Policy, with the new Major Events & Conferences Sponsorship Policy.

OFFICER'S RECOMMENDATION

That Council:

1. Replaces the Major Festival and Event Support Policy (2019-2023) with the attached Major Events & Conferences Sponsorship Policy (**Attachment 11.4.1**),
2. Appoints Councillor Gary Simpson to the Major Event and Conferences Sponsorship Panel for a period of 12 months. Upon expiry of the term, a report will be submitted to Council to consider the appointed Councillor/s for the following 12-month term.

.RESOLUTION OM2025/10/29.8

Moved By: CR C BAUMAN

Seconded By: CR J CLIFFORD

That Council:

1. Replaces the Major Festival and Event Support Policy (2019-2023) with the attached Major Events & Conferences Sponsorship Policy (Attachment 11.4.1),
2. Appoints Councillor Gary Simpson and Councillor Jan Clifford to the Major Event and Conferences Sponsorship Panel for a period of 12 months. Upon expiry of the term, a report will be submitted to Council to consider the appointed Councillor/s for the following 12-month term.
3. Amend the policy to limit eligibility guidelines to include within the current financial year.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

Cr Finlay declared a prescribed conflict of interest in item 11.5 regarding Special Project Grant Applications - Round 1 - July to September 2025 as defined by section 150EL of the *Local Government Act 2009*, due to the following:

The name of any entity, other than the councillor, that has an interest in the matter: Bowen Community Group

The nature of the councillor's relationship with the entity: Cr Finlay is an executive member of the Bowen Community Group, and the Bowen Community Group is a client of SBB Partners, to which Cr Finlay is a manager.

Details of the councillors, and any other entity's, interest in the matter: Cr Finlay is an executive member of the Bowen Community Group, and a Manager at SBB Partners, to which the Bowen Community Group are a client.

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

Cr Finlay left the room at 10:23am.

### 11.5 - Special Project Grant Applications - Round 1 - July to September 2025

#### PURPOSE

For Council to consider the funding for the Special Projects Grant Applications for Round 1 of the 2025-26 Program.

#### OFFICER'S RECOMMENDATION

That Council:

1. Approve the payment of Special Projects Grants – Round 1, to assist the following recipients:
  - a) Collinsville Bowling Club Inc. - \$7,500.
  - b) Whitsunday Counselling and Support Inc. - \$4,545.
  - c) Bowen Community Centre - \$7,500.
  - d) Bowen Horse and Pony Club Inc. - \$7,500
  - e) Whitsunday Conservation Council Inc. - \$7,450
  - f) Proserpine Whitsundays Junior Rugby League Club Inc. - \$7,500
  - g) Whitsunday Catchment Landcare Inc. - \$7,489

#### RESOLUTION OM2025/10/29.9

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council:

1. Approve the payment of Special Projects Grants – Round 1, to assist the following recipients:
  - a) Collinsville Bowling Club Inc. - \$7,500.
  - b) Whitsunday Counselling and Support Inc. - \$4,545.
  - c) Bowen Community Centre - \$7,500.
  - d) Bowen Horse and Pony Club Inc. - \$7,500

This is page 13 of the Minutes of Council's Ordinary Council Meeting - 29 October 2025

- e) Whitsunday Conservation Council Inc. - \$7,450
- f) Proserpine Whitsundays Junior Rugby League Club Inc. - \$7,500
- g) Whitsunday Catchment Landcare Inc. - \$7,489

**MEETING DETAILS**

The motion was Carried 6 / 0.

**CARRIED**

UNCONFIRMED

~~~~~

Cr Finlay returned to the room at 10:30am.

The meeting adjourned for morning tea at 10:30am.

The meeting reconvened from morning tea at 10:46am.

PROCEDURAL MOTION - MATTER BE LIFTED FROM THE TABLE OM2025/10/29.10

Moved by: CR R COLLINS (MAYOR)

That Council lift the matter of Development Application for Development Permit for Material Change of Use for 31 Rooming Accommodation Units and Short-Term accommodation (extension to Colonial Palms Motor Inn), made by Colonial Palms Operations Pty Ltd, on L: 11 and 12 SP: 245725 and located at 2 Hermitage Drive Airlie Beach off the table, to formally refuse the application and provide reasons for refusal.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

REASON FOR REFUSAL: RESOLUTION OM2025/10/29.11

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

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

In accordance with 254H(1) of the Local Government Regulation, 2012, and section 63(2)(f) of the Planning Act, 2016, Council's reasons for not adopting the recommendation or advice and reasons for refusal are as follows:

1. Inadequate onsite car parking
2. Negative impacts on the amenity of the locality

MEETING DETAILS

The motion was Carried 4 / 3.

CARRIED

Cr Clifford called a division:

For the Motion: Cr Clifford, Cr Bauman, Cr Wright and Cr Collins

Against the Motion: Cr Finlay, Cr Simpson, Mayor Collins

11.6 - Donations, Sponsorships and Grants Approved September 2025

PURPOSE

To advise Council of the donations, sponsorships and grants up to \$20,000 provided for the month of September 2025.

OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of September 2025 to the applicants identified in **Attachment 11.6.1**.
2. Note the Financial Support for Donation applications approved for the month of September 2025 to the applicants identified in **Attachment 11.6.2**.
3. Note the Sport and Recreation Club Grant applications approved for the month of September 2025 to the applicants identified in **Attachment 11.6.3**.
4. Note the Donation on Council Fee applications approved for the month of September 2025 to the applicants identified in **Attachment 11.6.4**.
5. Note the Donation on Rates and Service Charges for Not-for-Profit Organisations approved for the month of September 2025 to the applicants identified in **Attachment 11.6.5**.

RESOLUTION OM2025/10/29.12

Moved By: **CR J COLLINS**

Seconded By: **CR M WRIGHT**

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of September 2025 to the applicants identified in Attachment 11.6.1.
2. Note the Financial Support for Donation applications approved for the month of September 2025 to the applicants identified in Attachment 11.6.2.
3. Note the Sport and Recreation Club Grant applications approved for the month of September 2025 to the applicants identified in Attachment 11.6.3.
4. Note the Donation on Council Fee applications approved for the month of September 2025 to the applicants identified in Attachment 11.6.4.
5. Note the Donation on Rates and Service Charges for Not-for-Profit Organisations approved for the month of September 2025 to the applicants identified in Attachment 11.6.5.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

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

UNCONFIRMED

**11.7 - Future Electoral Arrangements**

**PURPOSE**

To consider whether Whitsunday Regional Council should prepare a submission to the Minister for Local Government seeking referral to the Local Government Change Commission to transition from a divided (six single-member divisions) to an undivided electoral arrangement.

**OFFICER'S RECOMMENDATION**

That Council:

- 1) Acknowledge the mixed results from the previous resident engagement, but given the low number of responses, determine that it does not represent a strong trigger for change, and no further action should be taken; or
- 2) Prepare a submission for the Minister's consideration supporting a change to the electoral arrangements, to become undivided.

**RESOLUTION OM2025/10/29.13**

Moved By: CR M WRIGHT

Seconded By: CR J FINLAY

**That Council Initiate a timely community engagement process to seek the community views on divisions or non-divisions in the Whitsunday Regional Local Government area.**

**MEETING DETAILS**

The motion was Carried 6 / 1.

**CARRIED**

~~~~~

Cr Finlay called for a division:

For the Motion: Cr Finlay, Cr Simpson, Cr Wright, Cr Clifford and Mayor Collins

Against the Motion: Cr Bauman

Note: Cr Bauman supported option 2 in the officer's recommendation.

UNCONFIRMED

Cr Collins acknowledged a declarable conflict of interest in item 11.8 regarding Proposal for the Reopening of Proserpine RV Rest Stop as defined by section 150EQ of the *Local Government Act 2009*, due to the following:

Nature of the Conflict of Interest: Cr Collins is a business partner for a business in the Proserpine Main Street, adjacent to the proposed Proserpine RV Rest Stop.

The name of the related party: Downtown Butchery

As a result of this conflict of interest, Cr Collins determined that this interest is not of sufficient significance that it would lead them to make a decision on the matter that is contrary to the public interest and were of the view that they would best perform their responsibility of serving the overall public interest of the whole of the Council's area by participating in the discussion and voting on the matter.

11.8 - Proposal for the Reopening of Proserpine RV Rest Stop

PURPOSE

This report is to seek Council's support in reopening the Proserpine RV Rest Stop located behind St Catherine's Church on Main Street, Proserpine. Recent interest from Councillors and the community have highlighted the sites value in attracting visitors and supporting the local economy.

OFFICER'S RECOMMENDATION

That Council:

- a. authorise the Chief Executive Officer (CEO) to commence a Development Application (DA) amendment to enable the reopening of the Proserpine RV Rest Stop in April 2026.
- b. authorise the CEO to identify a funding source to complete the works and operational costs associated with the reopening of the RV Rest Stop.

RESOLUTION OM2025/10/29.14

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council moves to allow Cr Collins to remain in the room during the discussion and the vote.

MEETING DETAILS

The motion was Carried 6 / 0.

CARRIED

RESOLUTION OM2025/10/29.16

Moved By: CR J COLLINS

Seconded By: CR R COLLINS (MAYOR)

That Council:

- a. authorise the Chief Executive Officer (CEO) to commence a Development Application (DA) amendment to enable the reopening of the Proserpine RV Rest Stop in April 2026.
- b. authorise the CEO to identify a funding source to complete the works and operational costs associated with the reopening of the RV Rest Stop.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

**11.9 - Office of the Mayor & CEO Quarterly Report**

**PURPOSE**

To provide an overview of the activities of the Office of the Mayor and Chief Executive Officer Directorate for the quarter July to September 2025.

**OFFICER'S RECOMMENDATION**

That Council receive the Office of the Mayor and Chief Executive Officer quarterly report (**Attachment 11.9.1**) for July to September 2025.

**RESOLUTION OM2025/10/29.17**

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

**Seconded By: CR M WRIGHT**

**That Council receive the Office of the Mayor and Chief Executive Officer quarterly report (Attachment 11.9.1) for July to September 2025.**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

UNCONFIRMED

11.10 - Corporate Services Quarterly Report

PURPOSE

The purpose of this report is to provide an overview the key outcomes and statistics for the Corporate Services Directorate for the Quarter 1 of the 2025/26 financial year.

OFFICER'S RECOMMENDATION

That Council receive the Corporate Services Quarterly Report (**Attachment 11.10.1**) for Quarter one for the 2025/26 financial year.

RESOLUTION OM2025/10/29.18

Moved By: **CR J COLLINS**

Seconded By: **CR J FINLAY**

That Council receive the Corporate Services Quarterly Report (**Attachment 11.10.1**) for Quarter one for the 2025/26 financial year.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

**11.11 - Monthly Finance Report**

**PURPOSE**

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

**OFFICER'S RECOMMENDATION**

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 30<sup>th</sup> September 2025.

**RESOLUTION OM2025/10/29.19**

Moved By: **CR J CLIFFORD**

Seconded By: **CR M WRIGHT**

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 30<sup>th</sup> September 2025.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

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



12 CONFIDENTIAL MATTERS

Reports on Confidential Matters will be distributed to Councillors in a separate Confidential Agenda document prior to the meeting.

Cr Finlay declared a prescribed Conflict of Interest for Item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed before entering the confidential session and will leave the room for the report discussion and voting.

Cr Finlay left the room during the confidential session at 12:03pm.

The meeting was adjourned for lunch during the confidential session at 12:30pm.
The meeting reconvened from lunch during the confidential session at 12:54pm.

Cr Clifford declared a prescribed Conflict of Interest for Item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed before entering the confidential session and will leave the room for the report discussion and voting.

Cr Clifford left the room during the confidential session at 1:03pm.

Cr Finlay and Cr Clifford returned to the room during the closed session at 1:08pm.

~~~~~  
**PROCEDURAL MOTION - CLOSURE OF MEETING (CONFIDENTIAL SESSION)  
OM2025/10/29.20**

**Moved by: CR M WRIGHT**

**Seconded by: CR J CLIFFORD**

**That Council close the meeting to the public at 11:54am in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:**

**12.1 - Donation on Rates & Services - Donation on Rates and Charges for Not-for-Profit Organisations Policy Review**

***- (d) rating concessions.***

**12.2 - Donation on Rates & Services – Applications to be Reviewed**

***- (d) rating concessions.***

**12.3 – Water Charges Assessment**

***- (d) rating concessions.***

**12.4 – Request for Lease Extension – Shute Harbour**

***- (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.***

**MEETING DETAILS:**

The procedural motion was Carried 7 / 0

**CARRIED**

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

PROCEDURAL MOTION - REOPEN MEETING OM2025/10/29.21

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council reopen the meeting to the general public at 1:37pm.

MEETING DETAILS:

The motion was Carried 7 / 0

CARRIED

~~~~~

**12.1 - Donation on Rates & Services - Donations on Rates and Charges for Not for Profit Organisations Policy Review**

**CONFIDENTIAL**

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

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

– (d) rating concessions.

**RESOLUTION OM2025/10/29.22**

Moved By: CR J FINLAY

Seconded By: CR J CLIFFORD

That Council discuss further consideration of the Donations on Rates and Charges for Not-for-Profit Organisations Policy (Attachment 12.1.1) be undertaken as part of the 2026/27 budget process over the coming months.

**MEETING DETAILS**

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

Cr Finlay declared a prescribed conflict of interest in item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed as defined by section 150EL of the *Local Government Act 2009*, due to the following:

The nature of the councillor's relationship with the entity: One of the applicants listed below is a client of SBB Partners, to which Cr Finlay is a manager.

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

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

Cr Finlay left the room at 1:38pm.

Cr Clifford declared a prescribed conflict of interest in item 12.2 regarding Donation on Rates & Services - Applications to be Reviewed as defined by section 150EL of the *Local Government Act 2009*, due to the following:

Details of the councillors, and any other entity's, interest in the matter: The organisation could possibly receive a donation of rates, to which Cr Clifford is the chair.

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

Cr Clifford left the room at 1:39pm.

12.2 - Donation on Rates & Services - Applications to be Reviewed

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

RESOLUTION OM2025/10/29.23

Moved By: CR M WRIGHT

Seconded By: CR R COLLINS (MAYOR)

That Council:

1. Approve the requests to review for approval for financial assistance from the following Not-for-Profit Organisations:
 - a. 1300296
 - b. 1301949
 - c. 1300319
 - d. 1302486
 - e. 1300309

This is page 23 of the Minutes of Council's Ordinary Council Meeting - 29 October 2025

- f. 1300324
- g. 1200882
- h. 1104478
- i. 1300278

- 2. Endorse the application of the Prompt Payment – Special Circumstances Policy allowing the prompt payment discount for the July 2025 notice period to any unsuccessful applicant through the 2025/26 Concession process following payment received no later than 30 days after this resolution.
- 3. Endorse the application of the Rates and Charges Recovery Policy to approve the write-off of any current period interest applicable to any unsuccessful applicant through the 2025/26 concession process following receipt of rates and charges payment in full.

MEETING DETAILS

The motion was Carried 3 / 2.

CARRIED

~~~~~

Cr Finlay and Cr Clifford returned to the room at 1:42pm.

**12.3 - Water Charges Assessment**

**CONFIDENTIAL**

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

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

– (d) rating concession

**RESOLUTION OM2025/10/29.24**

**Moved By: CR J CLIFFORD**

**Seconded By: CR M WRIGHT**

That Council delegate authority to the Chief Executive Officer to not pursue the historical water consumption charges prior to notices issued in 2025/26 for assessment 1102454 contingent on payment for the current rates and utility charges and finalise this matter.

**MEETING DETAILS:**

The motion was Carried 5/2

**CARRIED**

~~~~~

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



12.4 – Request for Lease Extension – Shute Harbour

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

RESOLUTION OM2025/10/29.25

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR J FINLAY

That Council delegates authority to the CEO to execute the following lease extensions to 30 June 2026:

- **510.2021.0011 - Pioneer Adventures**
- **510.2024.0017 - Reefstar Cruises**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

**13 MATTERS OF IMPORTANCE**

Cr Collins raised the below matter of importance.

Note: This is a summarised version.

A concerned citizen of Division 3 in Proserpine, writes to Councillor John Collins on behalf of their family and the wider Crystal Brook, Kelsey Creek, and Upriver communities to express strong opposition to Alinta Energy's proposed Mt Challenger Wind Farm. The community was only recently made aware of the project, which includes turbines near residential areas, with some as close as 1.5 km from homes. Concerns include the lack of transparency and consultation, misleading project naming, and limited notification to affected residents. A local action group has quickly formed, gaining significant support, and Hon. Amanda Camm MP has launched a petition opposing the development.

Key objections include potential impacts on lifestyle, property values, wildlife habitats, and the region's tourism appeal. The turbines' scale and visibility threaten the rural character and ecological integrity of the area, including habitats of endangered species like the Proserpine Rock Wallaby. The community feels misled and excluded from the planning process and calls on Whitsunday Regional Council to formally oppose the project, advocate for transparency, and ensure genuine community engagement. The letter urges Council to submit concerns to the Social Impact Assessment and support broader notification and independent review of consultation efforts.

~~~~~

The Meeting closed at 1:57pm.

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

Cr Ry Collins
MAYOR

This is page 26 of the Minutes of Council's Ordinary Council Meeting - 29 October 2025

This is page 36 of the Agenda of Council's Ordinary Council Meeting - 26 November 2025

UNCONFIRMED

4 BUSINESS ARISING

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

4.1 - Public Question Response - 29 October 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Director Regional Strategy and Planning

There was one public question presented at the Ordinary Council Meeting held on the 29 October 2025 by the below individual:

- Alison Day

The questions were read out by the submitter. The questions were taken on notice, and the response has been provided.

ATTACHMENTS

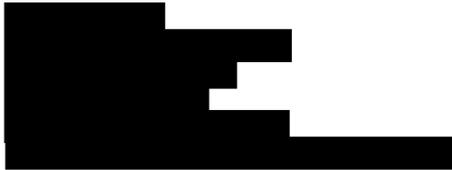
1. Public Question Response Letter - Alison Day - 29 OCT 2025 REDACTED & SIGNED [4.1.1 - 2 pages]

Docusign Envelope ID: 93C88CD6-18EF-4801-8F2F-BD1E57ECAC89



Correspondence:
Chief Executive Officer,
Whitsunday Regional Council,
PO Box 104, Proserpine QLD 4800
P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

5 November 2025



Dear Mrs Day,

RE: QUESTION FROM PUBLIC GALLERY – 29 OCTOBER 2025

In response to the questions that you raised at the Ordinary Council Meeting on 29 October 2025, the following responses are provided.

Questions 1 - 4:

What is the point of having public consultation on proposed new developments if public submissions are ignored? It is especially galling when they are ignored by both the Planning Department and by the developer. The Planning Department clearly liaises with developers yet does not liaise with the public.

Why do we not get written responses to our written submissions? Other than an acknowledgement of receipt, the Planning Department has not responded to any of the more than 20 formal, written submissions, not commented on any of our concerns, not answered any of the direct questions we have asked.

Why is a developer not required to respond to valid and reasonable objections from the public? The developer should be required to address these concerns and either refute them or admit them as true. It's not as though we are being unhelpful by saying "we just don't like it" – on the contrary, we have devoted substantial time and effort into producing lucid, well-presented submissions. Why is the developer allowed to ignore them?

How can a developer, seeking Council approval for a proposed development, ignore with impunity a Councillor's request for re-assessment of a particular issue, in Councillor Clifford's case, parking spaces? Surely some response should be forthcoming?'

I write further to our recent meeting and anticipate that our discussion provided you with a greater understanding of the development assessment process, the relevant aspects of the Planning Act and the Whitsunday Regional Council Planning Scheme, and the operating protocols that Council undertakes.

Please be assured that Council acknowledges and respects public consultation as an important component of gathering community comment on proposed development within the region.

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



DocuSign Envelope ID: 93C88CD6-18EF-4801-8F2F-BD1E57ECAC89

While I acknowledge your desire to receive timely and detailed correspondence each time a proponent makes any change to a proposal, Council is only required to correspond with submitters at several steps in the development process controlled through legislation. A proponent is able to respond, not respond, or respond in part to submitters concerns without necessarily identifying each and every aspect of concern. Council then takes all comments and responses on board when assessing the development for determination.

As the application has just been determined, all submitters will receive formal notification of this decision in the very near future.

I trust the information provided addresses your inquiry. Should you require further clarification, please do not hesitate to contact me.

Yours faithfully,



Neil McGaffin
Director Regional Strategy and Planning

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

5 MAYORAL MINUTE

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

6 NOTICES OF MOTION

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

7 DEPUTATIONS

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

8 PETITIONS / QUESTIONS ON NOTICE

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

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

9 QUESTIONS FROM THE PUBLIC GALLERY

Excerpt from Council's Standing Orders:

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

10.1 - 16 September 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

To confirm the Audit and Risk Committee Meeting Minutes held on 16 September 2025.

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 10.1.1**) held on 16 September 2025.

BACKGROUND

Whitsunday Regional Council's Audit & Risk Committee met on 29 July 2025 and minutes were recorded from this meeting and are provided to Council to consider and review the Committee's recommendations, in accordance with Section 211(1)(c) of the Local Government Regulation 2012.

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

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

DISCUSSION/CURRENT ISSUE

The reports outlined in **Attachment 10.1.1** will be endorsed by the Audit and Risk Committee Members at the 25 November 2025 Audit and Risk Meeting.

FINANCIAL IMPLICATIONS

Financial Implications are managed within the existing budgets and delegations.

CONSULTATION/ENGAGEMENT

Manager Governance

Acting Director Corporate Services
Audit and Risk Committee Chairperson and Committee Members

STATUTORY/COMPLIANCE MATTERS

Audit and Risk Committee Charter
Local Government Regulation 2012

RISK ASSESSMENT/DEADLINES

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

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

STRATEGIC IMPACTS

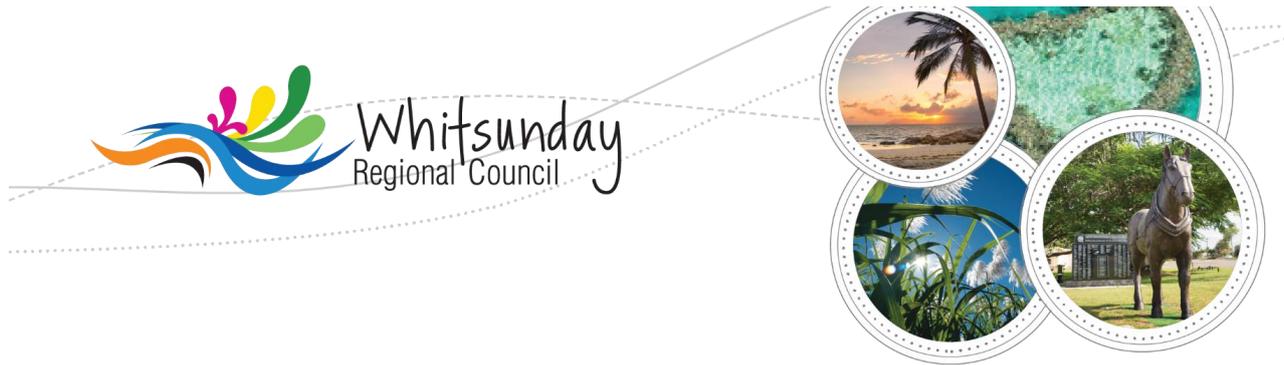
Corporate Plan Reference:

Undertake a business transformation project to support organisational growth, prioritise and streamline service delivery and deliver improved value to the community.

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

ATTACHMENTS

1. 16 September 2025 - Audit & Risk Meeting Minutes [**10.1.1** - 14 pages]



Minutes of the Audit & Risk Committee Meeting held on Tuesday 16 September 2025 at Council Chambers, 83-85 Main Street, Proserpine

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

Members Present:

Mr Peter Sheville (Chairman)
Ms Mary Goodwin (External Committee Member) via Microsoft Teams
Cr Ry Collins (Mayor)
Cr Michelle Wright (Proxy Councillor – Division 4) via Microsoft Teams

Internal/Externals Present:

Warren Bunker (Chief Executive Officer); Troy Pettiford (Acting Director Infrastructure Services); Neil McGaffin (Director Regional Strategy and Planning); Peter Shuttlewood (Acting Director Corporate Services); Leah Bradley (Manager Financial Services); Craig Turner (Director Commercial Business); Dan Gillespie (Manager Innovation and Technology); Edwina Pettiford (Management Accountant); and Jessica Price (Governance and Legal Coordinator /Minute Taker); Naomi Hoenig (Councillor Support Officer).

Observers:

Cr Clay Bauman via Microsoft Teams

Internal/Externals Present via MS Teams – Teleconference:

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

Chairperson Declared:

The meeting commenced 9.00am
The meeting adjourned for morning tea at 10.55am.
The meeting closed at 10.55am.

Whitsunday Regional Council
**Minutes of the Audit & Risk Committee Meeting held at
Council Chambers, 83-85 Main Street, Proserpine on
Tuesday 16 September 2025 commencing at 9:00 AM**

1 APOLOGIES/LEAVE OF ABSENCE	4
2 DECLARATIONS OF INTEREST	5
3 CONFIRMATION OF MINUTES	6
3.1 Confirmation of Minutes	6
4 AUDIT & RISK COMMITTEE REPORTS	7
4.1 Audit & Risk Committee Operations	7
4.1.1 Chief Executive Officer Briefing Update	7
4.1.2 Audit and Risk Committee Priorities Guide - May 2025.....	8
4.1.3 Revised Annual Asset Valuation Program.....	9
4.2 External Audit	Error! Bookmark not defined.
4.2.1 Audited Financial Statements & QAO Closing Report	9
4.3 Internal Controls/Risk Compliance	Error! Bookmark not defined.
4.3.1 ICT Strategy Update Report.....	Error! Bookmark not defined.
4.3.2 Procurement Update Report	Error! Bookmark not defined.
4.4 Financial Reporting	10
4.4.1 Monthly Financial Report	10
5 GENERAL BUSINESS	13
6 CLOSURE OF MEETING	14

This is page 3 of the Minutes of Council's Audit & Risk Committee Meeting – 16 September 2025

1 APOLOGIES/LEAVE OF ABSENCE

1.0.1 - Apologies/Leave of Absence

That Council receive the apology from Cr John Finlay (Councillor – Division 6), Cr Jan Clifford (Division 1), Mr Tony Trace Acting Director Capital Program and Network Planning, Ms Julie Wright Director Community Services and Facilitation.

~~~~~

## 2 DECLARATIONS OF INTEREST

### 2.0.1 - Declarations of Interest

This item on the agenda allows for a member of the Audit & Risk Committee, the opportunity to declare a conflict of interest.

Any such declarations will be managed during the meeting as required in accordance with the relevant sections of the Act.

This is page 5 of the Minutes of Council's Audit & Risk Committee Meeting – 16 September 2025

**3 CONFIRMATION OF MINUTES**

**3.1 - Confirmation of Minutes**

**EXECUTIVE SUMMARY**

In accordance with the Audit and Risk Committee Charter Meetings, Records and Reporting Structure. Minutes of the meeting shall be presented at the next available Council General Meeting. Committee minutes for the meeting held on Tuesday, 26 August 2025 are presented for confirmation.

**RECOMMENDATION**

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on Tuesday, 26 August 2025.

**RESOLUTION**

**Moved By: MAYOR COLLINS**  
**Seconded By: MARY GOODWIN**

**That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on Tuesday, 26 August 2025.**

**MEETING DETAILS**

The motion was 4/0

**CARRIED**

~~~~~

4 AUDIT & RISK COMMITTEE REPORTS

4.1 Audit & Risk Committee Operations

4.1.1 - Chief Executive Officer Briefing Update

EXECUTIVE SUMMARY

The Chief Executive Officer will provide a verbal update.

RECOMMENDATION

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

RESOLUTION

Moved By: MAYOR COLLINS

Seconded By: PETER SHEVILLE

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

MEETING DETAILS

The motion was 4/0

CARRIED

~~~~~

#### 4.1.2 - Audit and Risk Committee Review

##### EXECUTIVE SUMMARY

Through a Governance Review undertaken in 2025, the Audit & Risk Committee has been found to be operating professionally with quality reports presented, logistics working well and the processes/approach encouraged sound decision making. Opportunities have been identified for minor refinement, refocus in some areas and initiatives to improve efficiency were suggested rather than a complete overhaul.

##### RECOMMENDATION

That the Audit & Risk Committee determine the key focus areas of the Committee and identify opportunities to improve the value proposition of the Committee and its members moving forward.

**That the Audit & Risk Committee determine the key focus areas of the Committee and identify opportunities to improve the value proposition of the Committee and its members moving forward.**

##### MEETING DETAILS

That 4.1.2 Audit and Risk Committee Review was conducted in a confidential session at the conclusion of the meeting.

Mr Wayne Gorrie joined the meeting at 9.18am.

~~~~~

4.2 External Audit

4.2.1 - Audited Financial Statements & QAO Closing Report

EXECUTIVE SUMMARY

Through the 2024/25 External Audit, a prior period error was identified relating to the delayed recognition of contributed assets. Council has restated the prior period and also incorporated minor changes requested by the Audit & Risk Committee at its meeting held on the 26 August 2025.

Due to the completion of the External Audit of Council's 2024/25 Financial Statements, this report seeks endorsement from the Audit and Risk Committee for the Final Audited Financial Statements for signing by the Mayor and Chief Executive Officer.

RECOMMENDATION

That the Audit & Risk Committee:

1. Endorse the signing of the Audited Financial Statements for the 2024/25 Financial Year by the Mayor and Chief Executive Officer; and
2. Receive the QAO Closing Report summarising the audit findings.

RESOLUTION

Moved By: PETER SHEVILLE

Seconded By: MARY GOODWIN

That the Audit & Risk Committee:

1. **Endorse the signing of the Audited Financial Statements for the 2024/25 Financial Year by the Mayor and Chief Executive Officer; and**
2. **Receive the QAO Closing Report summarising the audit findings.**

MEETING DETAILS

CEO Bunker acknowledged the dedicated efforts of the small finance team in reaching this milestone.

Ms Mary Goodwin noted that the committee was promptly alerted to the issue and praised Ms Bradley for her excellent communication in bringing it to the committee's attention. She also commended the close collaboration with Matthew Monaghan in efficiently addressing the matter, describing it as a great sign of maturity. In response, Mr Matthew Monaghan commended the finance team, noting that they did an excellent job.

Mr Jacques Coetzee also acknowledged the team's efforts and addressed the committee.

Ms Leah Bradley thanked Mr Matthew Monaghan and acknowledged that this would be the final audit with William Buck. She noted that after working together for several years, he will be greatly missed and expressed appreciation for the strong relationship with the auditors, thanking them once again.

This is page 9 of the Minutes of Council's Audit & Risk Committee Meeting – 16 September 2025

The motion was 4/0

CARRIED

~~~~~

#### **4.3 Internal Controls/Risk Compliance**

##### **4.3.1 - ICT Strategy Update Report**

###### **EXECUTIVE SUMMARY**

An independent ICT Review was conducted late last year and finalised in December 2024. The ICT Review has been peer reviewed with several findings. Action items have been developed and incorporated into the revision of the ICT Strategy Plan. The ICT Strategy Plan was reviewed internally by the ICT Steering Committee and feedback incorporated.

This report provides an update on the progress of the ICT Strategy Plan and a response to the feedback of the plan from the Audit & Risk Committee 29 July 2025.

Presentation to accompany this report (Attached for reference).

###### **RECOMMENDATION**

That the Audit & Risk Committee receive the update on the ICT Strategy dated 16th September 2025

###### **RESOLUTION**

**Moved By: CR WRIGHT**

**Seconded By: MARY GOODWIN**

**That the Audit & Risk Committee receive the update on the ICT Strategy dated 16th September 2025**

###### **MEETING DETAILS**

The motion was 4/0

**CARRIED**

~~~~~

4.3.2 - Procurement Review

EXECUTIVE SUMMARY

This report presents an overview of previous audit reports and a summary of procurement activities that are currently being actioned and acknowledges the ongoing risks and challenges presented through local procurement.

These actions are based upon past recommendations for improvements in systems and processes to facilitate more efficient and effective procurement practices.

Council is currently finalising a review by O'Connor Marsden on the Procurement function to advise on future procurement models and delivery of services to assist in the delivery of Council's objectives.

RECOMMENDATION

That the Audit & Risk Committee receive the Procurement Update Report for the period to September 2025.

RESOLUTION

Moved By: MARY GOODWIN

Seconded By: PETER SHEVILLE

That the Audit & Risk Committee receive the Procurement Update Report for the period to September 2025.

MEETING DETAILS

The motion was 4/0

CARRIED

~~~~~

#### 4.4 Financial Reporting

##### 4.4.1 Monthly Financial Report

###### EXECUTIVE SUMMARY

This report promotes sound financial management and accountability by presenting the Monthly Finance Reports and sustainability ratios for the period ending 31 July 2025 to the Audit & Risk Committee.

###### RECOMMENDATION

That the Audit & Risk Committee receive the Monthly Financial Report for the period ending 31 July 2025.

###### RESOLUTION

Moved By: PETER SHEVILLE

Seconded By: MARY GOODWIN

That the Audit & Risk Committee receive the Monthly Financial Report for the period ending 31 July 2025.

###### MEETING DETAILS

The motion was 4/0

CARRIED

~~~~~

5 GENERAL BUSINESS

At this time in the meeting, Councillors have the opportunity to raise any matters of importance.

This is page 13 of the Minutes of Council's Audit & Risk Committee Meeting – 16 September 2025

This is page 60 of the Agenda of Council's Ordinary Council Meeting - 26 November 2025

6 CLOSURE OF MEETING

Time Closed: 10.55am

This is page 14 of the Minutes of Council's Audit & Risk Committee Meeting – 16 September 2025

This is page 61 of the Agenda of Council's Ordinary Council Meeting - 26 November 2025

11.1 - Q1 Operational Plan

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Governance and Legal Coordinator

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

To present Council with a statistical summary of progress against the 2025/2026 Operational Plan for the September quarter (Quarter One Review), highlighting achievements aligned with strategic goals and identifying areas requiring further attention.

EXECUTIVE SUMMARY

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

The Quarter One progress review has been completed as at 30th of September 2025. The quarter one review has been provided as **Attachment 11.1.1** to this report.

OFFICER’S RECOMMENDATION

That Council receive the Operational Plan 2025/26 Quarter One Progress Report for the period to 30 September 2025 (**Attachment 11.1.1**).

BACKGROUND

Council adopted its 2025/26 Operational Plan in June 2025. The Operational Plan outlines activities proposed to be undertaken during the 2025/26 financial year which will contribute to the achievement of the strategies outlined in Council’s Corporate Plan.

DISCUSSION/CURRENT ISSUE

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

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

A summary of Quarter One (Q1) progress for all actions against the 2025/26 Operational Plan is provided below:

Strategic Theme	Total Initiatives	Completed	Average Progress (%)
Our Community	12	1	52.1
Our Economy	8	0	31.9

Our Environment	10	0	28.5
Our Council	9	0	37.8
Our Infrastructure	8	0	23.1

FINANCIAL IMPLICATIONS

The Operational Plan has been structured within the bounds of the resources available to Council and is consistent with the 2025/26 Budget.

CONSULTATION/ENGAGEMENT

Manager Governance
Executive Leadership Team
All Managers and designated Responsible Officers.

STATUTORY/COMPLIANCE MATTERS

This report for Q1 is presented to Council in accordance with section 174(3) of the *Local Government Regulation 2012* that requires the Chief Executive Officer to present a written assessment of the local government's progress towards implementing the annual operational plan.

RISK ASSESSMENT/DEADLINES

Failure to present and adopt the quarterly performance report on the Operational Plan, presents a non-compliance risk under the *Local Government Act 2009*. As well an opportunity being lost to inform the community on the implementation of the Operational Plan 2025-2026 which may result in reputational risks for Council for not being seen as transparent and accountable in its delivery of the Operational Plan. A Strategic Risk assessment was conducted comparing Council's Strategic Risk with Global Risk which is attached at the end of the report (**Attachment 11.1.2**).

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

STRATEGIC IMPACTS

Corporate Plan Reference:

Undertake a business transformation project to support organisational growth, prioritise and streamline service delivery and deliver improved value to the community.

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

ATTACHMENTS

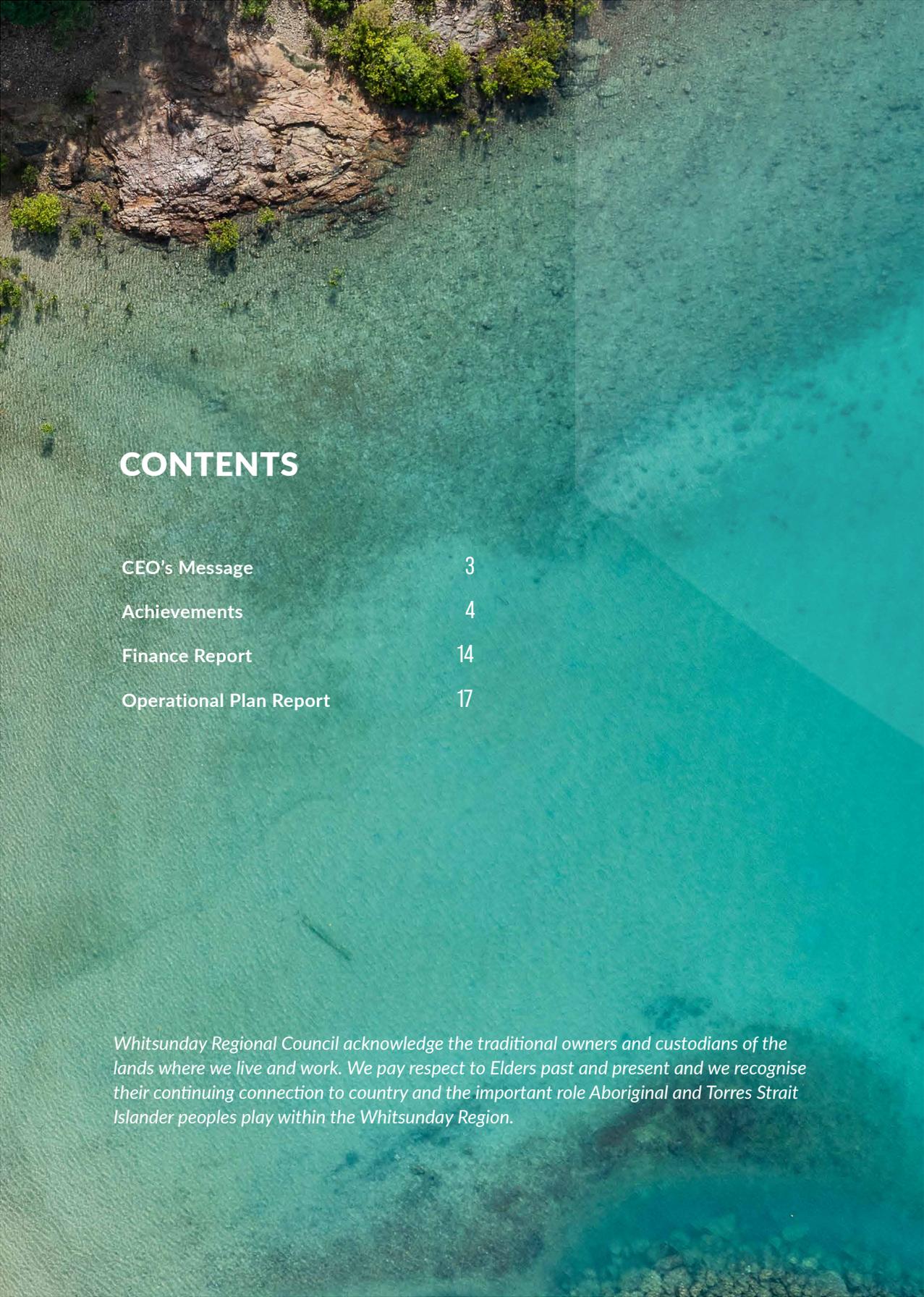
1. Q 1 - Operational Plan Quarterly Report 24-25 [**11.1.1** - 29 pages]
2. Strategic Risk Alignment [**11.1.2** - 2 pages]

OPERATIONAL PLAN

2025/26

QUARTER 1 REPORT
July - Sept 25





CONTENTS

CEO's Message	3
Achievements	4
Finance Report	14
Operational Plan Report	17

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



CEO'S MESSAGE

I'm pleased to present Council's Quarterly Report for July to September 2025.

The winter months have been a busy and productive time across the Whitsunday region, with Council staff working hard to deliver important infrastructure projects and maintain our towns ahead of the wet season. From roadworks and drainage upgrades to community beautification projects, the dedication and teamwork of our crews have kept our region looking its best while strengthening our resilience.

It's also been a fantastic period for tourism, with perfect winter weather drawing visitors from near and far. The Whitsunday Coast Airport recorded record passenger numbers, and the return of the cruise ship season brought a welcome boost to local businesses. These strong results highlight the ongoing appeal of our region and the collaborative effort between Council, tourism operators and the wider community.

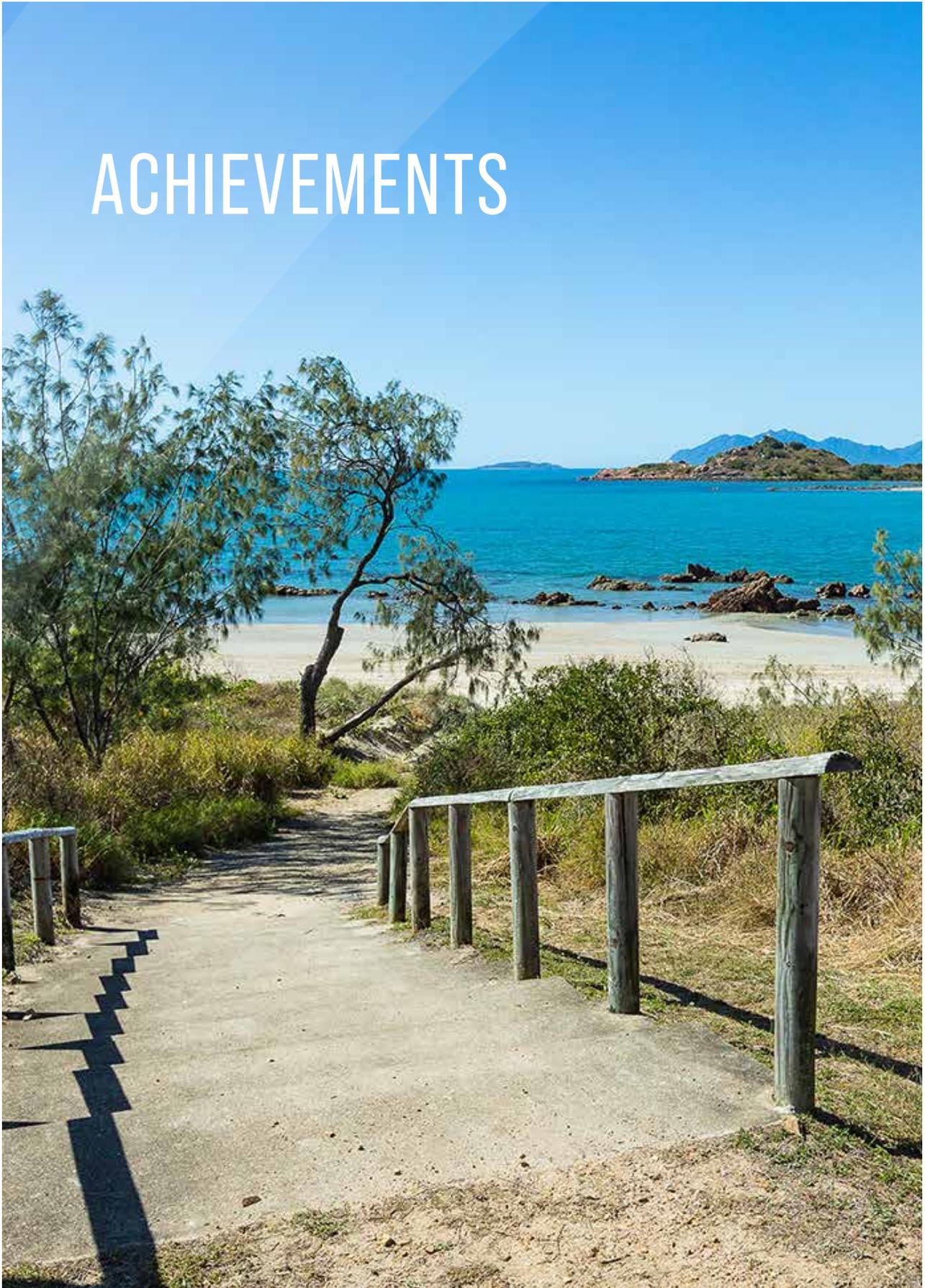
Council has also been successful in its advocacy efforts, securing funding commitments and support across a range of priority projects that will help drive growth, enhance liveability and strengthen essential infrastructure.

In addition, important master planning work continued this quarter to help shape sustainable development and guide future investment across the region.

Collectively, these achievements reflect a strong start to the new financial year which is a testament to the hard work of our staff and our shared commitment to growing the Whitsundays with purpose and pride.

Warren Bunker
Chief Executive Officer

ACHIEVEMENTS



Unlocking Homes for the Whitsundays

A major milestone for housing in the Whitsundays was achieved this quarter with the announcement of state government funding under the \$2 billion Residential Activation Fund, supporting the delivery of thousands of new homes across the region.

In the Whitsundays, the funding includes \$41.66 million for eight critical projects, designed to unlock housing supply and support growing communities. Key projects include:

Bowen – with \$33 million in funding, the project includes new sewer mains, five new pump stations, and upgrades to existing infrastructure, unlocking hundreds of new homes in Bowen over the next decade.

Cannonvale – \$9.7 million to deliver new sewer and water infrastructure.

Proserpine – \$5.65 million for 4.8 km of new water mains to support future growth.

This funding represents a significant boost for local families, providing more housing options and supporting the creation of jobs for local tradies.

It also strengthens confidence for small businesses and underlines the importance of strong advocacy and collaboration between Council and the Queensland Government.

By investing in essential infrastructure now, the Whitsundays is better positioned to meet the needs of current and future residents while ensuring sustainable, resilient growth across the region.





Airlie Beach Masterplan Consultation

Council invited the community to have their say on the draft Airlie Beach Masterplan, which sets a bold long-term vision for one of the Whitsundays' most iconic destinations.

The plan outlines catalyst projects and public space upgrades designed to enhance liveability, attract investment, and prepare for growth leading up to the 2032 Olympics and beyond.

Responding to community feedback, the Masterplan focuses on improving shade, parking, foreshore activation, pedestrian comfort, and transforming Airlie Creek into an inviting public space.

Consultation was undertaken through a range of tools with the feedback received helping to guide future planning priorities as Council works to deliver a vibrant, connected, and sustainable Airlie Beach.

Collinsville Hub & Showgrounds Precinct Master Plan

Council proudly adopted the Collinsville Community Hub and Showgrounds Precinct Master Plan, another great achievement that reflects our ongoing commitment to enhancing community infrastructure and supporting regional growth.

This project marks a significant investment in the future of Collinsville. The development of a modern, multi-purpose facility will serve as a central space for events, gatherings and community services, meeting the evolving needs of residents and visitors alike.

Council remains dedicated to ensuring our facilities continue to develop and grow in line with community expectations. The adoption of this project is a strong step forward in that direction, with tangible benefits for the Collinsville community for years to come.

We look forward to construction commencing in 2026 and to seeing this visionary project take shape delivering long-term social, cultural, and economic value to the region.

Bowen Foreshore Master Plan

Throughout the July to September quarter, Council continued work on the long-awaited Bowen Foreshore Masterplan — a bold roadmap designed to strengthen Bowen's connection to its coastline and marine environment.

The plan was developed in close consultation with the community and focuses on creating safer, more inclusive public spaces, protecting the foreshore's natural beauty, and supporting sustainable development that drives jobs and economic growth.

The Bowen Foreshore Masterplan sets out a long-term vision to revitalise the waterfront through improved parklands, walking and cycling links, low-speed beachfront zones and vibrant mixed-use precincts. This work will guide future investment and help unlock Bowen's full economic and lifestyle potential.

Economic Development Strategy

Council adopted the Whitsunday Economic Development Strategy 2030, a bold and ambitious roadmap designed to accelerate growth, attract investment and create a thriving, resilient region.

The strategy provides a clear vision for the future, focusing on partnerships, collaboration and unlocking the full potential of our industries, businesses, and workforce. From tourism and agriculture to mining and emerging sectors, Whitsunday 2030 positions the region as a premier destination to invest, work, live and visit.

Over the next five years, Council will deliver 18 targeted actions to support investment, innovation, and sustainable growth. By taking a whole-of-region approach, the strategy ensures opportunities are seized, challenges are addressed and the foundation for long-term prosperity is secured.



Partnership with James Cook University

Council signed a Memorandum of Understanding with James Cook University to strengthen collaboration and expand local education opportunities.

The agreement lays the groundwork for initiatives that support research, innovation, and lifelong learning in the Whitsundays.

While tangible outcomes will develop over time, the MoU represents a meaningful step toward a smarter, more connected region, fostering opportunities for students, researchers, and industry partnerships.



2025 Mayor's Charity Ball

The 2025 Mayor's Charity Ball raised over \$90,000 to support BMA CQ Rescue, Whitsunday Neighbourhood Centre, and Bowen Community Centre.

The event brought together community members, sponsors, and local businesses to celebrate generosity and strengthen vital services. Council thanks all sponsors, including Event Partners - Airlie Beach Hotel and Lowcock Builders, whose support ensured the success of the evening.

Funds raised will directly assist in delivering programs, equipment, and services to the wider community.



Get Ready Song - Building Community Resilience

Council recently celebrated a significant milestone with the finalisation of the Get Ready Song, a major initiative aimed at raising awareness and encouraging storm season preparedness across the Whitsundays. The project represents a proactive and engaging approach to building community resilience ahead of the storm season.

A particularly rewarding aspect was the involvement of school-aged children, whose participation sparked important conversations about preparedness and reinforced the message that you're never too young to develop resilience. Their enthusiasm added energy and relevance to the song's message.

The initiative also highlights the collaborative efforts of Queensland Police, SES, Fire and Rescue, Ambulance, Maritime Safety, as well as divisional councillors and Council staff. Their involvement ensures a strong and united message of safety and readiness across the region.

The Get Ready Song will be shared widely through schools, community events, and households, providing a fun, memorable, and practical tool to inspire residents to prepare, stay safe, and strengthen community resilience before and during the storm season.



NAIDOC Week 2025

Council proudly partnered with a business owned and operated by Traditional Owners to deliver two meaningful events in celebration of NAIDOC Week 2025.

The celebrations reflected this year's theme of Culture, Country & Community, offering opportunities for residents and visitors to connect, learn, and celebrate the strength and stories of First Nations people.

The first event, NAIDOC on the Foreshore, took place at the Airlie Beach Foreshore on Ngaro Country and featured a vibrant, family-friendly morning of cultural performances, music, art, food, and hands-on experiences. Community members were invited to yarn with Traditional Owners, enjoy live entertainment, and celebrate the world's oldest living culture in a welcoming and inclusive environment.

The second event, Walking in the Footsteps of Ancestors, was a guided cultural walk along the Great Whitsunday Walk, offering participants a unique opportunity to experience Country through shared stories, traditional knowledge and respect for the land.

Council's partnership in these events highlights a shared dedication to reconciliation, cultural awareness and celebrating the First Nations heritage of the Whitsunday region.



Multicultural Festival

The Whitsunday Multicultural Festival united the Bowen community to celebrate the region's rich cultural diversity.

Held at The Bowen Sound Shell, the festival featured live music and dance performances, multicultural food stalls, interactive art workshops, lantern making, and family-friendly activities including a pasta eating competition and a jumping castle.

The festivities concluded with a spectacular fireworks display, highlighting the joy, connection, and inclusivity the event inspires. Organised by Council and proudly supported by the Queensland Government, the festival showcased the vibrant cultural spirit of the Whitsundays.



Let's Get it Sorted Whitsundays

Council launched the "Let's Get It Sorted" campaign to help residents better separate waste and recycling.

Through clear visuals and simple messages, the campaign aims to reduce contamination, increase recycling rates, and minimise landfill waste. The initiative aligns with Council's broader sustainability goals and encourages small, practical actions that collectively make a significant impact.



Social Seniors Whitsundays

Whitsunday Regional Libraries launched Social Seniors Whitsundays, a new program to reduce social isolation and encourage intergenerational connection through storytelling, conversation, and shared experiences.

The initial "Coffee & Chat" sessions in Bowen provided relaxed, welcoming spaces for seniors to meet, share stories, and help shape future activities. The program will continue across Bowen, Cannonvale and Proserpine.

By encouraging meaningful connections and celebrating lived experiences, Social Seniors supports social inclusion, mental health, and a sense of belonging.



Australian Citizenship Ceremony

Council proudly welcomed 24 new Australian citizens, celebrating their decision to call the Whitsundays home.

The ceremony showcased the region's diversity and community spirit as residents from across the globe officially joined the Australian family.





Kelsey Creek Bridges

Council progressed planning and design for the replacement of two timber bridges on Kelsey Creek Road, a key transport route for residents, freight operators, and emergency services.

The new bridges will be constructed to modern standards, accommodating heavy vehicles and anticipated traffic growth. In addition to improving safety and reliability, the works will enhance flood resilience, ensuring critical connectivity during extreme weather events.

The project supports economic activity, provides confidence for local businesses, and ensures that communities remain connected, regardless of weather or traffic conditions.

Council received \$4.5 million funding for the replacement of the existing bridges from the Australian Government's Safer Local Roads and Infrastructure Program.

Stormwater Management Strategy

Council advanced development of its new Stormwater Management Strategy, focusing on creating safer, more resilient, and environmentally sustainable communities. The strategy identifies priority catchments, assesses drainage performance, and aims to reduce flood risk across urban and rural areas.

It provides a roadmap for future investment, guiding infrastructure maintenance, upgrades, and the implementation of innovative solutions. Protecting waterways, managing runoff from urban growth, and mitigating flood impacts remain key priorities.

By integrating modern stormwater management practices, the strategy will support better outcomes for residents, protect environmental assets, and ensure Council's approach to drainage infrastructure is efficient, adaptable, and sustainable for decades to come.

Bowen Developmental Road

Council's advocacy efforts secured \$18.9 million in State Government funding to seal 15 kilometres of the Bowen Developmental Road, a vital link for rural communities and industry. T

he upgrade enhances safety, reduces travel times, and improves reliability for freight and passenger traffic. It also boosts economic productivity by supporting access to agricultural, mining, and tourism operations across the region.

This milestone reflects years of strategic planning and advocacy to secure essential transport infrastructure and demonstrates Council's commitment to delivering long-term benefits for residents, businesses, and visitors.

The project will improve regional connectivity and contribute to a safer, more resilient road network in the Whitsundays.

Short-Term Accommodation Planning Scheme Amendment

Extensive public consultation was undertaken during June and July 2025 on the draft Short-Term Accommodation Planning Scheme Amendment.

Community feedback will inform Council's next steps in balancing housing availability with tourism accommodation needs, ensuring fair and sustainable outcomes for both residents and visitors.



Six Mile Creek Culvert Upgrade

The Six Mile Creek Culvert Upgrade on Up River Road at Foxdale marks another important step in Council's ongoing flood resilience strategy.

This critical infrastructure project involves the construction of a new drainage structure on Up River Road, replacing the existing concrete causeway and low-flow culvert with two large 3600 x 2100 culvert cells.

The upgrade is designed to significantly improve access and safety during flooding events, ensuring better connectivity for the community and greater resilience for the local road network.

By enhancing the creek crossing capacity, the project directly addresses a known flood risk and supports long-term regional preparedness.

Gloucester Avenue Upgrade Underway

Council has commenced improvement works along Gloucester Avenue, marking a significant step toward enhancing local road infrastructure. The project aims to deliver a fully sealed roadway across the entire section (Hideaway Bay through to the gate at roads end), improving safety, accessibility, and driving conditions for all users.

In addition to sealing, a series of drainage upgrades are being implemented to improve stormwater management and reduce future maintenance needs. These enhancements will contribute to the long-term resilience of the road and surrounding areas.

The works are progressing steadily, with completion targeted for June next year.

Once finished, Gloucester Avenue will offer a smoother, safer, and more reliable route for residents, visitors, and service vehicles alike.

Foreshore Enhancements Across the Region

Council has successfully delivered a series of upgrades across key foreshore areas in Cannonvale, Airlie Beach, and Bowen, significantly enhancing the amenity, functionality, and visual appeal of these popular community spaces.

In Cannonvale and Airlie Beach, improvements included the repainting of the Cannonvale Shelter and the replacement of shade umbrellas at the Airlie Beach Foreshore. These works have refreshed the look and feel of the areas, improving comfort and usability for both residents and visitors.

Meanwhile, in Bowen, Council undertook extensive preparation and clean-up of the foreshore to support the annual Bowen Fishing Classic, ensuring the space was safe and welcoming for the event. Stage Two of the Horseshoe Bay Beautification project was completed, with irrigation works underway and turfing scheduled for the summer months. Additionally, new sandstone seating was installed near the basketball courts at Queens Beach, providing inviting rest areas and supporting ongoing recreational use.

Together, these initiatives reflect Council's commitment to maintaining vibrant, accessible, and well-presented public spaces across the region.



Kerbside Bin Audit

To support our waste education goals, Council partnered with Envirocom to deliver a targeted bin inspection and education program across Proserpine, Cannonvale, Jubilee Pocket, Mount Julian and Bowen. Between 8-12 September, a total of 961 bins were inspected to assess contamination in general waste and recycling streams.

Results showed 72% of recycling bins were contamination-free, reflecting strong community effort. However, soft plastics remain the most common contaminant (15.4%).

In general waste bins, 52% contained recoverable materials, such as recyclable paper (20.3%) and garden waste (17.2%), revealing opportunities to improve resource recovery and reduce landfill waste.

These insights will guide future community education and awareness initiatives.



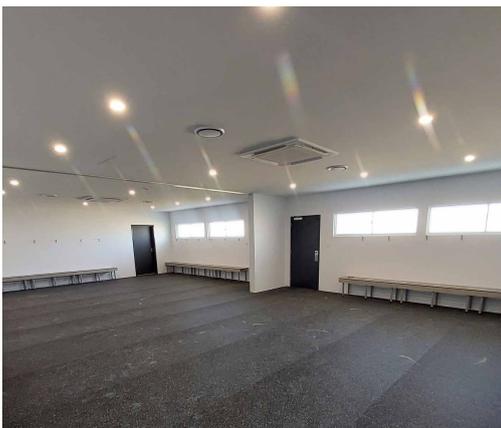
Bowen Sporting Complex and Denison Park Upgrades

Two major Bowen sporting facilities reached completion this quarter. The Bowen Sporting Complex received modern field lighting, co-funded by Council and the Queensland Government, enabling night-time sport and community events.

Meanwhile, Denison Park underwent a \$1.6 million upgrade, delivering additional change rooms, a gym, and accessible amenities.

These improvements enhance the capacity, safety, and usability of local sporting facilities, encouraging participation and providing inclusive spaces for athletes, schools, and community groups.

This project was made possible through a \$250,000 contribution from the Queensland Government's MIFF Program, along with a \$350,000 investment from Council.





Airport Passenger Numbers Continue to Break Records

Whitsunday Coast Airport achieved a record 522,000 passengers over the past year, surpassing its previous milestone.

As a self-funded Council asset, the airport continues to deliver strong returns reinvested into local infrastructure and services. This record highlights the region's appeal as a premier destination and reinforces the airport's role in driving economic growth and connectivity.

Containers for Changes at Whitsunday Coast Airport

Whitsunday Coast Airport joined the Containers for Change program, introducing recycling bins across the site.

The initiative is expected to generate around \$80,000 annually through refunds, with funds to support local community groups and sporting clubs.

Partnering with Pilchers Recycling, the program promotes sustainability, local employment, and environmental awareness.

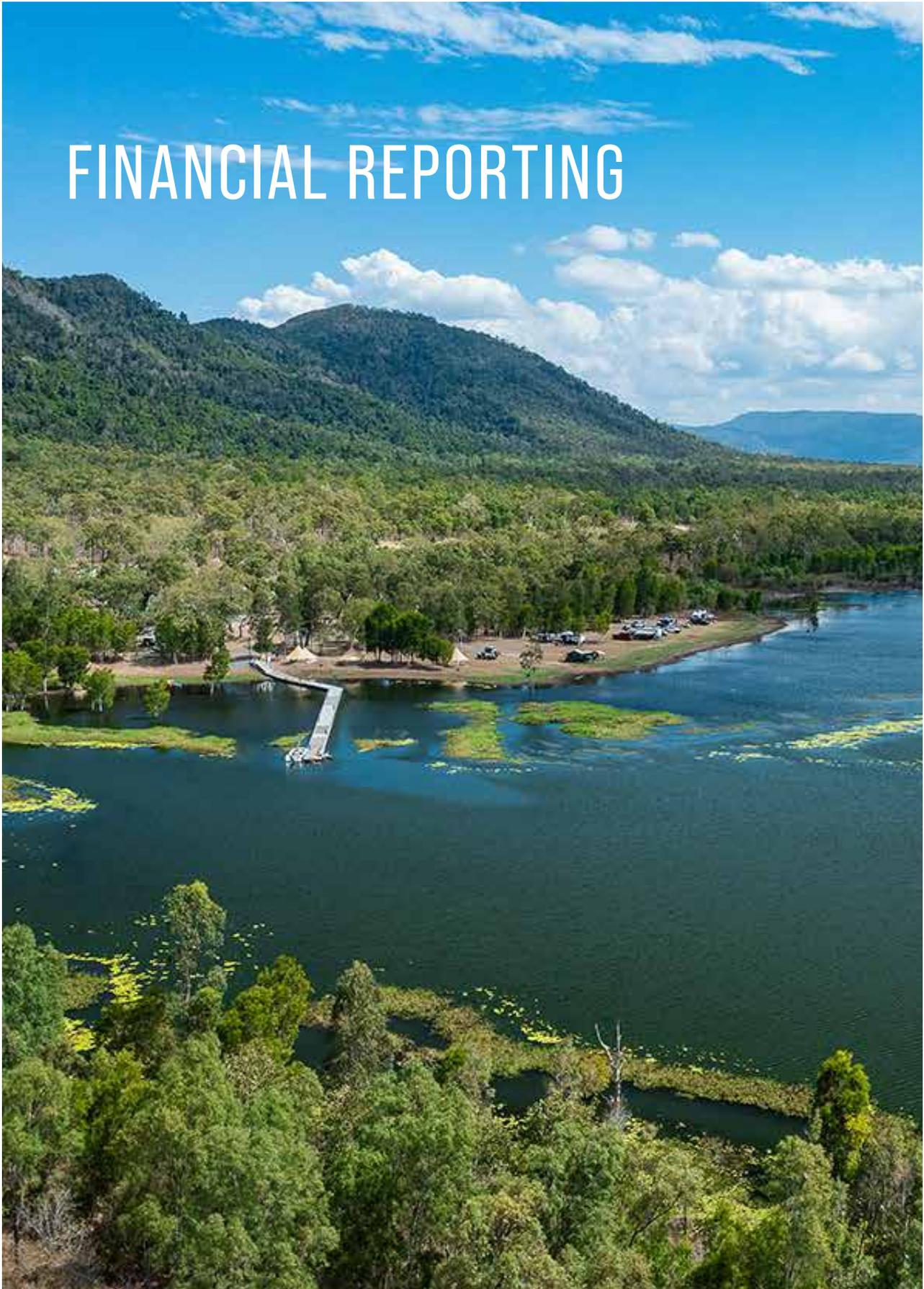
Strong Performance for Commercial Businesses

Shute Harbour recorded a 26% increase in fuel sales compared to the same quarter last year, reflecting strong vessel visitation and growing demand from commercial operators. This result reinforces Shute Harbour's role as a key gateway for marine tourism and commercial activity in the Whitsundays.

Meanwhile, Whitsunday Holiday Parks continued to perform strongly, achieving high occupancy rates across all locations and welcoming a growing number of visitors to the region.

Together, these results highlight the ongoing growth of Council's commercial business units, which play a vital role in supporting tourism, recreation and regional economic activity.

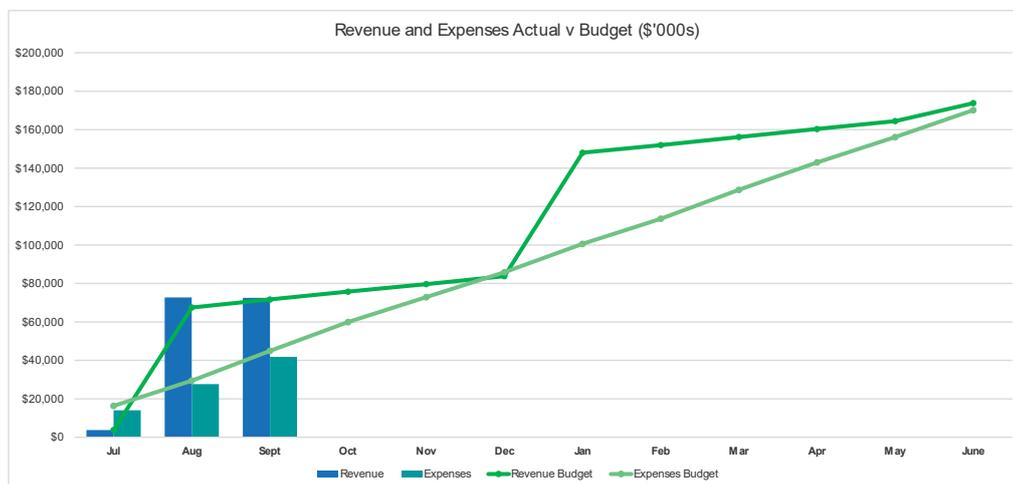
FINANCIAL REPORTING



REVENUE & EXPENSES ACTUAL v BUDGET

Operational Budget

Throughout the year, revenue and expenditure are consumed at different rates depending on timing of deliverables. A significant portion of revenue is generated through rates and charges, with half yearly notices being issued in August 2025. The below graph presents where we are at the end of the quarter against the budgeted position. The below budget is based on Budget Review 1 adopted by Council in September.



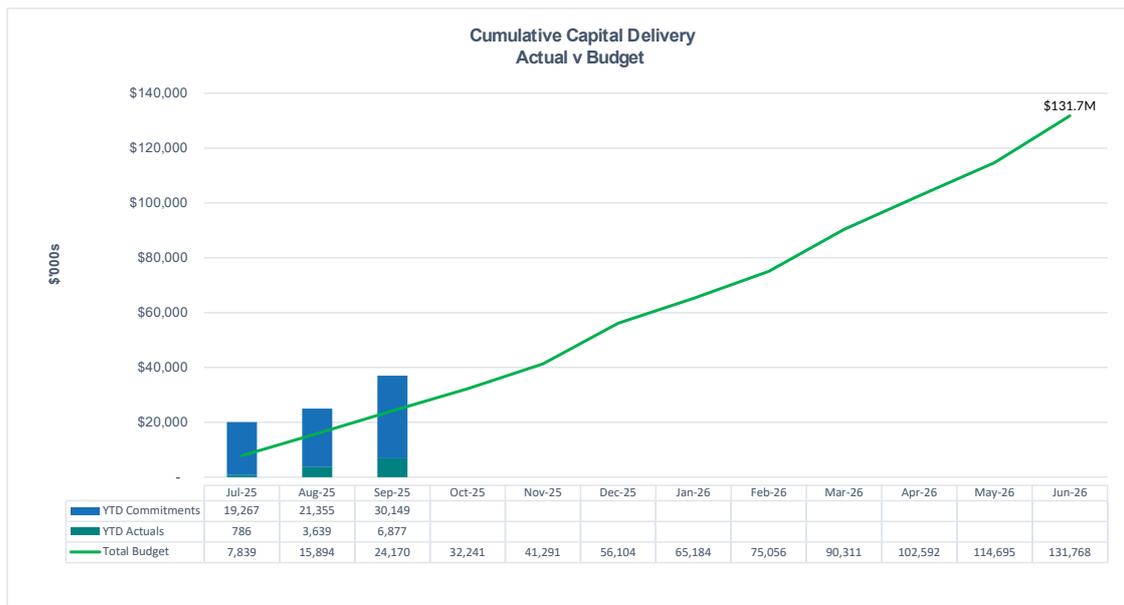
Financial Sustainability Ratios - As at September 2025

Type	Measure	Target (Tier 4)	As at September 2024	5 Year Average
Audited ratios				
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 4 months	47.32 months	N/A
Operating Performance	Operating Surplus Ratio	Greater than 0%	42.52%	10.55%
	Operating Cash Ratio	Greater than 0%	56.08%	31.92%
Asset Management	Asset Sustainability Ratio	Greater than 80%	33.65%	95.78%
	Asset Consumption Ratio	Greater than 60%	68.36%	70.70%
Debt Servicing Capacity	Leverage Ratio	0 to 3 times	1.37 times	1.68 times

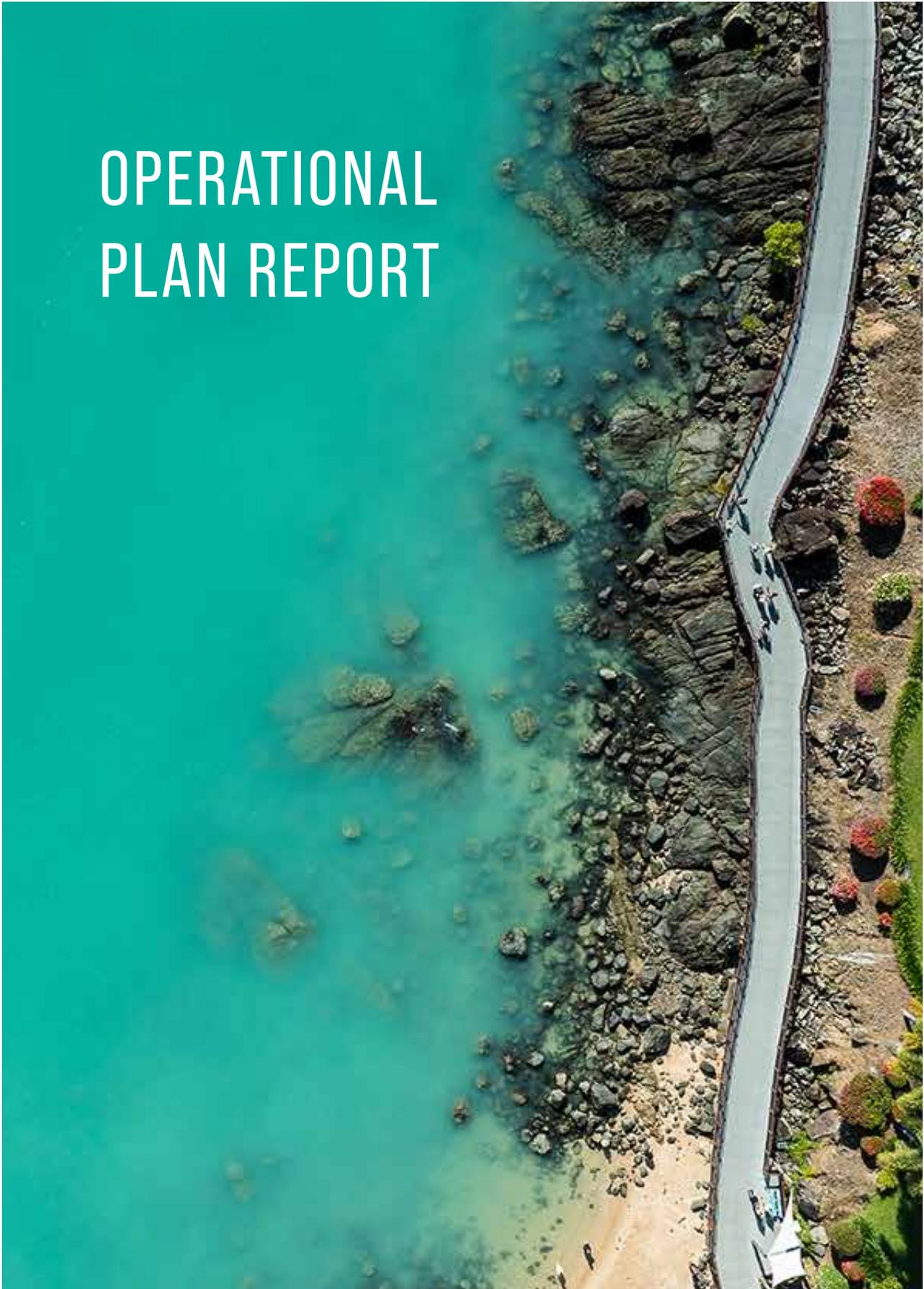
Capital Budget

The capital budget is delivered throughout the financial year and is highly dependent on weather and procurement of materials and services. The budget is based on Budget Review 1 adopted by Council at the Ordinary Meeting on 24 September and the forecasted timing of works at that point in time.

Commitments represent what is currently committed to spend by way of a contract or purchase order that has been issued with the expense not yet recognised until works are complete.



OPERATIONAL PLAN REPORT



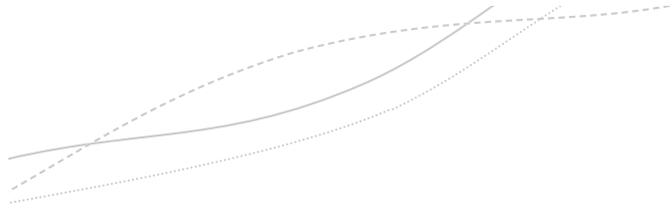
Quarter 1 Operational Plan Review



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
01	Our Community	Advocate for appropriate community services including Health, Aged Care and Education facilities for the region	Director Community Services and Facilitation	Not started	0%	Continue to seek relevant funding and opportunities
		Commence implementation of Whitsunday Sports Precinct Master Plan	Acting Director Capital Program and Network Planning	Progressing	20%	Stage 1 Precinct planning and design activity commenced to meet October 2027 funding timeframe
		Design and build Collinsville Community Hub as first stage of Showgrounds Masterplan	Acting Director Capital Program and Network Planning	Progressing	20%	Collinsville Community Hub design and construction progressing with Construction tender at market
		Develop Park Master Plan for Galbraith Park as part of the Cannonvale Community Hub Project	Director Infrastructure Services	Progressing	50%	Masterplan is underway with a short turnaround to meet reporting deadlines now that Community Hub options progressed sufficiently. Public consultation will occur end of this year with anticipated adoption of the Working Draft Master plan in early 2026
		Facilitate opportunities to enhance events, arts and culture	Director Community Services and Facilitation	Progressing	50%	Community Development Team conduct the above activity on a day to day basis



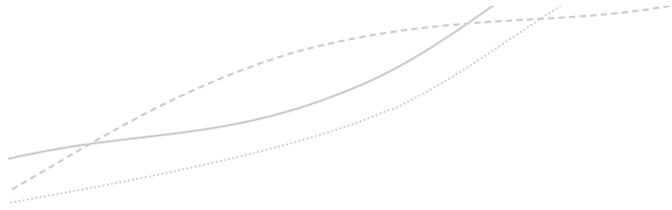
Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
01	Our Community	Finalise and adopt Collinsville Showgrounds Master Plan	Acting Director Capital Program and Network Planning	Completed	100%	Collinsville Showgrounds Precinct Masterplan adopted at September 2025 Council meeting - Resolution OM2025/09/24.9
		Finalise review of community grants, donations and sponsorships	Director Community Services and Facilitation	Progressing	50%	Presentation to be briefed to Council on 6 November
		Finalise Whitsunday Cemetery Strategy	Director Infrastructure Services	Progressing	95%	Working Draft Cemetery Strategy and Cemetery Master Plans prepared with an anticipated reporting to Council in December 2025
		Finalise Whitsunday Regional Library Strategy and business model and commence implementation	Director Community Services and Facilitation	Progressing	50%	Draft Strategy started. Combination of Customer Service and Library in Cannonvale will commence in January 2026 which will determine if the focus of the Strategy is correct and therefore may require an alternate approach
		Finalise Whitsunday Sports Precinct Master Plan	Director Community Services and Facilitation	Progressing	85%	Whitsunday Sport Precinct masterplan progressing for finalisation and adoption at December 2025 Council meeting



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
01	Our Community	Optimise use of the Proserpine Entertainment Centre in delivering arts and culture for the region	Director Community Services and Facilitation	Progressing	80%	Greater focus on hire of venue rather than buying shows in
		Preparation of new Aquatic Facilities Master Plan, including business model and approach	Director Community Services and Facilitation	Progressing	30%	Consultant engaged to action the Aquatic Strategy
02	Our Economy	Continue the development of the Whitsunday Coast Airport	Director Commercial Businesses	Progressing	20%	Stage one of WCA Master Plan underway. Staged approach commencing with Sewerage Treatment Plant upgrade to be completed by February 2026. Initial works undertaken on a modular expansion of the terminal to the west to hold an additional 400PAX. Planning stage of unrestricting of RPT Apron Bay 1
		Finalise Bowen Foreshore Master Plan and commence staged implementation	Chief Executive Officer	Progressing	95%	The Draft Master Plan has been prepared and will be presented to Council for adoption at the October 2025 OM
		Implement initiatives and projects from the Whitsunday Advocacy Plan and build partnerships with State and Federal Governments. e.g. Abbot Point SDA	Chief Executive Officer	Progressing	25%	First quarter initiatives identified in the Priorities Project document delivered include Residential Activation Fund, Bowen Developmental Road, Hamilton Plains



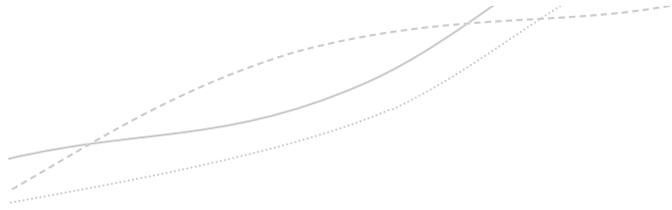
Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
02	Our Economy	Improve recreation vehicle services within the Whitsundays	Chief Executive Officer	Progressing	25%	This action has been assigned to the Director Commercial Businesses who has commenced working through possible business models
		Publish an investment prospectus to attract investment to the Whitsunday region across key industry sectors, and to support local businesses	Chief Executive Officer	Progressing	10%	Action has commenced with expected delivery in the third quarter of this financial year
		Refine the advocacy work of Council to ensure a regional voice for the Whitsundays	Chief Executive Officer	Progressing	25%	The Advocacy Advisory Group has been established and a new priority projects document is currently being produced
		Work collaboratively with Tourism Whitsundays and Bowen Tourism & Business to promote the Whitsunday Region as a destination of choice for tourism	Chief Executive Officer	Progressing	25%	First quarter progress report meetings held in October 2025
03	Our Environment	Advocate for support and funding for pest management initiatives across the region	Director Community Services and Facilitation	Progressing	25%	Gained \$160k grant funding for a feral deer control program for this financial year



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
03	Our Environment	Collaborate with partners to explore funding and initiatives to address the impacts of land uses on waterways to improve catchment management	Director Community Services and Facilitation	Progressing	25%	Participating in Healthy Rivers and Reef Partnership, the Reef Guardian Council Program, and in the Local Marine Advisory Committee. Continuing the commercial erosion and sediment control progresses
		Collaborate with stakeholders to advocate for improvements in the marine and wetland environment (e.g. Reef Discovery Centre Shute Harbour)	Director Commercial Businesses	Progressing	20%	Staff working with marina stakeholders to advocate for opportunities at Shute Harbour, including ongoing discussions with JCU to provide opportunity for ongoing marine and wetland improvements. Ministers and Department of State Development have been provided site visits during which time precinct plans and renders have been shared to continue discussions around the possible future opportunities at Shute Harbour
		Continue to deliver energy efficiency initiatives to Council buildings, facilities and fleet	Acting Director Corporate Services	Progressing	20%	Council is continuing to expand its fleet of hybrid light fleet as they are requirement to be replaced. Trialling of electric grass maintenance machinery has occurred with a purchase in future years. Assessment of building assets by a third party for the expansion of Councils already significant solar installation



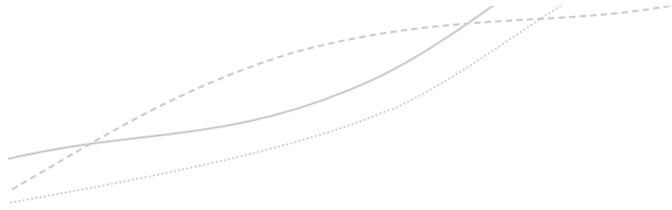
Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
03	Our Environment	Continue to promote waste education opportunities to reduce waste to landfill and improve recycling and reuse	Director Infrastructure Services	Progressing	25%	By nature this action is ongoing, and on target. The "Lets Get It Sorted" educational campaign has continued with great feedback from community. Bin auditing has also occurred
		Develop an Environmental Strategy to guide council's priorities and focused advocacy	Director Community Services and Facilitation	Progressing	25%	Formed Environmental Advisory Group. First meeting held, aiming to complete by April 2026
		Develop Waste Management Strategy and Waste Infrastructure Network Plan for implementation beyond 2025	Director Infrastructure Services	Progressing	15%	Consultancy brief and strategy requirements outline 75% complete. Accelerated effort required against this action required to bring back on track, but consultancy to be engaged as soon as possible to assist in drafting strategy and community consultation processes
		Finalise the Stormwater Management Plan	Director Infrastructure Services	Progressing	80%	Senior Stormwater Engineer has progressed Strategy to adoption by Council in August 2025. This was a significant milestone. Development of Management Plan to support the Strategy is continuing around business as usual as we deliver funded projects in 2025/26
		Review agricultural land uses to support sustainability of local industry - especially sugar cane	Director Regional Strategy and Planning	Progressing	20%	Continue working with Cane Growers and Wilmar to support sustainability of sugar cane



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
03	Our Environment	Support externally funded revegetation and urban tree planting efforts to enhance local environments and amenity	Director Infrastructure Services	Progressing	0%	There have been no applications nor external opportunities thus far. We have supported National Tree Day tree planting in July 2025
		Continue to progress the autonomy and independence of commercial businesses and refine business planning and reporting to the community	Director Commercial Businesses	Progressing	15%	Director of Commercial Businesses in discussions with QTIC to facility a business profit seminar for the directorate to deliver and drive the outcomes that are important to each individual department. Looking to occur over the coming 8-10 weeks
04	Our Council	Continue with safety system implementation to enhance safety outcomes	Chief Executive Officer	Progressing	5%	SMSS project kickoff meeting held with project team
		Develop and deliver a Customer Experience Strategy to enable customer centric service delivery which meets the community's changing needs, making it easier to contact and work with Council while providing quality outcomes consistently	Director Community Services and Facilitation	Progressing	50%	Draft strategy is being formulated from previous statistics and information



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
		Develop and deliver an Organisational Development Plan to drive efficiency and effectiveness outcomes (i.e. HR, ICT, Governance)	Chief Executive Officer	Progressing	80%	Draft Organisational Development Plan is being formulated
		Develop financial business plans for identified functions / operations of Council	Acting Director Corporate Services	Not started	0%	Structure of Financial Business Plans in development
04	Our Council	Implement procurement improvements that create organisational efficiencies and provide more opportunities for local business	Director Community Services and Facilitation	Progressing	40%	<p>In addition to the policy position of a 10% benefit to Local Suppliers the following actions are underway:</p> <p>Council has recently implemented a new Tender Portal tool. This online portal allows for local suppliers to be notified of public tenders via email and also enable them to be advised or GW3 Councils and State Government tenders who also use the portal.</p> <p>Council will host an annual Doing Business with Council session to allow for face to face communication to ask questions, skills training in tender drafting and system information.</p> <p>For the first time Council has also re-refresh its Trade Services panel which did not require existing panel members to re-apply but to confirm their details.</p> <p>Removing a whole tender process for those suppliers</p>



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
04	Our Council	Review and modernise Council's core technology systems and implement digital processes to enable contemporary and easier ways to access and interact with Council information and services, including Technology One Implementation	Acting Director Corporate Services	Progressing	10%	<p>ICT Strategy has been documented to provide a holistic approach to technology investments. Specifically ERP Briefing Report has been commissioned to provide an update of remediation actions of the current ERP Systems and Platforms. Progress has been made in technology upgrades to ECM (Document Management) and scope of works have been identified into Technology One's HR and Payroll improvements. These programs of works are actively been engaged with SME Partners for technology implementations.</p> <p>Workflow automation is in pilot for inwards facing forms such as Insurance (Due 2nd Quarter FY 25/26) and once the pilot has been completed a workflow automation plan will be developed for the wider council.</p> <p>External community services such as events and booking of council services and venues nearing final stages of implementation (November 2025) into one consolidated bookable solution across council</p>
		Review and update Council website to ensure adequate transparency, information and functionality for the community	Chief Executive Officer	Progressing	80%	Content review of Council's website and sub-sites have been completed, with content migration to new sites and sub-sites underway



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
04	Our Council	Update digital functionality with a focus on visitors and investors with a focus on digital citizens and online transactions	Acting Director Corporate Services	Progressing	10%	Investigating and researching digital services to coincide with the website uplift
05	Our Infrastructure	Advocate for improvements to the road networks including additional funding from State and Commonwealth Governments	Director Infrastructure Services	Progressing	25%	Council was successful under the Country Roads Connect program in securing \$18,934,793 towards the sealing of the Bowen Development Road
		Advocate to the State Government to deliver improvements to public boating facilities and parking	Director Infrastructure Services	Progressing	25%	Advocacy has continued for a new large capacity Boat Ramp at Shute Harbour, this project is listed on the TMR QTRIP portal as Project 3552018. Council officers continue to supply information to TMR on the project. The tripartite agreement for Molongle Creek is live and the obligations of the parties monitored. Dredging of the VMR boat ramp at Cannonvale is in planning stage. The Working Draft Master Plan for the Bowen Foreshore is to be reported in October 2026
		Commence Street Lighting audit using internal resources				Electrical audits have been completed for Airliebeach/Cannonvale to understand the cause of ongoing lighting issues. Solutions are now being developed concentrating on the Coastal Boardwalk and Foreshore solar lighting as well as pedestrian linkages between Cannonvale Beach and Jubilee Pocket. Airlie Main Street Crossings are also being addressed. Engagement with TMR and ERGON has occurred to address route lighting that is not functional but not under the control of Council. outcomes are anticipated.



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
05	Our Infrastructure	Continue to enhance disaster resilience, disaster management preparedness and recovery practices to ensure long term community benefits	Acting Director Capital Program and Network Planning	Progressing	25%	Disaster season readiness planning well underway with the “Get Ready” public campaign launch (10th October), and LDMG/LDCC Disaster Exercise (16th & 17th October) complete
		Continue to progress the Local Housing Action Plan, growth corridor, rural residential and cane land strategies	Director Regional Strategy and Planning	Progressing	25%	Cane Land Strategy being managed by ED. Rural Residential to go to Council in 2025 to set principles for RR growth areas. Work continues on Growth Corridor and LHAP
		Integrated Transport Strategy including service levels, road corridors within the Cannon Valley Growth Corridor and active transport priorities throughout the region	Director Infrastructure Services	Progressing	10%	Work had commenced however with the departure of key internal resources, external consultancy support will be required and procurement has commenced
		Waste Network Plan including precinct plans for key disposal sites, legacy site plans and network priorities	Director Infrastructure Services	Progressing	30%	Background work for precinct plans for key disposal sites largely complete. Further works scheduled to occur on formalising revised precinct plans for Landfill sites towards end of calendar year. Overall network plan still in progress, but (internal) background work largely complete



Reference	Operational Initiative	Action	Authorising Officer	Status	Progress	Comments
05	Our Infrastructure	Water and Waste Water Network Plan including identification of critical land and future infrastructure to service the growth corridors of Cannon Valley and Bowen South	Director Infrastructure Services	Progressing	5%	Water & Waste Water Network Plan - draft commenced - plans developed. Water & Waste Water Modelling Software Package - commenced tender preparation phase

Strategic Risk Alignment

Purpose:

To inform Council on how Whitsunday Regional Council's (WRC) strategic risks align with global megatrends and identify gaps for future planning. This activity represents Stage 1 of the review of Council's Risk environment.

Key Findings

- **Alignment with Global Risks:**

WRC's Strategic Risk Register and Corporate Plan broadly align with global priorities such as:

- Climate resilience (extreme weather, environmental degradation)
- Economic sustainability (financial sustainability, cost-of-living pressures)
- Technology and cybersecurity (ICT systems, AI risks)
- Community and social cohesion (stakeholder engagement, societal polarisation)

- **Identified Gaps:**

- Limited focus on geopolitical tensions and misinformation/disinformation.
- Emerging risks from rapid technological acceleration and AI ethics need stronger integration.
- Pandemic preparedness and health system vulnerabilities are under-represented.

Strategic Implications

- Strengthening alignment enhances resilience, supports sustainable development, and positions WRC as a forward-looking regional leader.
- Proactive risk governance supports compliance with the *Local Government Act* and Auditor-General recommendations on climate risk integration.
- Using risk management as a budget tool might lead to Council considering increased future budget allocations for:
 - Climate change mitigation
 - Digital infrastructure and cybersecurity
 - Community engagement and misinformation resilience

Planned actions – Q2

Attachment 11.1.2 Strategic Risk Alignment

1. Engage CEO, ELT, and Councillors through surveys and workshops to validate and refine strategic risks, especially ICT and procurement - Stage 2 of the review of Council's Risk environment.
2. Present an endorsed risk alignment report to the next Audit & Risk Committee meeting.

Strategic Priorities for Council

The highest priorities for Council in the future would be to address the following risks:

- Financial Sustainability & Economic Diversification
- Digital Transformation & Cybersecurity
- Community Engagement & Governance Integrity
- Climate Change & ESG Compliance
- Organisational Agility to Emerging Risks

11.2 – 20240509 – Request for Negotiated Decision Notice – Development Application for Development Permit for Reconfiguring of a Lot – One (1) Lot into Three (3) Lots - 4 Leeder Road, Preston – 75SP232141

MEETING DETAILS: Ordinary Council Meeting – Wednesday 26 November 2025

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

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

EXECUTIVE SUMMARY

On 26 September 2025, Council received a request for a negotiated decision notice in relation to a development permit for the Reconfiguration of a Lot - One (1) Lot into Three (3) Lots at 4 Leeder Road, Preston. The application was approved under delegation on 11 September 2025. The change representations have been lodged within the appeal period, seeking to remove the following conditions:

- Conditions 6.1-6.6 for the upgrade of Leeder Road and the widening of the existing pavement for the full frontage of the proposed development to the proposed driveway for Lot 2 to provide an unsealed carriageway width of 6 meters from the centre line of the road reserve.
- Condition 8.3 for provision of the water tank below ground or of non-combustible construction within proposed Lot 3 prior to sealing of the survey plan.

Conditions 6.1-6.6 for Leeder Road Upgrade

Proposed Lots 2 and 3 have frontage and access to Leeder Road, a rural local access road that has a formation of 5m in places and a pavement width of 4m along the lot frontage. The design of Leeder Road does not meet current standards in the Development Manual of the Planning Scheme for a rural local access road. To meet the current design standards, the formation of the Leeder Road must be upgraded to 8m formation width and to 6m pavement width (unsealed).

The applicant requested to remove the conditions for road upgrade based on a traffic volume calculation of 36 vehicle trips per day, the cost to upgrade the intersection of Leeder and Conway Road, and the previous Council decisions where conditions for road upgrades were not imposed.

The development will place additional vehicle movements on Leeder Road and therefore it is recommended to retain Conditions 6.1-6.6, which require the upgrade of Leeder Road to an 8m wide formation and 6m wide pavement (unsealed) consistent with Council's adopted standards.

Condition 8.3 for Below Ground or Non-Combustible Water Tank within Lot 3

The subject land is mapped within the high bushfire hazard area. The approved development does not have access to reticulated water supply. Therefore, to ensure the property can be defended from the bushfire hazard, the development was approved requiring construction of below ground or non-combustible water tanks.

The applicant requested to delete Condition 8.3 as proposed Lot 3 contains an existing lawfully established dwelling house and ancillary structures. According to the applicant's representations, there is no change to this dwelling house, its infrastructure or operation and the condition requiring the provision of an onsite water storage supply is not reasonable or acceptable.

The Reconfiguration of a Lot Code permits Council to assess a hazard against the whole property. It is recommended to retain Condition 8.3 to ensure that a water supply solely for fire-fighting purposes is available within proposed Lot 3. The condition directly responds to the identified high bushfire hazard and is supported by advice from Council's Natural Resource Management and Climate Unit on the critical need to have a dedicated onsite water supply available to defend the property in the event of a bushfire.

OFFICER'S RECOMMENDATION

That Council refuses the request for Negotiated Decision Notice for the Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots at 4 Leeder Road, Preston.

BACKGROUND

On 11 September 2025, a development application for development permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots at 4 Leeder Road, Preston described as Lot 75 SP 232141 was approved under delegation.

The subject Lot 75 is in the Rural Residential Zone and constrained by bushfire hazard overlay. The total area of the lot is 3.548ha and includes a dwelling house with ancillary buildings. The lot is bounded by Conway and Leeder Roads and has a formed access to Leeder Road.

Proposed Lot 1 has a frontage and access to Conway Road, a rural sub arterial road. Proposed Lots 2 and 3 have frontage and access to Leeder Road, a rural local access road that has a formation of 5m in places and a pavement width of 4m along the lot frontage. The design of Leeder Road does not meet current standards in the Planning Scheme for a rural local access road.

DISCUSSION/CURRENT ISSUE

Conditions 6.1-6.6 for Leeder Road Upgrade

Proposed Lots 2 and 3 have frontage and access to Leeder Road that does not meet current standards in the Development Manual of the Planning Scheme for a rural local access road. The development was conditioned to upgrade Leeder Road to an 8m formation width and to a 6m pavement width (unsealed).

The applicant requested to remove the conditions for road upgrade based on data for the traffic volume of 36 vehicles per day being significantly below 100 vehicles expected to be serviced by a rural local access road.

Leeder Road services 9 lots, seven out of those lots have direct access to the formed part of the road. The approved development will result in an increased number of lots serviced by Leeder Road and an increase in vehicle trips per day.

Therefore, Conditions 6.1-6.6 for an upgrade of Leeder Road in accordance with the hierarchy characteristics in DP1: Development principles of PSP SC6.8 WRC Development Manual should be retained to facilitate safety and efficiency of the road.

Condition 8.3 for Below Ground or Non-Combustible Water Tank within Lot 3

The site is subject to a high bushfire hazard risk, Potential Impact Buffer and Fire Danger Index (58). The existing dwelling is constructed within the mapped bushfire hazard area and is located within 30m from the riparian vegetation in the southern part of the proposed Lot 3. The subject site does not have access to a reticulated water supply. To ensure compliance with acceptable outcome AO13.1 in the Bushfire Hazard Overlay Code, the development was approved subject to Condition 8.3 for the construction of below ground or non-combustible water tank within proposed Lot 3.

The applicant requested to delete Condition 8.3 because proposed Lot 3 contains an existing lawfully established dwelling house and ancillary structures, and there is no change to this dwelling or its infrastructure and operations.

The proposed Lot 3 is part of the approved subdivision, and condition 8.3 for below ground or non-combustible water tank is imposed to ensure that a water supply solely for fire-fighting purposes is available. Therefore, condition 8.3 should be retained.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council from refusal of the request. However, should the applicant appeal the decision Council may incur legal costs.

An approval of this request may result in responsibility for future upgrade of the Leeder Road at full cost to Council.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Manager Natural Resources Management and Climate
Environmental Officer

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

The decision may be appealed by the applicant in the Planning and Environment Court of Queensland.

STRATEGIC IMPACTS

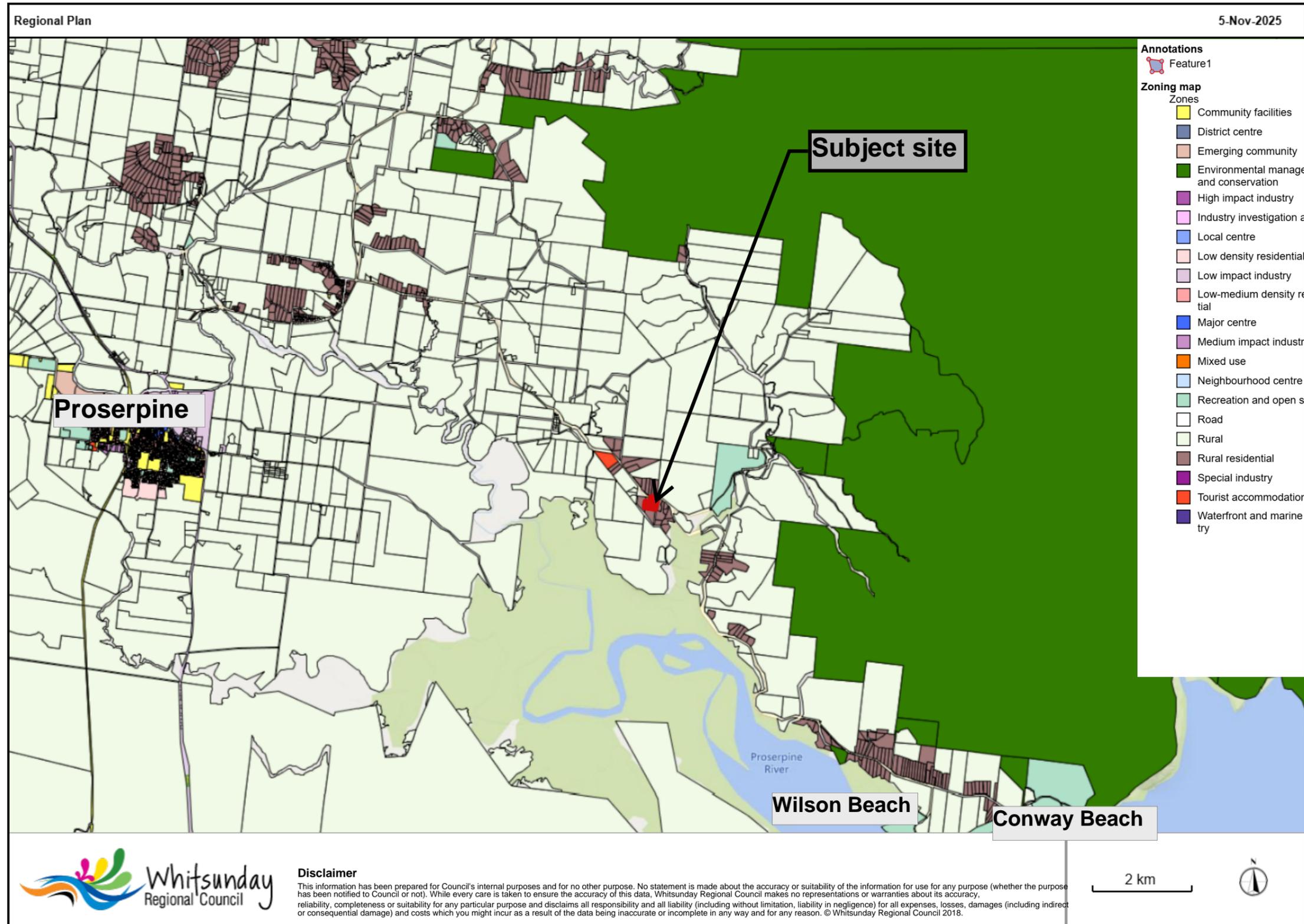
Corporate Plan Reference:

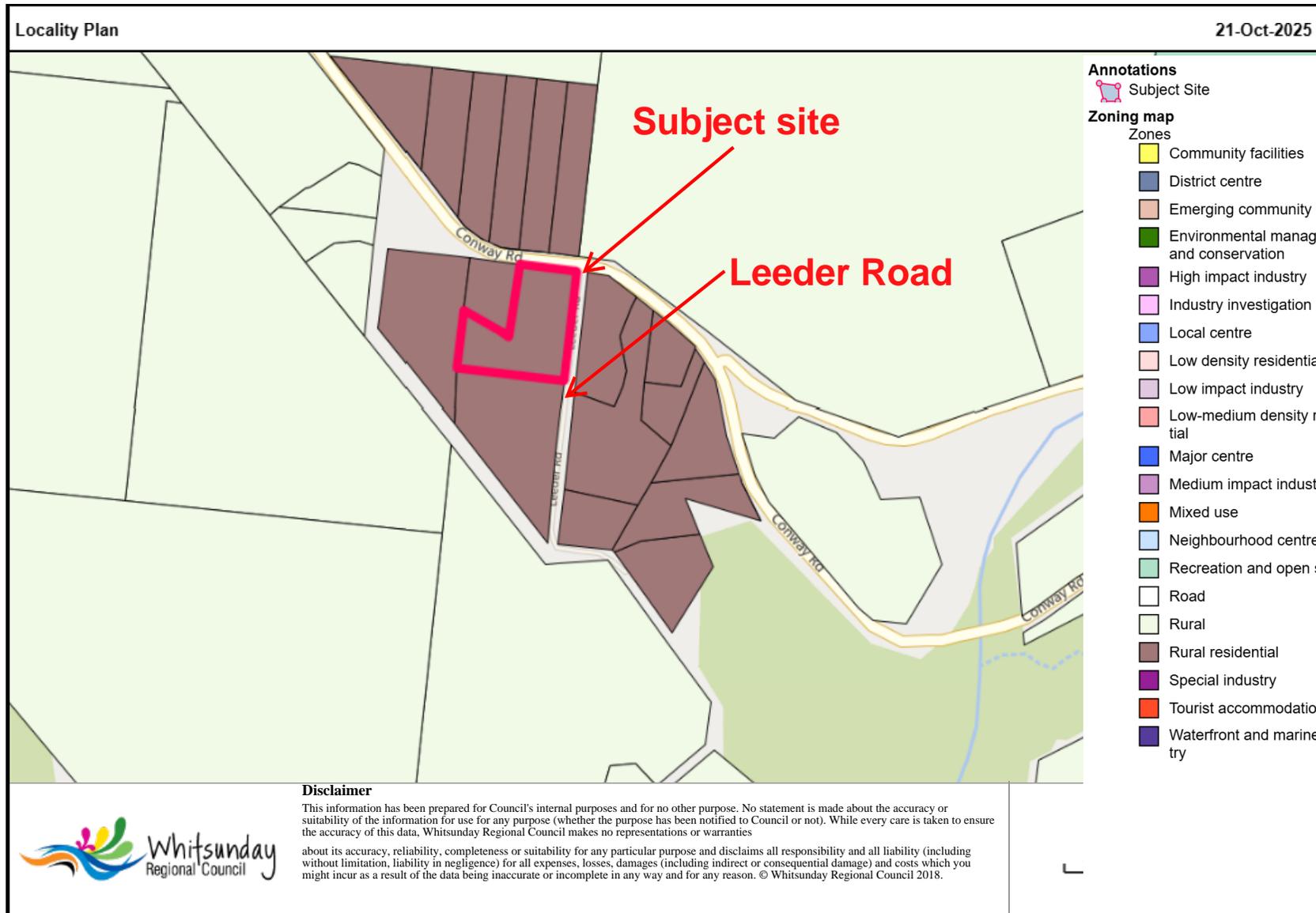
Support the future planning and sustainability of regional key industries.

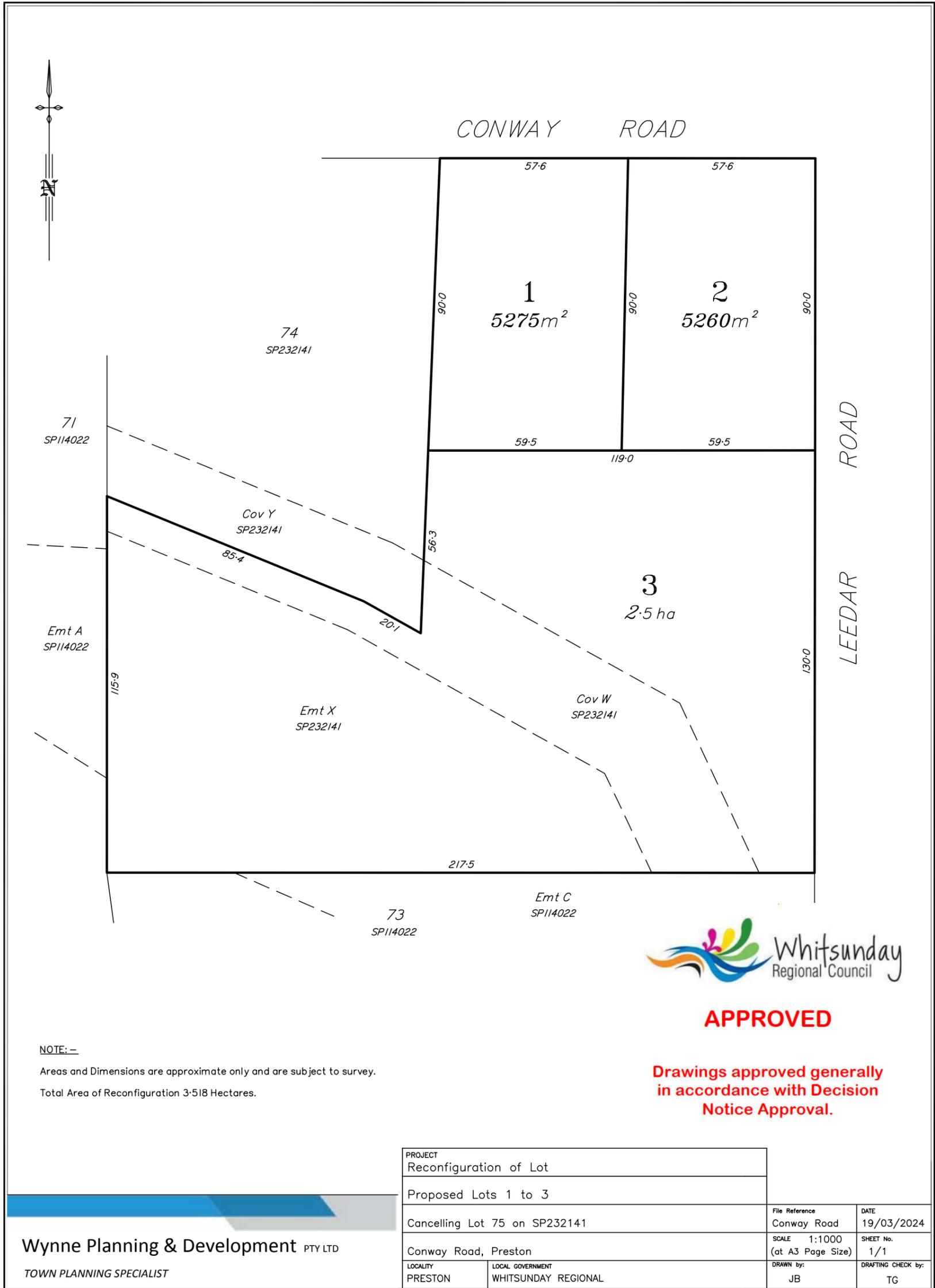
Build resilience and strengthen the capacity of our community to withstand natural disasters.
Enhance equitable access and user safety of our public infrastructure and networks.

ATTACHMENTS

1. Regional Plan [11.2.1 - 1 page]
2. Locality Plan [11.2.2 - 1 page]
3. Approved Plan of Subdivision [11.2.3 - 1 page]
4. Decision Notice [11.2.4 - 124 pages]







APPROVED

**Drawings approved generally
in accordance with Decision
Notice Approval.**

NOTE: -

Areas and Dimensions are approximate only and are subject to survey.
Total Area of Reconfiguration 3.518 Hectares.

Wynne Planning & Development PTY LTD
TOWN PLANNING SPECIALIST

PROJECT Reconfiguration of Lot		File Reference Conway Road	DATE 19/03/2024
Proposed Lots 1 to 3		SCALE 1:1000 (at A3 Page Size)	SHEET No. 1/1
Cancelling Lot 75 on SP232141		DRAWN by: JB	DRAFTING CHECK by: TG
LOCALITY PRESTON	LOCAL GOVERNMENT WHITSUNDAY REGIONAL		



Our Reference: 20240509
Contact Officer: Shokhida Safarova
Officer Direct Line: 07 4945 0278

Correspondence:
Chief Executive Officer,
Whitsunday Regional Council,
PO Box 104, Proserpine QLD 4800
P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

11 September 2025

Brad Lindsay
C/- Wynne Planning & Development Pty Ltd
Shop 5 Deicke Arcade
38 Main Street
PROSERPINE QLD 4800

Dear Sir/Madam

DECISION NOTICE – APPROVAL (WITH CONDITIONS)

(Given under section 63 of the *Planning Act 2016*)

Whitsunday Regional Council wish to advise that on 10 September 2025 the development application described below was approved.

Application details

Application number: 20240509
Approval sought: DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT - ONE (1) LOT INTO THREE (3) LOTS

Location details

Street address: 4 Leeder Road PRESTON
Real property description: L: 75 SP: 232141 T: EMT X & COV W

Decision

Date of decision: 10 September 2025

Decision details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

Development permit: Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots

Conditions

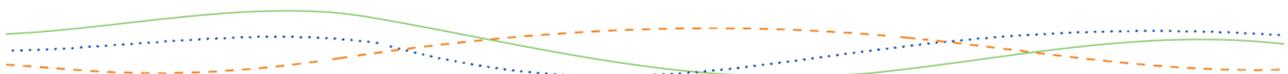
This approval is subject to the conditions in Attachment 1.

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



Referral Agency

The referral agencies for this application are:
nil

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works;
 1. Roadworks;
 2. Erosion Prevention and Sediment Control.

Properly made submissions

Not applicable—No part of the application required public notification.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- The refusal of all or part of the development application
- A provision of the development approval
- The decision to give a preliminary approval when a development permit was applied for
- A deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- Any part of the development application that required impact assessment
- A variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

A copy of the relevant appeal provisions are attached.

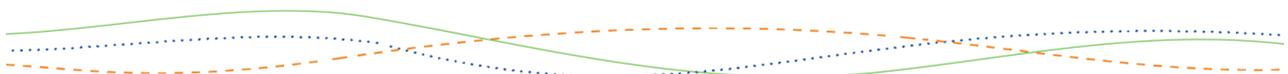
To stay informed about any appeal proceedings which may relate to this decision, visit: <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>

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



Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of Planning Act 2016

- For reconfiguring a lot This approval lapses if a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to a local government for approval is not given within 4 years.

Should you require any further information, please contact C Yong directly on 07 4945 0231 or info@wrc.qld.gov.au.

Yours faithfully



Matthew Twomey
Manager Development Assessment

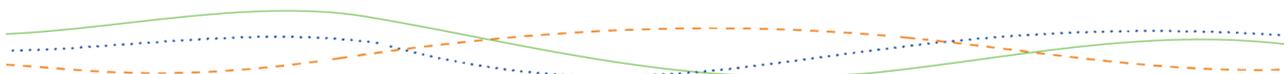
- enc Attachment 1—Assessment manager conditions
 Attachment 2 – Appeal provisions
 Approved plans, documents and specifications
 Infrastructure Charges Notice
 Statement of Reasons

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





**Attachment 1 – Part 1
Assessment Manager Conditions
Whitsunday Regional Council**

PLANNING ACT 2016

**DEVELOPMENT APPLICATION FOR DEVELOPMENT APPLICATION FOR DEVELOPMENT
PERMIT FOR RECONFIGURATION OF A LOT - ONE (1) LOT INTO THREE (3) LOTS, 4
LEEDER ROAD PRESTON, L: 75 SP: 232141 T: EMT X & COV W**

1.0 ADMINISTRATION

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

Plan/Document Name	Prepared By	Plan Number	Dated
Reconfiguration of Lot Plan – Proposed Lots 1 to 3	Applicant	N/A Sheet 1/1	19/03/2024
Proposed Driveways Layouts	Paradise Engineering	202515-2-A	15/07/2025
Bushfire Hazard Assessment	Applicant	N/A	18/04/2024
Flood Assessment Report	Stormwater Consulting	J11879 v1.0	30/06/2025
Effluent Feasibility Study	Graychurch Industries Pty Ltd	J -120624	05/08/2024

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

- Operational Works:
 - Erosion Prevention and Sediment Control;
 - Road works.

1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.4 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan or commencement of the use, whichever is the sooner.

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



2.0 WATER INFRASTRUCTURE

- 2.1 Design and construct a potable water supply to proposed Lots 1 and 2 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detailed design at future building application stage.

3.0 ON SITE EFFLUENT DISPOSAL

- 3.1 At future building application stage, the applicant is to Design and Construct an on-site sewerage treatment system to proposed Lots 1 and 2. Such work must be in accordance with Council's Planning Scheme applicable at the time and Queensland Plumbing and Wastewater code. The applicant will be required to supply a detailed site-specific Wastewater Report at building stage that complies with AS 1547:2012 and the Queensland Plumbing and Wastewater Code Version 1:2019. The Effluent Feasibility Study by Subtest should be noted at future building stage.

4.0 STORMWATER AND FLOODING

- 4.1 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
- 4.2 The developed flows from the land must be drained to a lawful point of discharge prior to signing of the Survey Plans. Easements for this purpose must be provided over all land from the development to the lawful point of discharge.
- 4.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (current at the time of development).
- 4.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.

5.0 ACCESS AND PARKING

- 5.1 A Road Works permit must be obtained prior to commencement of work for the external access on site.
- 5.2 The external access to Lots 1 and 2 must be constructed in accordance with the Approved Road Works permit prior to the commencement of use or signing of the Survey Plans.

6.0 ROADWORKS

- 6.1 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.
- 6.2 Any application for Operational Works (Roadworks) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.3 The applicant must design and construct the widening of the existing pavement in Leeder Road for the full frontage of the proposed development to the proposed driveway for Lot 2 so as to provide a unsealed carriageway width of 6 meters from the centre line of the road reserve so as to achieve the Roadway Classification of Rural Local Access and formation width of 8 meters as detailed in Table D1.3 of Council's Development Manual (current at the time of development) prior to commencement of use of the site.
- 6.4 The proposed Streets/Roads shall be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.3 of Council's Development Manual. The design criteria must as a minimum be as follows:

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



Rural Local Access

Pavement Width	-	6m
Formation	-	8m
Surface	-	Unsealed
Shoulders	-	1m

- 6.4 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).
- 6.5 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Council's Development Manual.
- 6.6 At completion of construction and prior to Signing of Plan of Survey, the Supervising Engineer must provide certification to Council that all construction complies with this Decision Notice and Council's Development Manual.

7.0 ELECTRICITY AND TELECOMMUNICATIONS

- 7.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
 - (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or
 - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received, and the connection will be completed at a date in the future.
- 7.2 If low-voltage electricity supply is unavailable to the newly created lots then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to signing of the survey plan.

8.0 BUSHFIRE PROTECTION PLAN

- 8.1 The Bushfire Management Plan (BMP) by Wynne Planning and Development dated 18 April 2024 be noted at future building application stage for Proposed Lots 1 and 2.
- 8.2 Prior to sealing the plan of survey for Proposed Lot 3, a 3m wide and 62m long fire control line to be established along the southern lot boundary. All vegetation at high risk of bushfire (saplings, grasses, branches and leaves) is to be removed within the control line.
- 8.3 Prior to sealing the plan of survey for Proposed Lot 3, one tank that is below ground or of non-combustible construction is located within 10 meters of each Class 1, 2, 3 or 4 building is to be provided as follows:
 - a) a take-off connection from the tank that is at a level that allows static water supply of 10,000 litres to be dedicated for firefighting purposes;
 - b) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
 - c) fire brigade tank fittings (50mm ball valve & male camlock coupling);
 - d) above ground water pipes, where fittings are metal; and
 - e) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.

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



- 8.4 At future building application stage for Proposed Lots 1 and 2, one tank that is below ground or of non-combustible construction is located within 10 meters of each Class 1, 2, 3 or 4 building is to be provided as follows:
- a) a take-off connection from the tank that is at a level that allows static water supply of 10,000 litres to be dedicated for firefighting purposes;
 - b) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
 - c) fire brigade tank fittings (50mm ball valve & male camlock coupling);
 - d) above ground water pipes, where fittings are metal; and
 - e) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.

9.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 9.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 9.2 The Erosion Prevention and Sediment Control Plan must be prepared in accordance with Council's Development Manual and best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 9.3 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g., turfed, concreted).
- 9.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.
- 9.6 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

10.0 MAINTENANCE VALUATION

- 10.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$48.00 per lot.

11.0 MISCELLANEOUS

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

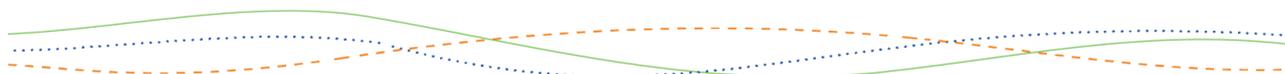
The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au

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



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

12.0 ADVISORY NOTES

12.1 Hours of work

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

12.2 Dust Control

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

12.3 Sedimentation Control

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

12.4 Noise During Construction and Noise in General

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

12.5 General Safety of Public During Construction

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

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

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



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

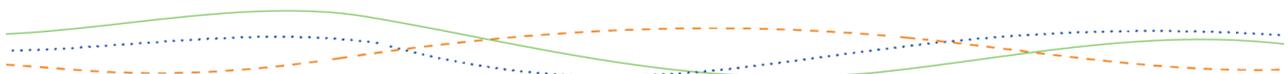
- 12.6 Enquiries relating to the aforementioned conditions should be directed to the Development Services Directorate who will direct the enquiry to the relevant officer.

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

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





Attachment 2 – PA Extract

Appeal Rights

PLANNING ACT 2016

The following is an extract from the *Planning Act* (Chapter 6, Part 1).

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states— (a) matters that may be appealed to— (i) either a tribunal or the P&E Court; or (ii) only a tribunal; or (iii) only the P&E Court; and (b) the person— (i) who may appeal a matter (the appellant); and (ii) who is a respondent in an appeal of the matter; and (iii) who is a co-respondent in an appeal of the matter; and (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The appeal period is— (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about— (a) the adopted charge itself; or (b) for a decision about an offset or refund— (i) the establishment cost of trunk infrastructure identified in a LGIP; or (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that— (a) is in the approved form; and (b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to— (a) the respondent for the appeal; and (b) each co-respondent for the appeal; and (c) for an appeal about a

development application under schedule 1, table 1, item 1— each principal submitter for the development application; and (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and (f) for an appeal to the P&E Court—the chief executive; and (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The service period is— (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or (b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section— decision includes— (a) conduct engaged in for the purpose of making a decision; and (b) other conduct that relates to the making of a decision; and (c) the making of a decision or the failure to make a decision; and (d) a purported decision; and (e) a deemed refusal. non-appealable, for a decision or matter, means the decision or matter— (a) is final and conclusive; and (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

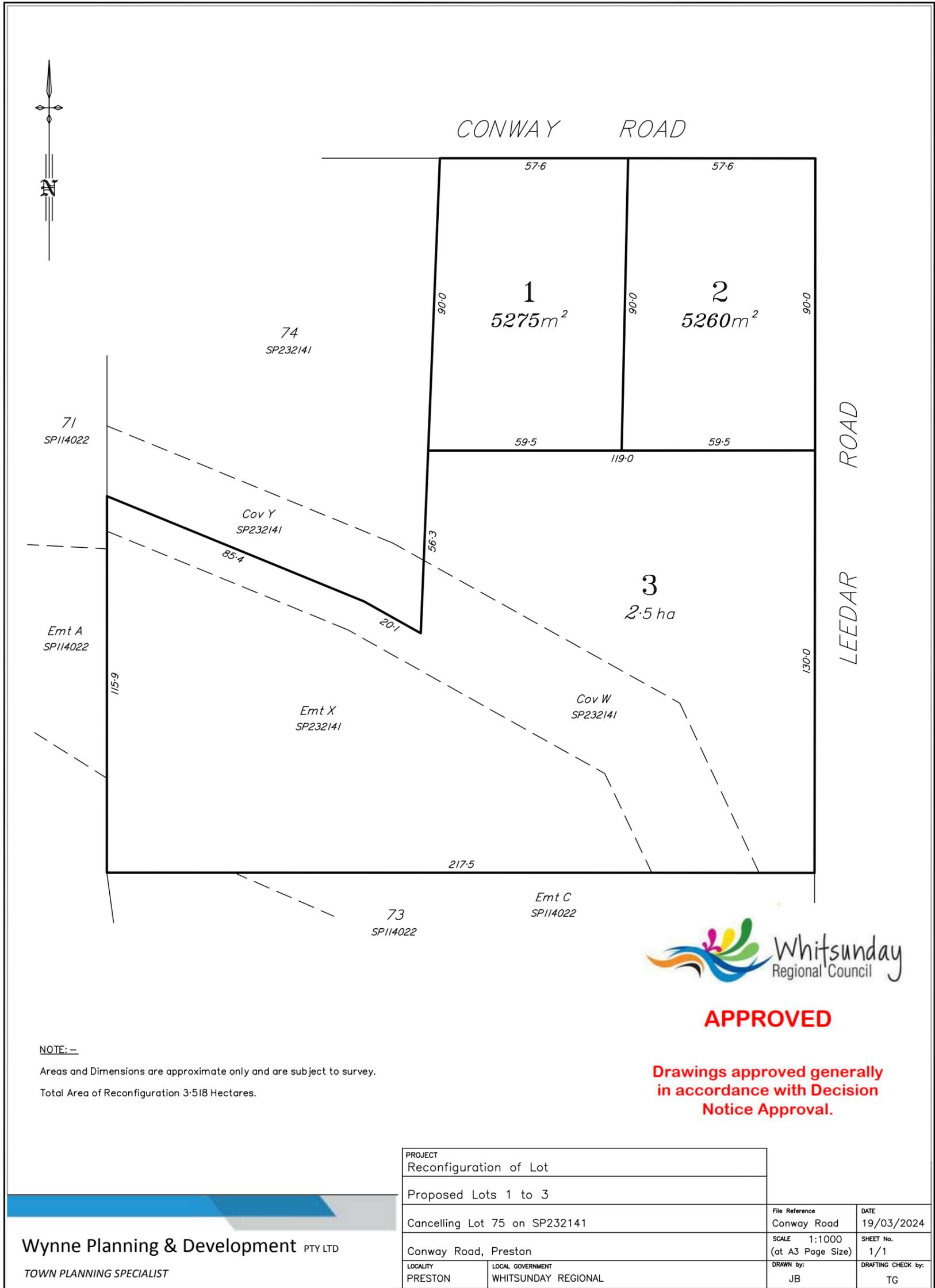
(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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



APPROVED

Drawings approved generally in accordance with Decision Notice Approval.

NOTE: -
 Areas and Dimensions are approximate only and are subject to survey.
 Total Area of Reconfiguration 3.518 Hectares.

Wynne Planning & Development PTY LTD
 TOWN PLANNING SPECIALIST

PROJECT Reconfiguration of Lot		File Reference Conway Road	DATE 19/03/2024
Proposed Lots 1 to 3		SCALE 1:1000 (at A3 Page Size)	SHEET No. 1/1
Cancelling Lot 75 on SP232141		DRAWN by: JB	DRAFTING CHECK by: TG
LOCALITY PRESTON	LOCAL GOVERNMENT WHITSUNDAY REGIONAL		

Wynne Planning & Development PTY LTD
TOWN PLANNING SPECIALIST

**Bushfire Hazard Assessment - Subdivision -
Whitsunday Regional Council.**

Report Date:	18/04/2024
Assessment Date:	11/04/2024
Client:	Brad Lindsay
Street Address:	4 Leeder Road,
Locality:	Preston
Real Property Description:	Lot 75 SP232141
Zone Description:	Rural Residential
Lot Size:	3.55 ha
Local Authority:	Whitsunday Regional Council
Development Description:	ROL – One (1) Lot into Three (3) Lots
BCA Building Class:	N/A
Building Works Description:	N/A



APPROVED

**Drawings approved generally
in accordance with Decision
Notice Approval.**

Telephone: (07) 4945 1976
Email: info@wynneplanninganddevelopment.com
Address: Shop 5 Deickie Arcade, 38 Main Street, Proserpine Qld 4800

Table of Contents

1.	Introduction	3
1.1	Aims and Objectives	3
1.2	Assumptions and Limitations	3
1.3	Description of Site and Surrounds.....	4
1.3.1	Location.....	4
2.	Bushfire hazard assessment.....	5
2.1	Stage 1 Reliability Assessment	5
2.1.1	Bushfire Hazard Overlays	5
2.1.2	Relevant site constraints mapping	7
2.1.3	Site Characteristics	8
2.1.4	Access and Evacuation Routes	11
2.1.5	Climate	11
2.1.6	Implication of Topography and Aspect on this Site	12
2.2	Stage 2 – Hazard Assessment	14
2.2.1	SPP Fireline Intensity Class Validation and FFDI	14
2.2.2	Identification of Vegetation hazard class and slope	16
2.2.2.1	Vegetation Hazard Class – Open Forests/ Woodlands Grassy.....	18
2.2.2.2	Vegetation Hazard Class 1 – Melaleuca communities.....	18
2.2.2.3	Vegetation Hazard Class and Slope.....	18
2.3	Stage 3 – Separation and radiant heat exposure	19
2.3.1	Asset Protection Zone	21
3.	Whitsunday Regional Council Planning Scheme	22
4.	Ongoing Maintenance and Preparation for Bushfire.....	27
1.1.1	Preparation for the Bushfire Season	27
4.1	Bushfire Survival Plan.....	28
4.2	Performance Monitoring and Review.....	28
5.	Conclusion.....	29
	APPENDIX A – Regional Ecosystem Map.....	30
	APPENDIX B – Photos.....	31

1. Introduction

Brad Lindsay (the applicant) is seeking a development approval for a subdivision. The property (the site) is described as Lot 75 SP232141, 4 Leeder Road, Preston which is on the southern side of Conway Road and the western side of Leeder Road in the locality of Preston. The subject site is within the Whitsunday Regional Council (WRC) area.

This Bushfire Management Plan (BMP) has been developed to address the WRC Planning Scheme. This BMP will support the Development Application (DA) and consider the following:

- The Natural Hazards Overlay Code for Bushfire Hazard – Whitsunday Regional Council (WRC) Planning Scheme July 2017 Version 3.6
- “Bushfire Resilient Communities: Technical Reference Guide for the State Planning Policy State Interest for Natural Hazards, Risks and Resilience – Bushfires”, QLD Fire and Emergency Services, October 2019
- Leonard, J., Newnham, G., Opie, K., and Blanche, R. (2014) A new methodology for state-wide mapping of bushfire-prone areas in Queensland. CSIRO, Australia.
- Is specific to the proposed development

1.1 Aims and Objectives

The aim of this BMP is to provide a framework to assist the applicant in mitigating bushfire risk and its effects on life, property, and the surrounding environment. The following objectives have been identified to meet the aim of the BMP:

- Identify potential bushfire risks at the subject site and surrounds.
- Analyse and evaluate the risks to determine appropriate risk treatment options; and
- Prioritise treatment options to mitigate the bushfire risk and its effect on life, property, and the environment

1.2 Assumptions and Limitations

The following assumptions and limitations apply to this management plan:

- This BMP is not an emergency or evacuation plan
- It is the responsibility of the resident/s of the proposed Lots to work together and undertake fire management which is in the interest of all relevant stakeholders and the natural environment.
- At the time of writing this report, the final structure locations, water sources, access, and egress routes had not been determined.

WRC has published a Community Bushfire Management Plan: Preston (South), Proserpine in 2019. This plan is not statutory but nevertheless provides direction as to when planned burns should be conducted at the community level.

1.3 Description of Site and Surrounds

1.3.1 Location

The proposed subdivision is located within the Whitsunday Regional Council, on Leeder Road, Preston and is described as Lot 75 SP232141. The diagram below outlines the proposed lot arrangements.



Figure 1 Proposed lots

The proposed development is for a subdivision one into three and will necessitate compliance with under the WRC Planning Scheme Bushfire Hazard Overlay Code, with the following benchmarks for assessable development for ROL:

- PO1/PO2 – Reconfiguring a Lot – Where creating lots of more than 2000 sqm – of Table 8.2.6.3.1 Benchmarks for accepted and assessable development
- PO9 - Reconfiguring a lot – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided - of Table 8.2.6.3.1 Benchmarks for accepted and assessable development
- PO17 - Where involving an asset protection zone - of Table 8.2.6.3.1 Benchmarks for accepted and assessable development

2. Bushfire hazard assessment

The Bushfire Resilient Communities Technical Reference Guide (BRC 2019) describes the bushfire hazard assessment methodology over three stages:

- Stage 1 – Reliability assessment;
- Stage 2 – Hazard assessment; and
- Stage 3 – Separation and radiant heat exposure.

The below discuss the three stages.

2.1 Stage 1 Reliability Assessment

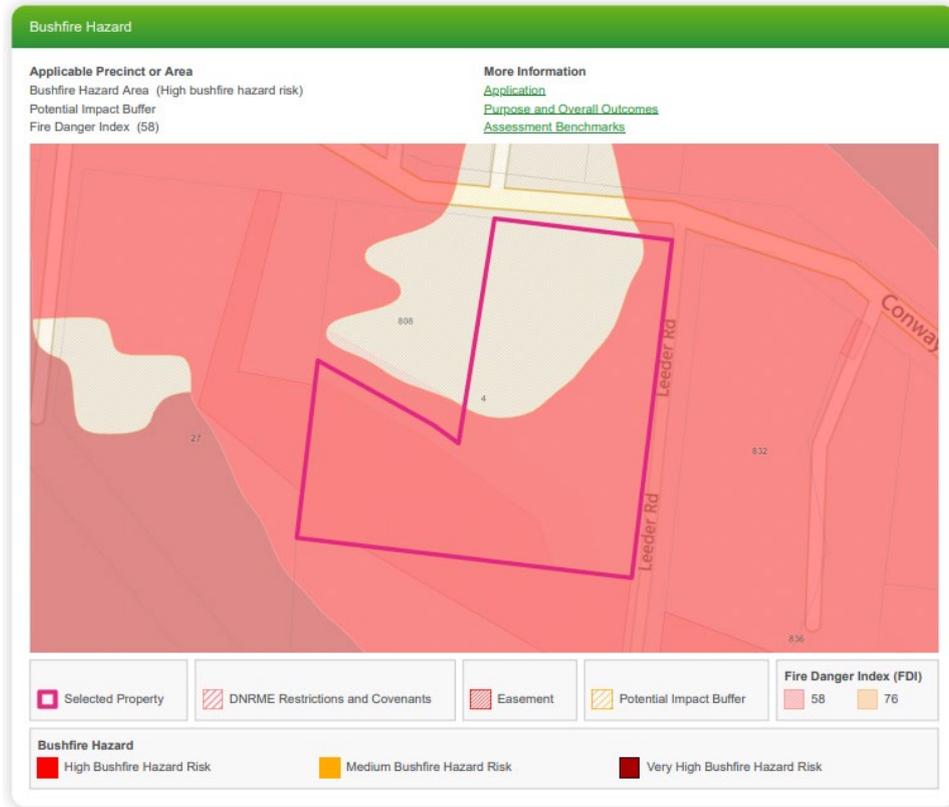
The purpose of the Reliability assessment is to verify the reliability of existing bushfire prone area mapping and streamlining the detailed BHA process.

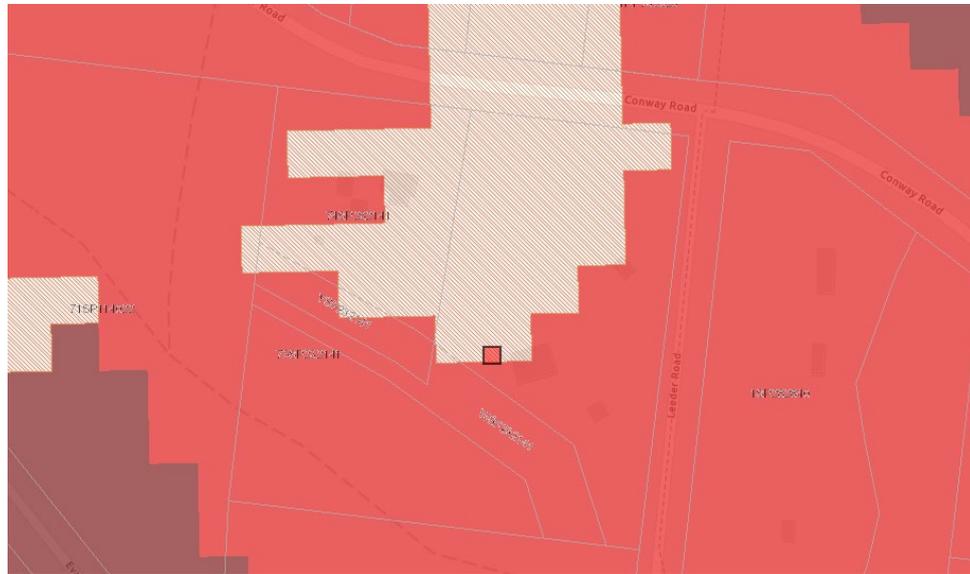
The following information was taken into account for the reliability study:

- Planning Scheme and State mapping
- Aerial photography
- Regional Ecosystem and BVG State mapping
- Contours from Queensland Globe
- Wind prevalence
- On-site observations (site visit dated 11/04/2024)

2.1.1 Bushfire Hazard Overlays

Figure 2: Bushfire Risk Overlay (Whitsunday Regional Council)





Legend

- Cadastral (10k)**
- Cadastral (10k)
- Bushfire prone area**
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

Figure 3 State Planning Policy Bushfire Hazard Overlay

The Whitsunday Regional Council bushfire hazard overlay identifies bushfire hazard risks ranging from high to buffer area bushfire risk. The State Planning Policy SPP Natural Hazard risk mapping identifies a range of bushfire risks from potential buffers to High Risk. The SPP and Council mapping are essentially the same. Except that the Council mapping excludes the dwelling area on the adjoining lot.

2.1.2 Relevant site constraints mapping

There are a number of site constraints that are mapped for the site, and which have been considered for the reliability assessment. Those are illustrated below:

Figure 4: Site location and waterways, covenant and easement (source: QGlobe)



There is a waterway Category 1 at the rear of the property which is covered by a covenant and easement.

2.1.3 Site Characteristics

The site is also partly located within the Biodiversity Overlay as per below:

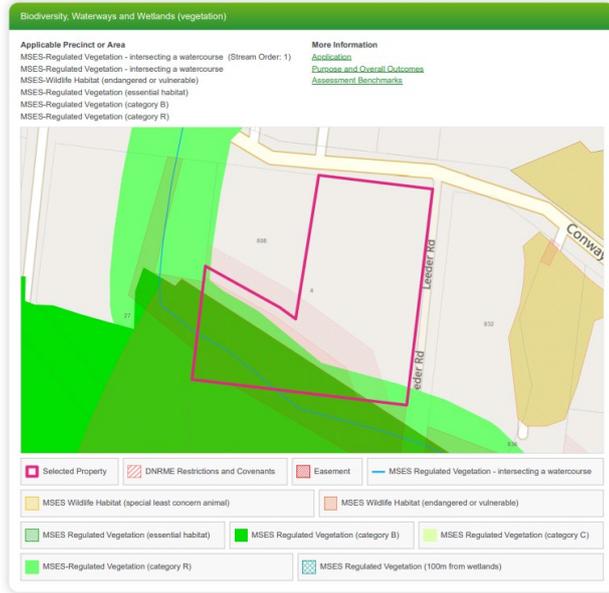


Figure 5: Biodiversity, Waterways and Wetland Overlay (Vegetation) - (Source: Whitsunday Regional Council)

There is an existing building located on the northern side of the property on an elevated plateau.
The site contours are as follows:

	Corymbia clarksoniana (grey bloodwood) (or C. novoguineensis or C. intermedia (pink bloodwood) or C. polycarpa (long-fruited bloodwood)) frequently with Erythrophleum chlorostachys (red ironwood) or Eucalyptus platyphylla (poplar gum) predominantly on coastal sandplains and alluvia.				
--	---	--	--	--	--

¹ Source: Bushfire Resilient Communities: Technical Reference Guide for the State Planning Policy State Interest – Natural Hazards, Risk and Resilience – Bushfire” – October 2019, QLD Fire and Emergency Services. And Source: Leonard, J., Newnham, G., Opie, K., and Blanche, R. (2014) A new methodology for state-wide mapping of bushfire prone areas in Queensland. CSIRO, Australia.

RE’s are as per below:

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
8.3.5	Of concern	B	0.80	Eucalyptus platyphylla and/or Lophostemon suaveolens and/or Corymbia clarksoniana woodland on alluvial plains	Sparse
8.3.5	Of concern	R	0.32	Eucalyptus platyphylla and/or Lophostemon suaveolens and/or Corymbia clarksoniana woodland on alluvial plains	Sparse
non-rem	None	X	2.41	None	None

The site was ground thruthed and further discussions about the vegetation can be found below in the report. In general, the frontage of the lot is mostly cleared with some planted species. The rear of the lot contains the covenant and the easement, and the vegetation consists of a riparian corridor with some Melaleucas.

2.1.4 Access and Evacuation Routes

The site is accessed via Conway Road which is a sealed road. Conway Road traverses a rolling hill landscape with farmland and vegetation particularly, in the upper stretch of the hills. Leeder Road and the driveway to the property are unsealed.

2.1.5 Climate

Local climatic conditions have a significant role in bushfire behaviour. The bushfire season in the Mackay/Whitsunday area extends from mid to late winter to early summer. The period of greatest danger is typically in late winter/early spring following a dry winter preceded by a wet summer in which there has been abundant growth.

The climate is sub-tropical with hot summers and warm winters. The mean maximum summer temperatures (November to February) reach 36.8 (December) with occasional extreme temperatures reaching the low to mid 40's. Average minimum temperatures range from 3.1 to 4.1 from July to August. The area experiences a year-round warm tropical climate with a mean maximum annual temperature of 28.8 degrees Celsius.

The tropical wet season occurs from January to March when days can be humid, and the summer heat is broken by tropical showers. The region receives an average of 1428mm of rain annually with the heaviest falls generally occurring in January and February while minimum rain is recorded from July to September which ranges from a mean of 18mm to 24.2mm.

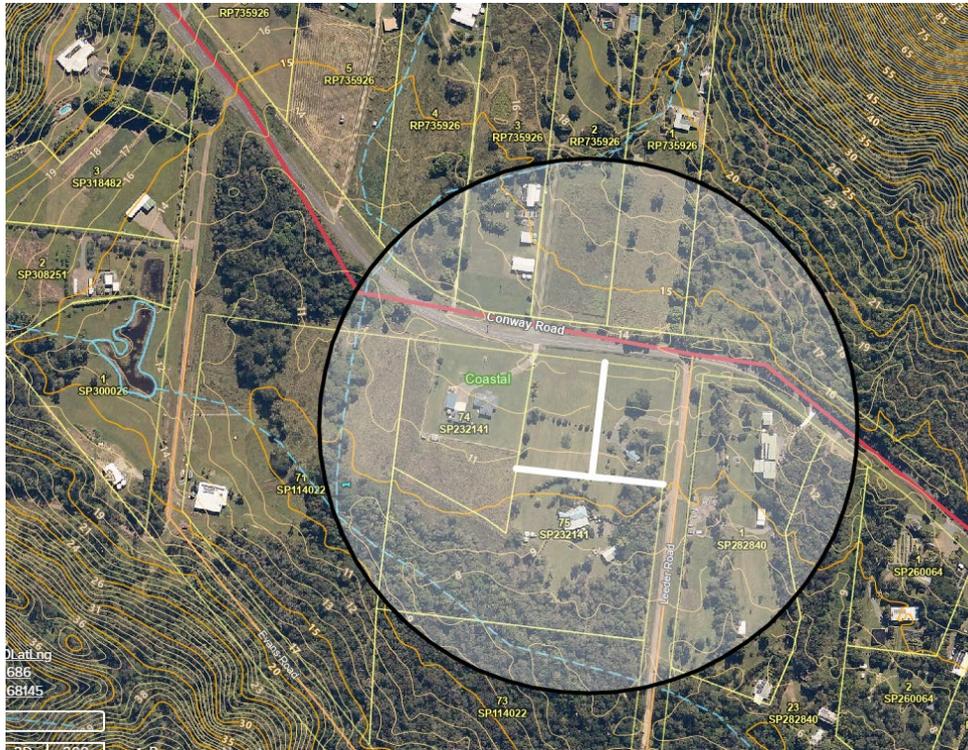
These weather conditions encourage rapid vegetation growth during summer months, resulting in high available fuel loads and a significant fuel hazard. Weather conditions that typically fuel fires are high temperatures, high wind speeds, and low relative humidity. These three factors have a direct relationship with fuel moisture content, greatly affecting the rate of spread and intensity.

2.1.6 Implication of Topography and Aspect on this Site

The site is part of the rolling hills type of landscape with the building pad located on the highest part of the property.

Slopes are as per below:

Figure 7: Relevant slope – within 150 m (black circle) of proposed new lots (shown in white) (contours from QGlobe – 10 m)



The property levels are between RL. 8 and 13 m with the lower side being located at the rear of the existing allotment near the riparian corridor. The remainder of the site is flat with the more elevated area is near the road to the south.

The following relevant slopes are present on site:

Direction	Distance to significant veg	Significant Veg width (within 150 m of development)	Slope under veg in degree	Slope to veg in degree	Slope direction
N	25	125	<5	<5	Flat
S	30	50	<5	<5	Downslope
E	83	17	<5	<5	Flat
W	95	55	<5	<5	Flat

The vegetated area located across proposed lots 2 and 3 on the eastern side can be considered low treat as it is mostly rainforest/exotic species and is broken into three patches (738 sqm, 175 sqm and 395 sqm).

This area would be able to be excluded under Clause 2.2.3.2 (f) (Exclusions) of AS3959-2018.

The most at-risk development direction is the southern side where the riparian corridor is located. However, this is where the existing dwelling is located. As such, no further issues are raised as this is the existing condition of the site.

2.2 Stage 2 – Hazard Assessment

BRC 2019 provides a methodology to determine the bushfire threat posed to a site and Australian Standards for the Construction of Buildings in Bushfire Prone Areas (AS3959) is used to determine the construction requirement to reduce potential bushfire attacks.

The following assessment is prepared in accordance with BRC 2019, utilising the following resources:

- Section 8.2.6.1 Bushfire hazard overlay code;
- Aerial mapping;
- Site constraints analysis;
- Mapping and data from the Queensland Government data portal, 'bushfire-hazard-area-bushfire-prone-area-inputs-queensland'; and
- Existing Lot Plan.

An assessment of the bushfire hazard is necessary to determine the application of bushfire protection measures such as APZ locations/dimensions and future building construction requirements in accordance with AS3959. The vegetation formations (bushfire fuels) and the topography (effective slope) combine to create the bushfire threat that may affect bushfire behaviour at the site and which determine the building response of AS3959.

2.2.1 SPP Fireline Intensity Class Validation and FFDI

Fireline intensity is a measure of the energy released from the flame or combustion zone. The method of calculation is as per follows:

Figure 8: source: *Bushfire Resilient communities, QFES, 2019*

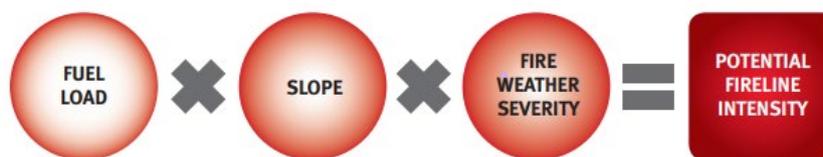


Figure 4: Method for calculation of potential fireline intensity.⁶

Fireline intensity greater than 30,000 kW/m is commonly understood as blow-up conditions. Intensities exceeding 30,000 kW/m were a defining feature of the 2009 Black Saturday Fires.

Vegetated parts of the landscape that would carry a vegetation fire at an intensity lower than 4,000 kW/m are categorised as grass fire-prone land or low-hazard areas (e.g. rainforest or water or non-vegetated urban areas).

Corresponding fire-line intensity and class are explained as per below:

Figure 9: Source: A new methodology for state-wide mapping of bushfire prone area, CSIRO, 2014

Potential Bushfire Intensity Class	Potential Fire-line Intensity
1. Very high (potential intensity)	40,000+kW/m
2. High (potential intensity)	20,000 – 40,000kW/m
3. Medium (potential intensity)	4,000 – 20,000kW/m

An assessment has been undertaken to validate the SPP Fireline Intensity Class of the observed VHC 07. Potential Bushfire Intensity classes and their corresponding potential fire-line intensity (kW/m)

VHC 07 – Open forests/ Woodland – grassy is associated with a potential fuel load of 19t/ha (source: A new methodology for State-Wide mapping of bushfire prone areas in Queensland, CSIRO, 2014). This would be the highest potential fuel load on the site.

In lieu of the Fire Weather severity, the FFDI is used. For this particular area, WRC Council mapping provides some guidance. A FDI 58 can be used as per the below map.

Figure 10: FDI Mapping (Source: WRC mapping)



2.2.2 Identification of Vegetation hazard class and slope

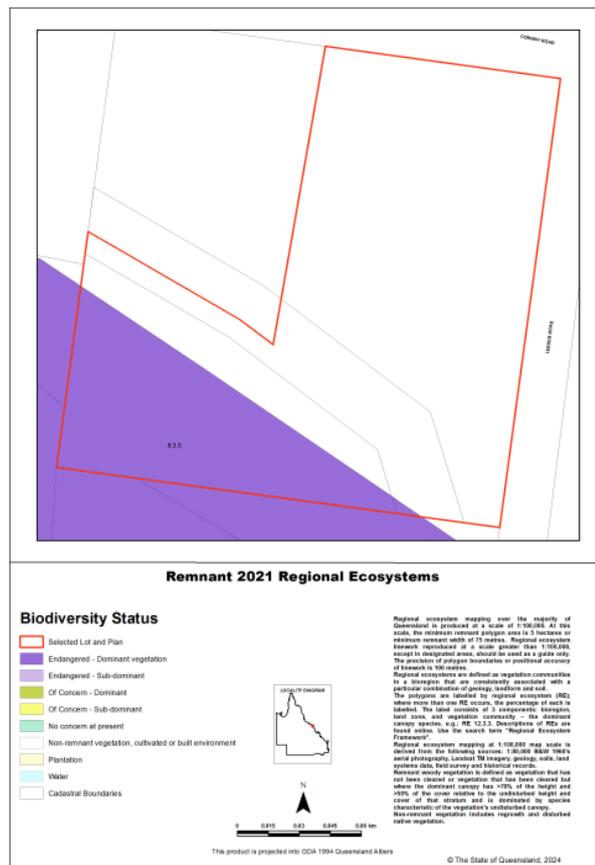
The site was ground-truthed on the 11th of April 2024. There is currently a dwelling with outbuildings on the site.

The vegetation that remains on site consists of a riparian corridor to the south.

According to the Remnant 2021 regional ecosystems from the Queensland Government, which was downloaded on 28/03/24, the main Regional Ecosystem is 8.3.5:

Regional Ecosystems 28/03/2024 11:27:08

Map 2 - Remnant 2021 regional ecosystems

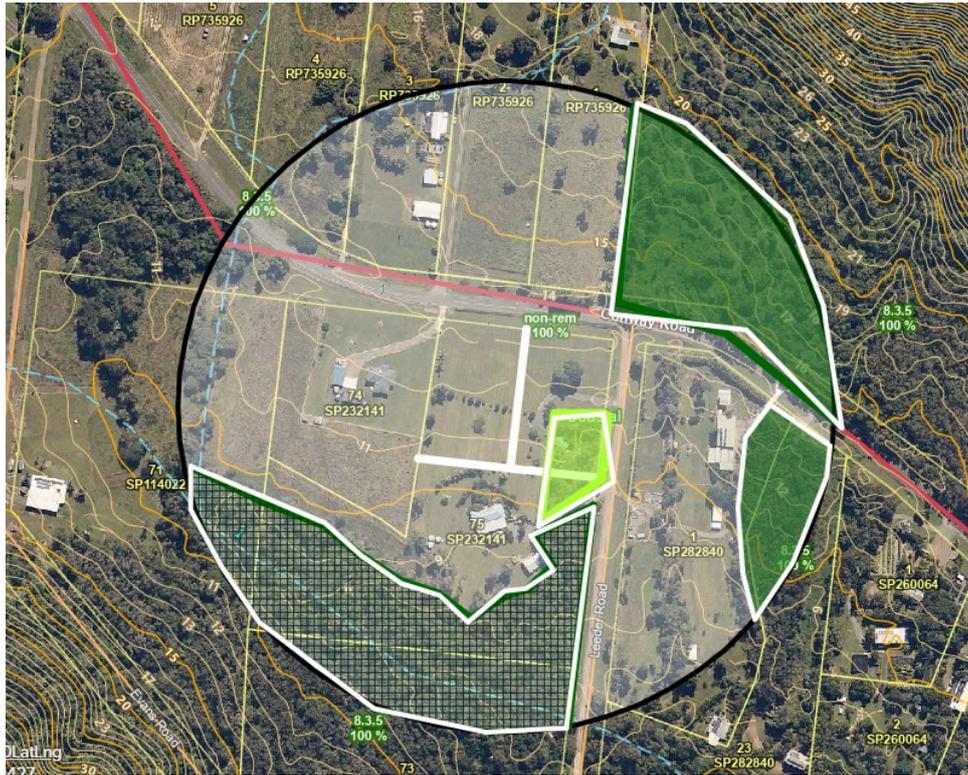


Although the vast majority of the site was previously cleared, there is remnant vegetation within the riparian corridor.

As a note, the riparian corridor was more akin to a melaleuca wetland ecosystem than a RE 8.3.5.

The following vegetation communities have been observed:

Figure 11: Vegetation communities



-  Riparian corridor (Melaleuca)
-  Non-remnant VHC 7 – RE 8.3.5
-  Rainforest/planted species – garden type broken into three sections

The vegetation can be divided into four main communities:

1. Vegetation Community 1 – Riparian corridor – hatch green on the map
2. Vegetation community 2 - RE 8.3.5 - green on the map
3. Vegetation community 3 – rainforest and planted community
4. Vegetation community 4 - Buildings, infrastructure and short grass – outside shaded area

2.2.2.1 Vegetation Hazard Class 7 – Open Forests/ Woodlands Grassy

The VHC 7.0 community is considered synonymous with Regional Ecosystem 8.3.5 which is described as “ Eucalyptus tereticornis and/or Corymbia spp. and/or E. platyphylla and/or Lophostemon suaveolens woodland to open forest on hill slopes on Mesozoic to Proterozoic igneous rocks”

VHC 7.0 is attributed a potential fuel load of 20 t/ha (QFES Fire Intensity calculator 2014) (Medium intensity).

However, ground-truthing has found that conditions are not fully typical of the VHC 7.0. Some areas mapped high intensity have been tinned and only space tree coverage remains.

2.2.2.2 Vegetation Hazard Class 1 – Melaleuca communities

“Melaleuca Communities are assumed to have the highest potential fuel load of any Vegetation Hazard Class. This category includes melaleuca forest and woodland communities, as well as some swamps, wetlands and dry coastal heath communities. The vegetation has relatively high oil content and will often present a high bark fuel hazard due to the presence of paperbark trees. Further, it commonly has a thick elevated fuel layer with a dense heath or shrubby understorey.”

Potential fuel load: 33 tonnes / ha

As this vegetation community is part of the riparian corridor and includes palms, the soil is wet, and the high fire danger would occur if the soil gets very dry.

2.2.2.3 Vegetation Hazard Class and Slope

Figure 11: VHC, slope, fuel load and Fire intensity parameter

Location	VHC	Slope direction	Effective slope in degrees	Max fuel load for vhc	Fire intensity level for VHC
North of the proposed new lots	On the other side of the road – VHC 7	upslope	<5	19t /ha	Medium
South of the proposed new lots	Existing dwelling and VHC 1	upslope	<5	33 t/ha	Very high
East of the proposed new lots	7	Flat	<5	19 t/ ha	Medium
West of the proposed new lots	7	Flat	<5	19 t/ ha	Medium

Direction	Distance to significant veg	Significant Veg width (within 150 m of development)	Slope under veg in degree	Slope to veg in degree	Slope direction
N	25	125	<5	<5	Flat
S	30	50	<5	<5	Downslope
E	83	17	<5	<5	Flat
W	95	55	<5	<5	Flat

As such, according to the VHC, the most important bushfire risk would be to the south and would be considered very high. The existing dwelling is considered to be the most at risk because of the Melaleuca community to the south. However, as this has already been approved, it is not considered to be an issue.

2.3 Stage 3 – Separation and radiant heat exposure

The bushfire asset protection zone width calculator is the preferred method and would be appropriate in this instance.

The new proposed lots are distanced sufficiently from the vegetation treat. The most at-risk vegetation is located to the south (being the riparian melaleuca community) which is where the existing dwelling is located. It is considered that the distance between the existing dwelling and the riparian vegetation is sufficient. Table 8.2.6.3.2 of the Bushfire Hazard Overlay of WRC Planning Scheme would require a 28 m setback from the existing dwelling. In the southern direction, the dwelling is setback approximately 30 m. As the dwelling is existing and was previously approved, the present proposal does not impact the existing dwelling.

To the north of proposed Lot 2, there is some vegetation that is classified as remnant. There is however a transition between non-remnant and remnant vegetation. The closest distance was taken and there is also a road between proposed Lot 2 and the vegetation. As such, despite getting a BAL 29, it would be expected that the risk would be lower.

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		58.00
VEGETATION HAZARD CLASS	VHC		9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
REMNANT STATUS			Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST		Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	3.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	3.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	25.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	17.50
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
SHRUB FUEL LOAD	-	t/ha	2.20
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	24.20
TOTAL SURFACE FUEL LOAD	w	t/ha	21.00
POTENTIAL FIRE LINE INTENSITY	I	kW/m	18275
RADIANT HEAT FLUX	q	kW/m ²	21.90
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL		BAL 29
<small>DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 10 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.</small>			
<input type="button" value="Calculate"/>			
<input type="button" value="Copy Results"/>			

For the area to the west, the vegetation is located further away and is also separated by the adjoining dwellings and the

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		58.00
VEGETATION HAZARD CLASS	VHC	-	9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
REMNANT STATUS	-	-	Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	3.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	3.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	95.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	17.50
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	2.20
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	24.20
TOTAL SURFACE FUEL LOAD	w	t/ha	21.00
POTENTIAL FIRE LINE INTENSITY	I	kW/m	18275
RADIANT HEAT FLUX	q	kW/m ²	3.07
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL 12.5

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

To the east, on the other side of Leeder Road :

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		52.00
VEGETATION HAZARD CLASS	VHC	-	9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
REMNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Downslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	10.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	5.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	111.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	17.50
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	2.20
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	24.20
TOTAL SURFACE FUEL LOAD	w	t/ha	21.00
POTENTIAL FIRE LINE INTENSITY	I	kW/m	32666
RADIANT HEAT FLUX	q	kW/m ²	3.69
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL LOW

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

The bushfire hazard overlay code of the Whitsunday Planning Scheme requires that “a distance that achieves a radiant heat flux level of 29kW/m² -or less at all development footprint plan boundaries “ (AO1.2 of Table 8.2.6.3.1) This would be equivalent to BAL29 in the calculator. Noting that a specific BAL in accordance with the Australian Standards will be needed at the building stage when the dwelling location is known).

The level of risk for the proposal is considered tolerable/acceptable.

2.3.1 Asset Protection Zone

An APZ is a fuel-reduced area surrounding a built asset or structure which provides a buffer zone between a bushfire hazard and an asset. The APZ includes a defensible space within which firefighting operations can be carried out. For the proposed new dwelling house, the Planning Scheme requires that a minimum separation is provided in the form of an APZ, which is based on keeping radiant heat levels at buildings below 29kW/m² as the maximum exposure on all sides of the building. The 29kW/m² exposure threshold.

The APZ is required to be managed in compliance with the standards as set out below:

Trees

- A discontinuous fuel structure;
- Remove trees that are located within the APZ on the western side of the building pad as this is the highest-risk area;
- The batter around the building pad should not be planted, it is recommended that they be retained with boulders instead;
- A potential fuel load of less than eight tonnes per hectare with no continuous canopy;
- Lower limbs should be removed up to a height of 2m above the ground;
- Preference should be given to smooth-barked and evergreen trees.

Shrubs

- Shrubs should not be located under trees;
- Shrubs should not form more than 10% of ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height);
- Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark should be removed on a regular basis.
- Keeping areas beneath retained or planted trees and shrubs cleared of fuel.
- Availability of reliable and sufficient water and installation of irrigation and sprinkler systems to create a well-watered landscape.
- Manage weeds

As the APZ provides a fuel-reduced, physical separation between the new dwelling house and bushfire hazards, it is a key element in the suite of bush fire measures and dictates the type of construction necessary to mitigate bushfire attack. In practical terms, the setback of each building will form part of the APZ and will need to be conditioned to be maintained to the standards prescribed above.

3. Whitsunday Regional Council Planning Scheme

8.2.6.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Bushfire hazard overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Purpose and overall outcomes

(1) The purpose of the Bushfire hazard overlay code is to:

(a) ensure that risk to life, property, community, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.

(2) The purpose of the Bushfire hazard overlay code will be achieved through the following overall outcomes:

- (a) development is laid out and located to minimise the exposure and vulnerability of people and property at risk from bushfires;
- (b) development contributes to the effective and efficient emergency response and recovery capabilities;
- (c) rehabilitation, revegetation, and landscaping does not increase the risk to people or property;
- (d) development only establishes or intensifies vulnerable uses within the bushfire prone area where no other option exists to provide the necessary level of service;
- (e) development only establishes or intensifies community infrastructure providing essential services within the bushfire prone area where necessary to provide an adequate level of service to the existing and projected population; and
- (f) development avoids or mitigates the risk from the manufacture or storage of materials that are hazardous in the context of bushfire.

8.2.5.3 Assessment benchmarks

Table 8.2.6.3– Bushfire hazard overlay – Benchmark for accepted and assessable development

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot – Where creating lots of more than 2,000 square metres		
PO1 The subdivision layout: (a) enables future buildings to be located away from slopes and landforms that expose people or	AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles, and	The development footprint avoids ridgelines, saddles, and crests. The slope does not exceed 28 per cent.

<p>property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.</p> <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>crests where slopes exceed 28 per cent.</p> <p>AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: (a) a distance that is no closer than the distances specified in Table 8.2.6.3.2 at all development footprint plan boundaries; or (b) a distance that achieves a radiant heat flux level of 29kW/m2 or less at all development footprint plan boundaries.</p> <p>Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.</p>	<p>The proposal complies with (b) as per section 2.3 of this report.</p>
--	---	--

<p>PO2 The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p>	<p>AO2.1 A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent</p>	<p>The access is either already existing, for proposed lot 2 and 3. Proposed Lot 1 will be determined at a later date but is able to comply. The gradient is satisfactory.</p>
--	---	--

Performance outcomes	Acceptable outcomes	
<p>Reconfiguring a lot – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided.</p>		
<p>PO9 The subdivision layout provides for perimeter roads or firetrail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.</p>	<p>AO9.1 The subdivision layout includes: (a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 8.2.6.3.3 Fire trail and working area design parameters that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or (b) a</p>	<p>Conway Road and Leeder Road act as a fire trail on the northern and eastern side of the subject site. To the west, the boundary consists of grass with scattered planted trees. To the south, the dwelling and access is existing.</p>

	perimeter road designed and constructed in accordance with AO8.1. Note - Refer Figure 2 for suggested layout	
--	---	--

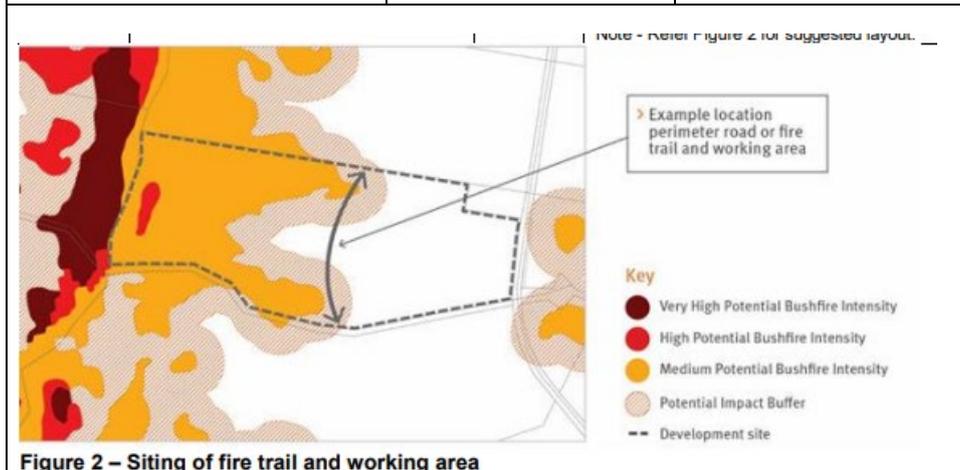


Figure 2 – Siting of fire trail and working area

Performance outcomes	Acceptable outcomes	
Where involving an asset protection zone		
<p>P17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</p>	<p>AO17.1 Landscaping management within any asset protection zone maintains a (a) only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks; or (b) potential available fuel load/structure which is (i) less than eight tonnes/hectare in aggregate; and (ii) fuel</p>	<p>The front of the existing lot consists of maintained lawn with scattered planted trees for the most part. The vegetated area consists of mostly rainforest and planted species and is broken by pathways. The proposal is compliant.</p> <p>There is sufficient distance between the existing house and the vegetation to the south.</p>

	<p>structure which is discontinuous.</p> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>	
--	---	--

Table 8.2.6.3.2 Default Separation Distances

Mapped hazard category (predominant potential fireline intensity of hazardous vegetation adjacent to development)	Position on slope of the hazardous vegetation relative to lot boundary or development footprint plan	FDI 58 Acceptable asset protection zone width between hazardous vegetation and the lot boundary or development footprint plan	FDI 76 Acceptable asset protection zone width between hazardous vegetation and the lot boundary or development footprint plan
Medium potential bushfire intensity: 4,000 – 20,000 kW/m ²	Upslope	15 metres	18 metres
	Downslope – Flat	19 metres	23 metres
	Downslope – Moderate	24 metres	29 metres
	Downslope – Steep	38 metres	45 metres
High potential bushfire intensity: 20,000–40,000 kW/m ²	Upslope	22 metres	27 metres
	Downslope – Flat	28 metres	33 metres
	Downslope – Moderate	34 metres	41 metres
	Downslope – Steep	52 metres	62 metres
Very high potential bushfire intensity:	Upslope	23 metres	28 metres
	Downslope – Flat	29 metres	35 metres

+ 40,000 kW/m ²	Downslope – Moderate	36 metres	43 metres
	Downslope – Steep	54 metres	65 metres

Upslope: Hazardous vegetation is upslope from building envelope.
 Downslope: Hazardous vegetation is downslope from building envelope.
 Flat: 0.0–4.9 deg. Moderate slope: 5.0–9.9 deg. Steep 10+ deg.

Table 8.2.6.3.4 Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard

Group	Uses
Vulnerable uses	childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park
Community infrastructure for essential services	educational establishment, emergency services, hospital
Hazardous materials in the context of bushfire hazard	Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility. Hazardous materials that are present in the quantities identified in the Work Health and Safety Regulation, Schedule 15.

4. Ongoing Maintenance and Preparation for Bushfire

Even well designed and constructed buildings can be subject to elevated bushfire risk due to inadequate maintenance. Ember attack directly on a building, adjoining structures or any available fuels nearby (e.g. fallen leaves and trees) can cause destruction. Ongoing maintenance is therefore essential. In the context of the existing lot, the manicured and maintained lawn significantly contribute to bushfire safety. It's important that this is maintained and where possible extended to the unmaintained section of the blocks.

Prior to the bushfire danger period, most typically spring & summer in this region, there are a number of things that can be done to protect the proposed buildings exposed to the threat vegetation.

1.1.1 Preparation for the Bushfire Season

The following is an excerpt from the QLD Rural Fire Service Website.

An unprepared property is not only at risk itself but may also present an increased danger for neighbours. Here are some things you can do:

Structures

- *Clear leaves, twigs, bark and other debris from the roof and gutters.*
- *Purchase and test the effectiveness of gutter plugs.*
- *Enclose open areas under decks and floors.*
- *Install fine steel wire mesh screens on all windows, doors, vents, and weep holes.*
- *Point LPG cylinder relief valves away from the house.*
- *Conduct maintenance checks on pumps, generators, and water systems.*

- Seal all gaps in external roof and wall cladding.

Access

- Display a prominent house or lot number, in case it is required in an emergency.
- Ensure there is adequate access to your property for fire trucks – 4 metres wide by 4 metres high, with a turn-around area.

Vegetation

- Reduce vegetation loads along access path.
- Mow your grass regularly.
- Remove excess ground fuels and combustible material (long dry grass, dead leaves, and branches).
- Trim low-lying branches two metres from the ground surrounding your home.

Personal

- Check that you have sufficient personal protective clothing and equipment.
- Relocate flammable items away from your home, including woodpiles, paper, boxes, crates, hanging baskets and garden furniture.
- Check the first aid kit is fully stocked.
- Make sure you have appropriate insurance for your home and vehicles.
- Find out if there is a nearby Neighbourhood Safety Place.
- Review and update your household Bushfire Survival Plan (see further details in next section).

4.1 Bushfire Survival Plan

Once the development has been constructed, residents are encouraged to prepare a Bushfire Survival Plan. Details on how to prepare a plan can be found on the QLD Rural Fire Service Website:

<https://www.qfes.qld.gov.au/about-us/frontline-services/rural-fire-service>

Included in the plan should be pre-season maintenance and equipment checklists, a plan for leaving early and a plan to stay and defend. It is imperative that appropriate personal protective equipment, training, and firefighting equipment is provided for anyone staying.

4.2 Performance Monitoring and Review

Bushfire monitoring and management is an ongoing process as the variables are constantly changing. Ongoing monitoring and reviewing of this document, the site and surrounds are required to ensure that bushfire risk is adequately mitigated. This BMP should be legislation and environmental conditions change. Consideration should be given to significant changes in resources, community demographics, residential growth and land use within the site and surrounds.

5. Conclusion

The subject site is considered a designated bushfire prone area under the Planning Scheme. The proposal complies with the Bushfire Hazard Overlay of the Whitsunday Regional Council. The proposed development is able to achieve a tolerable bushfire hazard risk.



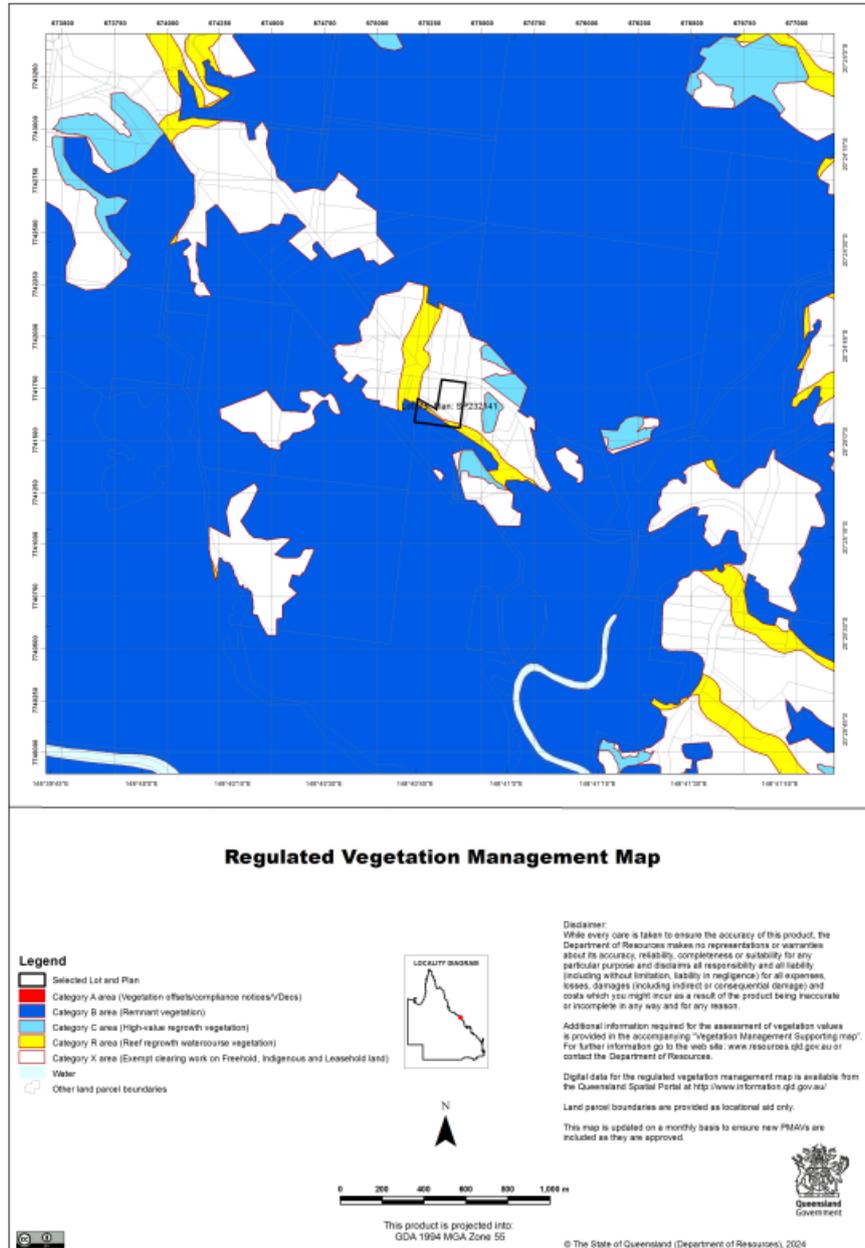
Julie Giguere

Environmental Planner

Wynne Planning and Development Pty Ltd

APPENDIX A – Regional Ecosystem Map

28/03/2024 11:14:14
 Lot: 75 Plan: SP232141



APPENDIX B – Photos

Figure 12: Access – Riparian corridor south of the existing dwelling

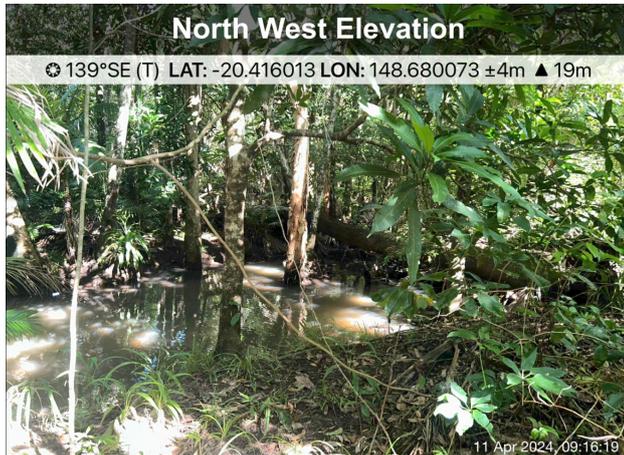


Figure 13: Access to existing dwelling



Figure 14 Leeder Road

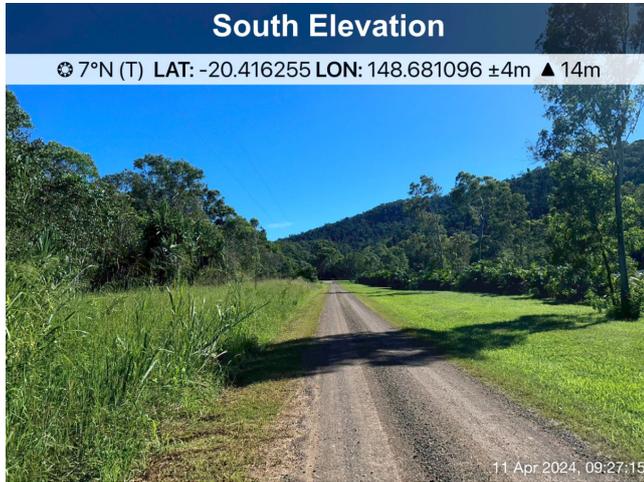


Figure 15: Adjoining house



Figure 16: Existing landscaping



Figure 17: Eastern side of proposed Lot 2



Figure 18: landscaping at the front of the lot



Flood Assessment Report

4 Leeder Road, Conway

30 June 2025

J11879 v1.0

STORM
WATER CONSULTING



APPROVED

**Drawings approved generally
in accordance with Decision
Notice Approval.**

Job No: J11879 v1.0

Job Name: 4 Leeder Road, Conway

Report Name	Date	Report No.
Flood Assessment Report	30 June 2025	J11879 v1.0

Hydraulic Specialist: Nathan Newitt
E nathan@stormw.com.au

Project Engineer: Jack Hu
BE Civil (Hons), MIEAust, CPEng, NER, RPEQ
E jack@stormw.com.au

Reviewed By: Steve Hughes
BE Civil, MIEAust, CPEng, NER, RPEQ 16468

Storm Water Consulting Pty Ltd

ACN 105 078 377

1/820 Old Cleveland Rd, Carina QLD 4152

07 3398 4992

www.stormw.com.au

Table of Contents

1.0	Introduction.....	1
2.0	Site Conditions	2
2.1	Existing Site.....	2
2.2	Developed Site.....	3
3.0	Hydrologic Analysis	4
4.0	Hydrodynamic Modelling.....	5
5.0	Conclusions.....	6
	List of Appendices	7

1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Bradley Lindsay to prepare a Flood Assessment Report for the subdivision at 4 Leeder Road, Conway. This report has been prepared to assess the extent of the 1% AEP flood event on the site.

2.0 SITE CONDITIONS

2.1 Existing Site

The site is located in a rural residential area in Conway (Whitsunday Regional Council Local Government Area). The property is bound by Conway Road to the north, Leeder Road to the east and residential properties in all other directions. A dwelling and a shed are located on the site. A locality plan is shown in Figure 2.1 below.

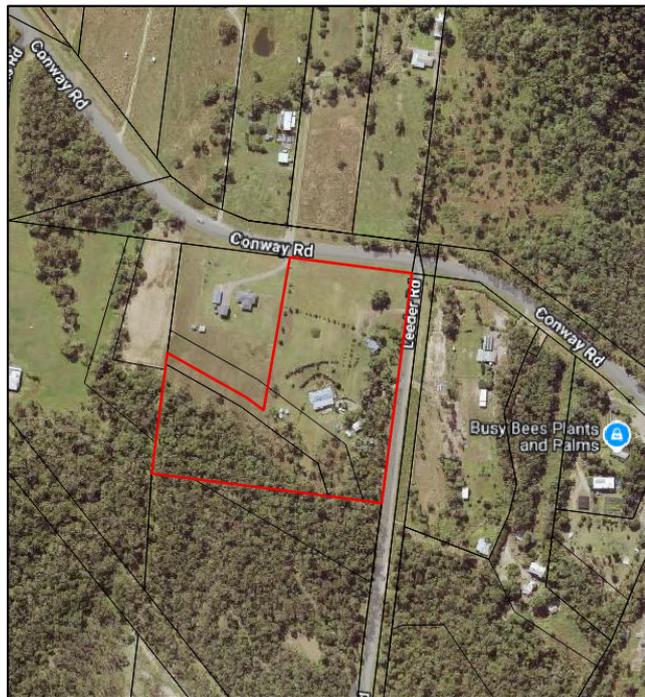
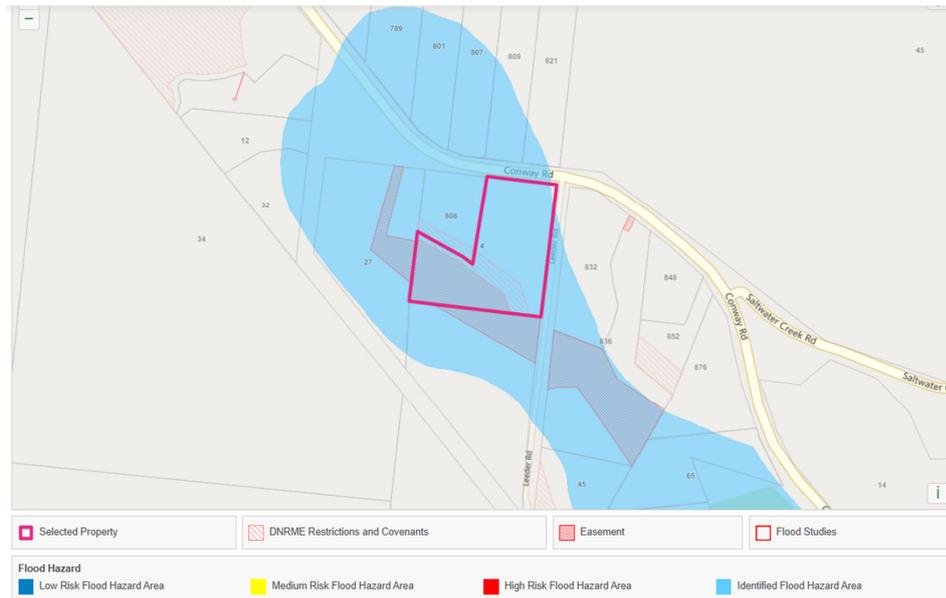


Figure 2.1 – Locality Plan (Source: Queensland Globe)

The site is located within the Council's Identified Flood Hazard Area, as illustrated in Figure 2.2 on the following page.



2.2 Developed Site

It is proposed to subdivide the property into three lots. A lot layout plan is presented in Figure 2, Appendix A. The existing dwelling will remain on the newly formed Lot 3.

3.0 HYDROLOGIC ANALYSIS

A 110-hectare catchment contributes to the overland flow at Point-1 as shown in Figure 3, Appendix A. Rational Method calculations were undertaken for the catchment in accordance with recommendations contained in the Queensland Urban Drainage Manual 2016 (QUDM). A summary of the resulting flows is presented in Table 3.1 below. Detailed Rational Method calculations are presented in Appendix B.

Table 3.1 – Rational Method Calculation Summary

AEP	Point-1 Peak Discharge
%	m ³ /s
63	8.01
50	9.47
20	13.91
10	16.94
5	20.04
2	25.18
1	28.70

URBS hydrologic modelling was undertaken to determine the critical storm duration for the 1% AEP storm event. A schematic representation of the URBS model is presented in Figure 4, Appendix A. URBS data files are presented in Appendix C. A summary of the adopted URBS parameters is presented in Table 3.2 below. Rainfall intensities were obtained from the Bureau of Meteorology and rainfall losses were obtained from ARR Data Hub.

Table 3.2 – URBS Model Parameters

AEP	Storage Coefficient	Non-Linearity Index	Initial Rainfall Loss	Continuing Rainfall Loss
%	α	m	mm	mm/hr
1	1.2	0.8	0	4.7

The URBS model results show that the peak discharge is 27.75m³/s. The 1% AEP URBS peak discharge is closely comparable to the 1% AEP peak discharge calculated using the Rational Method. The critical storm duration for the 1% AEP event is the 3-hour storm (temporal pattern G).

4.0 HYDRODYNAMIC MODELLING

TUFLOW 2D hydrodynamic modelling was undertaken to determine the extent of the 1% AEP inundation on the site.

The TUFLOW model was based on a 2m grid size with elevation data assigned from the LiDAR survey data sourced from Geoscience Australia. Rain-on-grid modelling was used to investigate the inundation through the area. The 1% AEP 3hr storm (gross rainfall) was simulated over the entire 2D grid extent. A cutoff depth of 100mm was applied to the model outputs, as water depths below this were considered to be sheet flow. The downstream boundary condition was set as a height-discharge (HQ) relationship. Figure 4.1 below presents Manning's Roughness Coefficients and losses adopted for the model.

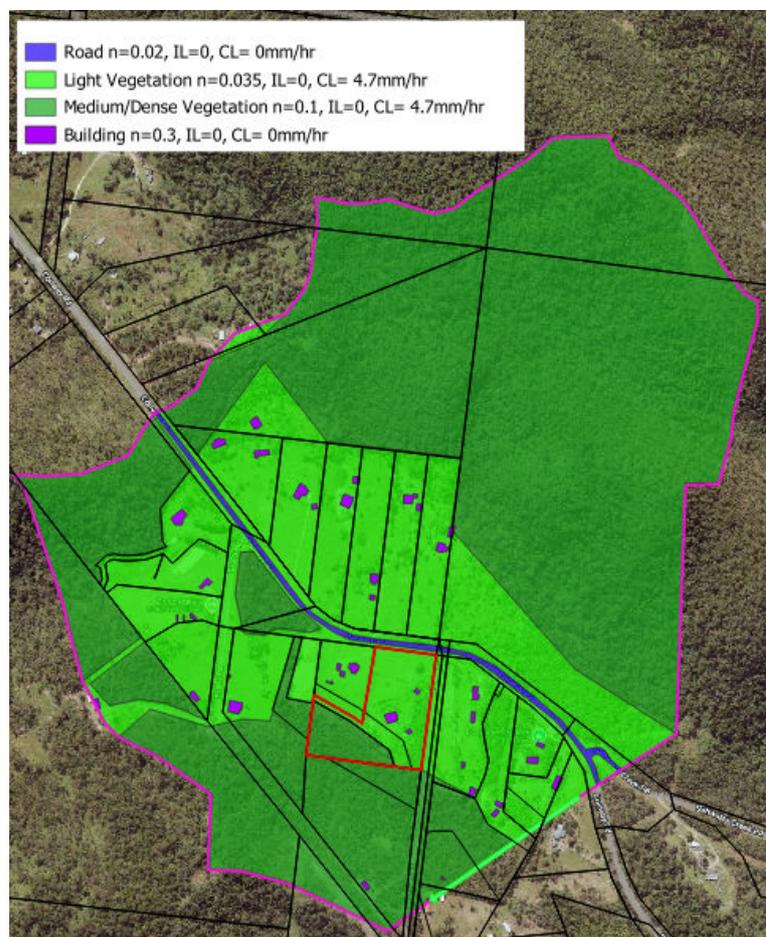


Figure 4.1 – Manning's Roughness Coefficient & Adopted Losses Map

The existing 1% AEP overland flow contours, depths, velocities and velocity-depths are presented in Figures 5, 6, 7 and 8, Appendix A, respectively.

5.0 CONCLUSIONS

This report has been prepared to assess the extent of the 1% AEP flood event on the site. TUFLOW hydrodynamic modelling was undertaken to determine the 1% AEP flood extent on the site. The existing 1% AEP overland flow contours, depths, velocities and velocity depths are presented in Figures 5, 6, 7 and 8, Appendix A, respectively.



Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

LIST OF APPENDICIES

APPENDIX A – Figures

APPENDIX B– Rational Method Calculations

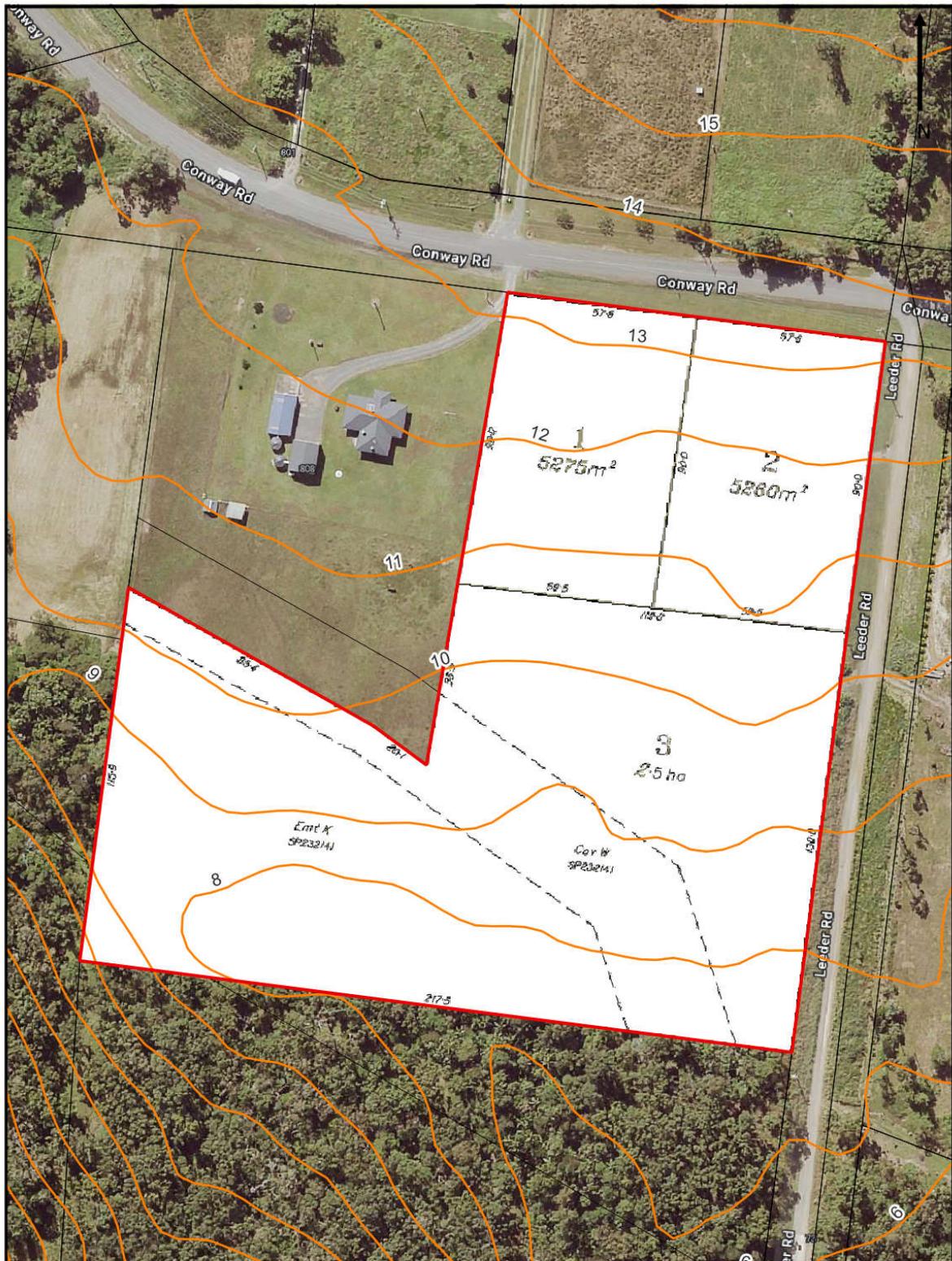
APPENDIX C – URBS Data

APPENDIX A

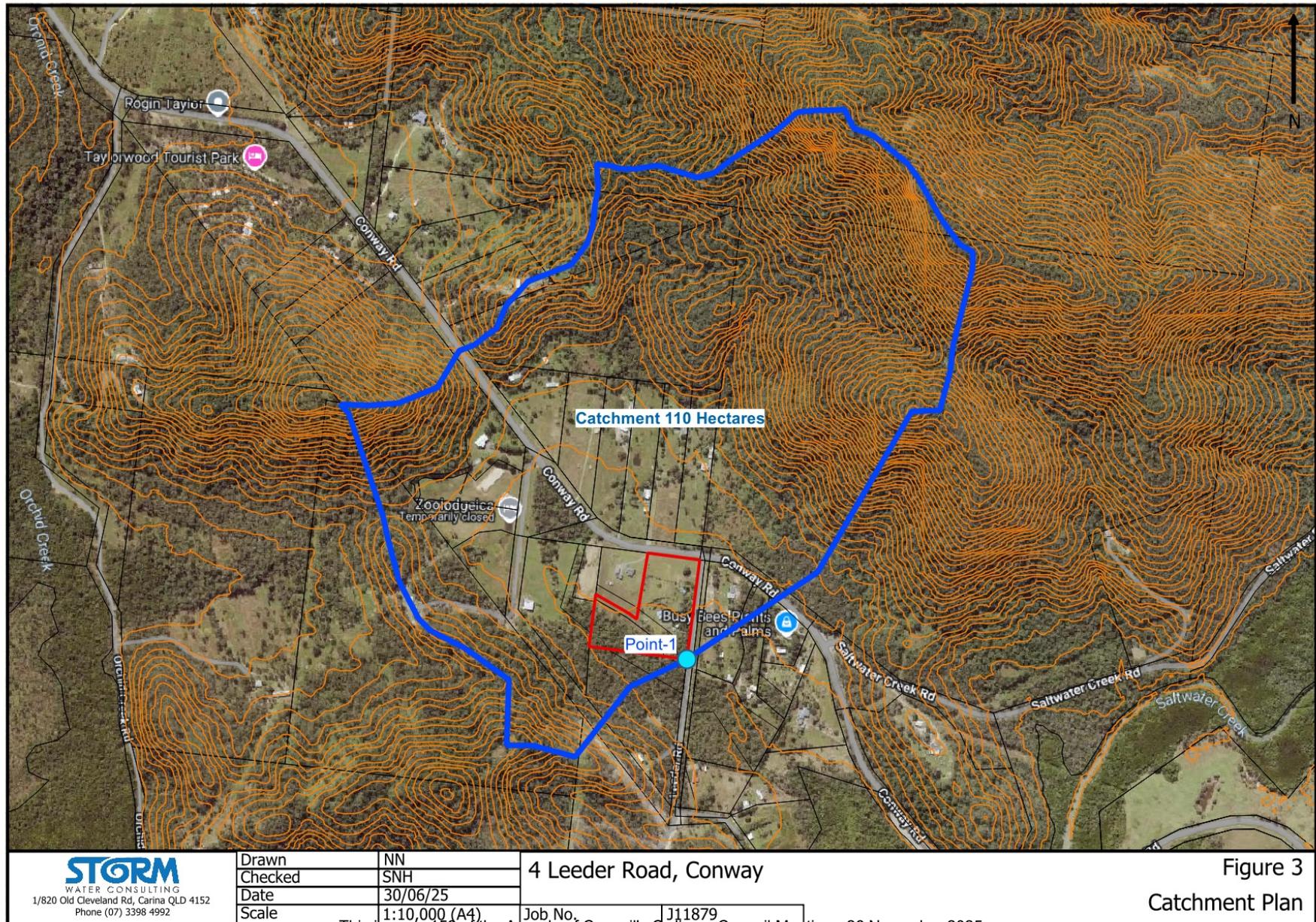
Figures

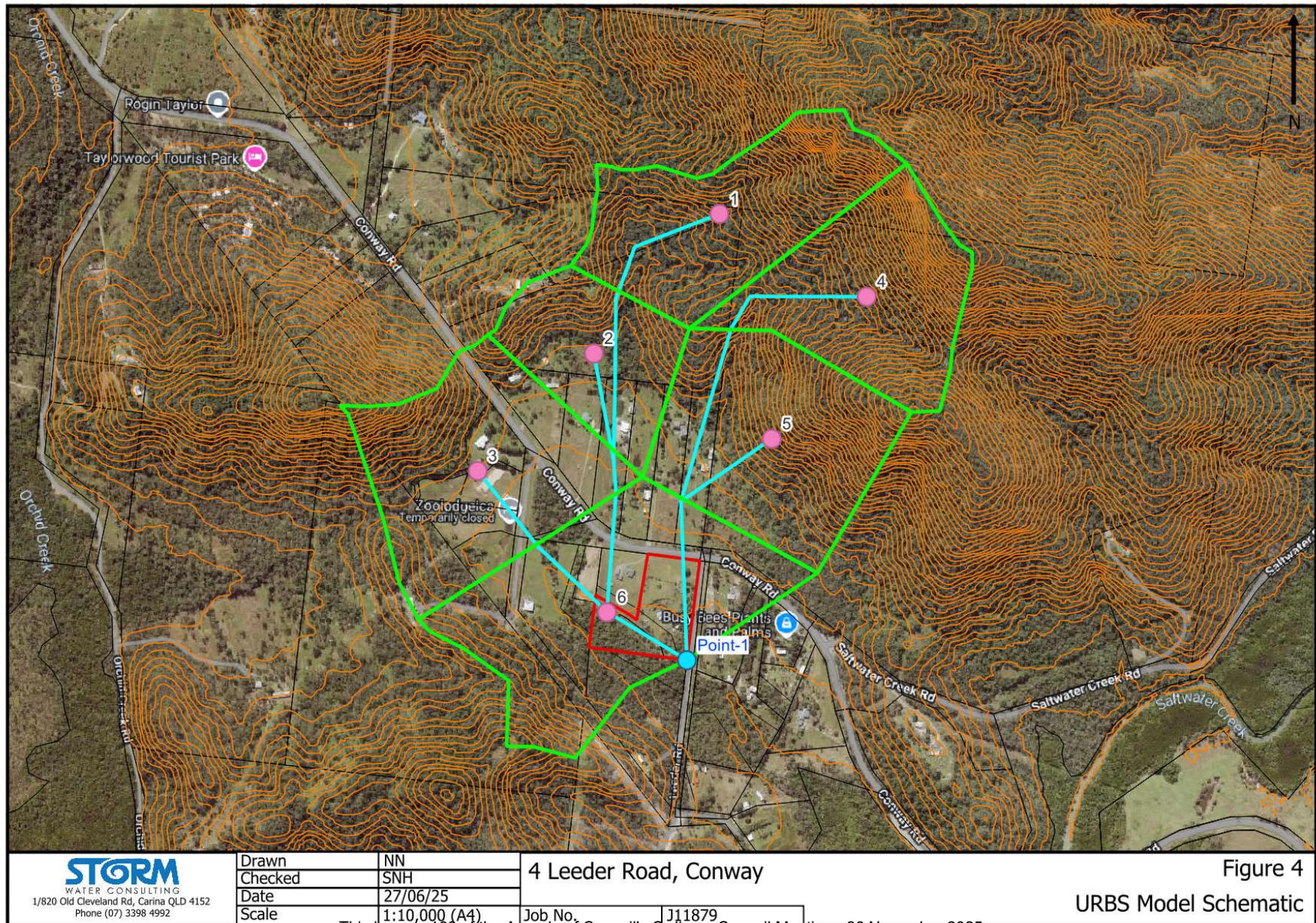


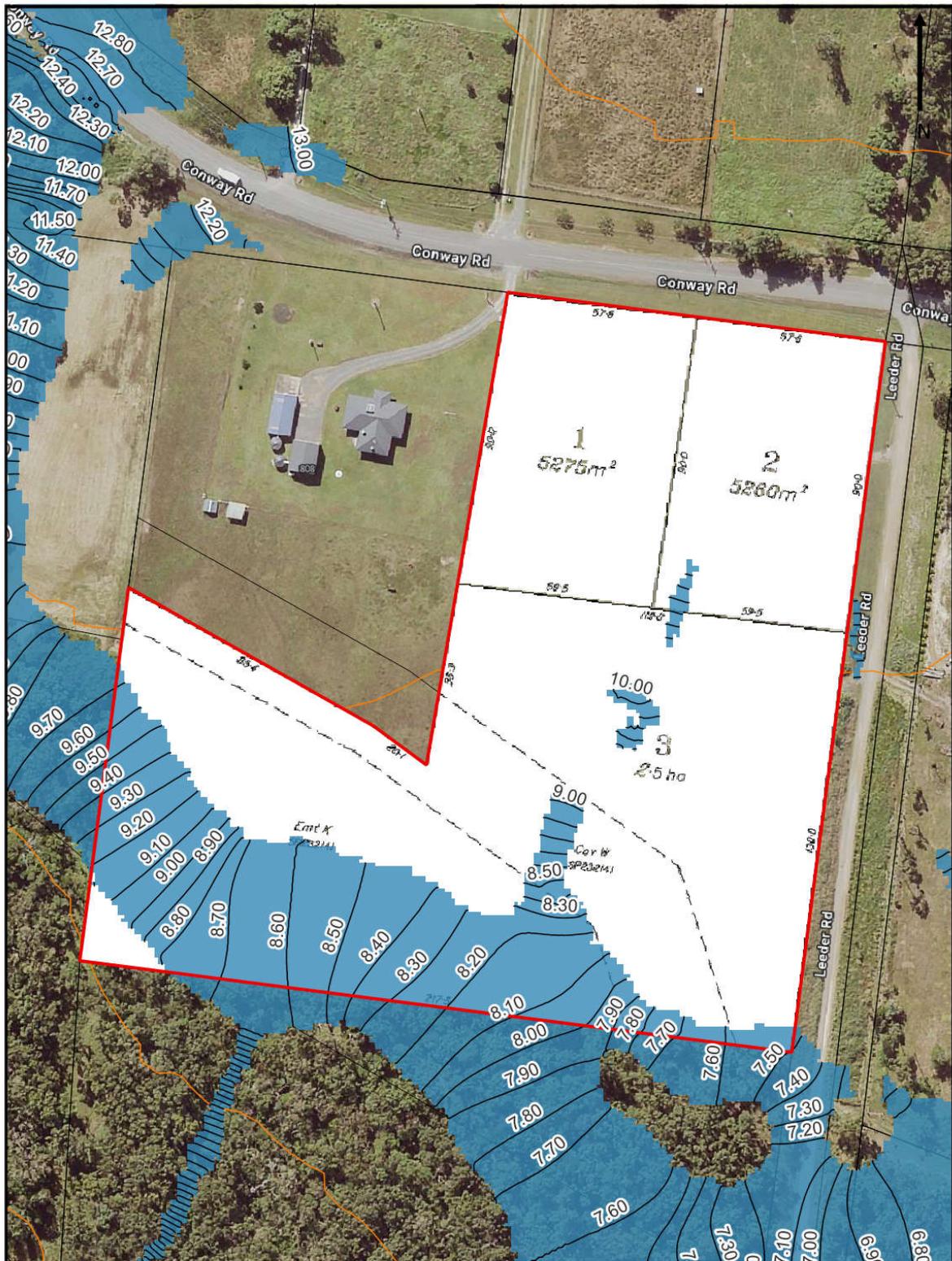
 1/820 Old Cleveland Rd, Carina QLD 4152 Phone (07) 3398 4992	Drawn	NN	4 Leeder Road, Conway		Figure 1 Existing Site Plan
	Checked	SNH			
	Date	27/06/25			
	Scale	1:1,500 (A4)	Job No.	J11879	



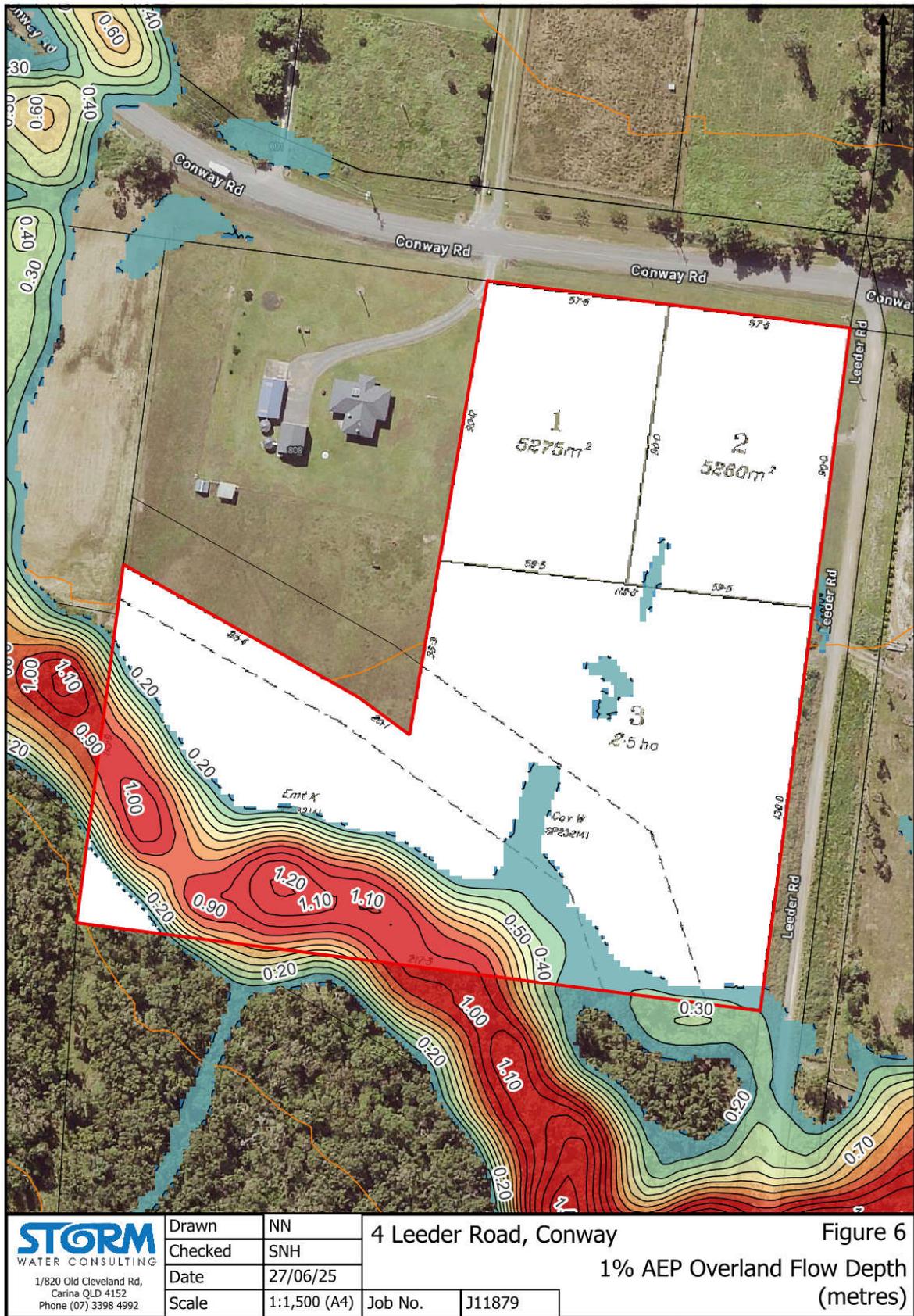
<p>1/820 Old Cleveland Rd, Carina QLD 4152 Phone (07) 3398 4992</p>	Drawn	NN	4 Leeder Road, Conway		<p>Figure 2 Developed Site Plan</p>
	Checked	SNH			
	Date	27/06/25			
	Scale	1:1,500 (A4)	Job No.	J11879	

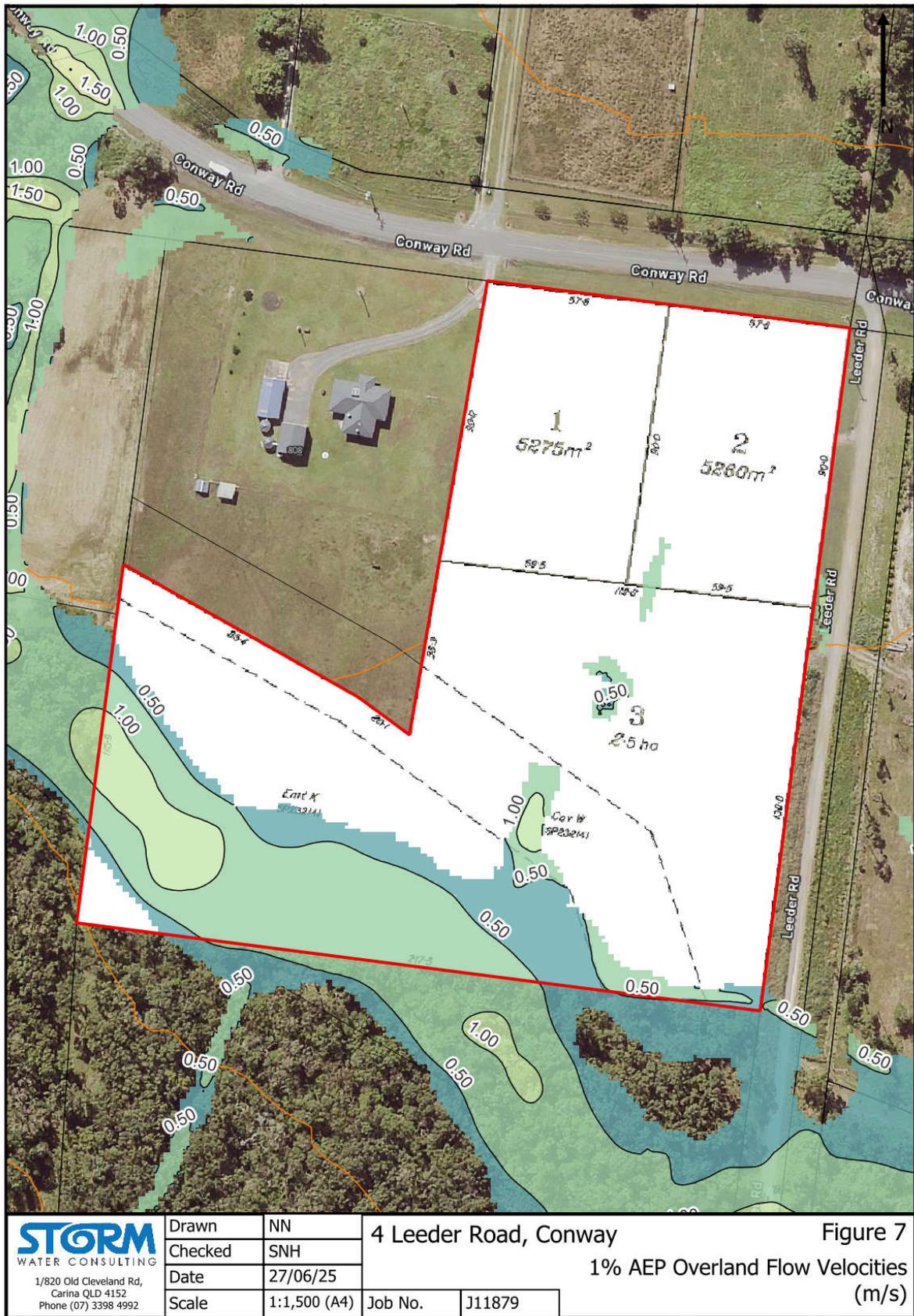


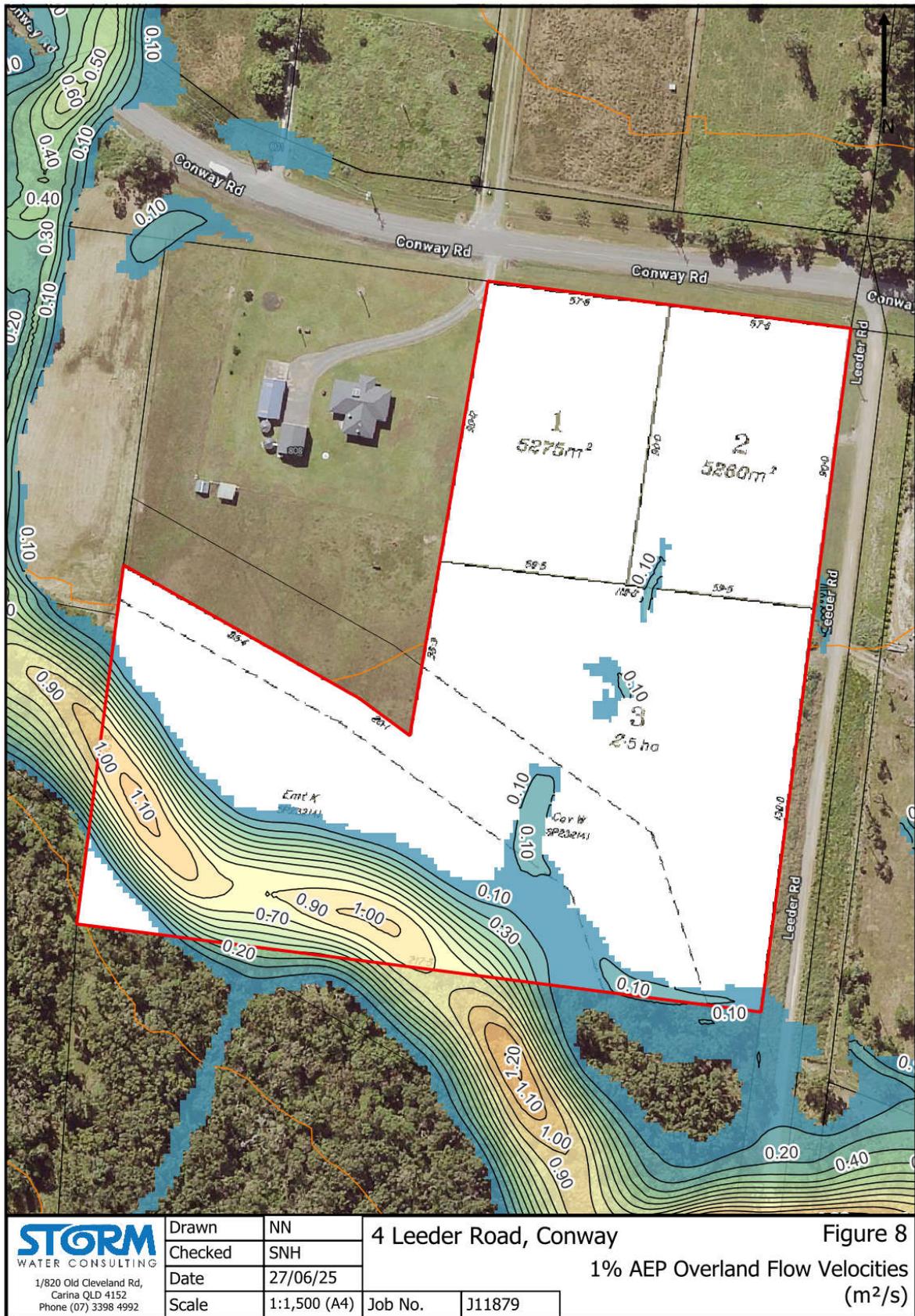




STORM WATER CONSULTING 1/820 Old Cleveland Rd, Carina QLD 4152 Phone (07) 3398 4992	Drawn	NN	4 Leeder Road, Conway	Figure 5 1% AEP Overland Flow Level (m AHD)
	Checked	SNH		
	Date	27/06/25	Job No.	J11879
	Scale	1:1,500 (A4)		







APPENDIX B

Rational Method Calculations

APPENDIX C

URBS Data

11879_Ex.DAT

"Index"	"Area"	"UR"	"UF"	"I"
#1	0.17553	0.00	1.00	0.00
#2	0.10754	0.33	0.67	0.00
#3	0.20730	0.55	0.45	0.00
#4	0.16442	1.00	0.00	0.00
#5	0.19375	0.41	0.59	0.00
#6	0.25242	0.60	0.40	0.00

11879_Ex.U

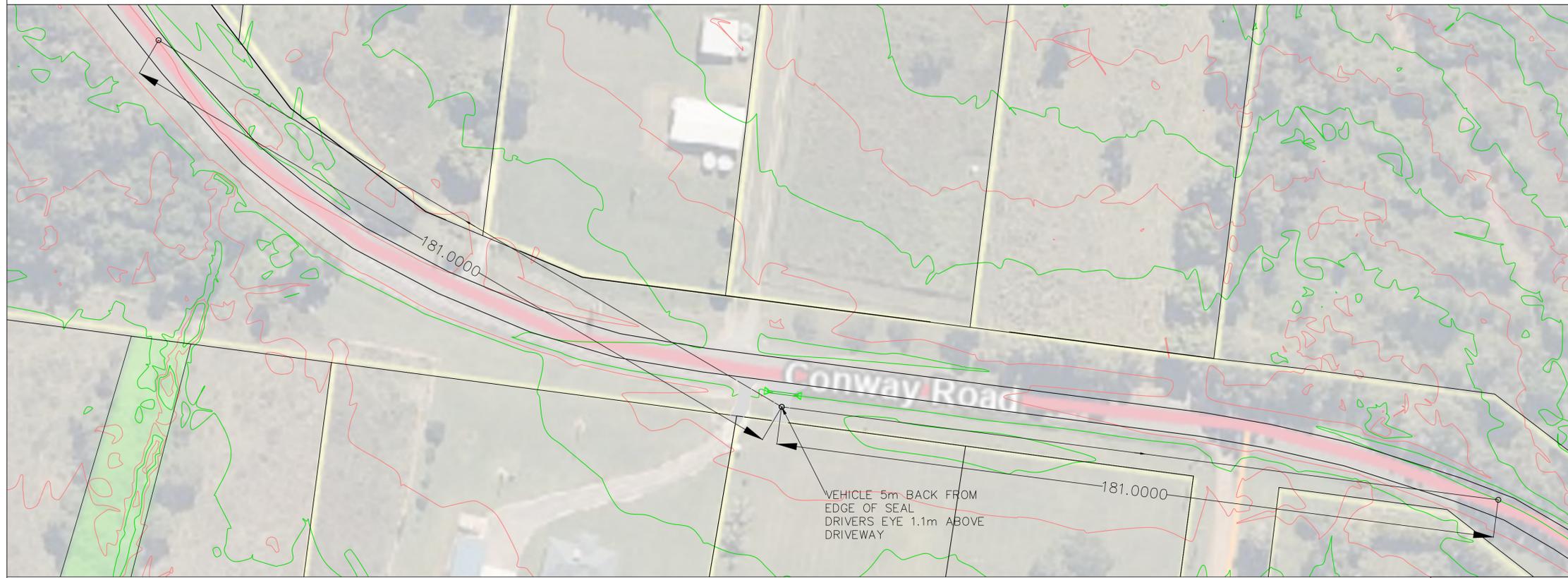
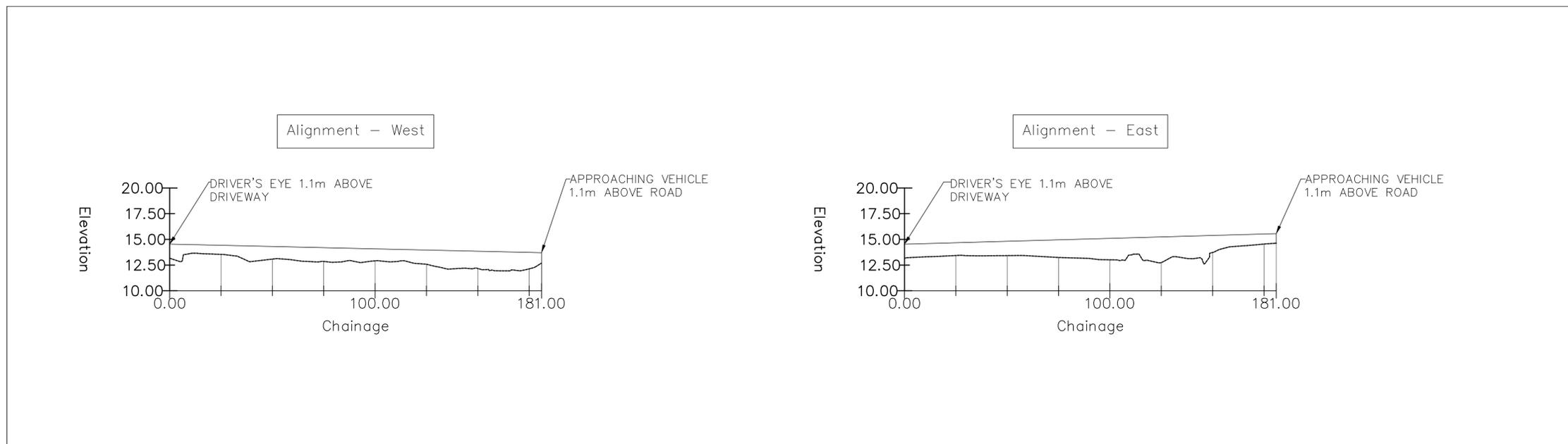
```

Inflows - Existing
MODEL: Basic
USES: L, U
Default Parameters: alpha=1.20 m=0.8
Catchment File=11879_Ex.dat

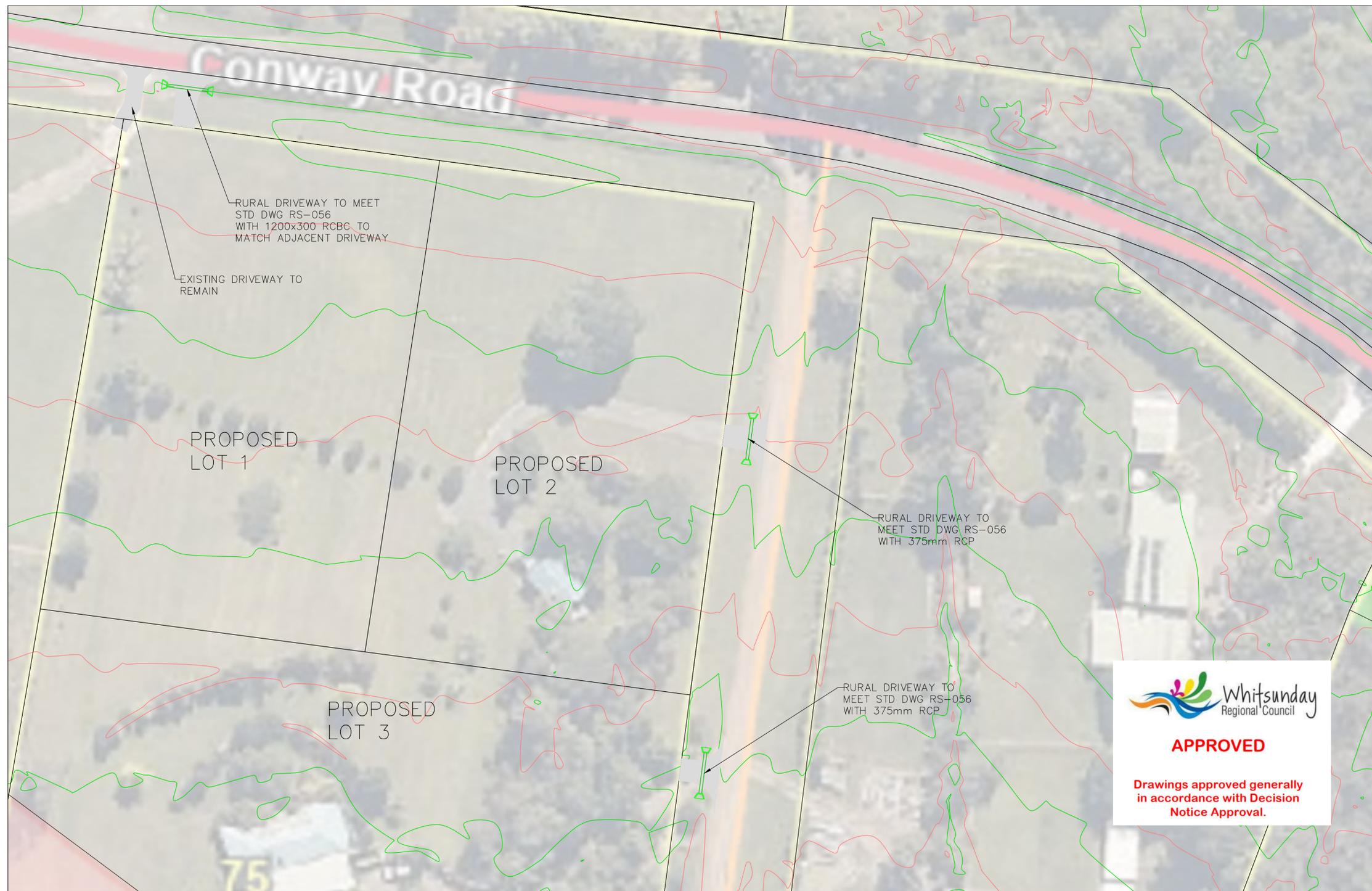
Rain #1 L=0.261
Route thru #2 L=0.351
Store.
Rain #2 L=0.226
Get.
Route thru #3 L=0.072
Route thru #6 L=0.261
Store.
Rain #3 L=0.203
Route thru #6 L=0.209
Get.
Add Rain #6 L=0.206
Store.
Rain #4 L=0.214
Route thru #5 L=0.394
Store.
Rain #5 L=0.229
Get.
Route thru #6 L=0.347
Get.
Print. Point-1
end of catchment details.

```

APPENDIX B
SISD drawing and Proposed driveway layout



#		#	#	#	SURVEYED BY	SCALES (A1)	DRAWN	SIGNED	DATE		4 LEEDER ROAD, PRESTON		ISSUE	
#		#	#	#	N/A		MD		15/07/25		LOT 1 SISD DESIGN CHECK		FOR APPROVAL	
#		#	#	#	SURVEY DATE		DESIGNED	SIGNED	DATE				SHEET 1 OF 2	
#		#	#	#	N/A		MD		15/07/25				WORK ORDER No.	
#	15/07/25	FOR APPROVAL		MD	LEVEL DATUM		CHECKED	SIGNED	DATE			DRAWING No.	AMEND.	
NO.	DATE	DESCRIPTION		DRAWN	A.H.D.							202515-1-A	#	
					MERIDIAN									
					GDA94	MGA 55								
D:\Paradise Engineering\Projects\4 Leeder Road\Execution\4 Leeder Road.dwg														
					RPEQ NAME & No					DATE				

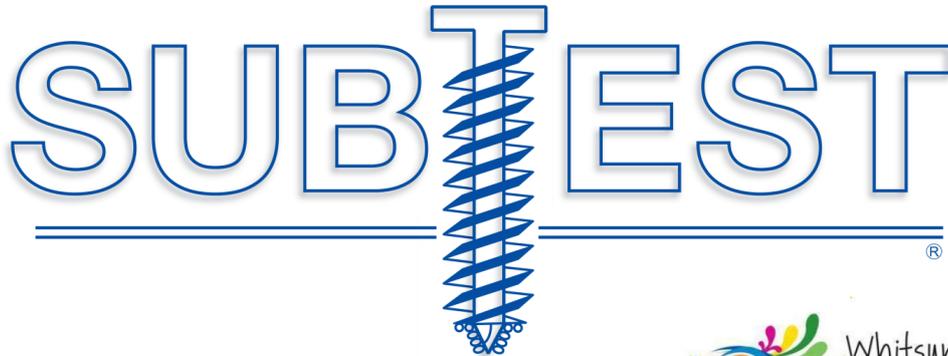



APPROVED

Drawings approved generally in accordance with Decision Notice Approval.

<table border="1"> <tr> <td>#</td><td>#</td><td>#</td><td>#</td><td>#</td><td>SURVEYED BY</td><td>SCALES (A1)</td><td>DRAWN</td><td>SIGNED</td><td>DATE</td> </tr> <tr> <td>#</td><td>#</td><td>#</td><td>#</td><td>#</td><td>N/A</td><td></td><td>MD</td><td></td><td>15/07/25</td> </tr> <tr> <td>#</td><td>#</td><td>#</td><td>#</td><td>#</td><td>SURVEY DATE</td><td></td><td>DESIGNED</td><td>SIGNED</td><td>DATE</td> </tr> <tr> <td>#</td><td>#</td><td>#</td><td>#</td><td>#</td><td>N/A</td><td></td><td>MD</td><td></td><td>15/07/25</td> </tr> <tr> <td>#</td><td>#</td><td>#</td><td>#</td><td>#</td><td>LEVEL DATUM</td><td></td><td>CHECKED</td><td>SIGNED</td><td>DATE</td> </tr> <tr> <td>#</td><td>15/07/25</td><td>FOR APPROVAL</td><td></td><td></td><td>A.H.D.</td><td></td><td></td><td></td><td></td> </tr> <tr> <td>NO.</td><td>DATE</td><td>DESCRIPTION</td><td></td><td></td><td>MERIDIAN</td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td>AMENDMENTS AND REVISIONS</td><td></td><td></td><td>GDA94 MGA 55</td><td></td><td></td><td></td><td></td> </tr> </table>										#	#	#	#	#	SURVEYED BY	SCALES (A1)	DRAWN	SIGNED	DATE	#	#	#	#	#	N/A		MD		15/07/25	#	#	#	#	#	SURVEY DATE		DESIGNED	SIGNED	DATE	#	#	#	#	#	N/A		MD		15/07/25	#	#	#	#	#	LEVEL DATUM		CHECKED	SIGNED	DATE	#	15/07/25	FOR APPROVAL			A.H.D.					NO.	DATE	DESCRIPTION			MERIDIAN							AMENDMENTS AND REVISIONS			GDA94 MGA 55					<p>ISSUE: FOR APPROVAL</p> <p>SHEET 2 OF 2</p> <p>WORK ORDER No.</p> <p>DRAWING No. 202515-2-A</p> <p>AMEND. #</p>	
#	#	#	#	#	SURVEYED BY	SCALES (A1)	DRAWN	SIGNED	DATE																																																																																		
#	#	#	#	#	N/A		MD		15/07/25																																																																																		
#	#	#	#	#	SURVEY DATE		DESIGNED	SIGNED	DATE																																																																																		
#	#	#	#	#	N/A		MD		15/07/25																																																																																		
#	#	#	#	#	LEVEL DATUM		CHECKED	SIGNED	DATE																																																																																		
#	15/07/25	FOR APPROVAL			A.H.D.																																																																																						
NO.	DATE	DESCRIPTION			MERIDIAN																																																																																						
		AMENDMENTS AND REVISIONS			GDA94 MGA 55																																																																																						
<p>D:\Paradise Engineering\Projects\4 Leeder Road\Execution\4 Leeder Road.dwg</p>							<p>RPEQ NAME & No</p>		<p>DATE</p>																																																																																		
							<p>4 LEEDER ROAD, PRESTON PROPOSED DRIVEWAY LAYOUTS</p>																																																																																				

GRAYCHURCH INDUSTRIES PTY LTD



REFERENCE: J-120624
Wynne Planning and Development Pty Ltd
Shop 5 Deicke Arcade
38 Main Street
Proserpine, Qld 4800
5/08/2024



APPROVED

**Drawings approved generally
in accordance with Decision
Notice Approval.**

**EFFLUENT FEASIBILITY STUDY
4 LEEDER ROAD
PROPOSED LOTS 1, 2 & 3
PRESTON, QLD 4800**



4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston

1 | Page



© GRAYCHURCH INDUSTRIES PTY LTD All Rights Reserved.

GRAYCHURCH INDUSTRIES PTY LTD

Report Author: Kel Gray

PO Box 10, Rural View Qld 4740

Email: kel-gray@subtest.com.au

ABN 25 365 701 416 The Graychurch Family Trust

ACN 624 792 990 Graychurch Industries Pty Ltd

Mobile Number: 0431010401

QBCC No. 15091532

1. INTRODUCTION

1.1. GENERAL

This report presents the results of our effluent feasibility investigation performed to AS 1547:2012, AS 1726:2017, the Queensland Plumbing and Wastewater Code as well as the Local Government Regulations & Authorities at the site of 4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston. An aerial layout of the site showing the property boundaries, the location of the boring drilled, and the location of the useable land for application area's in conjunction with this investigation are presented in appendix B.

1.2. OBJECTIVES AND SCOPE

In general, the objectives of this investigation were to:

1. Accurately define and evaluate the subsurface soil and groundwater conditions across the site in accordance with AS 1547:2012.
2. Present some general recommendations with regard to onsite wastewater management.
4. Determine locations for suitable land application areas.
5. Calculate the hydraulic load produced by a 4 bedroomed residence.
6. Determine suitable setback distances from onsite constraints such as boundaries, residences, watercourses, water tables, shallow rock, dams, retaining walls, pools, water tanks, site structures, recreational areas and bores.
7. Determine an appropriate sized application area using a water balance calculation.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the drilling, logging, and sampling of exploration borings.
2. A laboratory testing program.
3. An office program consisting of the correlation of available data, and the preparation of this summary report.
4. A desktop study of the allotment.
5. Percolation testing in accordance with AS 1547:2012
6. Site walkover and evaluation

1.3. AUTHORIZATION

Authorization was provided by an executed under an email request dated the 10th of April 2024 from Tony Gattton at Wynne Planning & Development and in accordance with Subtest terms of engagement.

GRAYCHURCH INDUSTRIES PTY LTD

1.4. PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration boring, projected groundwater conditions, environmental constraints and the layout and design data. If subsurface conditions other than those described in this report are encountered and/or if design, layout, hydraulic load or earthworks changes are implemented, Subtest must be informed so that our recommendations can be reviewed and amended, if necessary. Failure to do so would render this report null and void. This report should be read in conjunction with Appendix C report information sheets.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with AS 1547:2012, AS 1726:2017, the Queensland Wastewater Code, local government and generally accepted principles and practices at this time.

DOCUMENT CONTROL

VERSION	DATE	REVISION	AUTHOR	REVIEWED BY
0	07/07/2024	Final	K.G.	K.G.
1	5/08/2024	Incorrect Bore Location	K.G.	K.G.

GRAYCHURCH INDUSTRIES PTY LTD

2. PROPOSED CONSTRUCTION & HYDRAULIC LOADING

We assume that a 4 bedroomed residential dwelling with an unknown footprint at this time will be constructed on the proposed allotments (Lot 1 & 2) at a future unknown date. A suitable number of equivalent people appropriate for a dwelling of this capacity would total 7.

In compliance with instructions received from the Whitsunday Regional Council an equivalent daily flow allowance for reticulated water supply appropriate per bedroom is 300L a day. This then makes the daily hydraulic load 1200L a day.

GRAYCHURCH INDUSTRIES PTY LTD

3. SITE INVESTIGATIONS & EVALUATIONS

3.1. FIELD PROGRAM

In order to define and evaluate the subsurface conditions across the site, 2 exploration test borings were drilled to a depth of 2.0m, with a 4WD rotary drill rig equipped with solid stem augers. The location of the test boring is presented in appendix B.

The field portion of our investigation was under the control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, both disturbed and relatively undisturbed samples of the typical soils were obtained for subsequent testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were later supplemented by subsequent inspection and testing. Detailed representations of the subsurface conditions encountered are presented in appendix A, Logs of Test Borings.

Immediately following the completion of the excavation operations the test borings were reinstated with subsequent material excavated from the test holes.

3.2 TESTING

3.2.1. PERCOLATION TESTING

A constant head percolation test in accordance with AS 1547:2012 appendix G was performed inside the proposed application areas to determine existing ground conditions, to provide correlation with field classification data and to give a suitable indicative permeability (K_{sat}) figure in accordance with AS 1547:2012 appendix L - Table L1, appendix M - Table M1 and appendix N – Table N1. The results of this test are presented in appendix B Design Calculations.

3.2.2. MODIFIED EMMERSON CRUMB TESTING

Modified emmerson crumb testing was carried out on a selected sample from each strata encountered at PT1 during the fieldwork investigation in accordance with AS/NZS 1547:2012 Appendix E section E7 - Assessment of Soil Dispersion and the results are tabulated below in figure 1 & 1A.

FIGURE 1: EMMERSON RESULTS

Boring Number	Sample Depth (m)	Dispersive
PT-1	0.0 – 0.5	No
	0.5 – 1.5	Yes
	1.5 – 2.0	Yes

FIGURE 1A: EMMERSON RESULTS

Boring Number	Sample Depth (m)	Dispersive
PT-2	1.0 – 0.7	No
	0.7 – 1.5	Yes
	1.5 – 2.0	Yes

GRAYCHURCH INDUSTRIES PTY LTD

4. SITE CONDITIONS

4.1. SITE DESCRIPTION & EVALUATION

An Onsite Wastewater Feasibility Study was conducted on the property located at 4 Leeder Road, Preston. This property is proposed to be subdivided into three (3) residential allotments (Lots 1, 2 & 3) in one stage. Stage 1 will include the excision of lots 1, 2 & 3 from 4 Leeder Road, Preston making it into three (3) properties (Lots 1, 2 & 3).

Proposed Lot 1 is currently an undeveloped section of land with the majority of the proposed allotment located in northern-central portion of the property (4 Leeder Road) and is proposed to have an area of 5275m². The proposed allotment is located on the lower plane of a moderately sized rise, is sloping in general to the south and was covered by trees, weeds & grasses at the time of our fieldwork. Access to road frontage was via the sites eastern portion. Furthermore, it was noted that the proposed allotment was located on the flood hazard overlay which will need to be considered in any future design. Earthworks & the clearing of vegetation will need to be undertaken to create a building envelope.

Proposed Lot 2 is currently a partially developed section of land with the majority of the proposed allotment located across the north-eastern portion of the property (4 Leeder Road) and is proposed to have an area of 5260m². The proposed allotment is located on the lower plane of a moderately sized rise, is sloping in general to the south and contains an existing one-bedroom studio in the southern portion of the site. Access to road frontage was via the eastern portion of the allotment. Furthermore, it was noted that the proposed allotment was located on the flood hazard overlay which will need to be considered in any future design. It was noted that the existing studio on proposed lot 2 was currently connected to the residence's effluent system currently located on proposed lot 3. This will be disconnected during the sub-divisional process of the site and connected to future system when a future residence is built. The studio will be disconnected and unusable until this occurs.

Proposed Lot 3 is currently a developed section of land with the majority of the proposed allotment located in eastern-central & southern portions of the property (4 Leeder Road) and is proposed to have an area of 25000m². The proposed allotment is located on the lower plane of a moderately sized rise, is sloping in general to the south and contains an existing residence & shed within the eastern-central portion of the site. Access to road frontage was via the sites eastern portion. It was also observed that a seasonal watercourse traversed the proposed site. Furthermore, it was also noted that the proposed allotment was located on the flood hazard & significant environmental vegetation overlays and also contains a covenant which will need to be considered in any future design. The sites existing effluent system is located within the confines of proposed Lot 3, services the existing residence and appeared to be functioning in a satisfactory manner at the time of our investigation. There was no evidence of odours, surface dampness and/or ponding at the time of our inspection.

It is proposed that lots 1 & 2 will have the capacity to host a typical residential development with up to 4 bedrooms with onsite wastewater (black and grey water) treatment and disposal. All lots have been assessed on the basis that all household wastewater flows from the future residencies will be treated onsite with an Aerated Wastewater Treatment System (AWTS), with effluent being disposed of onsite via the following method:

- Sub-Surface Irrigation

GRAYCHURCH INDUSTRIES PTY LTD

FIGURE 2: PHOTOGRAPH OF 4 LEEDER ROAD, PRESTON



GRAYCHURCH INDUSTRIES PTY LTD

FIGURE 2A: PHOTOGRAPH OF PROPOSED LOT 1



GRAYCHURCH INDUSTRIES PTY LTD

FIGURE 2B: PHOTOGRAPH OF PROPOSED LOT 2



GRAYCHURCH INDUSTRIES PTY LTD

FIGURE 2C: PHOTOGRAPH OF PROPOSED LOT 3



GRAYCHURCH INDUSTRIES PTY LTD

4.2. SUBSURFACE SOIL EVALUATION

Boring PT-1 is located inside/adjacent of the allowable application area and encountered the following soils. PT-1 consisted of a dark brown low plastic silty sand overlying a pale brown medium plastic sandy clay. Underlying these materials was a pale brown low plastic clayey gravelly sand until borehole termination at 2.0m. No rock or groundwater was encountered in PT-1 for the brief period it was left open however water seepage may occur along and through the natural strata’s during and after heavy rainfall events.

FIGURE 3: SOIL SUMMARY CONDITIONS OF PT1

Boring Number	Sample Depth (m)	Soil Classification	Soil Texture	Soil Category
PT-1	0.0 – 0.5	Silty Sand	Sandy Loam	2
	0.5 – 1.5	Sandy Clay	Medium Clay	5
	1.5 – 2.0	Clayey Gravelly Sand	Clay Loam	4

4.2.1 SUBSURFACE SOIL EVALUATION

Boring PT-2 is located inside/adjacent of the allowable application area and encountered the following soils. PT-2 consisted of a dark brown low plastic silty sand overlying a pale brown medium plastic sandy clay. Underlying these materials was a pale brown low plastic clayey gravelly sand until borehole termination at 2.0m. No rock or groundwater was encountered in PT-2 for the brief period it was left open however water seepage may occur along and through the natural strata’s during and after heavy rainfall events.

FIGURE 3A: SOIL SUMMARY CONDITIONS OF PT1

Boring Number	Sample Depth (m)	Soil Classification	Soil Texture	Soil Category
PT-2	0.0 – 0.7	Silty Sand	Sandy Loam	2
	0.7 – 1.5	Sandy Clay	Medium Clay	5
	1.5 – 2.0	Clayey Gravelly Sand	Clay Loam	4

GRAYCHURCH INDUSTRIES PTY LTD

EXAMPLE OF A SOIL ROCK INTERFACE



GRAYCHURCH INDUSTRIES PTY LTD

5. DESIGN CONSIDERATIONS

5.1. SURFACE OR SUBSURFACE IRRIGATION

In relation to the materials encountered, testing conducted and the expected hydraulic load to be produced by the proposed residence on Lots 1 & 2 the calculated surface or subsurface irrigation area is to be 324m² which is to be placed inside the allowable viable areas as shown in appendix B Site Plans. Depending on the final location of the application area significant earthworks and the clearing of dense vegetation will need to be undertaken as well as the need for topsoil dressing and or mulch as well as grass turfing and or grass seeding may be required. This should be addressed in a future wastewater management plan when specific locations have been identified.

GRAYCHURCH INDUSTRIES PTY LTD

6. GROUNDWATER CONDITIONS

No groundwater was discovered in the test boring for the brief period of time the excavation was left open. Based on the season during which the measurements were taken, that is, early-winter, outside the region's seasonal rainfall period and these levels are expected to fluctuate however after a site evaluation & a desktop study we project that groundwater levels should have no effect on the dispersal process of these systems. The treatment plant will need to be installed in such a way as that any potential flood waters or surface runoff are unable to enter the tank. This may mean raising the height of the residence & tank by constructing a building pad and installing the tank in the raised pad or by using a sealed tank with reflux valves to seal the tank & prevent any leakage in times of inundation. The final solution and method will be entirely dependent on the final design, the homeowner and the installing plumber. It should be noted that proposed lots 1 & 2 are located within the flood hazard overlay and this will need to be considered in any future design.

GRAYCHURCH INDUSTRIES PTY LTD

7. REQUIRED SETBACK DISTANCES

Certain minimum distances between the application area and environmental constraints (such as creeks, gullies, high water table, etc.) are required. These are listed below and can be found in the Dept. Local Government, Planning, Sport & Recreation publication 'Queensland Plumbing and Wastewater Code'.

The location of the application (disposal) area must allow for the following buffers (setbacks) that must be maintained for the life of the disposal system:

Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ❶		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

❶ Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

Table T3 –Setback distances for surface irrigated land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ❶
Property boundaries, pedestrian paths and walkways	2
Water edge of a swimming pool	6
Dwellings, recreation areas	10

❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ❶		
	Advanced Secondary	Secondary ❶	Primary ❷
For onsite – see Table 2.1 in AS 1546.3			
For greywater – see Table 2.1 in AS 1546.4	Level 1 and Level 2	Level 3	Untreated
Top of bank of permanent water course	10		
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)	0.3		

❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

The investigation works indicate that vertical separation distances of 0.3m to the water table and 0.3m to rock can also be met. Should there be any future changes to site layout that infringes on these buffers indicated, it is imperative that you contact our office so that changes in our design can be made to comply.

GRAYCHURCH INDUSTRIES PTY LTD

8. Vegetation Suitable for Application Areas

Subtest recommends grass seeding/turfing trenches & surrounding areas however below contains a list of suitable plants and setback distances that should be allowed. This is just a guide/reference for your convenience and is not legislation or enforceable by any means.

Plants are an important feature of the yard of any house. However, if you live in an unsewered area, a proportion of your yard will include a wastewater treatment system or septic tank and an effluent disposal area.

There are two main methods of effluent disposal for domestic wastewater treatment systems. These are absorption trenches most commonly associated with standard septic tanks and sub-surface/surface irrigation normally used with aerated wastewater treatment systems (AWTS).

Effluent disposal areas are often in remote areas of the garden or yard and may be forgotten or neglected. However, damaged or blocked trenches or irrigation lines, can cause effluent to pool on the surface or pool in the backyard creating health risks to you, your family, and pets. Neglected effluent distribution areas can also cause odour problems for your household and your immediate neighbours. Left unchecked they may ultimately require messy and expensive repairs.

Non-woody perennials, small ornamental grasses and wildflowers are fine to plant between the lines of septic absorption trenches because they have shallow root systems that won't invade the pipes. In fact, these plants are actually helpful as they stabilize the soil's surface and don't disturb soil transpiration. You should avoid large ornamental grasses like bamboo or pampas.

Trees on top or even near absorption trenches must be avoided. Actual septic trench-to-tree distance depends on the type of tree and its range of root growth. Typically, the distance should be equal to the expected height of a tree at its maturity, plus 20%. So a mature 5 metre tree should be kept 6 metres away from a septic absorption trenches.

Food crops should be avoided as the produce is not considered safe to eat. Most fruit trees are deciduous they do not transpire during winter and shade the effluent area in summer thus reducing its efficiency. Only effluent from advanced wastewater treatment systems is suitable for the irrigation of a limited range of food producing plants such as grape vines. It must however not come into contact with the edible part of the plant.

If you plan to plant out areas with absorption trenches, ensure plants are placed in between trenches and not directly on top to avoid future blockage by roots. Care should be taken to protect vegetation growing in between soil absorption trenches as these plants, together with factors such as wind and sun intensity, play a vital role in the disposal of effluent through evapotranspiration.

Plant tolerance to wastewater depends on a range of factors. Existing soil type, drainage, nutrient levels and pH are some. The amount of wastewater distributed over the given area and the quality of the water will be the main factors that influence the final outcome. Plants have a limited tolerance to some of the nutrients and salts that can come through a system. Phosphorus, Boron and various Sodium salts are common nutrients that may come through a system and accumulate in the soil to problem levels.

This list of indigenous plants and grasses (although not exhaustive), is included as a guide to species that have been found to be suitable for planting in and around wastewater disposal areas. These will tolerate wet conditions and have a high evapotranspiration capacity.

GRAYCHURCH INDUSTRIES PTY LTD

Botanical Name	Common Name	Soil Types	Height (Mature Plant)
Trees & Shrubs			
<i>Acacia melanoxylon</i>	Black Wood	Most wet soils	To 12m
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	Most wet soils	To 6m
<i>Melaleuca squarrosa</i>	Scented Paperbark	Most wet soils	To 3m
<i>Goodenia ovata</i>	Hop Goodenia	Most soils	To 2m
<i>Leptospermum continentale</i>	Prickly Tea-tree	Most wet soils	To 2m
<i>Correa alba</i>	White Correa	Light, free draining	To 1.5m
<i>Atriplex cinerea</i>	Coast Saltbush	Light, free draining	To 1.8m
<i>Atriplex paludosa</i>	Marsh Saltbush	Light, free draining	To 1.6m
<i>Indigofera australis</i>	Austral Indigo	Most soils	To 1.5m
<i>Leptospermum myrsinoides</i>	Heath Tea-tree	Most soils	To 1.5m
<i>Stackhousia monogyna</i>	Creamy Candles	Light, free draining	To 70cm
<i>Atriplex semibaccata</i>	Creeping Saltbush	Light, free draining	To 40cm
Grasses, Sedges, Rushes and Lilies			
<i>Poa labillardierei</i>	Tussock Grass	Most soils	To 60cm
<i>Lepidosperma longitudinale</i>	Common Sword-sedge	Light, free draining	To 2m
<i>Eleocharis sphacelata</i>	Tall Spike-rush	Heavy, wet soils	To 2m
<i>Gahnia clarkei</i>	Tall Saw-sedge	Most wet soils	To 1.5-4m
<i>Juncus procerus</i>	Tall Rush	Most wet soils	To 1.8m
<i>Carex appressa</i>	Tall sedge	Most soils	To 1.5m
<i>Dianella longifolia</i>	Pale Flax-lily	Most soils	To 1.3m
<i>Juncus kraussii</i>	Sea Rush	Most wet soils	To 1.2m
<i>Lepidosperma filiforme</i>	Common Rapier-sedge	Light, free draining	To 1m
<i>Isolepis nodosa</i>	Knobby Club-rush	Most wet soils	To 1m
<i>Gahnia filum</i>	Saw-sedge	Most wet soils	To 1m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Light, free draining	To 1m
<i>Dianella tasmanica</i>	Tasman Flax-lily	Most soils	To 1m
<i>Dianell revoluta</i>	Black-anther Flax-lilly	Most soils	To 80cm
<i>Lepidosperma semiteres</i>	Wire Rapier-sedge	Light, free draining	To 1m
<i>Schoenus brevifolius</i>	Zig-zag Bog-rush	Most wet soils	To 80cm
<i>Eleocharis acuta</i>	Common Spike-rush	Heavy, wet soils	To 60cm
<i>Patersonia fragilis</i>	Short Purple-flag	Most wet soils	To 60cm
<i>Baumea acuta</i>	Pale Twig-sedge	Most soils	To 50cm
<i>Schoenus lepidosperma</i>	Slender Bog-rush	Most wet soils	To 45cm
<i>Schoenus tesquorum</i>	Soft Bog-rush	Most wet soils	To 45cm
<i>Isolepis inundata</i>	Swamp Club-sedge	Most wet soils	To 40cm
<i>Carex breviculmis</i>	Common Grass-sedge	Most soils	To 30cm

Note: Subtest does not guarantee that the reference list is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaim all liability for any error, loss or other consequence which may arise from you relying on any information in this reference list.

GRAYCHURCH INDUSTRIES PTY LTD

9. DISCUSSION OF FINDINGS

The following discussions and findings are provided in regard to the assessment of the suitability of 4 Leeder Road, Preston - Proposed Lots 1, 2 & 3 Leeder Road, Preston in the ability to treat and manage domestic wastewater within the allowable perimeters of the allotments:

1. The subsurface conditions encountered at the investigation consisted of predominantly silty sand overlying sandy clays and clayey gravelly sands.
2. The textural classification results, in conjunction with the laboratory & field test results indicate that the soils are Category 2, 4 & 5.
3. Site constraints are the flood hazard overlay, the onsite/neighbouring bore, seasonal watercourse, covenant and environmental significance overlay, grade & topography of the site, earthworks requirements, as well as the required minimum setbacks as stated in section 7 page 15 of this report.
4. Lots 1 & 2 have the capacity to deal with onsite wastewater treatment and disposal from a residence with up to 4 bedrooms. This is based on the proposal that an Aerated Wastewater Treatment System (AWTS) utilising sub-surface irrigation fed from an AWTS is to be adopted for the treatment and disposal of household wastewater flows (black and greywater) from the proposed residence.
5. The minimum area required for sub-surface irrigation fed from an advanced secondary AWTS complying with the effluent quality specifications outlined in AS 1547:2012 for a four (4) bedroom residence is 324m².
6. The treatment units would need to produce advanced secondary quality effluent. This would be achieved by using an AWTS.
7. This report demonstrates that proposed Lots 1 & 2 is suitable to accommodate a new dwelling with onsite wastewater management, however prior to a Building Permit being issued for a new dwelling, a further onsite wastewater management plan is required specific to the proposed new residence and/or wastewater treatment system. The future assessment should be considerate of the findings of this feasibility report as well as the onsite location of the proposed residence, the actual number of bedrooms in the proposed residence, topographical constraints, environmental constraints, Council constraints, hydraulic loading and any other existing and/or proposed site features which may impact its design.

We appreciate the opportunity of providing this service for you. If you have any questions concerning this report or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Kel Gray



Geotechnician/Site Assessor/Effluent Systems Designer

For SUBTEST QBCC No. 15091532

Appendix A – Logs of Test Borings, of Sub-Surface Profile, Percolation Report & Water Balance Calculations

Appendix B – Site Plans

Appendix C – Overlays & Report Information Sheets

GRAYCHURCH INDUSTRIES PTY LTD

APPENDIX A

Logs of Test Borings, Sub-Surface Profile, Percolation Report & Water Balance Calculations

GRAYCHURCH INDUSTRIES PTY LTD



Percolation Test (PT-1): Sub-Surface Profile

GRAYCHURCH INDUSTRIES PTY LTD



Percolation Test (PT-2): Sub-Surface Profile

GRAYCHURCH INDUSTRIES PTY LTD

APPENDIX B

Site Plans

GRAYCHURCH INDUSTRIES PTY LTD

Viable Area's for Sub-Surface or Surface Irrigation



INDICATIVE VIABLE APPLICATION AREAS

Note: This plan is for the sole purpose of locating and identifying the indicative allowable effluent disposal areas for the proposed allotments (Lot 1 & 2).

4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston

GRAYCHURCH INDUSTRIES PTY LTD

Viable Area's for Sub-Surface or Surface Irrigation

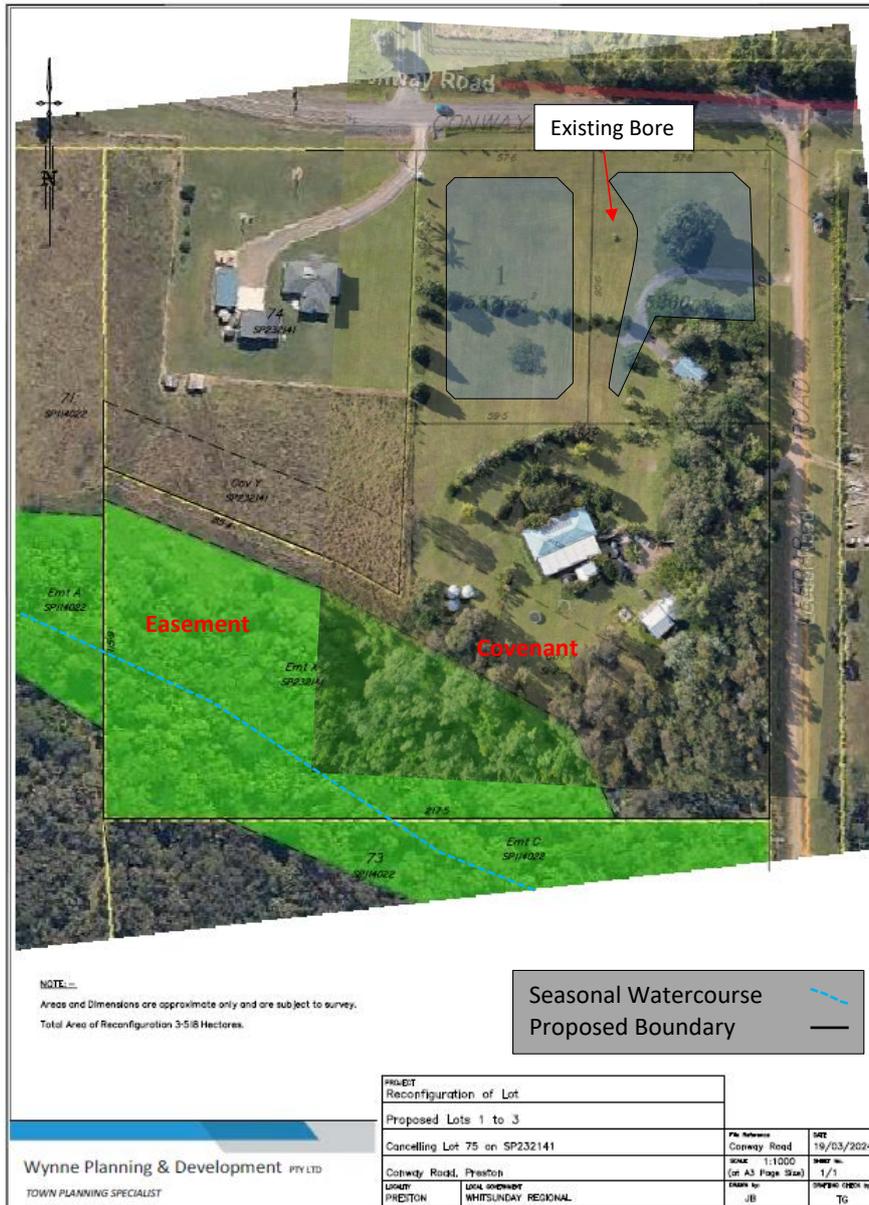


Note: This plan is for the sole purpose of locating and identifying the indicative allowable effluent disposal areas for the proposed allotments (Lot 1 & 2).

4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston

GRAYCHURCH INDUSTRIES PTY LTD

Viable Area's for Sub-Surface or Surface Irrigation



INDICATIVE VIABLE APPLICATION AREAS

Note: This plan is for the sole purpose of locating and identifying the indicative allowable effluent disposal areas for the proposed allotments (Lot 1 & 2).

4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston



GRAYCHURCH INDUSTRIES PTY LTD



Test Boring Locations

Note: This plan is for the sole purpose of locating and identifying the test borings excavated during the fieldwork portion of this investigation.

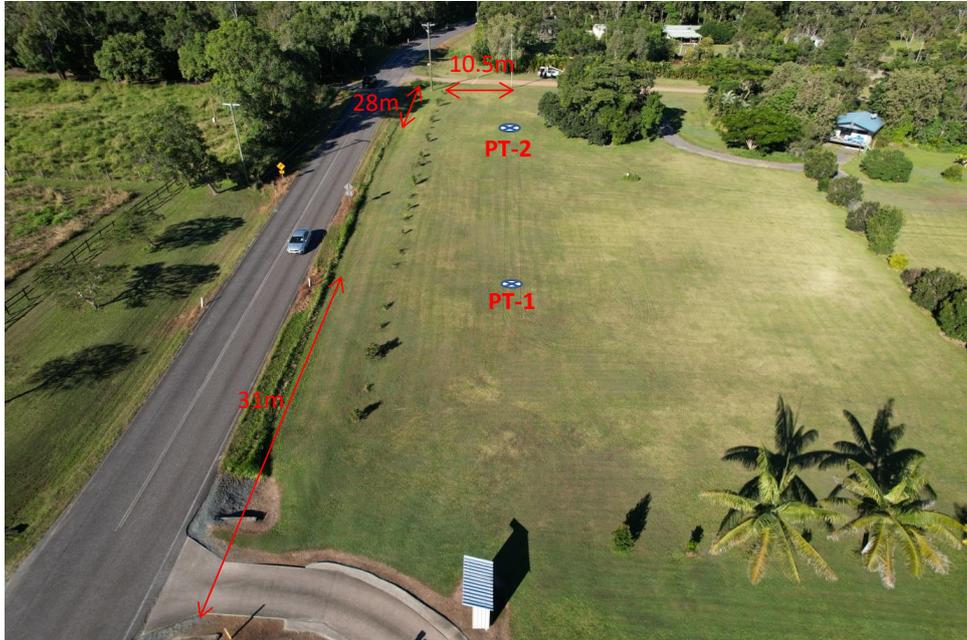
GRAYCHURCH INDUSTRIES PTY LTD



Test Boring Locations

Note: This plan is for the sole purpose of locating and identifying the test borings excavated during the fieldwork portion of this investigation.

GRAYCHURCH INDUSTRIES PTY LTD



Test Boring Location

Note: This plan is for the sole purpose of locating and identifying the test boring excavated during the fieldwork portion of this investigation.

GRAYCHURCH INDUSTRIES PTY LTD



Test Boring Location

Seasonal Watercourse
Proposed Boundary

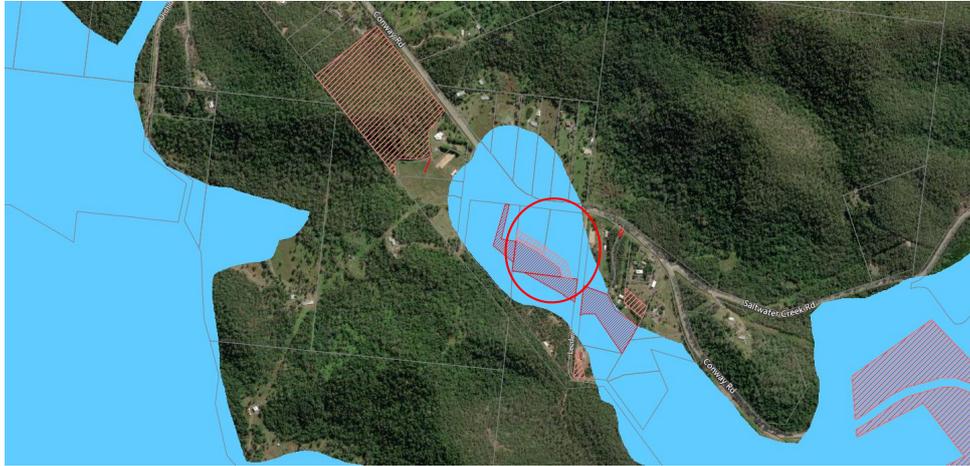
Note: This plan is for the sole purpose of locating and identifying the test boring excavated during the fieldwork portion of this investigation.

GRAYCHURCH INDUSTRIES PTY LTD

APPENDIX C

Overlays & Report Information Sheets

GRAYCHURCH INDUSTRIES PTY LTD



Flood Hazard Overlay

GRAYCHURCH INDUSTRIES PTY LTD



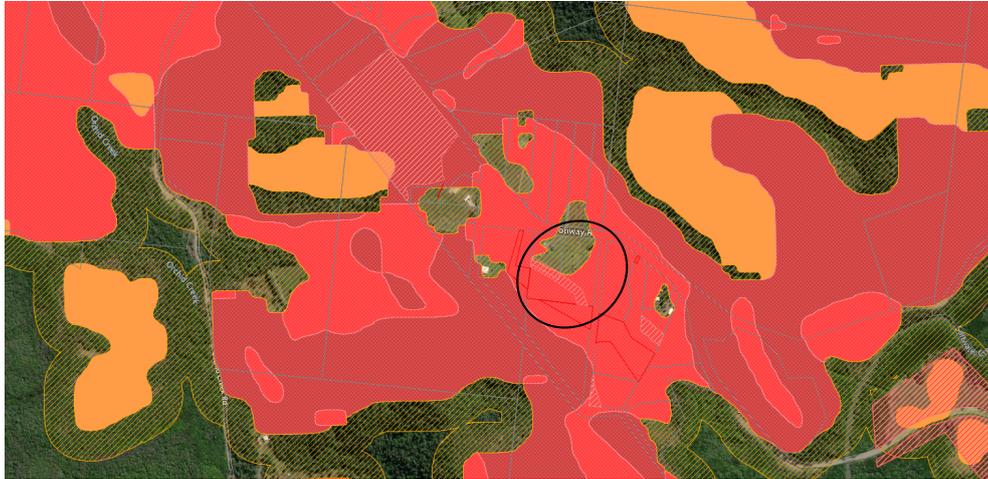
Storm Tide Inundation Overlay

GRAYCHURCH INDUSTRIES PTY LTD



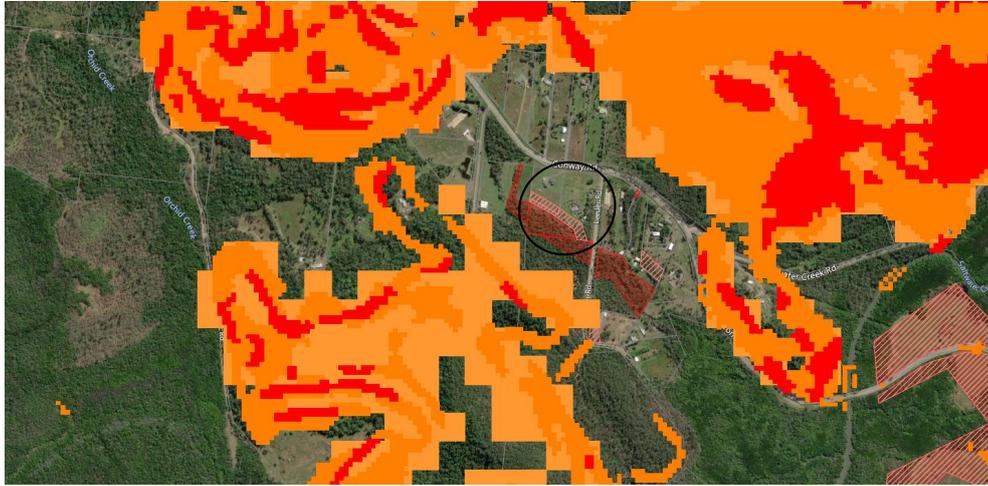
Erosion Prone Areas Overlay

GRAYCHURCH INDUSTRIES PTY LTD



Bushfire Hazard Overlay

GRAYCHURCH INDUSTRIES PTY LTD



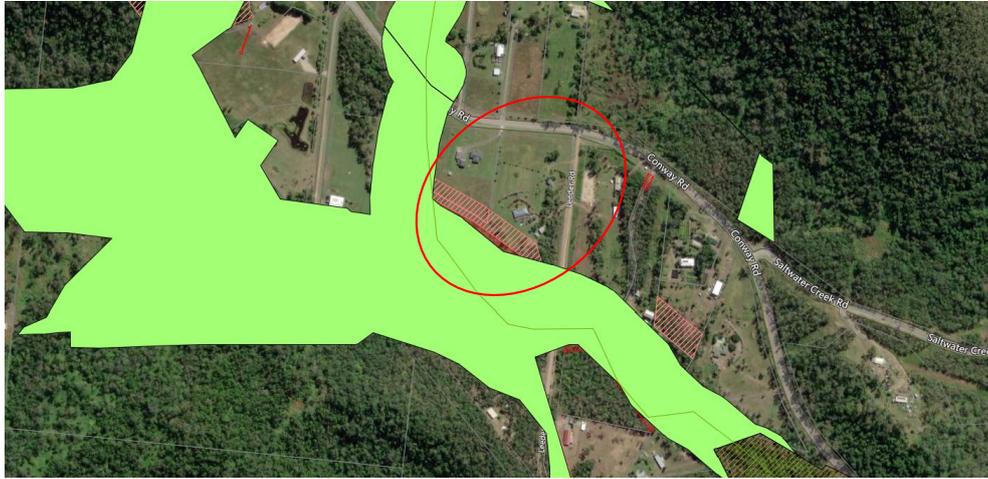
Landslide Hazard Overlay

GRAYCHURCH INDUSTRIES PTY LTD



Waterways & Wetlands Overlay

GRAYCHURCH INDUSTRIES PTY LTD



Environmental Significance Overlay

GRAYCHURCH INDUSTRIES PTY LTD



Acid Sulphate Soils Overlay

GRAYCHURCH INDUSTRIES PTY LTD



Historical Image 2009

GRAYCHURCH INDUSTRIES PTY LTD



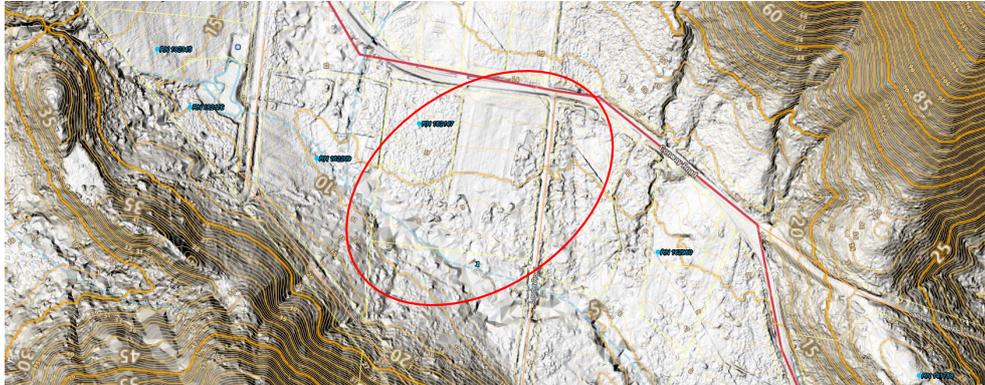
Historical Image 1975

GRAYCHURCH INDUSTRIES PTY LTD



Elevations, Inland Waters & Registered Bores

GRAYCHURCH INDUSTRIES PTY LTD



Overland Flows & Gullies

GRAYCHURCH INDUSTRIES PTY LTD



Supplied Proposed Subdivision Plan

4 Leeder Road - Proposed Lots 1, 2 & 3 Leeder Road, Preston



GRAYCHURCH INDUSTRIES PTY LTD

A GEOTECHNICAL ENGINEERING REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a geotechnical report. To help avoid these problems, the geotechnical engineer should be retained to work with other appropriate design professionals to explain relevant geotechnical findings and review the adequacy of their plans and specifications relevant to geotechnical issues.

BORING LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Further boring logs are developed by geotechnical engineers based upon their interpretation of field logs assembled by site personnel and laboratory evaluation of field samples. Only final boring logs customarily are included in geotechnical engineering reports. These logs should not under any circumstances be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated results are the all-to-frequent result.

To minimise the likelihood of boring log misinterpretation, give contractors ready access to the complete geotechnical engineering report prepared or authorised for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and adversarial attitudes which aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because geotechnical engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines.

This situation has resulted in wholly unwarranted claims being lodged against geotechnical consultants. To help prevent this problem, geotechnical engineers have developed model clauses for use in written transmittals. These are not exculpatory clauses designed to foist geotechnical engineers' responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your geotechnical engineering report, and you are encouraged to read them closely. Your geotechnical engineer will be pleased to give full and frank answers to your questions.

OTHER STEPS YOU CAN TAKE TO REDUCE RISK

Your consulting geotechnical engineer will be pleased to discuss other techniques which can be employed to mitigate risk. In addition, ASFE has developed a variety of materials which may be beneficial. Contact ASFE for a complimentary copy of its publication directory.

For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical Information in Construction Contracts" published by the Institution of engineers Australia, National Headquarters, Canberra, 1987.

Published by

THE ASSOCIATION OF ENGINEERING FIRMS PRACTICING IN THE GEOSCIENCES

8811 Colesville Road / Suite G106 / Silver Spring, Maryland 20910/13011 565 – 2733

GRAYCHURCH INDUSTRIES PTY LTD

GENERAL NOTES

GENERAL

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the introduction section(s) of the document. The report should not be used by other parties or for other purposes as it may not contain adequate or appropriate information.

TEST HOLE LOGGING

The information on the Test Hole Logs (Boreholes, Backhoe Pits, and Exposures etc.) has been based on a visual and tactile assessment except at the discrete locations where test information is available (field and/or laboratory results).

Reference should be made to our standard sheets for the definition of our logging procedures (Soil and Rock Descriptions).

GROUNDWATER

Unless otherwise indicated the water levels given on the test hole logs are the levels of free water or seepage in the test hole recorded at the given time of measuring. The actual groundwater level may differ from this recorded level depending on material permeability's. Further variations of this level could occur with time due to such effects as seasonal and tidal fluctuations or construction activities. Final confirmation of levels can only be made by appropriate instrumentation techniques and programmes.

INTERPRETATION OF RESULTS

The discussion and recommendations contained within this report are normally based on a site evaluation from discrete test hole data. Generalised or idealised subsurface conditions (including any cross-sections contained in the report) have been assumed or prepared by interpolation/extrapolation of these data. As such these conditions are an interpretation and must be considered as a guide only.

CHANGE IN CONDITIONS

Local variations or anomalies in the generalised ground conditions used for this report can occur, particularly between discrete test hole locations. Furthermore, certain design or construction procedures may have been assumed in assessing the soil structure interaction behaviour of the site.

Any change in design, in construction methods, or in ground conditions as noted during construction, from those assumed in this report should be referred to this firm for appropriate assessment and comment.

REPRODUCTION OF REPORTS

Where it is desired to reproduce the information contained in this report for the inclusion in the contract documents or engineering specification of the subject development, such reproduction should include at least all the relevant test hole and test data, together with the appropriate standard description sheets and remarks made in the written report of a factual or descriptive nature.

This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this firm.

GRAYCHURCH INDUSTRIES PTY LTD

A GEOTECHNICAL ENGINEERING REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a geotechnical report. To help avoid these problems, the geotechnical engineer should be retained to work with other appropriate design professionals to explain relevant geotechnical findings and review the adequacy of their plans and specifications relevant to geotechnical issues.

BORING LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Further boring logs are developed by geotechnical engineers based upon their interpretation of field logs assembled by site personnel and laboratory evaluation of field samples. Only final boring logs customarily are included in geotechnical engineering reports. These logs should not under any circumstances be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated results are the all-to-frequent result.

To minimise the likelihood of boring log misinterpretation, give contractors ready access to the complete geotechnical engineering report prepared or authorised for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and adversarial attitudes which aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because geotechnical engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines.

This situation has resulted in wholly unwarranted claims being lodged against geotechnical consultants. To help prevent this problem, geotechnical engineers have developed model clauses for use in written transmittals. These are not exculpatory clauses designed to foist geotechnical engineers' responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your geotechnical engineering report, and you are encouraged to read them closely. Your geotechnical engineer will be pleased to give full and frank answers to your questions.

OTHER STEPS YOU CAN TAKE TO REDUCE RISK

Your consulting geotechnical engineer will be pleased to discuss other techniques which can be employed to mitigate risk. In addition, ASFE has developed a variety of materials which may be beneficial. Contact ASFE for a complimentary copy of its publication directory.

For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical Information in Construction Contracts" published by the Institution of engineers Australia, National Headquarters, Canberra, 1987.

Published by

THE ASSOCIATION OF ENGINEERING FIRMS PRACTICING IN THE GEOSCIENCES

8811 Colesville Road / Suite G106 / Silver Spring, Maryland 20910/13011 565 – 2733

GRAYCHURCH INDUSTRIES PTY LTD

GENERAL NOTES

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the introduction section(s) of the document. The report should not be used by other parties or for other purposes as it may not contain adequate or appropriate information.

TEST HOLE LOGGING

The information on the Test Hole Logs (Boreholes, Backhoe Pits, and Exposures etc.) has been based on a visual and tactile assessment except at the discrete locations where test information is available (field and/or laboratory results).

Reference should be made to our standard sheets for the definition of our logging procedures (Soil and Rock Descriptions).

GROUNDWATER

Unless otherwise indicated the water levels given on the test hole logs are the levels of free water or seepage in the test hole recorded at the given time of measuring. The actual groundwater level may differ from this recorded level depending on material permeability's. Further variations of this level could occur with time due to such effects as seasonal and tidal fluctuations or construction activities. Final confirmation of levels can only be made by appropriate instrumentation techniques and programmes.

INTERPRETATION OF RESULTS

The discussion and recommendations contained within this report are normally based on a site evaluation from discrete test hole data. Generalised or idealised subsurface conditions (including any cross-sections contained in the report) have been assumed or prepared by interpolation/extrapolation of these data. As such these conditions are an interpretation and must be considered as a guide only.

CHANGE IN CONDITIONS

Local variations or anomalies in the generalised ground conditions used for this report can occur, particularly between discrete test hole locations. Furthermore, certain design or construction procedures may have been assumed in assessing the soil structure interaction behaviour of the site.

Any change in design, in construction methods, or in ground conditions as noted during construction, from those assumed in this report should be referred to this firm for appropriate assessment and comment.

REPRODUCTION OF REPORTS

Where it is desired to reproduce the information contained in this report for the inclusion in the contract documents or engineering specification of the subject development, such reproduction should include at least all the relevant test hole and test data, together with the appropriate standard description sheets and remarks made in the written report of a factual or descriptive nature.

This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this firm.



INFRASTRUCTURE CHARGES NOTICE

Whitsunday Regional Council

Planning Act 2016 s119(2)

Charge	Local Government trunk infrastructure networks: <ul style="list-style-type: none"> • Transport • Public parks and land for community facilities
	Current amount of Levied Charge \$31,536.80

Note: details of how the levied charge is calculated are provided in **Attachment 1**.

To: N K Geisler & B S Lindsay C/- Wynne Planning & Development Pty Ltd Shop 5 Deicke Arcade 38 Main Street	Date: 11 September 2025
Application Number: 20240509	
Type of Approval: Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots	

Decision to give Infrastructure Charges Notice	Whitsunday Regional Council has given this Infrastructure Charges Notice (ICN) as a result of the development imposing additional demand on trunk infrastructure. Levied charges have been calculated in accordance with the applicable Resolution and will be used to help fund the cost of trunk infrastructure identified in Council's Local Government Infrastructure Plan, in accordance with section 121(3) of the <i>Planning Act 2016</i> .
--	---

Applicable Resolution	The decision to give this infrastructure charges notice was made under the Whitsunday Infrastructure Charges Resolution (No. 1) 2025
-----------------------	--

Land to which charge applies	Site address: 4 Leeder Road PRESTON Real property description: L: 75 SP: 232141 T: EMT X & COV W
------------------------------	---

Offset	Offset Value of Offset N/A
--------	--

Note: details of the offset are provided in **Attachment 1**.

Refund	Refund (if applicable) Value of Refund N/A
--------	--

Note: details of the refund are provided in **Attachment 1**.

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



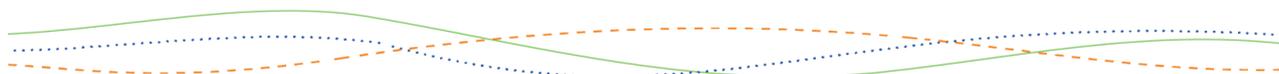
Payment date	<p>In accordance with section 122 of the <i>Planning Act 2016</i>, the levied charge becomes payable:</p> <p>(a) for reconfiguring a lot, when the Local Government that levied the charge approves a plan for the reconfiguration that, under the <i>Land Title Act 1994</i>, is required to be given to the Local Government for approval.</p> <p>In accordance with section 123 of the <i>Planning Act 2016</i>, Whitsunday Regional Council may agree with the recipient of an ICN that the levied charge can be paid other than as required above.</p>
Automatic increase to charge	<p>The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the Infrastructure Charges Resolution in effect at that time.</p>
Making a payment	<p>Payment must be made to Whitsunday Regional Council by the payment date stated in this ICN. Payment can be made using one of the following options:</p> <ul style="list-style-type: none"> • in person at a customer service centre, either: <ul style="list-style-type: none"> > 67 Herbert Street, Bowen; > Cnr Stanley and Conway Streets, Collinsville; or > 83-85 Main Street, Proserpine. • via online banking: <ul style="list-style-type: none"> > Contact the Development Assessment Branch for account details on (07) 4945 0231. • by post: <ul style="list-style-type: none"> > Whitsunday Regional Council PO Box 104 PROSERPINE QLD 4800 • by phone: <ul style="list-style-type: none"> > (07) 4945 0200 (Credit Card only).
Appeal rights	<p>In accordance with section 229(3) of the <i>Planning Act 2016</i>, a person may appeal against an Infrastructure Charges Notice. The appeal must be started within 20 business days of this ICN being given. Please refer to Chapter 6, Part 1 of the <i>Planning Act 2016</i> for more information.</p>
Enquiries	<p>For enquiries relating to this ICN, please contact Chin Choo Yong on: Phone number: between 8:30am to 4:30pm Monday to Friday. Email: info@whitsundayrc.qld.gov.au Address: PO Box 104, Proserpine QLD 4800</p>

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

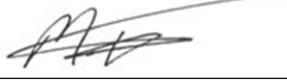
Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

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



Attachment 11.2.4 Decision Notice

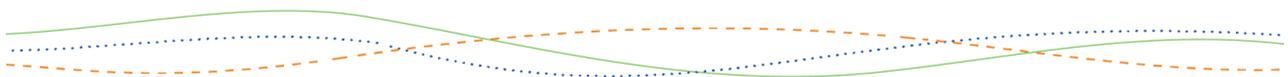
Assessment Manager	Whitsunday Regional Council	
Date of decision	10 September 2025	
Signature		
Name	Matthew Twomey	
Position	Manager Development Assessment	

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



Attachment 1
Details of Calculation
Planning Act 2016 Chapter 4



Details of Calculation	
Application Number	20240509
Type of Approval	Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate*	Adopted Charge	
<i>Reconfiguring a Lot – One Lot into Three Lots</i>	<i>Residential – 3 or more-bedroom dwelling house</i>	3	\$15,768.40	\$47,305.20	
Total Adopted Charge				\$47,305.20	
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate*	Discount	Total Credit
<i>Dwelling House</i>	<i>Residential – 3 or more-bedroom dwelling house</i>	1	\$15,768.40	N/A	\$15,768.40
Total Credit					\$15,768.40
Total Levied Charge					\$31,536.80

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

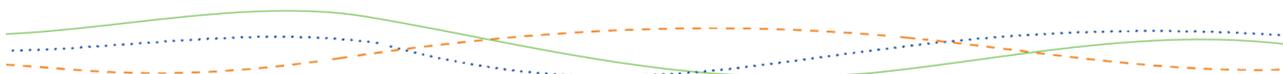
Current Amount of Levied Charge	\$31,536.80
--	--------------------

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



Notice about decision - Statement of reasons
 The following information is provided in accordance with section 63 (5) of the *Planning Act 2016* and must be published on the assessment managers website.

The development application for:

DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT - ONE (1) LOT INTO THREE (3) LOTS

Application number: 20240509
 Street address: 4 Leeder Road PRESTON
 Real property description: L: 75 SP: 232141 T: EMT X & COV W

On 10 September 2025, the above development application was:

approved in full with conditions

1. Reasons for the decision

The reasons for this decision are:

- The proposed development has been assessed against the relevant provisions of the *Planning Act 2016* and the *Whitsunday Regional Council Planning Scheme 2017*;
- The supporting documentation provided by the applicant has been accepted by Council.

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Planning Act 2016	s45(3)
Planning Regulation 2017	s26 & s 27
Whitsunday Regional Council Planning Scheme 2017	Rural Residential Zone Excavation and filling code Healthy waters code Infrastructure code Landscaping code Reconfiguring a lot code Transport and parking code Acid sulfate soils overlay code Bushfire Hazard overlay code Biodiversity, Waterways and Wetlands (vegetation) overlay code Flood hazard overlay code

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

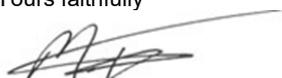


3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
<p><i>Whitsunday Regional Council Planning Scheme 2017</i></p> <p>Rural Residential Zone Excavation and filling code Healthy waters code Infrastructure code Landscaping code Reconfiguring a lot code Transport and parking code Acid sulfate soils overlay code Bushfire Hazard overlay code Biodiversity, Waterways and Wetlands (vegetation) overlay code Flood hazard overlay code</p>	<p>The proposed development seeks to subdivide rural residential lot into three lots.</p> <p>Proposed Lot s 1 and 2 are vacant lots. Proposed Lot 3 will include the existing dwelling house. Proposed new lots comply with the requirements for a minimum lot size and road frontage and designed to accommodate dwelling house and a small-scale rural activities.</p> <p>The subject site is located in the high bushfire hazard risk area. The proposed development is designed with consideration of the bushfire hazard risk in the area. Furthermore, the development is approved subject to conditions for bushfire protection to mitigate the risk.</p> <p>Proposed Lot 1 has access to a rural sub-arterial road. Proposed Lots 2 and 3 have access to a rural local access road that requires an upgrade to current standards. As such, conditions for road upgrade are imposed on this development to facilitate safe and efficient operation of the road.</p> <p>The proposal is consistent with the purpose and overall outcomes of relevant codes and complies with all assessment benchmarks in the Planning Scheme.</p>

Should you require any further information, please contact Council's Planning Department on (07) 4945 0651.

Yours faithfully



Matthew Twomey
Manager Development Assessment

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



20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie

MEETING DETAILS: Ordinary Council Meeting – Wednesday 26 November 2025

AUTHOR: Senior Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the assessment of the Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units (four separate houses) in Strathdickie and seek Council's determination.

EXECUTIVE SUMMARY

The proposal is for a Preliminary Approval (Variation Request) to facilitate the future development of three additional dwellings on a rural property at 371 Strathdickie Road, Strathdickie.

The subject property is located within the rural zone that is improved by an existing dwelling house and ancillary structures. The existing dwelling is accessed via an access easement off Strathdickie Road that is approximately 320m long.

The applicant has outlined that the purpose behind the development application is to establish three additional dwellings for their immediate family. An objective of the development is not to jeopardise a future subdivision of the land.

The Preliminary Approval requests to vary the Planning Scheme so that the intended future development for the land is assessable against the Boyle Family Development Scheme (the BFDS). The proposal varies the effect of the following Codes:

- Short-term Accommodation and Multi-Unit Uses Code
- Dwelling House Code
- Infrastructure Code
- Landscaping Code
- Transport and Parking Code

The BFDS reduces the level of assessment to accepted development (subject to requirements) and consists of a reworked Dwelling House Code to facilitate three additional dwellings that are proposed in the elevated areas of the subject land. The BFDS provides assessment benchmarks for dwelling placement on the land, services and utilities, and restricts additional secondary dwellings.

An assessment of the variations finds the proposal is in conflict with the Rural Zone Code and Agricultural Land Overlay Code as it introduces additional dwellings onto a rural zoned property within 400m of existing cane farming operations. This will create additional contested land impacting the adjoining agricultural use. A secondary issue results from the variation to the Transport and Parking Code whereby future development will not be subject to the requirements of the Development Manual that includes the requirements for shared accesses to be sealed and widened to 5.5m.

Public notification occurred from 5 September 2025 to 20 October 2025, with two submissions received from adjoining landowners who utilise the access easement and

operate the cane farm. The submissions oppose the development, citing existing issues with the unsafe nature of additional vehicle movements on the access driveway, particularly when cane harvesting is occurring, dust nuisance and flooding from the causeway along the access. Submissions also highlighted concerns that the proposal is likely to impact cane production yields, as contested land places cane farming operations under additional pressure, and no wider community benefit for the proposal to offset this has been provided.

In consideration of the issues highlighted in the assessment, the application is recommended for refusal.

OFFICER'S RECOMMENDATION

That Council refuse the Development Application for a Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units, made by JA & JB Boyle Pty Ltd as Trustee, on L: 1 SP: 152054 and located at 371 Strathdickie Road Strathdickie, for the following reasons:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. 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 the predicted demand.
 - b. The proposal is unable to comply with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
 - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f), (h), (i), and (j).
 - d. The proposal is not consistent with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)-(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
 - e. The proposal is not consistent with the Transport and Parking Code, specifically AO1.1/ PO1 and AO2.1/PO2, as the development does not propose to provide an access for future development that ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users.
 - f. The proposal removes the site access requirements of the Development Manual without providing a suitable alternative.

BACKGROUND

The 'Right of Way' access easement to the subject land was created in 1990.

DISCUSSION/CURRENT ISSUE

The proposed variations are inconsistent with the intent of the Rural Zone, as they seek to establish a rural residential density that is not supported within the zone. A stated objective is not to compromise future subdivision of the land. The proposal does not achieve or align with the zone's intent to manage residential density on rural land and to protect viable agricultural land from residential encroachment.

The proposed location of dwelling house 2 is approximately 90m away from cane farming operations undertaken at 367 Strathdickie Road. Any dwelling within 400m of an existing rural activity poses a threat by creating contested land that can result in conflicts including noise, dust or hours of operation. The proposal aims to provide three additional dwellings within this range without a community need being demonstrated. Consequently, the proposal adds no economic benefit and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent land.

The Preliminary Approval seeks to establish site-specific assessment benchmarks for the proposed development. The development application submitted is for Multiple Dwelling Units. However, the submitted code varies the Dwelling House land use. It is noted that a Dwelling House is already classified as Accepted Development under the Rural Zone in the current Planning Scheme and therefore the BFDS does not enable a multi dwelling development.

FINANCIAL IMPLICATIONS

The application fee has been paid in full.

No Infrastructure Charges are applicable for a Preliminary Approval.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

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

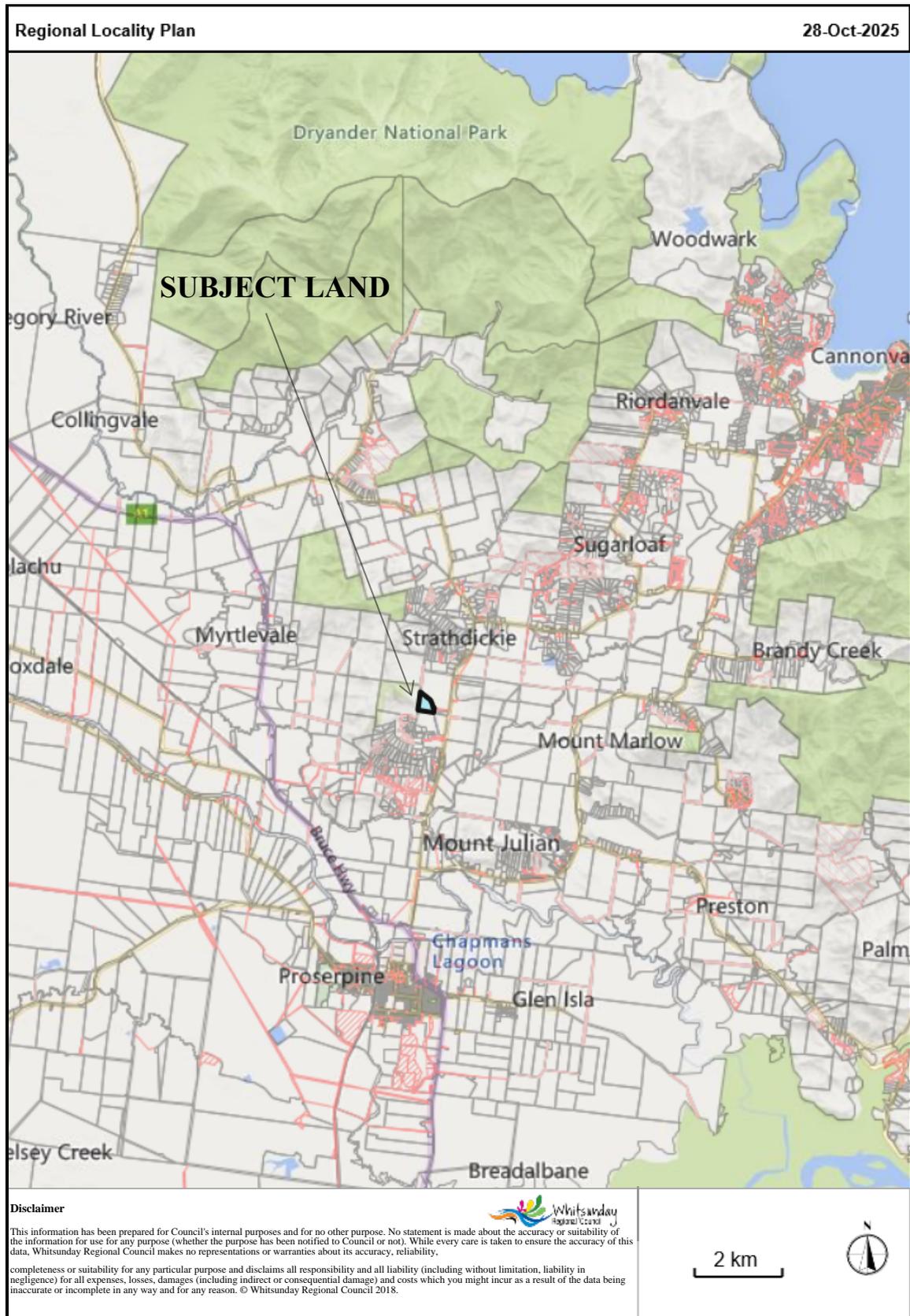
STRATEGIC IMPACTS

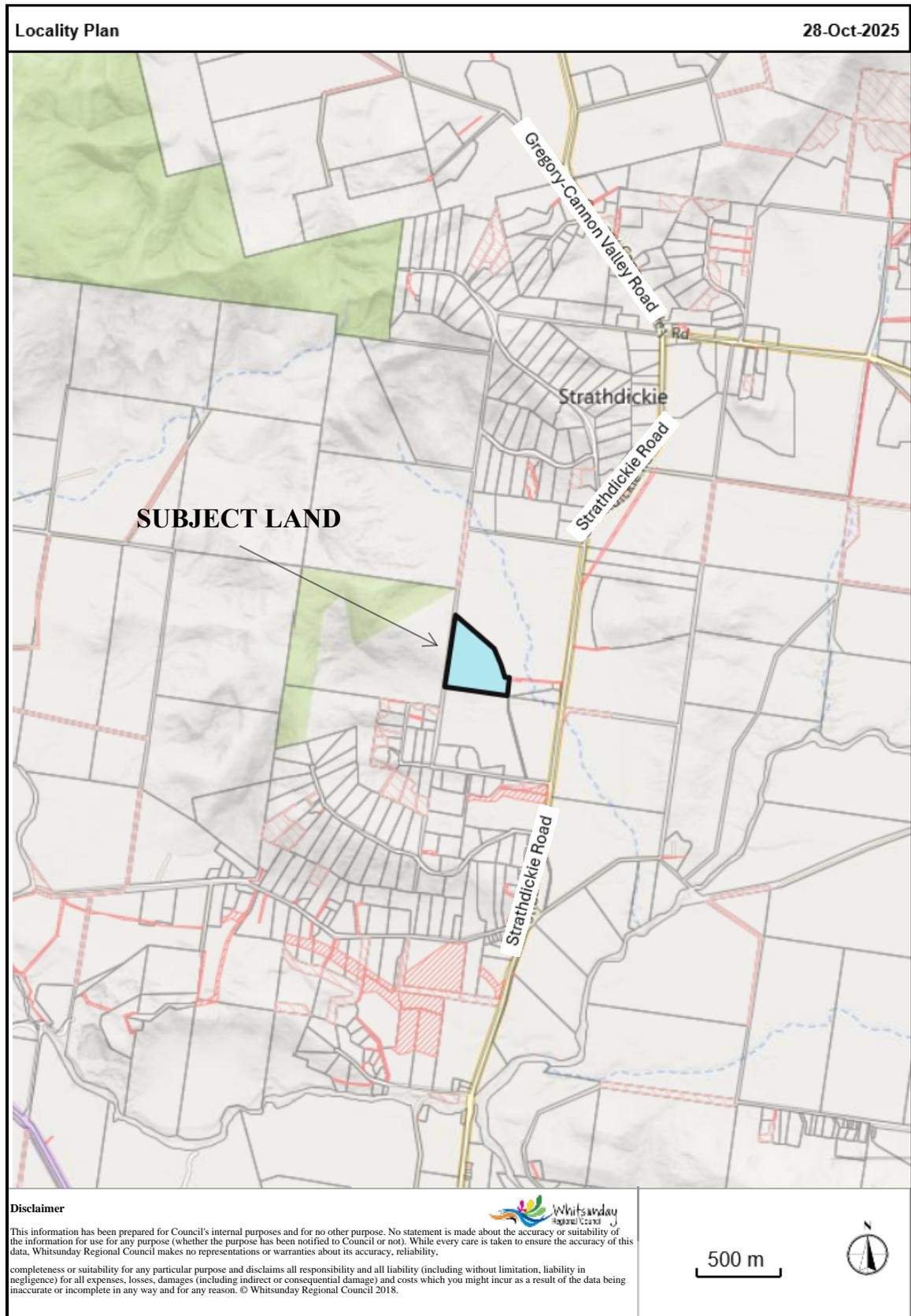
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

ATTACHMENTS

1. Regional Locality Plan [**11.3.1** - 1 page]
2. Locality Plan [**11.3.2** - 1 page]
3. Boyle Family Development Scheme (BFDS) [**11.3.3** - 18 pages]
4. Planning Assessment Report (2) [**11.3.4** - 16 pages]
5. Proposal Plan [**11.3.5** - 1 page]





Wynne Planning & Development ^{PTY LTD}
TOWN PLANNING SPECIALIST

Development Scheme
Four (4) Multiple Dwellings
Boyle Family

Street Address: 371 Strathdickie Road,
Strathdickie

Property Description: Lot 1 SP152054

Applicant: JA & JB Boyle Pty Ltd
(Trustee)

Our Ref: 2024WRC060

Telephone: (07) 4948 3362
Email: info@wynneplanninganddevelopment.com.au
Address: Office 3, 20 Carlo Drive, Cannonvale Qld 4802

TABLE OF CONTENTS

1. INTRODUCTION 3
 1.1. Application 3
 1.2. Site Details 3
2.0 Interpretation 4
3.0 Purpose 4
4.0 Assessment Provisions 4
 4.1 Structure 4
 4.2 Applicable Assessment Benchmarks 4
 4.3 Overlays 5
 4.4 Infrastructure Charges 5
5.0 TABLE OF ASSESSMENT 5
 Table 5-1 Table of Assessment - Material Change of Use 5
6.0 Whitsunday Enterprise Park Development Code 5
 6.1 Boyle Family development Code 6
 6.1.1 Application 6
4.0 Mapping 8

2.0 INTERPRETATION

This Development Scheme is to be interpreted as if it were a code within the *Whitsunday Regional Council Planning Scheme 2017*. Any future Material Change of Use is to be assessed in accordance with the provisions of the *Boyle Family Development Scheme*, where applicable.

The BFDS should be read in conjunction with the Plan of Development provided (POD). The POD anticipates the general scale and locations for the future dwelling houses.

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

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

3.0 PURPOSE

The purpose of this Development Scheme is to detail the relevant planning provisions that will apply to the future development of the site for the desired land uses. The BFDS 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 three (3) additional dwelling houses on the subject site for family members. The POD also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision.

4.0 ASSESSMENT PROVISIONS

4.1 STRUCTURE

Future dwelling houses are to be assessed in accordance with the Table of Assessment specified within Section 5.0 of this Development Scheme.

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

4.2 APPLICABLE ASSESSMENT BENCHMARKS

Future applications for Building Works will be assessed against the Boyle Family Development Scheme Code provided within Section 5.0 of this Development Scheme.

4.3 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.

4.4 INFRASTRUCTURE CHARGES

Infrastructure Charges will apply to future development in accordance with the Whitsunday Regional Council's charging regime at the commencement of the use for each dwelling house.

5.0 TABLE OF ASSESSMENT

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

TABLE 5-1 TABLE OF ASSESSMENT - MATERIAL CHANGE OF USE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Boyle Family Development Scheme
	Otherwise Code Assessment	Boyle Family Development Scheme
All other accommodation activities	Impact Assessment	The Planning Scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

6.0 WHITSUNDAY ENTERPRISE PARK DEVELOPMENT CODE

The *Boyle Family Development Scheme Code* acts as a replacement for the Rural Zone Code (Part 6) and the Dwelling House 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 of the Boyle Family Development Scheme is to allow for the construction of three (3) new additional dwelling houses (in addition to the existing dwelling house) on the subject site.

- (2) The purpose of this code in the local government area is to allow for the construction of three (3) new additional dwelling houses (in addition to the existing dwelling house) in a manner that does not disrupt the surrounding locality, safe operation of infrastructure, and does not result in over developing the subject site.
- (3) The purpose of the code will be achieved through the following overall outcomes:

- (a) The proposed development will provide permanent residences for 4 x families (the owners and their immediate family members);
- (b) To maintain the low intensity character and rural residential amenity of the zone, development has a low-rise built form;
- (c) development enhances and protects the unique local, scenic, environmental, cultural or historic character of the locality;
- (d) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;
- (e) development incorporates a high level of residential amenity, personal health and safety and protection for property;
- (f) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (g) development is reflective of, and responsive to, the environmental constraints of the land;
- (h) 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;
- (i) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (j) 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.

6.1 BOYLE FAMILY DEVELOPMENT CODE

6.1.1 APPLICATION

This code applies to accepted and assessable development:

- (a) being material change of use; and
- (b) identified as requiring assessment against the Boyle Family Development Scheme Code by the table of assessment in Part 5 of this Development Scheme.

Assessment Benchmarks

Table 6.1 Benchmarks for accepted and assessable development

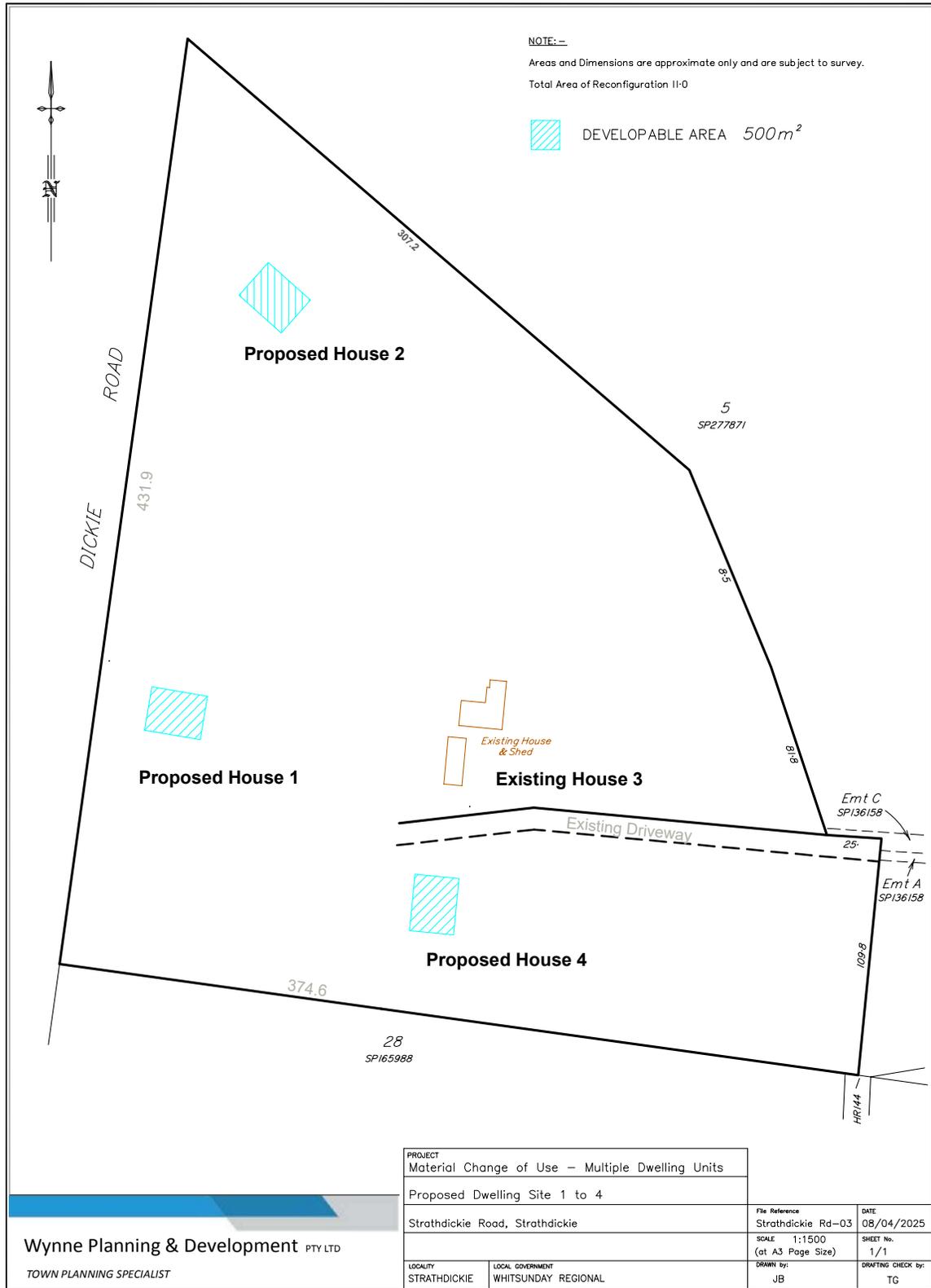
Performance Outcomes		Acceptable Outcomes	
Building design			
PO1	A Dwelling house is of a scale, location and built form that: <ul style="list-style-type: none"> (a) contributes positively to the streetscape; (b) has a design and built form that complements the residential character of the area; 	AO1.1	Dwelling houses, excluding domestic outbuildings, promote the local residential character, through variations in building façade and roof form, including: <ul style="list-style-type: none"> (a) roof pitch of at least 5 degrees; and (b) front façade treatments that differentiate between upper and lower levels.

Performance Outcomes		Acceptable Outcomes	
	(c) ensure adequate provision of area for all residential buildings and associated ancillary uses onsite; and (d) avoids negative impacts on the streetscape or adjoining properties.		Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house.
		AO2.1	One dwelling house to be established on each of the proposed dwelling sites as per the plan of development.
Services and utilities			
PO2	The dwelling house is provided with and connected to essential infrastructure and services.	AO3.1	The dwelling house, where in a Rural or Rural residential zone, is connected to the electricity network and is connected to a: (a) reticulated water supply; or potable water supply and water storage collection system having: (i) a minimum storage capacity of 70,000 litres; and (ii) a first flush system; (b) on site effluent and wastewater treatment system consistent with the <i>Queensland Plumbing and Wastewater Code</i> .
PO3	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	AO4.1	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
Additional Dwellings			
PO4	A maximum density of four (4) dwelling houses is permitted on site.	AO5.1	Only four dwellings can be established on site.
		AO4.2	A minimum of two on site car parking space is provided to service each of the dwellings.
		AO4.3	No additional secondary dwellings can be constructed on site.

4.0 MAPPING

Map 1 – Site Plan

Attachment 11.3.3 Boyle Family Development Scheme (BFDS)

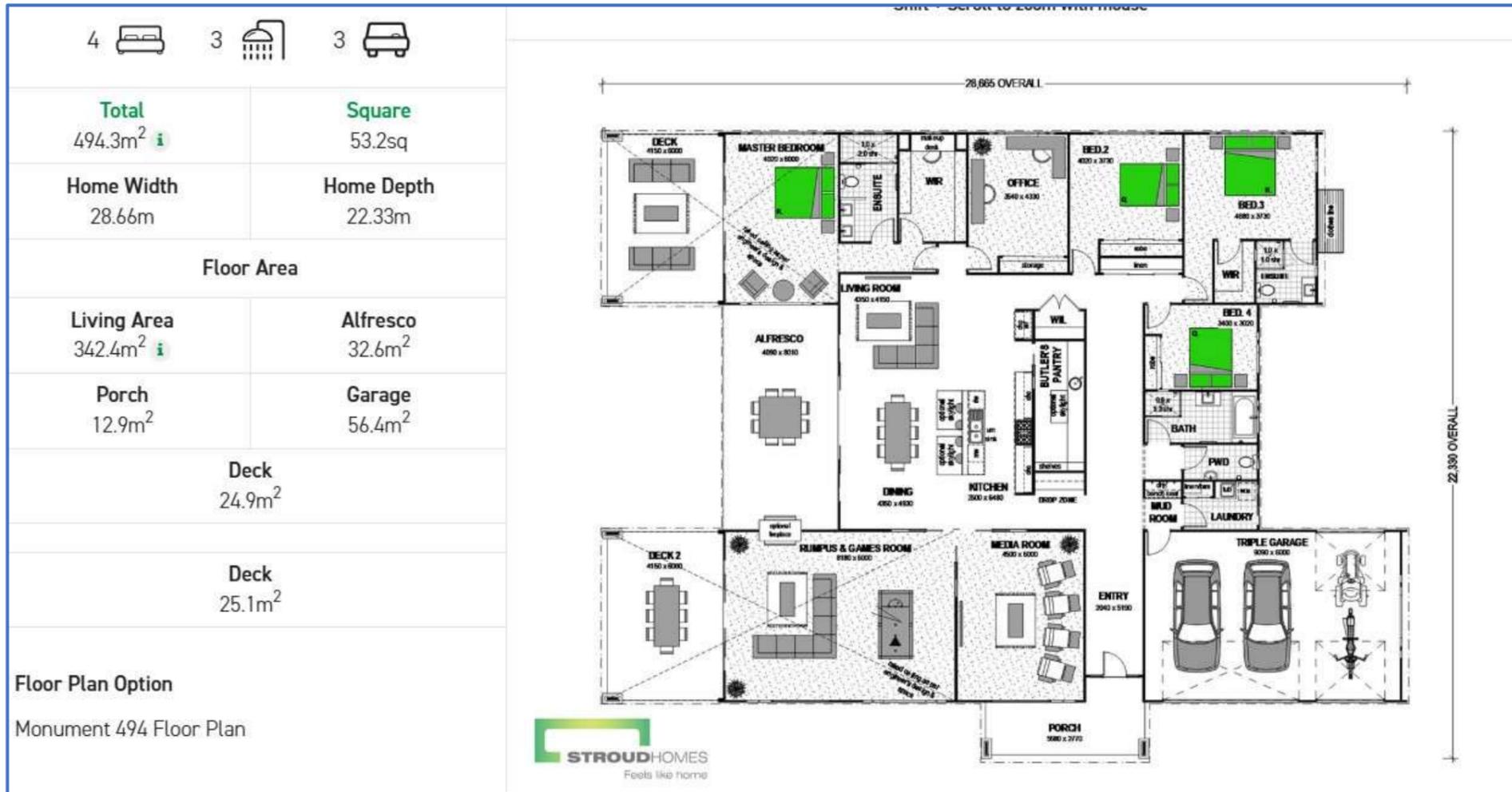


Wynne Planning & Development PTY LTD
 TOWN PLANNING SPECIALIST

PROJECT		Material Change of Use – Multiple Dwelling Units	
Proposed Dwelling Site 1 to 4		Strathdickie Road, Strathdickie	
LOCALITY	LOCAL GOVERNMENT	File Reference	DATE
STRATHDICKIE	WHITSUNDAY REGIONAL	Strathdickie Rd-03	08/04/2025
		SCALE	SHEET No.
		(at A3 Page Size)	1/1
		DRAWN by:	DRAFTING CHECK by:
		JB	TG

Map 2 – Dwelling House Plans

Proposed Dwelling Site 1



PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 1 of 7	FILE REFERENCE: 2024WRC060

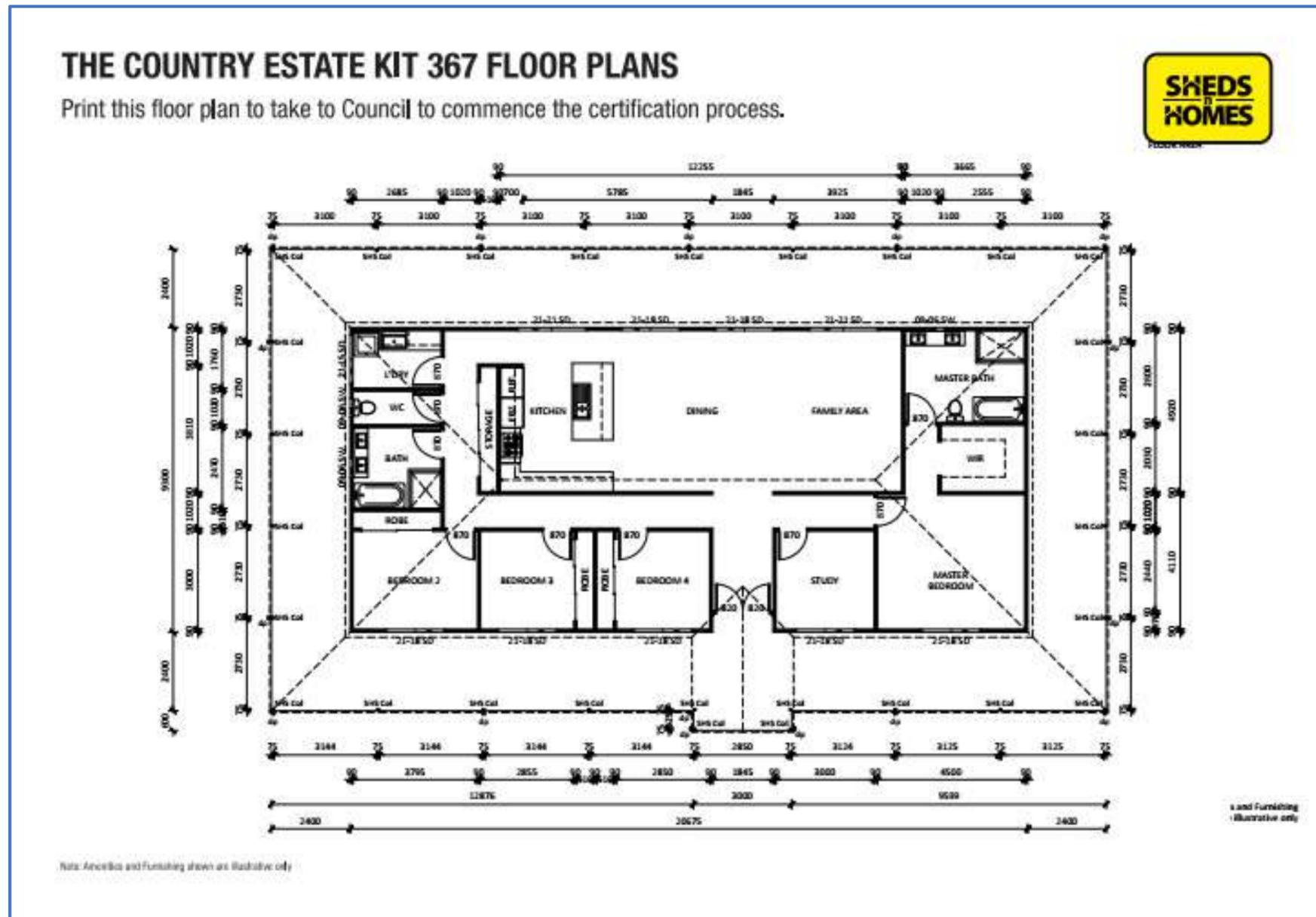




PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 2 of 7	FILE REFERENCE: 2024WRC060


 Wynne Planning & Development ^{PTY LTD}
 TOWN PLANNING SPECIALIST

Proposed Dwelling Site 2



PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 3 of 7	FILE REFERENCE: 2024WRC060

Wynne Planning & Development ^{PTY LTD}
TOWN PLANNING SPECIALIST

THE COUNTRY ESTATE KIT 367 ELEVATIONS

Print this elevation to take to Council to commence the certification process.



Note: Annotations and Finishing shown are illustrative only

PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 4 of 7	FILE REFERENCE: 2024WRC060



Proposed Dwelling Site 3

Existing Dwelling House and Ancillary Structures



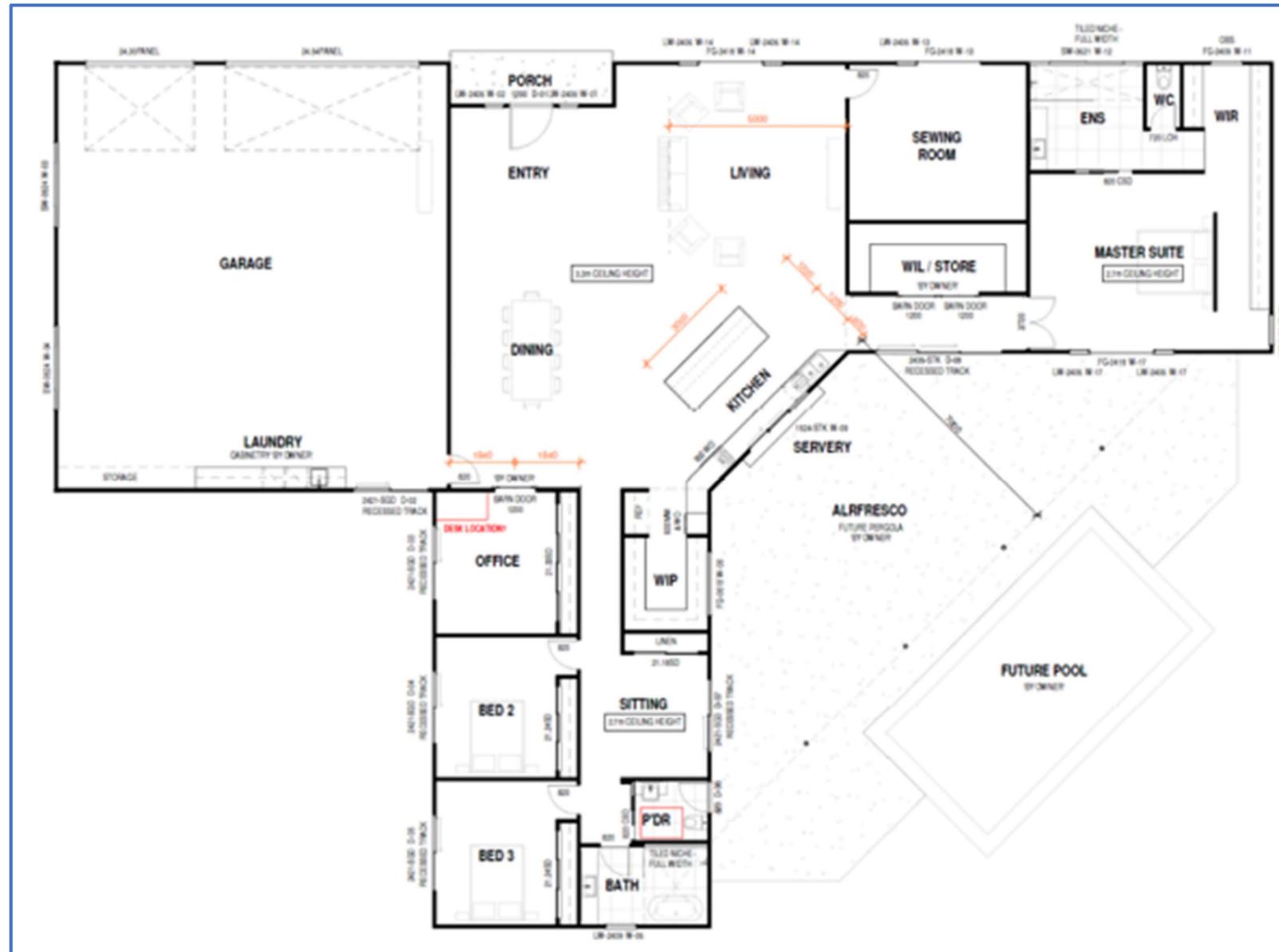
PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 5 of 7	FILE REFERENCE: 2024WRC060



 Wynne Planning & Development ^{PTY LTD}

 TOWN PLANNING SPECIALIST

Proposed Dwelling Site 4



PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 6 of 7	FILE REFERENCE: 2024WRC060

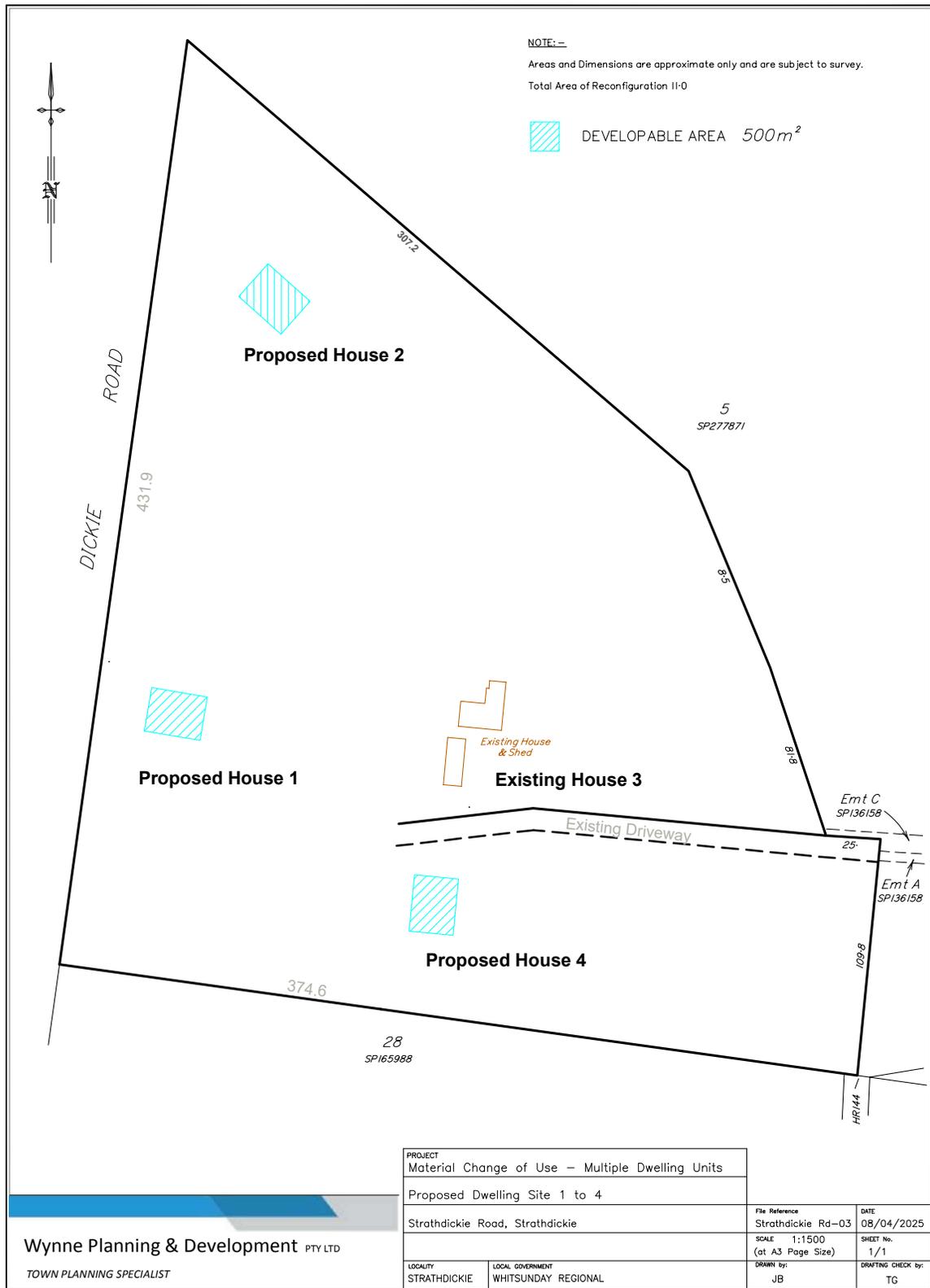

 Wynne Planning & Development ^{PTY LTD}
 TOWN PLANNING SPECIALIST



PROJECT: Four (4) Multiple Dwelling Units			
Map 2 – Dwelling House Plans	LOCALITY: Strathdickie	LOCAL GOVERNMENT: Whitsunday Regional	DATE: 29/01/2025
PROPERTY: Lot 1 SP152054, 371 Strathdickie Road	DRAWN BY: KW	SHEET No: Sheet 7 of 7	FILE REFERENCE: 2024WRC060


Wynne Planning & Development PTY LTD
 TOWN PLANNING SPECIALIST

Attachment 11.3.3 Boyle Family Development Scheme (BFDS)



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 – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS)
Landowner	JAJB Properties Pty Ltd as TTE
Property Address:	371 Strathdickie Road Strathdickie
Property Description:	L: 1 SP: 152054 T: EMT A/RP804103 & L: 5 SP: 277871 (Excluded Premises)
Area of Site:	11ha
Planning Scheme Zone:	Rural zone
Level of assessment	Impact Assessable
Overlays:	Agricultural land Bushfire hazard Flood Hazard Landslide hazard
Existing Use:	Dwelling House
Existing Approvals:	Nil
Public Notification:	5 September 2025 / 20 October 2025
Submissions received:	Two
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Description

The subject site has a total area of 11ha and is accessed from Strathdickie Road via Easement A which burdens 367 Strathdickie Road, Strathdickie. The site is relatively steep with an average slope exceeding 15% and is densely vegetated along the western boundary.

Easement A consists of a 3.7m-wide gravel driveway that is shared by three properties including providing access to the cane farm that covers approximately 90% of 367 Strathdickie Road. The access has two waterway crossings that create pinch-points along the driveway. The first pinch point occurs at the culvert causeway crossing over Palm Tree Creek, and the second occurs at the smaller culvert crossing to the west of Palm Tree Creek.

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 three new dwellings, in addition to the existing dwelling house on the subject site.

The additional dwellings are intended to be regulated under the proposed BFDS, which will effectively become a new Planning Scheme over the site to facilitate development.

The purpose statement within the BFDS:

The Development Code seeks to deliver three additional dwelling houses on the subject site for family members. The Plan of Development also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision.

The proposal nominates dwelling houses accepted development when complying with the BFDS.

It is necessary to outline that a Dwelling House is not the correct land use to vary. The Dwelling House definition exclusively allows a single dwelling and one secondary dwelling and cannot be redefined to allow three additional dwellings. The correct land use for four dwellings on the same parcel is a Multiple Dwelling, as has been applied for.

The applicant nominated that it did not wish to receive an information request and wished to proceed to decision with what was lodged. The assessment of the Preliminary Approval is based on the proposed applied for.

The purpose of the Preliminary Approval Code confirms that the long-term intent of the variation request is to facilitate grounds for a future subdivision to allow separate tenure on each dwelling site identified on the Plan of Development (POD).

Variation Request

The application involves a Preliminary Approval (Variation Request) to enable future development to be subject to assessment against the BFDS. The effect of the variation will be reducing the level of assessment for multiple dwelling houses to accepted development (subject to requirements) and the future assessment to be against the BFDS and the *Whitsunday Regional Planning Scheme, 2017 v4.7*, where applicable.

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.

Attachment 11.3.4 Planning Assessment Report (2)

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.</p>	45(5)
2	<p>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.</p>	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 BFDS 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 multiple dwellings on the site. The proposed tables of assessment (Table 5-1) 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)
4	<p>Council must decide to approve all or some of the variations sought, or different variations from those sought, or refuse the variations sought.</p>	61(3)

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the *Whitsunday Regional Council Planning Scheme, 2017* and cannot be conditioned to comply. Specifically:
 - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. 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 the predicted demand.
 - b. The proposal is unable to comply with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
 - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f), (h), (i), and (j).
 - d. The proposal is not consistent with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)–(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
 - e. The proposal is not consistent with the Transport and Parking Code, specifically AO1.1/ PO1 and AO2.1/PO2, as the development does not propose to provide an access for future development that ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users.
 - f. The proposal removes the site access requirements of the Development Manual without providing a suitable alternative.

4.1. State Assessment and Referral Agency (SARA)

The application was not referable.

4.2. State Planning Policy – July 2017

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

Attachment 11.3.4 Planning Assessment Report (2)

of State Planning Provisions. Commentary against the relevant interests of the SPP is provided below.

State Interest – Agriculture

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

- Class A – land that is suitable for a wide range of current and potential crops and has nil to moderate limitations on production.
- Class B – land that is marginal for current and potential crops (due to severe limitations) but is highly suitable for pastures for grazing.
- Class D – land that has severe limitations that restrict its use for sustained agricultural production.

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

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

The proposal creates fragmentation of the Class B agricultural land by giving rights for three additional dwellings which will create contested land with the existing cane farming operations on the adjacent premises of 367 Strathdickie Road, Strathdickie. The focus for this policy in the SPP is the protection of all ALC Class A and Class B land within the rural zone for ongoing agricultural use. The proposal results in fragmentation of Class B land and is therefore unable to comply with this policy criteria.

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

Two of the proposed new dwellings and the existing dwelling house will be completely within the Class B area of the site and will contain permanent infrastructure that will have an irreversible impact on the Class B land, creating contested land which conflicts with this aspect of the policy criteria.

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

The development will be unable to keep or enhance existing land conditions as two new dwellings will be wholly proposed within the Class B area of the site, reducing the productive capacity of the land and creating contested land for existing cane operations on the adjacent Lot 5. The proposed development is unable to comply with the SPP State Interest for Agriculture which therefore forms grounds for refusal.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

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

opportunities which may arise. The proposal conflicts with the following benchmarks of the Regional Plan:

Strategic direction – Managing Growth

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

Strategic direction – Natural Resource Management

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

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

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

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

4.4.2. Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked to its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. An assessment of the development against the key themes of the Strategic Intent is as followed:

Strategic Intent – Theme 1 - Liveable Communities and Housing

The proposed development effectively seeks to establish rural residential density on land zoned for rural purposes, with the apparent intent of facilitating future subdivision of the proposed dwellings. The WRC Urban Growth Study has modelled the projected demand

and supply of rural residential land and confirms that sufficient land is already zoned to meet future demand.

The increased density proposed under the Preliminary Approval would permanently constrain the land's capacity for rural production. The site is surrounded by rural land on all sides and directly adjoins cane farming operations. The location of Proposed House 2 is likely to result in contested land with the adjoining cane farm as it will be located approximately 90m away.

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

Strategic Intent – Theme 2 - Economic Growth

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

The presence of additional residential dwellings within proximity of the adjacent cane farm presents unacceptable risk of contested land. The applicant's primary planning justification for the proposal is "that relocating immediate family members to the site will allow their existing urban dwellings to be sold and thus contribute to housing supply." Whilst acknowledged, this justification is not strong and could be equally achieved if the family members were to purchase properties elsewhere, without introducing additional land use conflict or compromising rural land integrity.

It is considered that the proposal adds no economic benefit, negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands, which conflicts with the Economic Growth Strategic Intent.

Strategic Intent – Theme 3 - Environment and Heritage

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

Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The site is mapped as being subject to both bushfire and landslide risk and an associated hazard report has been provided for each hazard which provides the necessary site mitigation strategy to ensure these hazard risks are minimised. The BFDS does not propose to vary any overlay codes and therefore these hazards would be addressed again at future building stage. The proposal does not conflict 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 4.3 of the BFDS relates to the application of overlays for the development scheme. This section confirms that where dwellings 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 overlay codes are proposed.

Attachment 11.3.4 Planning Assessment Report (2)

An assessment against each applicable overlay has been provided to address the suitability of the site for the intended development.

Agriculture Land Overlay

This overlay will continue to remain as a benchmark for future development on the land, however, cannot escalate the level of assessment. In reference to s61(2), it is suitable that this overlay remains applicable to future development.

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

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

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

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

The proposed location of dwelling house 2 is approximately 90m away from cane farming operations undertaken at 367 Strathdickie Road. Any dwelling within 400m of an existing rural activity poses a threat by creating contested land that can result in conflicts from noise, dust or hours of operation. The proposal aims to provide three additional dwellings within this range.

It is noted that the proposed variation intends to facilitate four dwellings on one lot and acknowledges not limiting the future subdivision of these dwellings in the future. The proposal is therefore in conflict with the code.

Bushfire Hazard Overlay

The application is supported by a Bushfire Management Plan (BMP) that addresses the requirements of the Bushfire Hazard Overlay Code. The BMP includes a development footprint plan that aligns with the code's provisions. It demonstrates that the proposed dwellings can achieve a radiant heat flux level of 29 kW/m² or less through the establishment of Asset Protection Zones (APZs) identified in the report.

All APZ distances can be achieved, as the on-site vegetation is mapped as Category X and therefore not subject to clearing restrictions.

Future development on the site can comply with the BMP and overlay code requirements, provided that additional on-site water storage is installed in accordance with the code, being a water tank with a take-off connection positioned to allow for a static water supply of at least 10,000 litres adjacent to all Class 1 – 5 structures.

Landslide Hazard Overlay

The site is triggered for moderate and high-risk landslide. A Geotechnical report was undertaken for the site and provides a risk mitigation strategy and conditions for development to ensure the landslide hazard risk is mitigated to Low. This overlay will continue to remain as a benchmark for future development on the land which is acceptable for the configuration of the code and suitable for future development.

4.4.4. Rural Zone Code

The proposal seeks to vary the provisions of the Rural Zone Code and replace them with the BFDS. The consistency of the proposed variations with the intent and overall outcomes of the Rural Zone Code has been assessed below.

The proposed variations are inconsistent with the intent of the Rural Zone, as they seek to establish a rural residential density that is not supported within the zone and with an objective to not compromise the future subdivision of the land stated.

While the application material states that the land is unsuitable for agricultural use, approximately 70% of the site is mapped as Class B agricultural land. In addition, the adjoining cane farm contains Class A agricultural land. The variation results in all three new dwellings being within 400m of an active cane farm, one of which being 90m away, resulting in contested land impacting the productive capacity of the farm.

Upon review of the overall outcomes of the Rural Zone Code, the proposal does not achieve or align with the zone's intent to manage residential density on rural land and to protect viable agricultural land from residential encroachment. The proposal is therefore inconsistent with the following overall outcomes:

- 1(a)–(c): The proposal does not provide for agricultural uses and instead seeks to establish a multiple dwelling land use that is incompatible with the Rural Zone. The increased residential density constrains the use of both the subject site and adjoining land for primary production.
- 2: The proposal does not include or support any rural activities, nor does it introduce complementary or service-related uses for the rural area.
- 3(a), (b), (d), (f), (h), (i), and (j):
 - No rural activities are proposed (a).
 - The proposed multiple dwelling use is not listed as a compatible use within the zone (b).
 - Additional dwellings constraining the ongoing operation and expansion of surrounding agribusinesses (d, f).
 - The proposal contributes to further fragmentation of rural land and does not demonstrate an overriding community or economic need to justify the departure from the zone intent (h).
 - The proposed density and built form do not integrate with, or complement, the established rural character and landscape values of the area (i).
 - No geotechnical reporting has been provided to confirm that the land can safely accommodate the proposed development in relation to building and site stability (j).

Attachment 11.3.4 Planning Assessment Report (2)

In summary, the proposal does not advance the intent or overall outcomes of the Rural Zone and introduces land use conflicts and density outcomes that are inconsistent with the purpose of the zone.

4.4.5. Development Codes

Short-term Accommodation and Multi-unit Uses Code

The proposal seeks to vary the code and replace it with the BFDS. The consistency of the proposal with the code has been assessed below.

The development site is above the minimum lot size requirement of 800m². The Dwelling house plans provided within the application material depict three additional four-bedroom dwellings to be placed across the property, totalling four dwellings on the site. As there are no development permits being sought as part of this application, the dwelling plans are indicative and are likely not the final product.

Site cover will be beneath the minimum of 60%. As this use code is set up for multi-level structures and the proposal instead provides four separate single-level structures on the one premises, many of the acceptable outcomes in relation to building mass and composition are not applicable or easily achieved due to the proposal being based on single-level dwellings. All future dwellings will be able to comply with the minimum boundary setbacks in Table 9.3.17.3.2 but there are no siting requirements within the BFDS and so there is no guarantee on their placement on the site, other than the provided Site Plan that is non-binding as it is not referenced within the development code for the BFDS.

Similarly, open space and landscaping requirements can be met due to the 11ha size of the site. Each future dwelling plan contains clothes drying facilities and refuse disposal and recycling areas that can be screened from view.

Based on the above, it is acceptable that the Short-term Accommodation and Multi-unit Uses Code is replaced with the BFDS as the proposed development does not result in any substantial conflicts with the code.

Dwelling House Code

The proposal seeks to vary the code and replace it with the BFDS. The consistency of the proposal with the code has been assessed below.

Preliminary dwelling plans provided in the material depict a compliant roof pitch above 5 degrees. The site is not within the Mixed use zone and therefore AO1.2/AO1.3 are not applicable. The dwelling plans also do not depict a future pier and pole construction type.

Benchmarks relating to on-site water and wastewater servicing are the same within the code and the BFDS, which is suitable for guiding servicing for future development.

It is therefore concluded that the BFDS suitably addresses the requirements of the Dwelling House Code.

Health Waters Code

Not applicable. The proposed development does not meet the prerequisites.

Infrastructure Code

Attachment 11.3.4 Planning Assessment Report (2)

The proposal seeks to vary the code and replace it with the BFDS. No effluent feasibility report was provided with the application material so it is not known whether the land can accommodate the three additional effluent disposal areas that will be required for each future dwelling and therefore the assessment cannot confirm whether the proposed development can comply with the code. However, the code has provisions for wastewater supply which could be addressed in the future.

A Water Contingency Plan was developed in support of the proposal which confirms each dwelling will be provided with the correct amount of potable water. AO3.1 within the BFDS addresses water supply for future development which aligns with the supplied Water Contingency Plan, but only as far as supply the existing Planning Scheme requirements. Any further measures alluded to within the Water Contingency Plan are unable to be utilised as they are not benchmarks within the BFDS.

Despite no effluent feasibility report for the three new dwellings, it is concluded that the BFDS suitably addresses the requirements of the Infrastructure Code.

Landscaping Code

The proposal seeks to vary the code and replace it with the BFDS. No landscaping plan has been provided; no landscaping is proposed and there are no landscaping benchmarks within the BFDS. The applicant advises that landscaping would be the choice of future landowners.

It is suitable for landscaping to be addressed in the future.

Transport and Parking Code

The proposal seeks to vary the code and replace it with the BFDS. The only benchmark in relation to access for the proposed development is AO4.1, requiring all accesses to comply with AS2890.

The site is accessed via Easement A on RP804103, which is an unsealed 3.7m-wide access driveway from Strathdickie Road that also provides access to the dwellings on 367 and 369 Strathdickie Road. The access is single lane and widens to 4.5m within 10m of the intersection with Strathdickie Road. A supplementary Existing Access Assessment of this access was provided by the applicant's consulting engineer. However, the report appears to underestimate the total traffic movements using the easement, as it considers only the existing and proposed dwellings and excludes the movements associated with the operating cane farm. The report justifies this exclusion on the basis that the farming operation is a "temporary activity," which is not an appropriate assumption given its continued seasonal use of the access.

The assessment identifies two pinch points along the driveway; the first at the culvert causeway crossing of Palm Tree Creek, and the second at a smaller culvert crossing located west of the creek. In relation to the primary crossing at Palm Tree Creek, the report notes the presence of two DN1050 culverts but does not assess whether they have sufficient capacity to accommodate creek flows. Instead, it simply states that the culverts are currently blocked and require clearing but are otherwise in good condition and fully concreted. Without an analysis of the culvert capacity or the depth x velocity ratio when the crossing is overtopped, it cannot be determined whether access during a flood or heavy rainfall event would be safe or even feasible.

Attachment 11.3.4 Planning Assessment Report (2)

The report assesses the remaining aspects of the driveway and makes the following recommendations. Council officer comments are provided for each recommendation below:

1. *Existing and proposed traffic generation is not sufficient to warrant the sealing of the unsealed access. Even a low-cost upgrade does not result in a positive benefit due to the limited daily traffic.*

Council's Development Manual requires driveways that require two-way traffic movements to be a minimum of 5.5m-wide. The existing scenario therefore requires two-way traffic movements and to add three more dwellings only increases this need. A living area from the dwelling at 369 Strathdickie Road is directly adjacent to the access and will experience a significant dust impact from the additional vehicle movements proposed on the access. The traffic movement assessment also disregarded cane hauler movements on the easement.

Therefore, it is not accepted that an upgrade to the seal of this driveway is not required. The driveway requires widening and sealing at the minimum to be compliant with the Development Manual.

It is noted that in the applicant's response to submissions received, they have advised that sealing the driveway is now an option that would be considered.

2. *The current road geometry generally meets the requirements of the ARRB Unsealed Roads Best Practice Guide Volume 2 Appendix C.*
 - a. *The lane width at the secondary pinch point will be required to be widened.*
 - b. *Respreading works will need to be completed to provide adequate crossfall for drainage.*

The assessment concludes that lane widening is only required where the second culvert is located where the lane width reduces to 2.6m-wide, and it is proposed to widen it to 3.5m.

As previously stated, the driveway is required at a minimum to be 5.5-wide to be compliant with Council's standards.

3. *The site investigation noted the pavement defects including; loose material, potholes, slippery surfaces and potential foundation defects. NCE suggests that respreading of material including additional fines to bind together loose materials and additional gravel to reduce slippery surfaces is required. Regrading of the surface is required to provide adequate crossfall to reduce slippery surfaces and potholing. The damaged culvert at the secondary culvert will be required to be replaced as part of the widening of the lane to 3.5m at this location to reduce the possibility of generating foundation defects.*

See previous assessment.

4. *There are no significant safety concerns that are not addressed by the pavement defect recommendations or road geometry assessment.*

There is safety concerns identified that have not been fully considered by the safety assessment, such as the additional domestic use of the driveway when cane hauling is

active. The most appropriate way to accommodate both activities is to have enough room on the driveway for two-way traffic movements.

5. *NCE notes that continued maintenance of the unsealed access is required to maintain an appropriate level of service. This includes intermittent grading and clearing of debris in the culverts at the Palm Tree Creek crossing.*

Noted. Continual regrading will be resolved with a sealed driveway.

The recommendations of the safety assessment result in several conflicts with the Transport and Parking Code. The proposal's intent for no sealing or widening of the access results in conflicts with several Acceptable and Performance Outcomes of the code. By overriding the Transport and Parking Code, there are inadequate benchmarks left to appropriately guide future development.

5. Assessment of Variations

The purpose of the BFDS is to detail the relevant planning and design provisions that will apply to the future development of the site. The BFDS replaces the Short-term Accommodation and Multi-unit Uses Code, Dwelling House Code, Infrastructure Code, Landscaping Code and Transport and Parking 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 establish site-specific assessment benchmarks for the proposed development. The development application submitted is for Multiple Dwelling Units; however, the submitted code varies the Dwelling House land use, as shown in the Tables of Assessment and Categories of Development in Section 5. It is noted that a Dwelling House is already classified as Accepted Development under the Rural Zone in the current Planning Scheme and therefore the BFDS does not enable a multi dwelling development. This is a fundamental flaw in the drafting of the code and should the development be approved must be rectified.

Notwithstanding the above, the assessment of the variation has been provided on the intended outcome of facilitating Multiple Dwelling Units.

Section 3 of the BFDS sets out the stated purpose of the variation. Based on the supporting material, the intent of the proposal is to allow three additional dwellings on the site for family members of the landowner. The purpose statement further notes that *the POD also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision*. From this statement it is apparent a future subdivision of the land cannot be ruled out.

The overall outcomes of the BFDS present benchmarks designed to support the stated purpose of the variation. However, the purpose itself is inconsistent with the Planning Scheme, as further subdivision within the Rural Zone is not supported unless the land is of sufficient size to accommodate it. No benchmarks of the Short-term Accommodation and Multi-unit Uses Code, Infrastructure Code, Landscaping Code and Transport and Parking Code from the current Scheme have been maintained. Instead, all future multiple dwellings are proposed to be assessed against the limited provisions of the BFDS, which

have been extracted from the Dwelling House Code with some minor variations to allow up to 4 dwellings on the land.

As the purpose of the variation request is not supported, many proposed amendments to the applicable codes for future development are likewise not supported. The following section provides an assessment of the appropriateness of the proposed variations in relation to the four main use codes of the current Planning Scheme, which would ordinarily guide the development of multiple dwellings:

Short-term Accommodation and Multi-unit Uses Code

There are no concerns with this code being overwritten by the BFDS.

Dwelling House Code

There are no concerns with this code being overwritten by the BFDS.

Infrastructure Code

As there was no supporting Effluent Disposal Investigation supplied with the application to determine where on the land is suitable for effluent disposal, it is not known whether the land is capable of providing additional effluent disposal areas that can comply with the QLD Plumbing and Wastewater Code.

Landscaping Code

There are no concerns with this code being overwritten by the BFDS.

Transport and Parking Code

AO4.1 of the BFDC requirement of future development complying with AS2890 is not appropriate for the development as although this provision does have outcomes for access driveways, it does not account for bridge or culvert design, floodway considerations, or road or access design over creeks, streams, or drainage channels, of which the proposal has two of. Council's Development Manual provides benchmarks for all the above constraints and as AO4.1 does not reference Council's Development Manual, the proposal is inconsistent with the current planning controls for the land under the Planning Scheme in relation to the Transport and Parking code.

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 BFDS does not provide the opportunity for submissions to be made against future development application made under the Development Scheme. 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. The detail within the code is limited and likely confusing for the intended use of the land long-term. The application material confuses the multiple dwelling and dwelling house land uses which may have impacted the community's ability to understand what has been proposed.

6. Public Submissions

The development application was placed on public notification between 5 September 2025 and 20 October 2025 in accordance with the relevant provisions of the Planning Act

Attachment 11.3.4 Planning Assessment Report (2)

2016. The Notice of Compliance was received on 21 October 2025. Two submissions were received during this period of Public Notification from the two other adjoining landowners on the access easement.

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

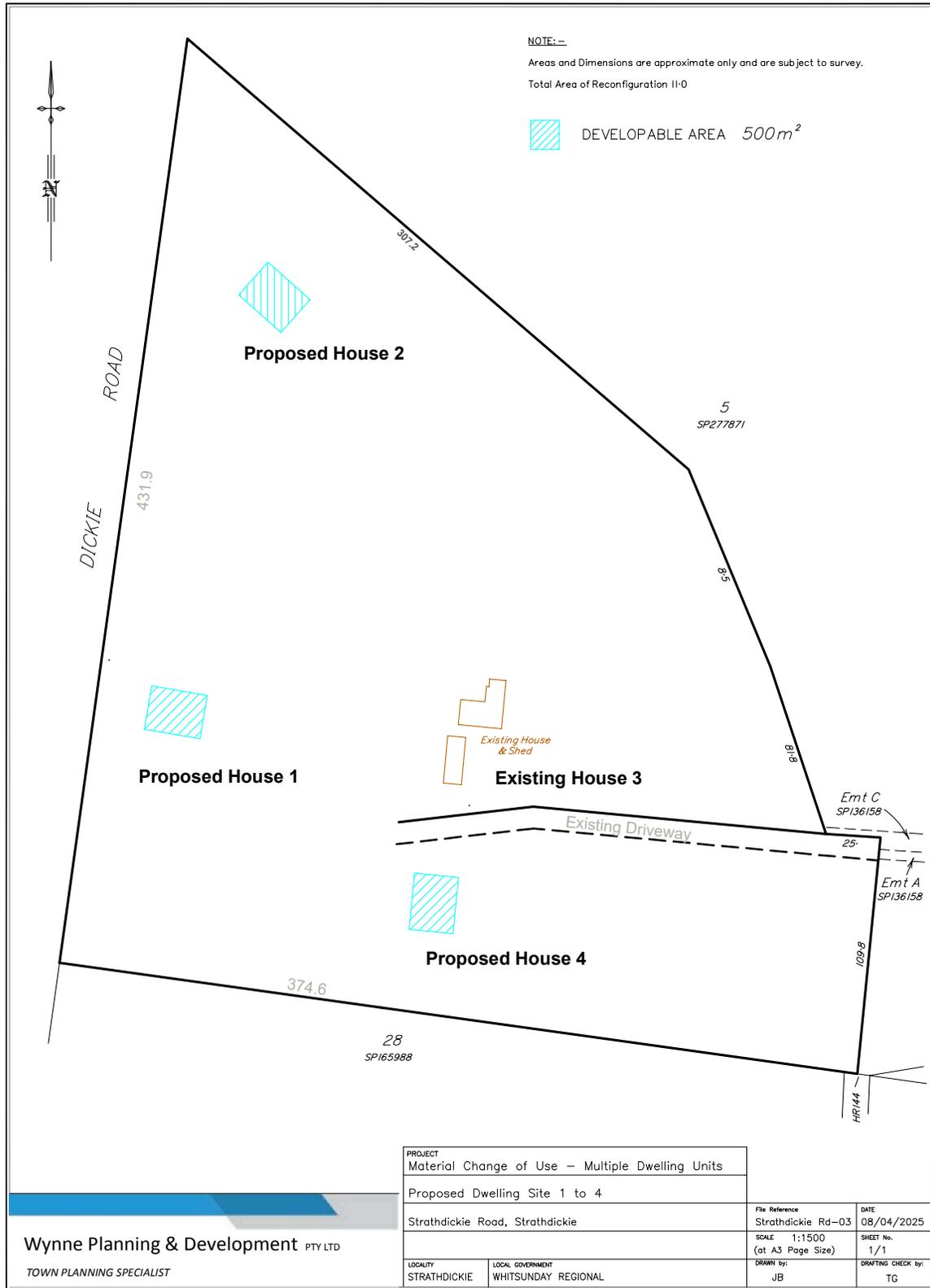
Issue	Comment/Condition Number
1. Unsafe Access (speed)	<p>Both submitters have raised concern regarding the use of the high speeds of users of the access driveway belonging to the applicant.</p> <p>The applicant has advised that they are willing to install 'speed humps' on the driveway to ensure traffic using the easement is restricted to a reduced speed.</p> <p>This could only be done through conditions of approval as there are no provisions within the code to facilitate this installation and therefore the proposal remains in conflict with this outcome.</p>
2. Dust nuisance from Access	<p>Both submitters have raised concern over the high usage of the gravel surface that is currently causing a dust nuisance and will worsen if the development is approved without upgrades to the access driveway.</p> <p>Although the application material states that no upgrades to the access are proposed, the applicant has responded to both submissions advising they are willing to seal the access to prevent a dust nuisance.</p> <p>This could only be done through conditions of approval as there are no provisions within the code to facilitate this installation and therefore the proposal remains in conflict with this outcome.</p>
3. Easement used by Cane Haulers and is the access for a Cane Farm	<p>A submitter has raised concern that the safety assessment undertaken by the consulting engineer has disregarded the fact that the access is used by a working cane farm and associated large machinery such as haulers and harvesters. The submitter did not agree that the road surface is adequate to take the extra traffic as a major dust and pothole problem already exists.</p> <p>The applicant contests that this issue is resolved by sealing the access driveway but there are no provisions within the BFDS to undertake this sealing.</p>
4. Flooding over the access	<p>A submitter raises concern that any upgrades to the access will require a flood assessment as the culverts act as a dam in major flood events and diverts water along the easement towards Strathdickie Road where both submitter's dwellings are located.</p>

	<p>Council officers acknowledge this risk and that impacts of upgrading the driveway pose significant flood risk if not modelled prior to inform what upgrades are necessary.</p>
5. Contested Land	<p>Submissions have raised concerns with providing additional residential uses adjoining land used for cane farming.</p> <p>The report has assessed the impact of this conflict with the agricultural land overlay code and rural zone code. The conflict with these codes' forms part of the reasons for refusal of the development. Conditions of approval cannot be imposed to address this conflict with the Planning Scheme.</p>
6. Need	<p>A submitter has raised that the proposal has no demonstrated wider community benefit other than to the family applying for the development and therefore is not in line with community expectations.</p> <p>A lack of community need forms part of the reasons for the refusal of the development.</p>

7. Infrastructure Charges

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

Attachment 11.3.5 Proposal Plan



11.4 - Donations, Sponsorships and Grants Approved October 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Community Development Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

To advise Council of the donations, sponsorships and grants up to \$20,000 provided for the month of October 2025.

EXECUTIVE SUMMARY

Council is often approached by community groups for financial assistance, requesting support to help them deliver their endeavours and events within the community. These requests are assessed and approved or declined as they are received by the Community Services team and a monthly report is submitted to Council advising of the assistance that has been approved, as previously resolved by Council on 18 June 2025.

Approvals outlined in this report include:

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

OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.1**.
2. Note the Financial Support for Donation and in-kind Donation applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.2**.
3. Note the Financial Support for Sponsorship applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.3**.
4. Note the Sport and Recreation Club Grant applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.4**.
5. Note the Donation on Council Fee applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.5**.

BACKGROUND

As per resolution 2025/06/18.17, Council resolved to:

- 1) Adopt the following amended policies:
 - a. Community Donations Policy
 - b. Community Grants Policy
 - c. Community Sponsorship Policy.

DISCUSSION/CURRENT ISSUE

Below is an overview of the financial approvals that were made in the month of October 2025. A detailed description of each can be found in **Attachments 11.4.1 to 11.4.5**.

Junior Elite Athlete Grant
2 approved, totalling \$500

Donations
2 approved, totalling \$3,000

In-Kind Donations
2 approved, totalling \$9,040

Sponsorships
1 approved, totalling \$1,783

Sport and Recreation Club Grants
1 approved, totalling \$2,000

Donation on Council Fees
7 approved, totalling \$2,078

FINANCIAL IMPLICATIONS

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

Description	Amount (\$)
2025/26 Budget	78,000
Actual + Commitment	14,380
YTD Remaining Budget	63,620

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

Description	Amount (\$)
2025/26 Budget	78,000
Actual + Commitment	14,380
YTD Remaining Budget	63,620

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

Description	Amount (\$)
2025/26 Budget	93,112
Actual + Commitment	30,208
YTD Remaining Budget	62,904

The funds for Sport and Recreation Club Grants will be taken from JC: 2967.10250.63151

Description	Amount (\$)
2025/26 Budget	107,250

Actual + Commitment	14,500
YTD Remaining Budget	92,750

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

Description	Amount (\$)
2025/26 Budget	78,000
Actual + Commitment	13,084
YTD Remaining Budget	64,916

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

Community Donations Policy

Community Sponsorships Policy

Community Grants Policy

RISK ASSESSMENT/DEADLINES

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

To be completed by 30 June 2026 in line with the 2025/26 financial year budget.

STRATEGIC IMPACTS

Corporate Plan Reference:

Review of community and recreational grants support to ensure consistency and alignment with future stakeholder needs

ATTACHMENTS

1. Attachment 1 Approved Financial Support for Junior Elite Athlete Grant October 2025 [11.4.1 - 1 page]
2. Attachment 2 Approved Donation Applications October 2025 [11.4.2 - 1 page]
3. Attachment 3 Approved Sponsorship Applications October 2025 [11.4.3 - 1 page]
4. Attachment 4 Approved Sport Recreation Club Grants October 2025 [11.4.4 - 1 page]
5. Attachment 5 Approved Donation on Council Fees Applications October 2025 [11.4.5 - 1 page]



Correspondence:
Chief Executive Officer,
Whitsunday Regional Council,
PO Box 104, Proserpine QLD 4800
P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

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

Name	Location	Age	Competition	Comp Level	Sport	Received Funding Previously	Amount (\$)
Eli Gerrand	Airlie Beach	13	AUS U15 Boys Futsal Team NZ Tour	AUS	Futsal	No	250
Russell Harris	Cannonvale	15	Youth World Sailing Championships	AUS	Sailing	Yes	250
TOTAL for October 2025							\$500

Declined Financial Support for Junior Elite Athlete Grant Applications – October 2025

Name	Location	Reason
Cooper Dennien	Mackay	Policy restrictions – athlete does not reside in Whitsunday region

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

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





Correspondence:
 Chief Executive Officer,
 Whitsunday Regional Council,
 PO Box 104, Proserpine QLD 4800
 P: 1300 WRC QLD (1300 972 753)
 F: (07) 4945 0222
 E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

Attachment 2 – Approved Donation Applications – October 2025

Organisation Name	Location	Description	Requested Amount (\$)	Approved Amount (\$)
Proserpine State High School P&C	Proserpine	Defensive Driving Program	3,000	3,000
Total for October 2025				\$3,000

Approved In-Kind Donation Applications – October 2025

Organisation Name	Location	Description	In-Kind Support (\$)
Sailability Whitsundays Inc	Airlie Beach	15 Annual Parking Permits for fortnightly meetings	8,580
Returned & Services League of Australia Airlie Beach Whitsunday Sub-Branch	Airlie Beach	Remembrance Day 2025 – marquee and 15 chairs delivery & collection	460
Total for October 2025			\$9,040

Declined Donation Applications – October 2025

Organisation Name	Location	Description	Reason
Bosuns Shed Limited	Airlie Beach	Airlie Beach Festival of Music – in-kind donation of 50 parking permits	Policy Restrictions – Applicant is not a registered not-for-profit organisation
Whitsunday Sailing Club Ltd	Airlie Beach	In-kind donation of 30 annual parking permits	Policy Restrictions – Previous application approved this financial year for Airlie Beach Race Week
Proserpine State High School P&C	Proserpine	Annual Awards Night	Policy Restrictions – Previous application approved this financial year for Defensive Driving Program
North Queensland Speedway Riders and Supporters Club	Bowen	2025 QLD Sidecar Championships	Policy Restrictions – Previous application approved this financial year for 14 th Gary Moon Memorial Speedway

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

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



Correspondence:
 Chief Executive Officer,
 Whitsunday Regional Council,
 PO Box 104, Proserpine QLD 4800
 P: 1300 WRC QLD (1300 972 753)
 F: (07) 4945 0222
 E: info@whitsundayrc.qld.gov.au
 www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

Attachment 3 – Approved In-Kind Sponsorship Applications – October 2025

Organisation Name	Location	Description	In-Kind Support (\$)
Whitsunday Sailing Club Ltd	Airlie Beach	Nacra National Titles – Delivery, servicing and collection of 7 general waste and 7 recycling bins	1,783
Total for October 2025			\$1,783

Declined Sponsorship Applications – October 2025

Organisation Name	Location	Description	Reason
Chiggy's Skateboarding	Regional	Skateboarding Workshops (received September)	Acquittal not received for previous sponsorship provided in 2024

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

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





Correspondence:
 Chief Executive Officer,
 Whitsunday Regional Council,
 PO Box 104, Proserpine QLD 4800
 P: 1300 WRC QLD (1300 972 753)
 F: (07) 4945 0222
 E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

Attachment 4 – Approved Sport and Recreation Club Grant Applications – October 2025

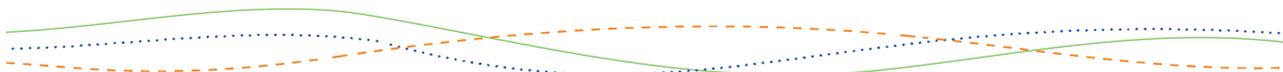
Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Approved (\$)	Town
Whitsunday Dirt Riders Inc.	194	171	365	3	Yes	2,000	Proserpine
					Total	\$2,000	

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





Correspondence:
 Chief Executive Officer,
 Whitsunday Regional Council,
 PO Box 104, Proserpine QLD 4800
 P: 1300 WRC QLD (1300 972 753)
 F: (07) 4945 0222
 E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

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

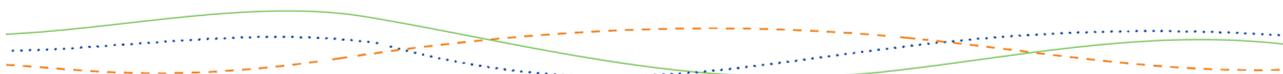
Organisation Name	Location	Description	Donation Amount (\$)
Collinsville Lions Club	Collinsville	Lions Melbourne Cup Fair	470
Red Frogs – (Schoolies 2025)	Airlie Beach	Red Frog Recharge Zone	159
Airlie Beach Whitsunday RSL Subbranch	Cannonvale	Remembrance Day Event	159
Parkrun Australia	Airlie Beach	Local Law Licence Fee	258
Parkrun Australia	Bowen	Local Law Licence Fee	258
Whitsunday Conservation Council	Airlie Beach	Local Law Licence Fee	258
Whitsunday Organic Community Gardens	Airlie Beach	Local Law Licence Fee	258
Phoenix Tai Chi	Bowen	Local Law Licence Fee	258
Total			2,078

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



11.5 - Regional Arts Development Fund (RADF) 2025/26 Funding Round 1 - October 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Arts & Community Programs Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

For Council to consider the funding for the Regional Arts Development Fund (RADF) grant applications for Round 1 of the 2025/26 Program, as recommended by the RADF Advisory Committee.

EXECUTIVE SUMMARY

Whitsunday Regional Council has participated in the Regional Arts Development Fund since its inception in 1994. The Queensland Government, through the Arts Office, operates the RADF program in partnership with local government. The RADF program provides funding for development of cultural activities through locally determined policy and assessment procedures.

RADF has been introduced to foster and promote professional development and employment of artists in regional Queensland.

The program supports locally determined regional arts and cultural development opportunities by providing discrete, short term, project based financial assistance.

Individuals, groups, and organisations are encouraged to seek assistance for:

- Professional services to amateur arts activity.
- Strategic arts & culture initiatives in local communities i.e. increasing amenity, community pride and liveability through infrastructure, public art and place-making projects.
- Travel costs associated with local artists attending specialised seminars/workshops in major centres for the purpose of Individual Professional Development.
- Professional components of projects such as residencies, productions, commissions, exhibitions, short term workshops, research, and promotion.
- Networking, training, and professional development for local arts workers.
- Development and delivery of diverse, exciting, and accessible arts and cultural activities, projects, and initiatives for, by and with local communities.

The RADF Local Committee advised that at the most recent meeting the committee assessed the applications for funding received and have recommended the applications below subject to conditions being endorsed by Council for approval.

Council's responsibilities for RADF operations are promotion, endorsement, and administration. Before RADF payments can be distributed Council is required to endorse RADF Committee decisions at a Council meeting.

OFFICER'S RECOMMENDATION

That Council:

1. Receive the minutes from the Regional Arts Development Fund (RADF) Local Advisory Committee.
2. Approve the payment of Regional Arts Development Fund (RADF) grants (subject to conditions) – for Round 1 as recommended to Council by the RADF Advisory Committee to assist the following recipients:
 - a. Artists Run Initiative (ARI) Whitsundays - \$5,499
 - b. Artists Connect Inc. - \$3,060
 - c. Felicity Chapman - \$3,850
 - d. Holly Daniel - \$4,300
 - e. Annette Oosterhof - \$5,500

BACKGROUND

RADF invests in quality arts and cultural experiences across Queensland based on locally determined priorities.

Local Arts and Cultural workers submit an application to Council for funding grants. Applications are assessed by an elected committee against the criteria based on program guidelines and priorities identified in Council's Arts and Culture Policy.

All projects and activities receiving RADF funding are required to report on their contribution towards RADF 2025/26 Key Performance Outcomes (KPOs) included in the RADF guidelines.

The 2025 funding Round 1 closed on Wednesday 1 October 2025 for projects commencing after Monday, 10 November 2025.

DISCUSSION/CURRENT ISSUE

The following applications were submitted:

**Artists Run Initiative (ARI) Whitsundays – Mary Ann Santin – Two-week Artist Residency with Masterclass and Community forum
Requested \$5,499 - Recommended \$5,499**

After successfully hosting nationally recognised artists and thought-provoking workshops in 2023 and 2024, ARI Whitsundays now plans to host sculptor **Peter Syndicas**. During his residency, Peter will explore the Gloucester and Hydeaway Bay areas and share his expertise in sculpture and public art.

This artist forum and workshop will launch an **Environmental Sculpture Program** that combines hands-on creative practice with professional development. Participants will produce new works, build stronger community connections, and gain lasting skills that support local artists, promote inclusivity and diversity, and celebrate the unique natural environment of the Whitsundays.

Comments from the committee – Excellent value, with a proven track record of successful workshops and strong community engagement.

The RADF Committee's recommendation is to fully fund the project. A great forum and workshop already well received by artists and the general community in the region.

Artists Connect Inc. – Margaret Burgess – 2026-27 Whitsunday Art Trail
Requested \$3,061 – Recommended \$3,060

This project will create a public directory of **arts studios, artists, galleries, and creative organisations** in the Whitsunday Region. The directory will be accessible through a dedicated website with a downloadable online flipbook, and **3,000 printed trail books** will be distributed to tourism outlets from St Lawrence to Bowen. A targeted marketing campaign will promote Whitsunday artists and help strengthen **Cultural Tourism** across the region.

Building on the success of **Artists Connect** over the past two years, this initiative expands its footprint to include the Whitsundays. Artists Connect has already partnered with the **Proserpine Rock Wallaby Festival**, supported the **Great Barrier Reef Festival**, delivered **Masterclasses**, and hosted **business skills workshops** for local artists. These strong foundations will be further developed throughout **2026–2027**.

Comments from the committee – A strong project with compelling letters of support. The initiative is worthwhile, as updating the website to include additional artists will enhance the 2026–27 Artists' Trail.

The RADF Committee's recommendation is to fully fund the project. This art trail booklet is a great addition to the tourism sector of the region.

Felicity Chapman – Two-day introduction to exhibition development and touring training at Museums and Galleries, Brisbane.
Requested \$3,850 – Recommended \$3,850

As an Aboriginal artist living with a disability in regional Queensland, **Felicity** faces limited access to culturally safe and disability-accessible training opportunities. Funding for this professional development will allow her to attend vital training that would otherwise be financially out of reach, accompanied by her support person, **Lynelle Flinders**.

This workshop will build Felicity's confidence and skills to develop and pitch exhibition proposals for her weaving and textile arts practice. It will also strengthen her ability to assess exhibition and touring grant applications through her roles on several national and regional arts funding panels. Felicity will share the knowledge gained with regional Aboriginal and Torres Strait Islander artists and arts workers she currently mentors.

Comments from the committee – The committee was in favour of supporting the professional development of local artists. The proposed course will benefit both the applicant and the wider community by enhancing skills that can be shared to support other artists and strengthen future project proposals.

The RADF Committee's recommendation is to fully fund the professional development training.

Holly Daniel – The final preparation of a completed Young Adult (YA) Fantasy manuscript 'The Light Unfound'.
Requested \$4,300 – Recommended \$4,300

This project supports the professional development of emerging author **Holly**, enabling her to complete essential industry-standard publishing processes — including copy editing, proofreading, cover design, formatting, and ISBN registration. Having already self-funded a

developmental edit, Holly now seeks support to bring her manuscript to a professional standard.

The project will result in a polished, publication-ready **YA Fantasy** novel, while building Holly's understanding of publishing standards and strengthening her capacity to independently produce high-quality, competitive work in future projects.

Comments from the committee – Supporting an emerging local author who actively contributes to the community's literary and writing initiatives.

The RADF Committee's recommendation is to fully fund the project. The applicant will benefit from this professional input for future writing projects.

Annette Oosterhof – Threads of Connection, a project bringing women together to create connect & craft.

Requested \$10,090 – Recommended \$5,500

This project will strengthen creative and social connections among local women and those across regional North Queensland through **fibre arts workshops and gatherings**. It will provide a safe, inclusive space for participants to learn and share traditional and contemporary craft skills such as weaving and felting. Through these activities, women will build confidence, reduce isolation, and improve mental wellbeing while celebrating and preserving cultural and artistic traditions.

The initiative will result in stronger community connections, enhanced wellbeing, and expanded creative skills. Participants will gain practical fibre art techniques and greater access to arts opportunities, contributing to an improved quality of life through the proven mental health benefits of creative expression and social connection.

*Comments from the committee – The committee noted that the total amount requested was considerable and expressed reluctance to support the full sum. As RADF funding priorities focus on **artistic development and workshop delivery** rather than attendees' accommodation expenses, the committee resolved to support the facilitation of the workshops with-in the proposed budget.*

The RADF Committee's recommendation was to partially fund the application.

Total approved for Round One - \$22,209

FINANCIAL IMPLICATIONS

The funding for the support will be taken from budget code: GL:3640.6405 – Arts & Culture Development (3640) / Donations (6405).

Description	Amount (\$)
2025/26 Budget	60,500
Actual + Commitment	0
YTD Remaining Budget	60,500

The budget contribution for RADF funding is 60% from Arts Queensland and 40% from Council.

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation
RADF Advisory Committee

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012
LSP_COMM_02 – Arts & Culture Policy

RISK ASSESSMENT/DEADLINES

The assistance RADF provides will ensure Council is portrayed in a positive manner by way of supporting the local community in their pursuit of developing skills, engaging in projects and activities that contribute to the value of arts and culture.

Payment to be made within one month of approval.

STRATEGIC IMPACTS

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

ATTACHMENTS

1. RADF Minutes Round 1 October 2025 [**11.5.1** - 3 pages]

**WHITSUNDAY REGIONAL ARTS DEVELOPMENT FUND (RADF)
ADVISORY COMMITTEE**

Round 1 October 2025

Meeting Minutes – 30 October 2025



Chair:	Cr Clay Bauman
Present:	Ruth Morton, Janice Germain, Liaison Officer Jacqui Neave
Apologies:	Jess Begun, Marg Tawse (comments received via email)

Meeting commenced: 2pm

1	Minutes of previous meeting
	🚩 Noted
2	Business arising from minutes
	🚩 N/A
3	Correspondence and news
	🚩 Cr. Clay Bauman
4	Promotion and advertising
	🚩 Ongoing – RADF strategies, promotions, activities, and resources
5	Presentations
	No presentations held
6	Applications
	<p>Artists Run Initiative (ARI) Whitsundays – Mary Ann Santin – Two-week Artist Residency with Masterclass and Community forum Requested \$5,499 - Recommended \$5,499</p> <p>After successfully hosting artists of nationally recognised acclaim and delivering thought provoking workshops in 2023 and 2024. ARI Whitsundays would like to host artist sculptor Peter Syndicas who will explore the surrounding Gloucester and Hydeaway Bay area and share insights from his practice and expertise in public art projects.</p> <p>This artists forum and workshop will lead an environmental sculpture program combining hands-on practice and professional development. Participants will create new works, strengthen community connections, and gain lasting skills that support local artists, foster inclusivity, diversity and celebrate the Whitsundays environment.</p> <p><i>Comments from the committee – Excellent value, with a proven track record of successful workshops and strong community engagement.</i></p> <p><i>The RADF Committee's recommendation is to fully fund the project. A great forum and workshop already well received by artists and the general community in the region.</i></p> <p>Artists Connect Inc. – Margaret Burgess – 2026-27 Whitsunday Art Trail Requested \$3,061 – Recommended \$3,060</p> <p>This compilation of Arts Studios, Artists, Galleries, Creative organisations in the Whitsunday Region will be available for public reference through a well-appointed website, complete with downloadable</p>

online flip book, and the production of 3000 hardcopy trail books distributed to tourism outlets from St Lawrence to Bowen, along with a targeted marketing campaign to promote Whitsunday artists, while contributing to building Cultural Tourism in the Whitsunday LGA.

To build on the work Artists Connect has already achieved in the region over the past 2 years. By including the Whitsunday Region in the footprint, they have partnered with 'Proserpine rock Wallaby Festival', promoted the 'Great Barrier Reef Festival', and facilitated Masterclasses that Whitsunday artists have attended and hosted business skill development workshops in the region. With great foundations laid, these outcomes will be built upon in 2026-27.

Comments from the committee – A strong project with compelling letters of support. The initiative is worthwhile, as updating the website to include additional artists will enhance the 2026–27 Artists' Trail.

The RADF Committee's recommendation is to fully fund the project. This art trail booklet is a great addition to the tourism sector of the region.

Felicity Chapman – Two-day introduction to exhibition development and touring training at Museums and Galleries, Brisbane.

Requested \$3,850 – Recommended \$3,850

As an Aboriginal artist living with a disability in regional Queensland, it is difficult to find culturally safe and disability accessible training regionally. Securing funding for professional development will enable Felicity to attend this important training that would otherwise be out of reach financially. The workshop will be attended with a support person Lynelle Flinders. This training will provide confidence to develop and pitch exhibition proposals for the work produced.

This workshop will allow Felicity to gain skills to develop high quality proposals for the weaving and textile arts practices and to assess exhibition/touring grant applications, as part of her role on three national and regional arts funding panels and share the knowledge with regional Aboriginal &/or Torres Strait Islander artists and arts workers currently mentored.

Comments from the committee – The committee was in favour of supporting the professional development of local artists. The proposed course will benefit both the applicant and the wider community by enhancing skills that can be shared to support other artists and strengthen future project proposals.

The RADF Committee's recommendation to fully fund the professional development training.

Holly Daniel – The final preparation of a completed Young Adult (YA) Fantasy manuscript 'The Light Unfound'.

Requested \$4,300 – Recommended \$4,300

This project supports the professional development of an emerging author. Having already self-funded a developmental edit, Holly now seeks support for industry-standard processes including copy editing, proofreading, cover design, formatting, and ISBN registration. The project will build her career and experience to independently prepare high-quality work for readership.

The project will result in a professionally prepared manuscript supported by these processes. Outcomes include a polished creative work, increased knowledge of publishing standards and strengthen professional capacity to navigate future projects to present high-quality competitive work within the YA Fantasy market.

Comments from the committee – Supporting an emerging local author who actively contributes to the community's literary and writing initiatives.

The RADF Committee's recommendation is to fully fund the project. The applicant will benefit from this professional input for future projects.

	<p>Annette Oosterhof – Threads of Connection, a project bringing women together to create connect & craft. Requested \$10,090 – Recommended \$5,500</p> <p>The project will strengthen creative and social connection among local women and women in regional North Queensland through fibre arts workshops and gatherings and provide a safe and inclusive space where participants can learn and share traditional and contemporary craft skills. By engaging in weaving, felting, and other fibre arts, women will build confidence, reduce isolation and enhance mental health while preserving and celebrating cultural and artistic traditions.</p> <p>This initiative will result in increased community connection, improved wellbeing, and expanded creative skills for women. Participants will develop practical fibre art techniques such as weaving and felting and will strengthen community access to arts activities and enhanced quality of life through the proven mental health benefits of creative expression and connection.</p> <p><i>Comments from the committee – The committee noted that the total amount requested was considerable and expressed reluctance to support the full sum. As RADF funding priorities focus on artistic development and workshop delivery rather than attendees' accommodation expenses, the committee resolved to support the facilitation of the workshops with-in the proposed budget.</i></p> <p><i>The RADF Committee's recommended was to partially fund the application.</i></p> <p>Total approved for Round One - \$22,209</p>
7	General business
	<ul style="list-style-type: none">  Jacqui – Liaison Officer discussed passing on the RADF baton in 2026. Being the liaison officer for over 12 years it would be good to bring in fresh ideas.  RADF committee to look at more promotion of RADF funding through advertising and social media.  Round 2 – opens Friday, 14 November 2025 and closes Wednesday, 4 February 2026 for projects commencing after Monday, 16 March 2026.

Meeting Closed: 3.30pm

Next meeting: TBA

7	Actions for next meeting		
1			
2			

11.6 - 500.2023.0019 Prequalified Supplier Panel Arrangement for Trade Services (Refresh)

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Procurement and Operational Contracts Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

To present to Council for consideration the Evaluation Panel's recommendation to award the contract 500.2023.0019 Prequalified Supplier Arrangements for Trade Services (Refresh).

EXECUTIVE SUMMARY

This report presents Council with the Evaluation Panel's recommendation to award Contract 500.2023.0019 – Prequalified Supplier Arrangements for Trade Services (Refresh). The contract is established under Section 232 of the *Local Government Regulation 2012*, which provides an exemption from inviting quotes or tenders where suppliers are appointed to a Register of Pre-Qualified Suppliers.

The Refresh process enables Council to update its existing panel by adding new suppliers and categories, ensuring continued access to qualified trade service providers who meet Council's operational, maintenance, and capital works needs. This arrangement supports efficient procurement, promotes local supplier engagement, and ensures value-for-money outcomes while maintaining compliance with legislative requirements.

OFFICER'S RECOMMENDATION

That Council award Contract 500.2023.0019 Prequalified Supplier Arrangements for Trade Services (Refresh) to the following Tenderers for 11-month contract period (with an additional twelve-month extension at Council discretion):

1. Airlie Plumbing Industries Pty Ltd
2. A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays
3. D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
4. Bowen Industrial Hire Pty Ltd
5. Whitsunday Auto Group Pty Ltd T/A Bowen Mazda
6. Camm Building Group Pty Ltd
7. CM Maintenance Pty Ltd
8. Coral Coast Power Pty Ltd
9. CQ Diesel Fitting Pty Ltd
10. Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments (existing Supplier submitted for Irrigation Category)
11. Faust Electrical & Refrigeration Pty Ltd
12. Hiline Tree Services Pty Ltd
13. Ipower Industries Pty Ltd
14. IWG Investments Pty Ltd T/A ARS Whitsunday
15. Airlete Comfort Pty Ltd T/A Kilowatts & Cool
16. Lisa Christofersen T/A Thrive Garden Services
17. Mdiver Solutions Pty Ltd
18. Greg Alexander T/A Out on a limb Tree Services
19. Pluto Contracting Pty Ltd T/A Price Brothers Contracting

20. Green Energy Technologies
21. Water Infrastructure Services Pty Ltd
22. The Trustee for Zero Asset Trust T/A Zero Asbestos

BACKGROUND

Whitsunday Regional Council (Council) is recalling its Panel of Prequalified Trade Service Suppliers:

- a. Which maintain a permanent presence within Council's local government area (i.e. a workshop or office and permanent employees residing in the Council region (in accordance with Councils Local Preference Policy available on Council's website: <https://www.whitsundayrc.qld.gov.au/downloads/file/968/local-preference-policy>); and
- b. To provide trade services in the areas for:
 - i. planned maintenance;
 - ii. reactive maintenance;
 - iii. emergency breakdown and repairs; and
 - iv. capital works.

Including, but not limited to labour, materials, parts, equipment and supervision to carry out work on Council facilities, infrastructure and plant/equipment; and

- c. Who are able to provide quality services and materials which provide a value of money deliverable in maintaining Council facilities, sites, infrastructure and plant/equipment.

This is a REFRESH ONLY of Council's Prequalified Supplier Panel Arrangement for Trades Services. Existing Prequalified Supplier under this Arrangement (500.2023.0019) did not require to reapply, unless they wished to apply for any additional categories and/or the new categories added in the Refresh Tender listed below:

Subcategory: Playground (under Item 24. Structural Landscaping);
Item 25 - Swimming Pool Construction, Installation & Maintenance;
Item 38 - Offshore and Onshore Diving Maintenance Services; and/or
Item 44 - Traffic Control Management Services.

New Tenderers or existing Suppliers looking to be appointed to the additional categories were evaluated against the same criteria applied to the original Tender.

PROCESS

Tender Release

The Request for Tender (RFT) was released via Vendor Panel on 12th August 2025 and advertised as follows:

- a. VendorPanel;
- b. Newspapers:
 - i. Whitsunday Life.

Summary of Tenders Received

The following Quotation submissions were received by 2.00pm on 17th September 2025:

1. Airlie Plumbing Industries Pty Ltd
2. A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays

This is page 283 of the Agenda of Council's Ordinary Council Meeting - 26 November 2025

3. D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
4. Bowen Industrial Hire Pty Ltd
5. Whitsunday Auto Group Pty Ltd T/A Bowen Mazda
6. Camm Building Group Pty Ltd
7. CM Maintenance Pty Ltd
8. Guerrero, Manu Diego T/A Coco Culture
9. Comlek Group Pty Ltd
10. Coral Coast Power Pty Ltd
11. CQ Diesel Fitting Pty Ltd
12. Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments (existing Supplier submitted for Irrigation Category)
13. Michael Cain T/A Earthwise Waste Solutions
14. Evolution Traffic Management Pty Ltd
15. Faust Electrical & Refrigeration Pty Ltd
16. Garwood Tree Services Pty Ltd
17. Geo Civil Laboratories Pty Ltd
18. GMG Electrical Pty Ltd
19. Hiline Tree Services Pty Ltd
20. Ipower Industries Pty Ltd
21. IWG Investments Pty Ltd T/A ARS Whitsunday
22. John Colavecchio T/A S7W Advisors
23. Airlete Comfort Pty Ltd T/A Kilowatts & Cool
24. Lisa Christofersen T/A Thrive Garden Services
25. Mdiver Solutions Pty Ltd
26. National Tyre & Wheel Pty Ltd
27. Greg Alexander T/A Out on a limb Tree Services
28. Pluto Contracting Pty Ltd T/A Price Brothers Contracting
29. Zambezi Holdings Pty Ltd T/A Rapid Electrical Service (QLD)
30. Revolution Electrical Pty Ltd
31. Satintouch Coatings Pty Ltd
32. JC Works and Services Pty Ltd T/A Specialized Mowing and Land Services
33. ZSJ Engineering Solutions Pty Ltd T/A SYNQRON
34. The Trustee for Chaffey Power Discretionary Trust T/A Chaffey Power
35. Green Energy Technologies
36. The Trustee for McMillan Family Trust
37. Treebeards Arboriculture Pty Ltd
38. Water Infrastructure Services Pty Ltd
39. Whitsunday Mooring and Marine Construction Pty Ltd
40. The Trustee for Zero Asset Trust T/A Zero Asbestos

Tender Evaluation Panel

The Tender Evaluation Panel (TEP) comprised:

- a. Property and Facilities Project Manager
- b. Coordinator Network Operations
- c. Manager – Innovation & Technology
- d. Capital Project Delivery Manager
- e. Coordinator Parks and Gardens Southern Region
- f. Procurement and Operational Contracts Officer

- g. Capital Program Project Manager

Initial Compliance Check

An initial compliance check was conducted on the tender submissions to identify if the responses were non-conforming with the immediate requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

The following tenderers were deemed non-conforming:

- a. Michael Cain T/A Earthwise Waste Solutions are Waste Management company and therefore did not have any categories relevant to this;
- b. Geo Civil Laboratories Pty Ltd are construction material testing company and did not comply with any of the pre-determined categories listed in tender;
- c. John Colavecchio T/A S&W Advisors are consultancy company providing regulatory advice and training and advised they don't wish to proceed with the trade services;
- d. ZSJ Engineering Solutions Pty Ltd T/A SYNQRON did not provide any of the documents requested at tender; and
- e. Whitsunday Mooring and Marine Construction Pty Ltd did not provide any of the documents requested.

All other tenderers were then marked as conforming and progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements to the RFT had been met.

Qualitative Criteria Assessment

An extensive review of the documentation provided from each of the tenderers was performed by the Contracts Team to ensure they met the licensing/qualification requirements for each of the categories, along with insurance levels and financial information.

The assessment was carried out by the Evaluation Panel on all the information provided by the tenderers and a discussion was conducted to discuss the results for each of the categories.

During the evaluation, there were a number of clarifications conducted with tenderers to follow up on documentation that had not been submitted to support their application to some of the categories, these included:

- a. Financial capacity documentation;
- b. Insurances; and
- c. Company and Individual Licences & Certificates.

Responses were received from most of the tenderers and incorporated into the final evaluation results. A record of all clarifications are recorded in Contracts files.

Evaluation Results Summary

The following Categories either had no submissions, or the Tenderers did not meet the requirements for the Trade Services (Refresh):

- a. Brick & segmental paving
- b. Bricklaying and blocklaying
- c. Cabinet Making
- d. Floor finishing and covering
- e. Foundation Work (piling & anchors)
- f. Glass, glazing and aluminium

- g. Joinery
- h. Painting & Decorating
- i. Plastering
- j. Roof Tiling
- k. Shade Sails
- l. Swimming Pool Construction, Installation & Maintenance
- m. Wall and floor tiling
- n. Waterproofing
- o. Automotive glass and winscreens
- p. Concrete cutting/Core drilling
- q. General Boilermaking/Welding
- r. Locksmith
- s. Panel works/smash repairs
- t. Roller Doors
- u. Tyre Fitting & Repair
- v. Aqua Blasting / High Pressure Cleaning
- w. Fencing
- x. Handyman
- y. Minor concrete Repairs (Non-QBC)
- z. Signs
- aa. Vehicle Detailing

There were a few tenderers that were marked non-conforming for one of the following reasons:

- a. Do not hold relevant licences or qualifications for the applied category;
- b. Have indicated they will be subcontracting and under the Specification, Clause 3.1.2 Subcontracting "Suppliers must not subcontract or assign any right or obligation under this Agreement without Council's prior written consent; and
- c. They are non-local companies and the categories they have applied for has a number of local companies, and therefore under Council's Procurement Policy would not be utilised.

Conclusion

The Evaluation Panel recommends that the following twenty-two (22) tenderers be added to the Prequalified Supplier Panel Arrangement for Trade Services (Refresh) under the relevant categories (as per Attachment 1) for the 11 months Contract period with an additional twelve-month extension at Council discretion as it represents the most advantageous outcome to Whitsunday Regional Council.

- a. Airlie Plumbing Industries Pty Ltd
- b. A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays
- c. D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
- d. Bowen Industrial Hire Pty Ltd
- e. Whitsunday Auto Group Pty Ltd T/A Bowen Mazda
- f. Camm Building Group Pty Ltd
- g. CM Maintenance Pty Ltd
- h. Coral Coast Power Pty Ltd
- i. CQ Diesel Fitting Pty Ltd
- j. Fiddlers Green Landscaping Pty Ltd T/A Disrtscapes Outdoor Developments

- k. Faust Electrical & Refrigeration Pty Ltd
- l. Hiline Tree Services Pty Ltd
- m. Ipower Industries Pty Ltd
- n. IWG Investments Pty Ltd T/A ARS Whitsunday
- o. Airlete Comfort Pty Ltd T/A Kilowatts & Cool
- p. Lisa Christofersen T/A Thrive Garden Services
- q. Mdiv Solutions Pty Ltd
- r. Greg Alexander T/A Out on a Limb Tree Services
- s. Pluto Contracting Pty Ltd T/A Price Brothers Contracting
- t. Green Energy Technologies Pty Ltd
- u. Water Infrastructure Services Pty Ltd
- v. The Trustee for Zero Asset Trust T/A Zero Asbestos

FINANCIAL IMPLICATIONS

Procurement under this arrangement is based on quotes, in accordance with Procurement Policy thresholds.

CONSULTATION/ENGAGEMENT

Manager Innovation & Technology
Executive Manager Procurement, Property & Fleet
Property and Facilities Project Manager
Operations Supervisor Shute Harbour
Coordinator Network Operations
Capital Project Delivery Manager
Coordinator Parks and Gardens Southern Region
Capital Program Project Manager

STATUTORY/COMPLIANCE MATTERS

The Prequalified Supplier arrangements for Trade Services is in accordance with Section 232 and 233 *Local Government Regulation 2012*.

STRATEGIC IMPACTS

Corporate Plan Reference:

Advance the independence of commercial business structures to promote their ability to grow and deliver improved returns to the community.

ATTACHMENTS

1. 500.2023.0019 - Final Category Listing - Refresh [**11.6.1** - 5 pages]

Attachment 11.6.1 500.2023.0019 - Final Category Listing - Refresh

1. Air-conditioning and Refrigeration	
1	The Trustee For Kerwand Family Trust T/As Nauticool
2	Refrigerated Technologies (Qld) Pty Ltd
3	Rick Ashton Electrical Pty Ltd
4	Faust Electrical & Refrigeration Pty Ltd
5	Airlete Comfort Pty Ltd T/A Kilowatts & Cool
2. Air-conditioning and Refrigeration - restricted (\$3k)	
6	Brent Stocker Electrical Pty Ltd
7	S Goodie & N Grieger T/As Goodie's Electrical
8	Donnton Pty. Ltd. T/As Snell's Electrical
9	IWG Investments Pty Ltd T/A ARS Whitsunday
3. Builder	
1	Benn Ryan Constructions Pty Ltd T/As Ryan Building Group
2	Tyson Gerard Court T/As Brahman Builders
3	Joshua William Fleetwood T/As Fleetwood Building Co
4	Glenn Merrick Constructions Pty Ltd
5	Hermosa Constructions Pty Ltd
6	Integrabuild (Aust) Pty Ltd
7	Leigh Cameron Hudson
8	The Trustee For The Bates Family Trust T/As Lindsay Bates Building
9	Lindsay Projects Pty Ltd
10	Lowcock Builders Pty Ltd
11	PETO's Constructions Pty Ltd
12	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries
13	ACS Projects Pty Ltd T/As Red Emperor Constructions
14	RAZZU Building & Inspections Pty Ltd
15	TM Murphy Constructions Pty Ltd
4. Builder - restricted	
16	Plumbbuild Pty Ltd (restricted builder)
17	PW Landscapes Pty Ltd (restricted builder)
18	Camm Building Group Pty Ltd
5. Cabinetmaking	
1	Hermosa Constructions Pty Ltd
2	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries
6. Carpentry	
1	Camm Building Group Pty Ltd
7. Concreting	
1	Daniel John Halpin T/As Barracrete Constructions
2	BJM Contracting Pty Ltd
3	Tyson Gerard Court T/As Brahman Builders
4	Joshua William Fleetwood T/As Fleetwood Building Co
5	A.L. Kiely & M.P. Kiely T/As Fud's Earthworks
6	Hermosa Constructions Pty Ltd
7	The Trustee For The Bates Family Trust T/As Lindsay Bates Building
8	Lindsay Projects Pty Ltd
9	Lowcock Builders Pty Ltd
10	PETO's Constructions Pty Ltd
11	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries
12	Plumbbuild Pty Ltd
13	RAZZU Building & Inspections Pty Ltd
14	Camm Building Group Pty Ltd
15	Pluto Contracting Pty Ltd T/A Price Brothers Contracting
8. Drainage	
16	Airle Plumbing Industries Pty Ltd
9. Minor Concrete Repairs (Non-QBCC) (under \$3k)	
1	B.J Granich & K Granich
2	Precise Plumbing & Excavations Pty Ltd
10. Gasfitting	
1	D.J Hinton & S.L Hinton T/As Bluewater Plumbing
2	KNP Plumbing & Gas Pty Ltd
3	Plumbbuild Pty Ltd
4	Precise Plumbing & Excavations Pty Ltd
5	Totally Drained Plumbing and Gas Fitting Bowen Pty Ltd
6	Airle Plumbing industries Pty Ltd
11. Glass, Glazing & Aluminium	
1	Vetro Empire Pty Ltd T/As Lloyd's Glass & Aluminium
2	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries

Attachment 11.6.1 500.2023.0019 - Final Category Listing - Refresh

12. Irrigation	
1	Brett John Smith T/As Cane To Coast Plumbing
2	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
3	McDonald Smith Plumbing Pty Ltd
4	Nathan Ryan Muller T/As Muller Plumbing
5	Plumbbuild Pty Ltd
6	PW Landscapes Pty Ltd
7	Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments
13. Metal fabrication and erection—structural	
1	N Parkinson & E Parkinson T/As Parky's Welding and Maintenance
2	RTM Engineering Pty Ltd
3	Lee Family Trust T/As Strathdickie Engineering Pty Ltd
4	Water Infrastructure Services Pty Ltd
14. Metal fabrication and installation - non-structural	
1	D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
2	Water Infrastructure Services Pty Ltd
15. Painting and Decorating	
1	Craig Harold Atkinson T/As Craig Atkinson Painting Contractor
2	Danial Keith Hartwell T/As Dan's Painting
16. Plumbing and Drainage	
1	Matealona Paea-I-Tenesi Brown T/As 3waters Plumbing & Drainage
2	D.J Hinton & S.L Hinton T/As Bluewater Plumbing
3	Brett John Smith T/As Cane To Coast Plumbing
4	Darcy Lowcock Plumbing Pty Ltd
5	John's Plumbing Service Trust
6	KNP Plumbing & Gas Pty Ltd
7	McDonald Smith Plumbing Pty Ltd
8	Nathan Ryan Muller T/As Muller Plumbing
9	Plumbbuild Pty Ltd
10	Precise Plumbing & Excavations Pty Ltd
11	The Trustee for Gardner Family Trust T/As Think Water Whitsunday
12	Totally Drained Plumbing and Gas Fitting Bowen Pty Ltd
13	Whitsunday Drainage Contractors Pty Ltd
14	Airlie Plumbing Industries Pty Ltd (Plumbing & Drainage)
17. Roof and Wall Cladding	
1	Camm Building Group Pty Ltd
18. Shade Sails	
1	Mitchell Sail Making Pty Ltd ATF The Trustee For The Mitchell Family Trust T/As Airlie Sail & Shade Solutions
19. Sheds, Carports and Garages	
1	Tyson Gerard Court T/As Brahman Builders
2	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
3	Joshua William Fleetwood T/As Fleetwood Building Co
4	Glenn Merrick Constructions Pty Ltd
5	Hermosa Constructions Pty Ltd
6	Integrabuild (Aust) Pty Ltd
7	The Trustee For The Bates Family Trust T/As Lindsay Bates Building
8	Lindsay Projects Pty Ltd
9	Lowcock Builders Pty Ltd
10	PETO's Constructions Pty Ltd
11	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries
12	Plumbbuild Pty Ltd
13	RAZZU Building & Inspections Pty Ltd
14	Lee Family Trust T/As Strathdickie Engineering Pty Ltd
15	Camm Building Group Pty Ltd
20. Structural Landscaping	
1	Fiddlers Green Landscaping Pty Ltd T/As Dirtscapes Outdoor Developments
2	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
3	Fencing Whitsundays Pty Ltd
4	Joshua William Fleetwood T/As Fleetwood Building Co
5	Hermosa Constructions Pty Ltd
6	PETO's Constructions Pty Ltd
7	PW Landscapes Pty Ltd
8	RAZZU Building & Inspections Pty Ltd
9	TM Murphy Constructions Pty Ltd
10	Camm Building Group Pty Ltd
11	Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments

Attachment 11.6.1 500.2023.0019 - Final Category Listing - Refresh

21. Asbestos Removal	
1	Integrabuild (Aust) Pty Ltd (Class A & B)
2	Lindsay Projects Pty Ltd (Class B only)
3	PETO's Constructions Pty Ltd (Class B only)
4	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries (Class B only)
5	Precise Plumbing & Excavations Pty Ltd (Class B only)
6	The Trustee for Zero Asset Trust T/A Zero Asbestos
22. Demolition	
1	Integrabuild (Aust) Pty Ltd
23. Automotive Electrical	
1	Clint Atfield T/As Bowen Auto Electrical
2	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
3	The Trustee For Chesters Dream Trust T/As G-Spot Engineering & Mechanical
4	Gregory Harold & Derinda Faye O'Brien T/As Main Street Auto Electrics
5	Tim Warren Auto Pty Ltd
6	CQ Diesel Fitting Pty Ltd
24. Automotive Glass & Windcreens	
1	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
25. Electrical	
1	All Whitsunday Electrical Pty Ltd
2	Belmont Electrical (Qld) Pty Ltd
3	Brent Stocker Electrical Pty Ltd
5	S Goodie & N Grieger T/As Goodie's Electrical
6	Craig Clarke T/As Instruco Electrics
7	Mark Norris Collins
8	The Trustee For Kerwand Family Trust T/As Nauticool
9	NJS Electrical & Solar Pty Ltd
10	Delacey Electrical Service Pty Ltd T/As O'Brien Electrical Bowen
11	Hamilton Island Premium Services Pty Ltd T/As Powelec Electrical & Air Conditioning
12	Powerup Project Reticulation Pty Ltd
13	The Trustee For The S & A Patroni Trust T/As Proserpine Electrical Services
14	Refrigerated Technologies (Qld) Pty Ltd
15	Rick Ashton Electrical Pty Ltd
16	Donnton Pty. Ltd. T/As Snell's Electrical
17	The Trustee For The Madsen Family Trust T/As Whitsunday Business Systems
18	A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays
19	Coral Coast Power Pty Ltd
20	Faust Electrical & Refrigeration Pty Ltd
21	Ipower Industries Pty Ltd
22	Airlete Comfort Pty Ltd T/A Kilowatts & Cool
26. General Boilermaking / Welding	
1	ADR Engineering Pty Ltd
2	Liam David Schwarz T/As Compound Fencing
3	The Trustee For Dalton Bowen Engineering Services Trust T/As Bowen Engineering Services
4	The Trustee for Razaki Family Trust T/As Kaplan Engineering
5	N Parkinson & E Parkinson T/As Parky's Welding and Maintenance
6	RTM Engineering Pty Ltd
7	Lee Family Trust T/As Strathdickie Engineering Pty Ltd
27. Locksmith	
1	D & B Locksmiths Pty Ltd
28. Mechanical - Heavy Vehicle and Machinery	
1	Menzies Family Trust T/As Bowen Tyre & Mechanical
2	The Trustee For The J Lock Family Trust T/As Equip Maintenance
3	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
4	The Trustee For Chesters Dream Trust T/As G-Spot Engineering & Mechanical
5	The Trustee For The SL & JA Whitney Family Discretionary Trust T/As Proserpine Machinery Service
6	D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
7	CM Maintenance Pty Ltd
8	CQ Diesel Fitting Pty Ltd
29. Mechanical – Small Motors/ Plant Repair & Servicing	
1	Bowen Small Motors Pty Ltd
2	Menzies Family Trust T/As Bowen Tyre & Mechanical
3	Brusta Investments Pty Ltd (Tyrecorner Bowen)
4	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
5	Joshua Peter Moxham T/As Moxham Outdoor Power Equipment
6	The Trustee For The SL & JA Whitney Family Discretionary Trust T/As Proserpine Machinery Service
7	Whitsunday Auto Group Pty Ltd T/A Bowen Mazda
30. Mobile Hydraulic Repairs	
1	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
2	CM Maintenance Pty Ltd
31. Offshore and Onshore Diving Maintenance	
1	Mdive Solutions Pty Ltd
2	Water Infrastructure Services Pty Ltd

Attachment 11.6.1 500.2023.0019 - Final Category Listing - Refresh

32. Panel works/Smash Repairs	
1	Ronnie Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
33. Poly Welding	
1	Matealona Paea-I-Tenesi Brown T/As 3waters Plumbing & Drainage
2	ADR Engineering Pty Ltd
3	Nathan Ryan Muller T/As Muller Plumbing
4	Plumbbuild Pty Ltd
5	Precise Plumbing & Excavations Pty Ltd
6	Airlie Plumbing Industries Pty Ltd
34. Solar Panel / Solar lights Servicing	
1	All Whitsunday Electrical Pty Ltd
2	Brent Stocker Electrical Pty Ltd
3	NJS Electrical & Solar Pty Ltd
4	Refrigerated Technologies (Qld) Pty Ltd
5	Rick Ashton Electrical Pty Ltd
6	Ipower Industries Pty Ltd
7	Green Energy Technologies Pty Ltd
35. Telecommunications Cabling	
1	All Whitsunday Electrical Pty Ltd
2	Belmont Electrical (Qld) Pty Ltd
3	Lightning Comms Pty Ltd
4	Rick Ashton Electrical Pty Ltd
5	The Trustee For The Madsen Family Trust T/As Whitsunday Business Systems
6	Ipower Industries Pty Ltd
36. Traffic Control Management services	
1	Bowen Industrial Hire Pty Ltd
37. Tree Maintenance	
1	Jason Kraaz T/As All Aussie Arboriculture
2	Bowen Woodchipping Pty Ltd
3	Coastal Arborist Services Pty Ltd
4	Aaron Manfred Labutis T/As Eco Tree Works
5	Hiline Tree Services Pty Ltd
6	Greg Alexander T/A Out on a Limb Tree Services
38. Tyre Fitting & Repair	
1	Menzies Family Trust T/As Bowen Tyre & Mechanical
2	Brusta Investments Pty Ltd (Tyrecorner Bowen)
3	Ace-P-Form Pty. Ltd. T/As Cane Country Tyre Service
4	The Trustee For We Are Young T/As Cannonvale Tyrepower
5	Ronnie Enterprises Pty Ltd T/As ER Mechanical Maintenance Service
6	The Trustee For Chesters Dream Trust T/As G-Spot Engineering & Mechanical
39. Weed/ Pest/ Herbicide Spraying Specialists	
1	Kelsey Creek Contracting Pty Ltd T/As JL Contracting Qld
2	PW Landscapes Pty Ltd
3	Strathdickie Plant Hire Pty Ltd
4	Whitsunday Civil Pty Ltd
5	Camm Building Group Pty Ltd
40. Aqua Blasting / High Pressure Cleaning	
1	B.J Granich & K Granich
2	Brett John Smith T/As Cane To Coast Plumbing
3	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
4	PD Gellatly Pty Ltd T/As Porta-Vac
41. Fencing	
1	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
2	Fencing Whitsundays Pty Ltd
3	Joshua William Fleetwood T/As Fleetwood Building Co
4	Hermosa Constructions Pty Ltd
5	Integrabuild (Aust) Pty Ltd
6	The Trustee For The Bates Family Trust T/As Lindsay Bates Building
7	Lindsay Projects Pty Ltd
8	Lowcock Builders Pty Ltd
9	PETO's Constructions Pty Ltd
10	Pilcher Industries No.1 Pty Ltd & Pilcher Industries No.2 Pty Ltd & Pilcher Industries No.3 Pty Ltd T/As Pilcher Industries
11	RAZZU Building & Inspections Pty Ltd

Attachment 11.6.1 500.2023.0019 - Final Category Listing - Refresh

42. Fencing - restricted \$3.3k	
12	Liam David Schwarz T/As Compound Fencing
43. Grounds Maintenance	
1	Bowen Woodchipping Pty Ltd
2	The Trustee For R & O Brodhurst Family Trust (Down To Earth Whitsundays)
3	Kelsey Creek Contracting Pty Ltd T/As JL Contracting Qld
4	Precise Plumbing & Excavations Pty Ltd
5	PW Landscapes Pty Ltd
6	Strathdickie Plant Hire Pty Ltd
7	Whitsunday Civil Pty Ltd
8	Lisa Christofersen T/A Thrive Garden Services
44. Handyman	
1	B.J Granich & K Granich
45. Vehicle Detailing	
1	Ronnle Enterprises Pty Ltd T/As ER Mechanical Maintenance Service

11.7 - Sole Source Supplier Listing 2025/2026

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Senior Procurement and Operational Contracts Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

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

EXECUTIVE SUMMARY

This report presents Council with an updated listing of Sole Suppliers for the 2025/26 financial year, in accordance with section 235 of the Local Government Regulation 2012. The listing has been reviewed to reflect changes in supplier availability and operational requirements. Sole Supplier arrangements are proposed where goods or services are uniquely available from a single provider or where specialised or confidential services make competitive procurement impractical. The updated register ensures Council can continue to meet its service delivery obligations efficiently while remaining compliant with legislative procurement requirements.

OFFICER'S RECOMMENDATION

That Council:

- a) Resolves in accordance with section 235(a) and 235(b) of the *Local Government Regulation 2012* that it is satisfied that the nominated suppliers listed in **Attachment 11.7.1** of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2025/26 financial year; and
- b) Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

BACKGROUND

The *Local Government Regulation 2012* 'the Regulation' requires written quotations or tenders be invited for procurement of works or the supply of goods or services that are greater than \$15,000 (medium sized contracts) or \$200,000 (large sized contracts) respectively. Council's Procurement Policy contains provisions or guidelines for obtaining quotes for less than \$15,000.

The Regulation acknowledges that there are instances when it is not always possible to meet these procurement guidelines in the market and therefore it provides a number of exceptions, including the following under Sections 235(a) and 235(b):

- a) s235(a) – "The local government resolves it is satisfied that there is only one supplier who is reasonably available."
- b) s235(b) – "The local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders".

There may still be occasions where it will be necessary to present an individual Council report during the year if an unforeseen need arises for a Sole Supplier. To be listed as a Sole Supplier, Council officers must provide evidence that the supplier is the only supplier that can reasonably provide a particular good or service required. The emphasis is on the word “reasonably”.

The purchase of goods and services from a sole source to support the service and maintenance of existing assets from an original equipment manufacturer who has proprietary rights can also be deemed a sole supplier.

The commentary to Section 235(a) and 235(b) of the Regulation states that this section might be applied where Council wishes to upgrade a proprietary computer software program to add functionality. There is generally only one possible supplier and the calling of tenders or quotes “would be a manifest waste of time and resources”. This interpretation of the legislation has also been used to support and validate the inclusion of a number of sole supplier recommendations with regards to ICT software.

Section 235(a) and 235(b) of the Regulation allows an exemption to inviting written quotes or tenders where Council resolves that there is only one sole/ unique supplier or a specialised supplier who is reasonably available to meet operational needs.

Sole Suppliers are used in instances where only one supplier is available due to specialised or unique services, or where services are confidential in nature that makes it disadvantageous or impractical to undertake a competitive procurement process.

DISCUSSION/CURRENT ISSUE

On 28th May 2025 Council adopted the current Sole Supplier listing in accordance with Section 235 the Regulations. Every six months Council will review the listing and remove or add suppliers as required. **Attachment 11.7.1** – Sole Supplier Register includes the following changes:

- a) New Suppliers:
 - a. IXOM Operations Pty Ltd – Supply of Chlorine Gas to Bowen STP (sole remaining supplier in Australia)
 - b. Our Community Pty Ltd t/as Smarty Grants – Grant and Sponsorship administration program
 - c. Softlink Australia Pty Ltd – Library Management System – Acquired Aurora Information Technology (existing sole source supplier)
- b) Extension of existing Sole Source Supplier listing:
 - a. Otis Elevator Company Pty Ltd – Maintenance and servicing of lift at Shute Harbour – current listing expires 22/11/2025
 - b. QTEQ Pty Ltd – Flood camera software and maintenance – current listing expires 21/12/2025
- c) Suppliers to be removed:
 - a. Aurora Information Technology – Library Management System - Has been acquired by SoftLink
 - b. Hayes Discretionary Trust T/As Empower Pty Ltd – Advocacy support/lobbyist services – Extension of Sole Supplier listing not required as services are engaged through Local Buy
 - c. BCS Airport systems Pty Ltd T/as Daifuku BCS – Flight Information Display System for Airport – No longer a sole supplier of services
 - d. Whitsunday News Newspaper – News and advertorial service – Ceased trading.

There are a number of current or proposed engagements which Council is required to engage suppliers where the stipulated legislated process for seeking quotes or tenders is not practical due to warranty, intellectual property or maintenance requirements.

The nomination of the listed suppliers as Sole Suppliers is for term of twelve months and provides Council with the capacity to engage suppliers where it would be impractical or where others do not exist, whilst satisfying Councils legislative responsibilities.

Council has collated a listing of sole suppliers which have currently been assessed as requirements to ensure the effective operations of Council.

Council will present every six months a report on the Sole Supplier register listing to update and/or remove suppliers should they no longer be required, or no other suppliers enter the market.

FINANCIAL IMPLICATIONS

The procurement under these arrangements will be undertaken as provided for in the budget and against operational areas as allocated. Any new arrangements will be subject to revised budget changes.

CONSULTATION/ENGAGEMENT

Acting Director Corporate Services
Executive Manager Procurement, Property & Fleet
Procurement and Contracts Coordinator
Senior Procurement and Operational Contracts Officer

STATUTORY/COMPLIANCE MATTERS

Section 235 Local Government Regulation 2012
Section 104 Local Government Act 2009

RISK ASSESSMENT/DEADLINES

Risk assessments have been undertaken in the formation of this list noting that some procurement for proprietary systems and services will be subject to ongoing risk assessment and mitigation.

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. WRC Sole Supplier Register - 2025 - 2026 V 1 [11.7.1 - 7 pages]

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2021/12/08.10	12d Solutions Pty Ltd	43 101 351 991	Drafting software.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/06/30.09	ABB Australia Pty Ltd	68 003 337 611	Instrumentation (e.g. flow switches, pressure sensors, vibration sensors, etc.) & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier	500.2025.0023	OM2025/05/28.12	Advanced Aquarium Technologies Pty Ltd	52 105 692 028	Maintenance and fish supply - Whitsunday Coast Airport.	Supplier and maintenance of aquarium.	New Contract expiry 30/6/2027 (with 1 x 12-month extension at Council's discretion)
235 (a)	Sole Supplier		OM2025/01/29.14	AirCV Pty Ltd (uWorkin)	27 159 134 997	Whitsunday jobs website - free for businesses to use for local job advertising.	Provides free website service to Whitsunday Regional Council to provide free job advertising for local businesses in the Whitsunday region.	TBC - allowed two years from 2024 in estimated spend
235 (a)	Sole Supplier		OM2022/12/14.12	Animal Control Technologies (Australia) Pty Ltd	25 137 868 449	Antoff Pesticide to treat Yellow Crazy Ant infestation in the Whitsunday Region. We require approximately 1,800kg of Antoff per year. A 12.5kg pail is approximately \$325.00.	Animal Control Technologies have patented the Antoff formula and are the sole provider. Antoff is the most effective pesticide to treat Yellow Crazy Ants.	
235 (a)	Sole Supplier		OM2024/05/29.30	ANSTAT Pty Ltd	15 115 133 152	A digital platform to search and access current Australian legislation with a customised alert service.	An audit requirement to stay abreast of regulatory obligations of legislative changes. The individual can personalise their dashboard to set an alert on any relevant changes within 24 hours of public announcement to any pertinent legislative, regulatory or compliance requirements within their portfolio. No other known platform with a consolidated legal database without having to search multiple Government sites.	
235 (a)	Sole Supplier		OM2024/05/29.30	Arventa Pty Ltd	81 628 842 026	A chemical management system of chemical inventory that automates compliance relating to the storage, use and handling of chemicals and complies with ISO standards.	This program was originally procured by the previous WHS team. The software automatically creates compliant registers, hazard manifests and provides chemical segregation information. The system is kept up to date with a live feed of current manufacturer safety data sheets (SDS) and allows for creating placards and labels when decanting. As the program addresses current legislative requirements to meet compliance with ISO standards, we have successfully passed audits using this program when the registers are kept up to date.	
235 (a)	Sole Supplier		OM2021/06/30.09	Auma Group		Decanter actuator & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier	TO BE REMOVED - supplier has been acquired by SoftLink	OM2021/12/08.10	Aurora Information Technology	97 072 511 374	Library system.	Proven Library Management System - not included as part of ERP Roadmap 2017.	
235 (a)	Sole Supplier		OM2022/12/14.12	Aus Assist Pty Ltd (Council Direct)	51 632 713 243	Council Direct is an advertiser specific to local government.	Council Direct is an advertiser specific to local government.	
235 (a)	Sole Supplier		OM2022/12/14.12	Australian Laboratory Services Pty Ltd	84 009 936 029	Legionella Plus TPC – Potable Waters Testing – used for Legionella testing for particular clients. ALS Environmental Townsville are the only NATA (National Association of Testing Authorities) accredited laboratory in North Queensland offering this service.	Legionella Plus TPC – Potable Waters Testing – used for Legionella testing for particular clients. ALS Environmental Townsville are the only NATA (National Association of Testing Authorities) accredited laboratory in North Queensland offering this service.	
235 (a)	Sole Supplier		OM2023/12/13.11	Australian Radio Network Pty Limited	95 065 986 987	ARN Radio Network, covering Star FM, 4MK and KIX Country Radio.	The ARN Network covers a broad range of stations, allowing us to target a wide demographic through radio advertising. We primarily use their Star FM and 4MK networks. The individual networks also have unique range of listeners, meaning we can target a specific audience and age range in a more direct approach. Star and 4MK have an audience that reaches North past Airlie Beach, South towards St Lawrence and through the Pioneer Valley, out to the Bowen Basin and around the Whitsunday Islands. These networks also allow us to reach listeners which are unavailable through other local radio stations, such as the over 50's market.	
235 (a)	Sole Supplier		OM2021/12/08.10	AVCRM Products Pty Ltd	87 606 130 867	Manages RPAS (remotely piloted aircrafts) operations onsite and in the office with RPA Manager.	CASA compliance. Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/06/30.09	Avdata Pty Ltd	25 008 556 723	Flight data billing and charging - Whitsunday Coast Airport. Avdata's systems monitor water and waste for management and billing purposes. Currently Avdata provide the Water Management System for our bulk water supply standpipes in Bowen, Cannonvale, Collinsville and Proserpine. Avdata maintains a database of keyholders permitted to use this facility and updates this information in the controller. Avdata receives and stores usage data from water supply points and makes the collated information available to the facility owner via a secure website login. Avdata also provide the Water Management System for the Septage receival facility at the Bowen Sewage Treatment Plant.	Airport industry recognised specialist. They are also a Water and Sewerage specialist supplier for maintenance and support. Avdata is used by other multiple councils as well as their standardised choice, which allows potential future opportunities of support between councils. As we have the units standardised across three areas of council, water, sewerage and airports. It would be cost prohibitive to go with a different provider as it would add unnecessary extra costs to the community.	
235 (a)	Sole Supplier		OM2021/12/08.10	Axon Public Safety Australia Pty Ltd	34 610 970 342	Used to distribute CCTV evidence to State Government Agencies.	CCTV transferred to State Government Agencies.	
235 (a)	Sole Supplier		OM2022/12/14.12	Before You Dig Australia Ltd	91 089 413 650	Service to provide a single location for the public, contractors and staff the obtain information for underground services in a particular location before commencing earthworks. Service is designed to improve safety and avoid disruptions to services.	In February 2022, the Dial Before You Dig (DBYD) state entities were transformed into one single organisation to become Before You Dig Australia (BYDA). The service remains the same, but consolidates the administrative functions performed by each state for efficiency, providing a lower cost service.	
235 (a)	Sole Supplier		OM2021/12/08.10	Bentley Systems, Incorporated	VAT # IE 9729353D	Drawing pipelines - water.		
235 (a)	Sole Supplier		OM2025/01/29.14	Bolinda Digital Pty Ltd	64 136 692 861	Borrowbox digital resources	Existing platform for Council's Libraries that are specific to each supplier unable to source content from another supplier.	
235 (a)	Sole Supplier		OM2021/12/08.10	Book Easy Pty Ltd	68 122 744 209	Comprehensive reservations and bookings management system adopted by over 150 national parks, visitor and booking centres and specialised tourism services, distributing thousands of products globally.	System utilised by Tourism Whitsunday for local accommodation providers.	
235 (a)	Sole Supplier		OM2022/12/14.12	Bowen Pet Motel	17 434 589 860	Pound Services - Bowen/ Collinsville Region	Bowen Pet Motel is the only kennel service in the Bowen and Collinsville Region.	
235 (a)	Sole Supplier		OM2021/06/30.09	Burkert		Solenoids & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2024/05/29.30	Campsie Bus Co Pty Ltd T/As Whitsunday Transit	49 000 953 328	Transport service (bus) for cruise passengers docking at Shute Harbour. Printed advertising on scheduled public transport buses.	Whitsunday Transit is the only bus service available in the Whitsunday area to transport cruise passengers when docking at Shure Harbour. Whitsunday Transit is on the only provider of public bus advertising in the region.	
235 (a)	Sole Supplier		OM2023/06/07.5	The Trustee for MPH Unit Trust T/As Captivate Connect	60 946 539 511	Maintenance of existing on hold message platform. Scripting and Production of on hold messages and IVRs (phone systems)	Phone system (Telstra TIPT) specified WRC use Captivate Connect since connection was compatible with their products. We have had a partnership since 2016. Captivate has produced content for all Council phone systems (customer service, PEC, Lake Proserpine, Airport, Pools and Shute Harbour)	
235 (a)	Sole Supplier		OM2021/12/08.10	Channel 7 Mackay	75 009 684 020	Used for marketing and advertising.	Only local television station.	
235 (a)	Sole Supplier		OM2021/12/08.10	Cloud A2K	86 631 344 548	Recognised Plan (PDF) indelible Approval stamp software.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2022/12/14.12	Core Publishing and Events Pty Ltd (Whitsunday Life and Core Magazine)	84 151 158 708	News and advertorial service	Whitsunday Life - one of two local newspapers circulating in region – we advertise in both and therefore don't get quote for each. We have set council rates for classified advertising.	
235 (a)	Sole Supplier		OM2021/12/08.10	CR Kennedy & Co Pty Ltd	50 008 458 884	GPS unit software	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	CV Check Limited	25 111 728 842	Online provider of Police Checks, Qualifications, Referee and Assessment tools.	Council is required to conduct a number of pre-employment checks for candidates during the recruitment process. The HRP Project is rolling out further modules of the One Council system which is able to integrate the Recruitment Module with the CVCheck system, automating the process for undertaking the checks.	
235 (a)	Sole Supplier		OM2022/12/14.12	CyberCX Pty Ltd	90 629 363 328	Cyber security services including managed SIEM and SOC, phriendly phishing training, security strategy, reporting, recommendations, advice and support the IT team to implement security measures / provide cyber security and data protection expertise to keep Council data and systems safe from potential exploits of systems.	CyberCX vendor has been engaged in completing a recommendations report and assisting / upskilling our IT staff to implement 50% of the plan to date. Cyber security is a high risk high profile area with limited capable vendors in the market. Working with different vendors in the security space exposes Council to greater risk with more external people knowing Council's systems and potentially exploiting vulnerabilities in our systems.	
235 (a)	Sole Supplier		OM2021/12/08.10	Datafuel Financial Services Pty Ltd	25 003 042 199	Current fuel management system at Depots, Foxdale Quarry and mobile fuel trailers.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	Dial Before You Dig (Qld) Ltd	34 464 054 437	Online access to underground infrastructure.	WH&S and Infrastructure Risk Mitigation - Australian Infrastructure Information.	
235 (a)	Sole Supplier		OM2021/12/08.10	DocuSign	27 308 800 598	Electronic document signature system.	Integration with One Council ERP system.	
235 (a)	Sole Supplier		OM2025/05/28.12	EasyPark ANZ Pty Ltd	15 160 029 470	EasyPark parking app	EasyPark is currently the preferred payment system for WRC parking. Previously, EasyPark operated as a subcontractor under Duncan's, our parking contractor. However, EasyPark and Duncan's no longer have a working relationship.	Automatic renewal with 90-day notice period
235 (a)	Sole Supplier		OM2023/06/07.5	Edge Digital Technology Pty Limited	47 000 499 730	Edge Digital Technology Pty Ltd: Service Contract for our Digital Cinema Projector within the Proserpine Entertainment Centre, including remote support, in-person servicing and de-bugging, preventative maintenance and system updates. These services are required to ensure the ongoing operation of our cinema projector with minimal down time and additional expense.	There are four of these projectors in the country, and Edge Digital Technology Pty Ltd are the service providers for all of these within Australia. There are no compatible alternatives available to us.	26/05/2026
235 (a)	Sole Supplier		OM2021/06/30.09	Emerson Electric Co.		Valves, actuators, regulators, positioners & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2021/06/30.09	Endress & Hauser Australia Pty Ltd	47 095 963 134	Instrumentation (e.g. flowmeters, nutrient analysers, turbidity analysers, etc.), reagents & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2023/06/07.5	Envirostream Australia Pty Ltd	41 617 582 420	WRC have a "Battery Recycle Stewardship Programme" with B-Cycle – Australia's official product Stewardship Scheme for batteries. This scheme is supported by the Commonwealth and all State and Territory Governments and authorised by the ACCC. B-Cycling keeps batteries out of the landfill, so fewer toxic materials end up in our ecosystem. Reusing the materials in every battery means that we need to mine less from the earth and can conserve our natural resources. Nearly all batteries can be reused. Giving new life to finite nature materials like lithium, cobalt and manganese means we can safeguard Australia's resource and energy security and have enough future generations. Getting used batteries out of your home means you protect our family and the environment from toxic materials.	Household Battery Recycling – Supplier who collects, sorts and recycles the batteries (accredited with the B-Cycle Battery Stewardship) The stewardship has several accredited service providers but only 2 of which are suitable to meet the requirements of this scheme, i.e., they are collectors, sorters and recyclers. They co-ordinate the strict transportation of the batteries, provide supply of the battery boxes, battery liners, accept other types of batteries that are often in the boxes as the public do not always follow the criteria of which batteries are acceptable on the scheme and co-ordinate the rebate through B-Cycle on our behalf. Envirostream have been our preferred household battery recycler since WRC were awarded a portion of Grant Funding towards battery recycling as part of the "Regional Recycling Transport Assistance Package 2019". At the time of the grant submission Envirostream were the only accredited service provider option to council. During the grant funded time, council invested in 12 Battery Receptacles to be placed at various drop off points in the region. These units have been in place since 2020 and continue in place today. These units are all branded with our current supplier and there would be a substantial cost involved to change these units.	
235 (a)	Sole Supplier		OM2021/12/08.10	Exclaimer Ltd.	VAT GB 258 2833 80	Email Signature solution.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	Eye On It	92 614 745 256	Part of Telstra TIPT solution	Existing solution within Council.	
235 (a)	Sole Supplier		OM2025/05/28.12	Finlane Pty Ltd trading as BNB Guard	88 002 234 086	Software to identify short term holiday rental properties listed within the Whitsunday Regional council area. This is for rating purposes and for compliance with Councils local laws and Planning requirements to ensure that those properties have correctly been identified.	This is a unique service, which is relatively new following on from the introduction of Air B&B's. I sighted a demonstration of this type of service from this company whilst I was at a LARMAQ conference 2 years ago. The showed how their software system identified the short-term accommodation properties to help Council identify these for rating and compliance purposes. This company has developed a partnership with Councils of Australia to increase revenue opportunities with tourism compliance & legislation. Short term accommodation plays a large part to Whitsundays within the tourism industry. This also gives Council the opportunity to ensure these properties are complaint and for long term planning resources, for the community.	
235 (a)	Sole Supplier		OM2021/12/08.10	Framme	66 970 195 965	Strategic Finance accounting package.	Established chart of accounts reporting software.	
235 (a)	Sole Supplier		OM2021/12/08.10	Freshworks Inc		Proven Support, Request & IT Change Management application, including vendor management and solution information. Historical data.		

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2021/12/08.10	Fulcrum		Create custom forms and deploy to mobile devices for fast, efficient, and reliable mobile data collection.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	Genesis Accounting	26 109 712 325	Subscription for GST Add In module associated with LG Solutions™ Fees & Charges cloud application.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	Go Daddy	USA	whitsundaycoastairport.com.au	Legacy solution within Council.	
235 (a)	Sole Supplier		OM2023/06/07.5	Granicus Australia Pty Ltd	60 648 475 101	Our Online Engagement Portal, Yoursay Whitsunday, is the central hub for projects requiring public consultation or involving construction awareness. It hosts a database of all historic and current consultation projects, consultation summary reports, tools, fact sheets and imagery. In addition to projects, it holds account profiles of users, including contact details, their project interests, preferences that identify when we should notify them and their historic interactions consultation projects.	1. We have a body of information associated with 129 historic and current consultation projects stored on their server that is important to maintain for consultation and government transparency. Our contract with them commenced June 2016 and has been ongoing since this date. 2. We have over 1,700 registered accounts for community members linked to our Yoursay portal, with each person identifying their project interests, contact details and preferences that identify when we should notify them for consultation projects. 3. We have a range of advertising, branding and merchandise that have historically promoted the Yoursay portal, which the community is becoming more familiar with as the central point for making submissions with Council. Significant amount of merchandise and signage are stocked to continue to promote Yoursay into the future. 4. Due to the above, the costs and reputation impacts to change to another provider would far outweigh any more competitive quote that could be provided. Their consultation tools are very effective in supporting our consultation projects and have provided excellent customer service since our program inception.	30/06/2026
235 (a)	Sole Supplier		OM2021/06/30.09	Grant Broadcasters Pty Ltd	65 000 667 470	Target marketing based on audience demographic and reach.	Industry specialist with engagements with Tourism Whitsunday.	
235 (a)	Sole Supplier		OM2021/12/08.10	GrantGuru - GrantReady	29 391 943 079	Our GrantGuru solution provides grants support to: 1. Your Council Staff to find grants that they can apply for, through a private GrantGuru Council site, for which we will give you special login access for designated users (unlimited number); 2. Businesses within your local government area, through a customised public facing portal; and 3. Community groups and non-profits, through the same portal as business.	Economic Development - Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/06/30.09	Grundfos		Dosing pumps & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier	TO BE REMOVED No further extension required	OM2025/01/29.14	Hayes Discretionary Trust T/As Empower Pty Ltd	33 633 821 366	Advocacy support/ lobbyist services to assist Council to strategically advocate for projects to State and Federal Government	In Early 2024, Council engaged AEC as per procurement policy to develop an Advocacy Plan for the Whitsunday Regional Council for the next 1.5 years. AEC subcontracted Empower PTY LTD (Dolan Hayes) as part of this activity. Dolan spent 6 months helping shape WRC's Advocacy process, resources and providing strategic advice for each interaction with State and Federal Government where Council were presenting our priorities. Council are in the process of hiring a new manager in 2025, with a desired skills to include advocacy, as has been reflected in the new job PD and title. Earlier HR activity to recruit were unsuccessful. In the interim Council are seeking to fill this gap with continuing services with Empower PR as due to existing relations with WRC, inside knowledge of our priority projects, connections with Council (presented to Council) and is already externally linked in political circles as an advisor to WRC due to representation of us to date	30/06/2025
235 (a)	Sole Supplier		OM2022/12/14.12	I D G Communications Pty Ltd (Mackay Broadcasters - Star 101.9 and 4MK)	14 001 592 650	Radio advertisements	Has a different primary demographic for their listeners, so we choose our supplier based on the campaign type	
235 (a)	Sole Supplier		OM2021/12/08.10	Ibis Information Systems	31 086 318 818	Rates modelling solution.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2024/05/29.30	ID Consulting Pty Ltd	44 084 054 473	Economic and social data supplier including a portal that provides reports to keep Council and Councillors informed of our economy and to be utilised in advocacy, grant funding and upcoming economic development strategy.	This supplier has years of pre-established data on our economy and communities already in their modelling. They are also the data supplier that we are contracted with to communicate our economic and social data. We are seeking their assistance in developing short reports to provide to provide economic snapshots of our economic situation. This will ensure consistencies with data and provide cost savings as they already have our economic and social data in their modelling systems.	30/06/2027
235 (a)	Sole Supplier		OM2022/12/14.12	IDEXX Laboratories Pty Ltd	31 063 154 352	Colilert 18 Reagent HPC Reagent for Quanti-Tray Enterolert Reagent Quanti-Tray 2K Vessels with Sodium thio Anti-Foam Solution IDEXX provides easy-to-use water microbiological tests that are the fastest and most accurate tests for minimizing the risk of compromised public health. The IDEXX tests are recognised by the Water regulatory bodies in Australia.	IDEXX provides easy-to-use water microbiological tests that are the fastest and most accurate tests for minimizing the risk of compromised public health. The IDEXX tests are recognised by the Water regulatory bodies in Australia.	
235 (a)	Sole Supplier		OM2021/06/30.09	IFM Efactor Pty Ltd	48 083 423 938	Instrumentation (e.g. flow switches, pressure sensors, vibration sensors, etc.) & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2022/06/08.5	Inner Range Pty Ltd	26 007 103 933	Access control Systems, Intruder alarms	Council have Inner range systems installed throughout all of their corporate buildings and require technical support through from the provider.	
235 (a)	Sole Supplier		OM2021/06/30.09	Innovative Filtration Solutions Pty Ltd	70 618 346 428	Dewatering screw press & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2022/12/14.12	Institute of Public Works Engineering Australasia Limited	42 087 934 898	Subscriptions to Public Works E-books and Nams etc	The IPWEA is an online Portal/Knowledge Centre used for staff training with workshops seminars and conferences which are issued randomly throughout the year for staff to attend.	
235 (a)	Sole Supplier		OM2022/12/14.12	Institute of Public Works Engineering Australasia Queensland Ltd	84 244 523 855	Public Works Technical Subscription for Standard Drawings and membership. Professional association for infrastructure asset management and professionals who deliver public works and engineering services. Membership services include educational programs, conferences, technical publications, ADAC standards and peer networking both nationally and internationally.	Subscription to the Public Works Technical Subscription that includes Queensland Urban Drainage Manual, Lower Order Roads and Guidelines, Standard Drawings, Supervisors Handbook and Temporary Traffic Management Tool. The IPWEAQ is an online Portal/Knowledge Centre used for Staff Training with Workshops Seminars and Conferences which are issued randomly throughout the year for staff to attend. Annual Registration of staff/members and online subscriptions are also paid by Council annually. The Institute of Public Works Engineering Australasia Ltd (IPWEA) is a peak membership association with many local governments as members. The IPWEA has formulated the ADAC (As Designed as Constructed) data specification platform which enables the efficient capture and storage of civil infrastructure asset data. It is open source and adopted widely by councils and utilities across Australia. ADAC is the industry standard for public works infrastructure.	

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2025/01/29.14	Inteleion Pty Ltd	11 169 814 733	Support for Temetra software and L&G Water Meters (hardware) which Council uses for Water Billing and Trade Waste respectively	Inteleion is a subsidiary of Nucleus3 who are an Advanced Tier Engage Partner providing support for Itron's Temetra Software. Council has been utilising the Temetra software to undertake Water meter reads which are then integrated into Council's Water Billing application Civica Authority since 2021. The L&G Water Meters were pre-purchased by Council and are deployed as part of Council's Trade Waste Services.	Annual Subscription
235 (a)	Sole Supplier	TO BE REMOVED No longer a sole supplier of services 500.2019.0108	OM2022/12/14.12	BCS Airport Systems Pty Ltd T/as Daifuku BCS (formerly Intersystems (Asia Pacific) Pty Ltd)	98 072 278 552	Flight Information Data (FIDs) for Airport.	Supplier of flight tracking information for aircraft movement in and out of PPP.	30/11/2025
235 (a)	Sole Supplier		OM2021/12/08.10	Invarion RapidPlan Pty Ltd	51 162 436 142	Software for the creation of professional traffic plans.	Legacy solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	iPlatinum	36 002 322 910	The iArchive product that provides data extraction from the legacy Authority solution into a centralised database that Council accesses.	Part of original T1 project 2017.	
235 (a)	Sole Supplier		OM2022/12/14.12	Island FM Whitsundays	61 285 700 216	Radio advertisements.	Only local Whitsunday radio – there is GEM Fm in Bowen but it is a Bowen only station	
235 (a)	Sole Supplier		OM2021/12/08.10	j2 Global ANZ Limited	68 862 858 673	efax services.	Legacy solution within Council.	
235 (a)	Sole Supplier	TO BE ADDED		IXOM Operations Pty Ltd	51600546512	Supply of Chlorine Gas to Bowen STP. This gas is used at the plant for disinfection of the treated wastewater before reuse in the Bowen Recycled Water Scheme.	IXOM are the sole remaining drumming and bottling facility of gaseous chlorine in Australia. On 13 December 2023, the Water Services Association of Australia (the WSAA) lodged application for authorisation AA1000657 with the Australian Competition and Consumer Commission (the ACCC). The WSAA is seeking authorisation on behalf of itself and current and future WSAA members to engage in conduct for the purpose of improving the security of the supply chain of gaseous chlorine in Australia. The ACCC has decided to grant authorisation for 5 years. In broad terms, the conduct involves collective negotiation by WSAA members with potential suppliers of packaged gaseous chlorine along with information sharing to support these negotiations. The collective negotiations may lead to the construction of a new packaging facility in Australia and/or arrangements for the importation of packaged gaseous chlorine.	
235 (a)	Sole Supplier		OM2022/12/14.12	Jangga Operations Pty Ltd	33 159 813 751	Jangga Operations have an Indigenous Land Use Agreement with Council and from time to time need to provide Cultural Heritage Training and provide Cultural Heritage Survey Works.	Jangga Operations are responsible for the supply of Cultural Heritage Training and Surveys on Jangga Land in accordance with ILUA. No other indigenous agency can provide this training on Jangga Land.	
235 (a)	Sole Supplier		OM2021/06/30.09	Krohne Australia Pty Ltd	78 079 700 066	Instrumentation (e.g. flowmeters) & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2021/06/30.09	KSB Australia Pty Ltd	29 006 414 642	Submersible pumps & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2022/12/14.12	Landfile Consultancy Pty Ltd T/A Insight GIS	80 059 212 798	Licensing, support, spatial datasets and professional services for the MapInfo GIS spatial product suite and FME spatial automation suite. The MapInfo product suite includes MapInfo, Discover3D, SSA and TrueView.	In 2021, Trillium Software Pty Ltd announced all local government licensing arrangements and support in Australia were going to be handled by Landfile Consultancy Pty Ltd T/A Insight GIS as the sole distributor for the MapInfo product suite. Due to the three year contract renewal being negotiated with Trillium Software Pty Ltd around the time of the handover, the licensing is paid to Trillium Software for MapInfo and SSA (\$55,000), but all support, services and licensing for TrueView (was created as a separate agreement prior) are provided by Landfile Consultancy Pty Ltd T/A Insight GIS. All contract renewals in the future will be through Landfile Consultancy Pty Ltd T/A Insight GIS. Other spatial product suites exist, however this will require a significant change to the organisation, conversion of existing data and re-training of the GIS team to learn a new product.	
235 (a)	Sole Supplier		OM2022/12/14.12	LG Assist ANZ Pty Ltd	75 632 529 545	LG Assist is an advertiser specific to local government.	LG Assist is an advertiser specific to local government.	
235 (a)	Sole Supplier		OM2021/06/30.09	Lime Intelligence Pty Ltd	73 642 088 346	Monthly flight data and commercial data tracking system.	Industry specialist.	
235 (a)	Sole Supplier		OM2021/12/08.10	Livepro Australia Pty Ltd	92 095 140 775	Annual license cost for 3 users.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	Mailchimp	USA	Mailchimp plan for integration in the new website.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2024/05/29.30	Maxwood Technology Australia Ltd	48 169 141 762	Annual inspection, certification and servicing of retractable seating bank at Proserpine Entertainment Centre.	Seating equipment is bespoke for particular solution at the Proserpine Entertainment Centre and requires the manufacturers servicing and certification to ensure ongoing use.	
235 (a)	Sole Supplier		OM2021/06/30.09	Merck Pty Ltd	80 001 239 818	Laboratory equipment, reagents, and technical support for this equipment.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2022/12/14.12	MessageNet Pty Ltd	97 082 712 589	SMS messaging system that integrates with applications such as the Aurora Library system.	In 2008, the Libraries requested to add SMS messaging functionality from the Aurora Library system. The only current SMS platform that will integrate with the Aurora Library management system is MessageNet. Other options can be investigated for a development fee.	
235 (a)	Sole Supplier		OM2024/05/29.30	Mongrel Gear FPV Australia	71 095 721 403	Chief Remote Pilot Services for Drones.	The Civil Aviation Safety Authority (CASA) requires that Council operate their drones under a Remote Operations Certificate (ReOC) issued and approved by CASA. The ReOC requires Council to have a suitably qualified Chief Remote Pilot approved by CASA and named on the ReOC to oversee these operations. The Chief Remote Pilot must have a good knowledge of the Council's drone program and personally know the capabilities of all Council's drone pilots. John Fleming from Mongrel Gear FPV Australia is approved by CASA to act as Council's Chief Remote Pilot as he is a very experienced drone pilot, has personally observed all Council's drone pilots flying on regular occasions, and is familiar with the area and Council's sphere of drone operations. Council currently has nobody in-house who is suitably qualified to perform these duties.	
235 (a)	Sole Supplier		OM2021/12/08.10	Namecheap	USA	Jobs board application component.	Existing solution within Council.	
235 (a)	Sole Supplier		OM2023/12/13.11	BATESNTHOMAS Superannuation Pty Ltd T/as News Whitsunday	77 619 019 564	Purchase of newspapers & magazines for the Cannonvale Library	Only newsagent in the area	
235 (a)	Sole Supplier		OM2022/12/14.12	NewsCorp (Courier Mail and The Australian)	25 617 620 196	News and advertorial service	We only advertise for specialised tenders to reach a specific target market	
235 (a)	Sole Supplier		OM2023/12/13.11	JJ and Me Nugent (Nugents Central Newsagency)	41 427 455 385	Purchase of newspapers & magazines for the Collinsville Library	Only newsagent in the area	
235 (a)	Sole Supplier		OM2021/12/08.10	OneMusic Australia	42 000 016 099	Reader - Ability to assess environmental impacts reported by clients utilising the software to lodge assessable studies.	Existing solution within Council.	
235 (a)	Sole Supplier	TO BE EXTENDED	OM2022/12/14.12	Otis Elevator Company Pty Ltd	56 002 873 065	Maintenance and servicing of lift at Shute Harbour	Original installer	22nd November 2028

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier	TO BE ADDED		Our Community Pty Ltd t/as Smarty Grants	24 094 608 705	Smarty Grants to assist with grant applications, assessments, outcomes and processes for Whitsunday Regional Council sponsorships and grants such as the Major Events and Conferences Sponsorship Program. This platform will save hours of manual time spent by officers in processing applications and manual paper processes, as well as keep electronic records of applications, attachments, assessments, outcomes, acquittals, and funding / sponsorships provided enabling accurate record keeping and simplified reporting.	Smarty Grants is the only platform that provides this service for government grant and sponsorship programs.	
235 (a)	Sole Supplier		OM2021/12/08.10	Outback Imaging Pty Ltd	18 102 594 883	Scanners are used in HR/Payroll Bowen and Proserpine.	Hardware supported software.	
235 (a)	Sole Supplier		OM2021/12/08.10	OzRunways	83 145 926 941	Provides planning, briefing, flight plan filing and moving map navigation with the ultimate in situational awareness.	CASA Recommended app for Remotely Piloted aircraft.	
235 (a)	Sole Supplier		OM2021/12/08.10	Pacesetter Services Pty Ltd	80 955 178 191	200 Reports for Authority.	Part of Authority & TechOne solutions.	
235 (a)	Sole Supplier		OM2022/06/08.50	Prospect Group Pty Ltd	61 082 593 315	Web hosting of flood warning cameras. Monthly fee of \$80 per camera with 5 currently installed, soon to be 6.		
235 (a)	Sole Supplier	TO BE EXTENDED	OM2024/05/29.30	QTEQ Pty Ltd	20 620 051 167	Council's flood cameras are an important community resource which require monitoring and regular maintenance. QTEQ are the sole supplier of the software which allows Council to monitor our flood cameras, and charge an annual data hosting fee for this. They are also the supplier of the flood cameras and associated proprietary networking equipment, and are therefore the only organisation able to perform appropriate annual preventative maintenance on the systems.	QTEQ have custom built with flood cameras and associated monitoring equipment, which they were contracted to provide under the Flood Warning Infrastructure Network project. They are the only provider of this data hosting service, which allows Council to receive data from and monitor the cameras, and provide camera views for the public on our website. The system is a QTEC proprietary system, and consequently they are the only provider suitably qualified to in the area to perform annual preventative maintenance.	31/12/2031
235 (a)	Sole Supplier		OM2022/12/14.12	Queensland Regional Broadcasters Pty Ltd	39 122 696 753	Radio advertisements	Has a different primary demographic for their listeners, so we choose our supplier based on the campaign type	
235 (a)	Sole Supplier		OM2022/12/14.12	Re.cycle Operations (Mackay) Pty Ltd	52 602 778 147	Re. Cycle processes commingled recycling through our Material Recovery Facilities. Re. Cycle develops, operates, and maintains our industry leading Material Recovery Facilities (MRFs) which process 'yellow bin' Re. Cycle processes kerbside co-mingled waste to recover and effectively extend the life of materials into products such as Cardboard, Mixed Paper, Ferrous metals, Non-ferrous metals, HDPE, PET Plastics and Glass. Recyclable Waste Disposal Location is Re. Cycle MRF in Mackay – this is where all our kerbside recyclables and recyclables from transfers stations are transported to for recovery. This site is our official disposal location as per our Waste and Recycling Collections Contract and is the one of two locations in the region. The other location is Townsville. The MRF is operated under contract with Mackay Regional Council and also accepts all kerbside recycling from Isaac Regional Council.	No other company for Materials Recovery Centre for our mixed recycling in the area.	
235 (a)	Sole Supplier		OM2024/05/29.30	Reef Ecologic Pty Ltd	66 601 301 099	Annual survey of underwater artwork sculptures	Only supplier with the ability to undertake annual surveys of underwater artwork sculptures given their comprehensive knowledge of GBRMPA permit requirements and involvement in the Underwater Artwork project from its inception.	
235 (a)	Sole Supplier		OM2025/01/29.14	Reino International Pty Ltd T/As Duncan Solutions Australia	75 079 147 201	Maintain and Service Council's parking systems and associated software at Shute Harbour and Airlie Beach.	The parking machines and associated software are proprietary to Duncan Solutions, and as such can only be maintained by them and their nominated subcontractors.	31/01/2029
235 (a)	Sole Supplier		OM2021/12/08.10	RMS	63 003 164 243	Booking system for Caravan Parks.		
235 (a)	Sole Supplier		OM2025/01/29.14	Roadshow Films Pty Ltd - T/As Roadshow Public Performing Licensing	28 100 746 870	Licensing approval for public screening of movies	Provider holds exclusive licensing rights for a wide range of movie titles	
235 (a)	Sole Supplier		OM2021/06/30.09	Roto Pumps Limited	83 361 774 477	Dosing pumps & technical support for this equipment, including training.	There are no alternatives, except to purchase new and different parking machines from a different vendor, and this would not be good use of ratepayer funds, as the c	
235 (a)	Sole Supplier		OM2021/06/30.09	Rotork Australia Pty Ltd	56 006 859 598	Actuators & positioners & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2022/06/08.5	SafetyCulture Pty Ltd	16 089 180 049	I Auditor (Inspection and Job management software)	Auditor is an existing system implemented within Council.	
235 (a)	Sole Supplier		OM2021/12/08.10	SAI Global Pty Ltd	67 050 611 642	Providers of Australian and International Standards.	Sole provider of licenced products being Australian Standards.	
235 (a)	Sole Supplier		OM2022/12/14.12	SANZAP Pty Ltd (Solus)	54 609 391 380	Annual software and support for eKiosks located at the Bowen, Cannonvale and Proserpine Libraries. Introduction of a Mobile Library App.	Both the eKiosks (legacy item) and Mobile Library App (proposed software) are full integrated with the Aurora Library Management Systems LCF APIs. SOLUS are the only 3rd party vendor that has developed and implemented Aurora LCF APIs.	
235 (a)	Sole Supplier		OM2021/06/30.09	Schneider Electric (Australia) Pty Ltd	42 004 969 304	Variable speed drives & associated equipment & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2023/12/13.11	Schindler Lifts Australia Pty Ltd	19 005 838 773	Servicing, Maintenance and Repair services to one Schindler Lift located at the Proserpine Entertainment Centre.	Council Currently own and operate a Schindler lift at the Proserpine Entertainment Centre. There is currently no other suppliers that are able to provide and warrant servicing, Repairs and maintenance to this product. It is proposed that Council engage with Schindler directly for Maintenance and repairs to this lift.	
235 (a)	Sole Supplier		OM2021/12/08.10	Seavus - Synami	USA	PayPal	Viewer for MS Project files - more cost effective than purchasing MS Project for users only required to view MS Project files.	
235 (a)	Sole Supplier		OM2022/12/14.12	Seek Limited	46 080 075 314	Seek recruitment advertising	Seek is the leading recruitment advertiser. The advertiser is also integrated within the T1 solution.	
235 (a)	Sole Supplier		OM2021/06/30.09	Sew-Eurodrive Pty Ltd	27 006 076 053	Motors & gearboxes & technical support for this equipment, including training	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier	SDWRC30006521	OM2021/12/08.10	Smith Detection (Australia) Pty Ltd	66 088 868 062	Providers of X-ray scanning equipment for use in transport/transit facilities.	Existing equipment in place at Whitsunday Coast Airport and required for service, repairs and maintenance.	31/03/2025
235 (a)	Sole Supplier		OM2025/01/29.14	Snells Distribution Pty Ltd - T/As Amalgamated Movies Non-Theatrical Film Distributors	98 135 949 487	Licensing approval for public screening of movies	Provider holds exclusive licensing rights for a wide range of movie titles	
235 (a)	Sole Supplier	TO BE ADDED (change from Aurora Information Technology)		Softlink Australia Pty Ltd	40 091 866 554	Libraries Management System (replaces Aurora (OM2021/12/08.10)	Aurora is the libraries management system which has been brought out by SoftLink. Aurora is a sole supplier as per OM2021/12/08.10 Proven Library Management System – not included as part of ERP Roadmap 2017.	

Whitsunday Regional Council - **SOLE SUPPLIER REGISTER**

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2022/12/14.12	Southern Cross Austereo Pty Ltd (Triple M & HIT FM)	78 109 243 110	News and advertorial service	We only advertise for specialised tenders to reach a specific target market.	
234	Sole Supplier		OM2025/01/29.14	Storytime Pods Pty Ltd	93 165 833 983	Digital Story Pads (physically located in Bowen & Proserpine Libraries)	Existing platform for Council's Libraries that are specific to each supplier unable to source content from another supplier.	
235 (a)	Sole Supplier		OM2023/06/07.5	TAMS Group Qld Pty Ltd	64 052 266 912	1. Development of offshore infrastructure maintenance agreement specification based on operations and maintenance (O&M) manuals and best practice for this type of infrastructure; and 2. Carry out early works critical defects on the offshore structure to make safe and in case of any major weather events.	TAMS Group Qld Pty Ltd were the original subcontractor on the Shute Harbour Redevelopment Project for all the offshore activity. They provided the current O & M manuals for the site and therefore best placed to compile the offshore infrastructure maintenance specification of the equipment to ensure proper and scheduled maintenance is conducted to prolong the life of the infrastructure. As they carried out the original construction of the offshore infrastructure as the subcontractor for Vassallo they have great knowledge and understanding of the design restraints of the infrastructure and have previously returned to site to rectify defects and provide advice. Their expert advice and experience would be a benefit to have these early works critical defects completed in a timely manner. This was all discussed at the Shute Harbour PCG Meeting conducted on 29th May 2023 with all attendees in agreement that this was the best and advantageous outcome moving forward.	
235 (a)	Sole Supplier		OM2022/12/14.12	Technology One Ltd	84 010 487 180	Additional support, professional services and licenses for modules within the existing ERP OneCouncil system as approved by the ICT Steering Committee. Support and licensing for existing legacy records management (ECM) and public development assessment portal (DA Track) systems.	In 2009 the Technology One ECM records and document management system was procured through a contract arrangement. Later in 2014 the ICON website and DA Track solution was awarded, then a few years later was acquired by Technology One. The DA Track solution integrates information from both ECM and the Authority system to display the requirements for public development assessment notification. In 2018 Technology One was successfully awarded a 5 year contract for their ERP system OneCouncil. Since that time each year major upgrades are completed on the SaaS solution and as a result new functionality is introduced, with some new modules that were not available at the time the original contract was drawn up. To take advantage of some of this new functionality Council has purchased and implemented some additional modules to extend the processes from manual to system based.	
235 (a)	Sole Supplier		OM2021/06/30.09	Thermo Fisher Scientific Australia Pty Ltd	52 058 390 917	Instrumentation, lab equipment & reagents & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2025/01/29.14	Ticketless Pty Ltd T/A TPS Ybern Ticketless Parking System	19 148 998 654	Maintenance and servicing of Council's parking systems installed at Whitsunday Coast Airport, and the associated reporting software.	Duncan Solutions is the manufacturer of Council's parking machines at Whitsunday Coast Airport. Duncan Solutions appointed Ybern Ticketless Parking to install the system and perform ongoing maintenance of the hardware and software.	31/01/2029
235 (a)	Sole Supplier		OM2021/12/08.10	Time Doctor		Time tracking software to help your team be more productive while working from home.	HR - Covid restrictions. Procured under BCP conditions.	
235 (a)	Sole Supplier		OM2021/12/08.10	Trillium Software Pty Limited	72 070 811 013	Local Government Enterprise Program for MapInfo products - includes Foundation Pack, Spectrum Enterprise Pack, MapInfo Discover 3D bundle, Vertical Mapper and Integrations into Authority and ECM.	Many applications integrate with MapInfo data - it is the sole source of Council's GIS repository. Historical information saved in MapInfo files.	
235 (a)	Sole Supplier		OM2021/12/08.10	Twilio		Allows SMS messages to be sent from OneCouncil.	Twilio is the messaging provider for Technology One - One Council system. This product is used to send messages to applicants during the recruitment process and employees regarding training events or other information, and reminders from the HRP system. There are costs savings in utilising the product which is already set up to integrate with the HRP system.	
235 (a)	Sole Supplier		OM2023/06/07.5	Moss Family Trust T/As Uninet Enclosure Systems	71 478 780 512	* Pre-Season - Supply & Delivery of the Nets. * Onsite establishment of the Nets. * Establish anchor points. * Implement Net anchorage including ropes, fittings, pulls and floats. * Net Cleansing & Maintenance * Removal of waste and debris as required. * Repair tears and damages to the Nets. * Post Season - Removal of the nets and anchorage points. * Re-Establish beach site to original state.	The product and material which Uninet provides comes in different sizes and importantly is equipped to suit configurations of variations in beach profiles. The two (2) systems both Fixed and Full is utilised throughout the beaches. The choice of either systems enable Council to implement the preferred system most suited to the topography and tidal variations. The strength and intensity of the current is a determining factor to the preferred system. In the event the net is extensively damaged, a replacement net is provided and installed by the supplier. There are numerous Councils which are engaged in the Uni-net Enclosure System, this includes Townsville, Cairns, Sunshine Coast, Gladstone, Gold Coast, Southport and Whitsundays.	30/06/2026 (with 12-month extension exclusive)
235 (a)	Sole Supplier		OM2021/06/30.09	Vega (Marcon Agencies)		Instrumentation (e.g. flow switches, pressure sensors, vibration sensors, etc.) & technical support for this equipment, including training.	Water and Sewerage specialist supplier for maintenance and support.	
235 (a)	Sole Supplier		OM2021/12/08.10	Velpic		Velpic is a Learning Management System (LMS) that hosts online training modules.	Velpic is the LMS that is supported by One Council. Council does not currently use an LMS but will require an online training platform when the Learning & Development Module is implemented.	
235 (a)	Sole Supplier		OM2021/12/08.10	Vroom Vroom Vroom Pty Ltd.	19 050 417 037	Vroom Group own and operate online travel agencies (OTAs) in the car rental, motorhome, excess insurance, and car parking verticals globally. They are headquartered in Brisbane, Australia with regional operations based out of Singapore and the Philippines.	Provide a central point for Car hire engagement for tourism areas. Will be listed on WCA website.	
235 (a)	Sole Supplier		OM2022/12/14.12	Water Industry Operators Association of Australia (WIOA)	27 302 677 808	Corporate Membership - Water Industry Operators Association of Australia (WIOA) The Water Industry Operators Association of Australia (WIOA) is the Peak Body nationally for people in operational roles in the water industry. With an expanding national membership base, WIOA facilitates the collection, development and exchange of quality operational information with its members and water industry stakeholders. The Association has over 4,400 members and produces several publications, develops technical resources, and conducts conferences, exhibitions, seminars and other events focused on "operators" annually. Members come from both the Private or Public Sector, and from every operational sector of the water industry. Along with treatment plant, networks and other operators, we have members from a variety of roles including operations management, engineering, urban design and planning, science, research, academia and energy.	Only national group for people in operational roles in the water industry. Other groups are at a state or local level only.	

Whitsunday Regional Council - SOLE SUPPLIER REGISTER

Last updated:
03/11/2025

In accordance with the Local Government Regulation 2012 - Chapter 6 section 235
 A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—
 (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
 (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
 (c) a genuine emergency exists; or
 (d) the contract is for the purchase of goods and is made by auction; or
 (e) the contract is for the purchase of second-hand goods; or
 (f) the contract is made with, or under an arrangement with, a government agency.

LG Regulation Section	Exemption	Contract Number (if applicable)	Resolution Number	Supplier Name	ABN	Description of Product/ Service	Justification for Sole Supplier	Expiry Date (if applicable)
235 (a)	Sole Supplier		OM2025/05/28.12	Whitsunday Auto Group Pty Ltd	98 647 696 553	Servicing and maintenance of light vehicles purchased from Whitsunday Auto Group Pty Ltd.	This request is based on the requirement set by the Original Equipment Manufacturer (OEM) to procure genuine parts directly from the manufacturer in order to maintain the vehicle's warranty. Whitsunday Auto Group is the sole authorized Mazda dealership within the Whitsunday region and is therefore the only local supplier able to provide OEM-certified Mazda parts.	
235 (a)	Sole Supplier	TO BE REMOVED No longer in business		Whitsunday News Newspaper	72 816 597 410	News and advertorial service	Whitsunday Life - one of two local newspapers circulating in region – we advertise in both and therefore don't get quote for each. We have set council rates for classified advertising and feature ads.	
235 (a)	Sole Supplier		OM2023/12/13.11	The trustee for The Scholz Family Trust T/As Xsite Constructions Pty Ltd	21 317 301 414	Social media influencer to increase brand awareness and encourage visitors to Lake Proserpine. Video 1 x 1 minute in length Matt to attend the kids fishing day at Lake Proserpine to appear in, and film fishing lessons with kids who receive a fishing rod as part of a giveaway run by Council. Video 2 x 1 minute Barramundi fishing guide for beginners – Matt to film on location and include his tips on equipment and ideal conditions to get you started with Barramundi Fishing at Lake Proserpine. Video 3 – 1 minute Video on the story of the golden barra – content to be workshoped.	We are looking to engage local fisherman Matthew Scholz who is a content creator/influencer who regularly fishes at Lake Proserpine to catch Barramundi. Matt's social media pages operate under the name of Pelagic Pursuit and he has a YouTube following of 74.5k, Instagram following of over 70k and 8.3k followers on Facebook. We wish to engage Matt as he's based in the Whitsundays, has a large social media following that reaches locals, interstate and international fishing enthusiasts and travellers. Matt is unrivalled in the Whitsundays in terms of his combination of Barra fishing experience and large social media following. We require his services to create three social media videos to be shared on Matt's social media pages and WRC social media pages with the intention of increasing brand awareness and to reach a specific niche group to encourage people to visit Lake Proserpine. By Matt sharing the videos on his social media pages, and appearing in the videos, the level of exposure for Lake Proserpine will be exponential.	31/12/2024
235 (a)	Sole Supplier		OM2021/12/08.10	Yell IT	30 606 981 533	Security training software.	Security awareness training tool for all staff with an expected life of 2 years.	
235 (a)	Sole Supplier		OM2021/12/08.10	Yodeck.com		Behind Council TV display control system.	Existing solution within Council.	

11.8 - Regional Strategy & Planning Quarterly Update July - September 2025

MEETING DETAILS: Ordinary Meeting 26 November 2025

AUTHOR: Administration Coordinator 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 July to September 2025.

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 (**Attachment 11.8.1**).

OFFICER'S RECOMMENDATION

That Council note the Regional Strategy & Planning Directorate report (**Attachment 11.8.1**) for the period of July to September 2025.

BACKGROUND

Report for information purposes.

DISCUSSION/CURRENT ISSUE

As outlined above.

FINANCIAL IMPLICATIONS

No financial implications to report on.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Manager Strategic Planning
Team Leader Plumbing Services
Development Compliance Coordinator

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:

Articulate future vision and areas of economic opportunity through the development of regional and precinct masterplanning.

ATTACHMENTS

1. Regional Strategy and Planning - Quarterly Update - July to September 2025 [11.8.1 - 32 pages]



Regional Strategy and Planning

Quarterly Update

July - September 2025

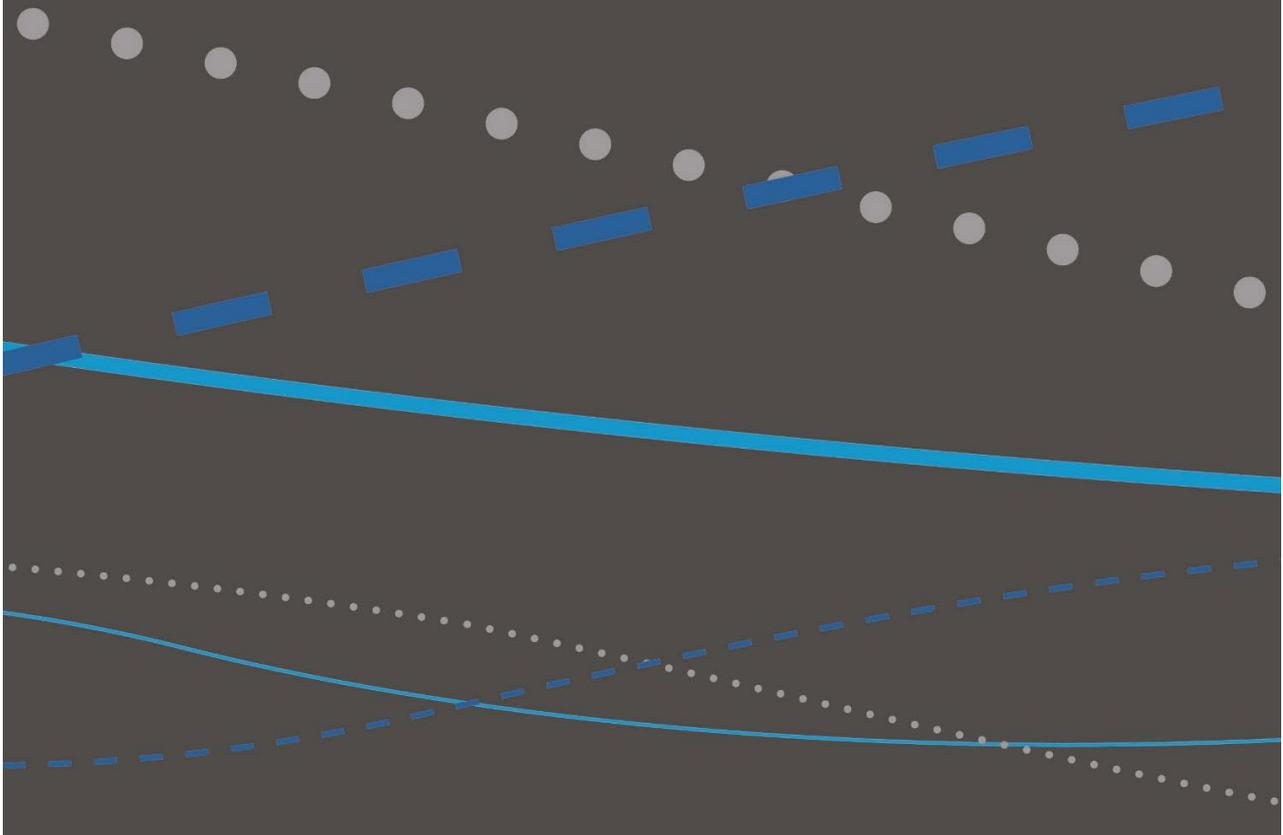
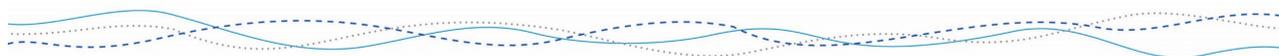


TABLE OF CONTENTS

Executive Summary	3
Strategic Planning	4
Plumbing Services	5
Building Services	6
Development Compliance	7
Development Assessment	8



Executive Summary

This summary provides the Regional Strategy and Planning Directorate Update, covering the period of July to September 2025.

During the quarter, 10 applications were presented to Council for decision. The Development Assessment Team received a record 123 Development Applications lodged and 119 applications decided, marking new quarterly highs for both metrics.

The record number of lodgements reflects a strong and active development sector across the region, while the record number of decisions highlights the dedication and efficiency of the small but highly effective Development Assessment Team.

Notable approvals during the quarter included:

- A Childcare Centre in Cannonvale
- 28 Multiple Dwelling Units in Airlie Beach
- The redevelopment of the Bowen Palms Caravan Park
- A Tourist Park and Garden Centre north of Proserpine

Major urban expansion proposals such as Poppy Hills at Whitsunday Green *and* Edenvale continue through the assessment process, with officers actively progressing towards finalising each one.

On the ground, construction activity remains strong, with continued works at Woodwark Rise, Springvale, Hidden Valley *and* Airlie Summit. Significant commercial developments are also well underway, including the new Aldi, Harvey Norman, and Bunnings extensions in Cannonvale.

The Planning Scheme Amendment for Short-Term Accommodation continues to progress through the formal amendment process following a comprehensive five-and-a-half-week public consultation campaign. Appreciation is extended to all who participated and shared their views. Council has now requested Ministerial approval to adopt the amendment, marking a significant milestone. Following Ministerial Approval, Council will plan to implement the amendment within the Planning Scheme

As the region continues to experience rapid growth, thoughtful and proactive planning is essential to ensure sustainable outcomes and equitable opportunities for all. The Strategic Planning Team continues to advance long-term planning initiatives, focusing on housing, future land use, sustainable growth and connectivity.

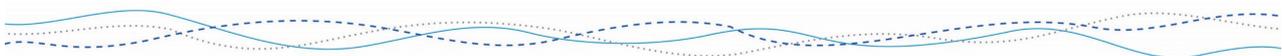
The Plumbing team continue to operate at reduced capacity following the retirement of Kelvin Stephens. Notwithstanding this, Council's Plumbing Inspectors maintained a high level of activity throughout the quarter, with 80 Plumbing Applications lodged and completing a total of 322 plumbing inspections across the region. This substantial inspection workload reflects both the sustained level of development within the area and Council's ongoing commitment to ensuring regulatory and compliance with all relevant plumbing and drainage standards.

In this quarter, a total of 199 Building Approvals were lodged with Council by Private Building Certifiers. This figure reflects a decrease of 27 approvals when compared to the same quarter in the previous year. Of the approvals lodged, 46 were for new dwellings.

Compliance has remained active with 7 Penalty Infringement Notices issued for development offences in the quarter, totalling \$16,856. Of these, 5 (70%) have been referred to SPER for collection.

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



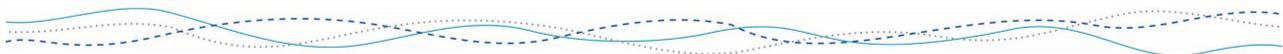
Strategic Planning

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;

- Planning Scheme Projects – Planning Scheme Review and Amendments: Short Term Accommodation, Local Government Infrastructure Plan Amendment & Flood Hazard Overlay Amendment
- Rural Residential Strategy
- Master Planning
- Development of Growth Corridor Plans – Cannon Valley and Proserpine to Shute Harbour
- Cane Sustainability Project
- On-going Strategic Referrals for Development Assessment
- On-going Assessment of Façade Improvement Policy Applications
- Monitoring and delivering the Local Housing Action Plan



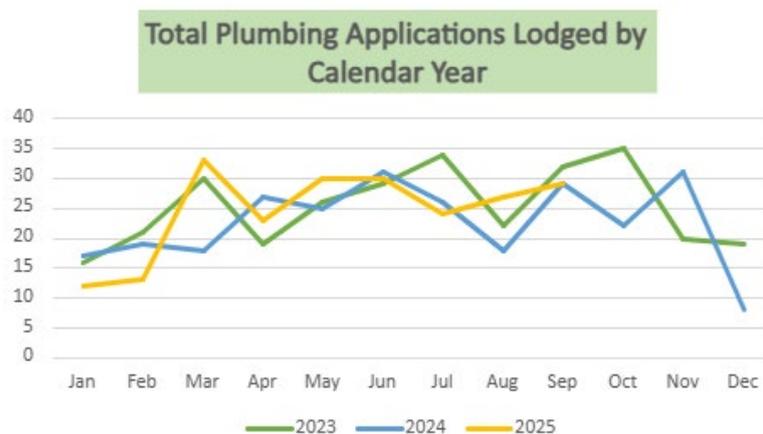
Plumbing Services

The Plumbing Services team is responsible for delivering Council’s regulatory obligations under the *Plumbing and Drainage Act 2018* and *Plumbing and Drainage Regulation 2019*. This function involves assessing plumbing and drainage applications, inspecting work for compliance with relevant codes and standards, and enforcing legislative requirements to protect public health and the environment. Through its regulatory role, the Plumbing Services function ensures that all plumbing work carried out within the region is safe, lawful, and meets the standards set by state legislation and the Queensland Plumbing and Wastewater Code.

Plumbing Statistics

During the reporting period, Council received 80 new plumbing applications for assessment. Of these, 50 applications (62.5%) were identified as incomplete, prompting the issuance of Requests for Information to applicants to continue the assessment process.

Council’s Plumbing Inspectors carried out a total of 322 plumbing inspections across the region this quarter, up nearly 25%. This substantial inspection workload reflects both the sustained level of development within the area and Council’s ongoing commitment to ensuring regulatory and compliance with all relevant plumbing and drainage standards.



Building Services

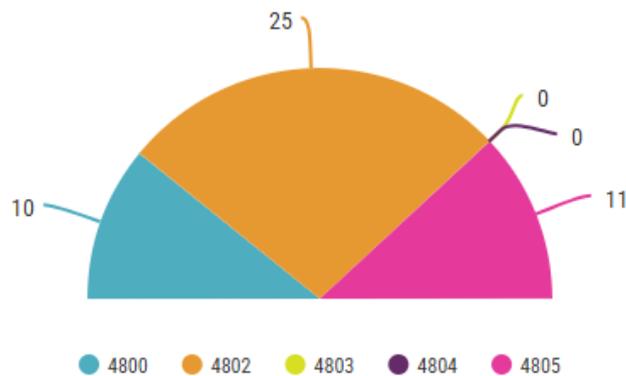
The Building Services function delivers Council’s regulatory requirements under the *Building Act 1975* and associated legislation, with a primary focus on ensuring compliance with building standards and approval requirements. Through its regulatory role, Building Services plays a key part in maintaining the integrity of the built environment and upholding community expectations regarding lawful development.

Building Statistics

In this quarter, a total of 199 Building Approvals were lodged with Council by Private Building Certifiers. This figure reflects a decrease of 27 approvals when compared to the same quarter in the previous year.

Of the approvals received, 46 were for new dwellings which is an increase of 8 compared to the previous quarter. Remarkably, the 4802 postcode area which includes the key growth areas of Airlie Beach, Cannonvale, Jubilee Pocket and Mandalay continues to account for the majority of approvals, with 25 new dwelling house approvals recorded in this locality alone. This concentration suggests constant residential demand and development pressure in this part of the region.

New Dwelling House Approvals by Post Code

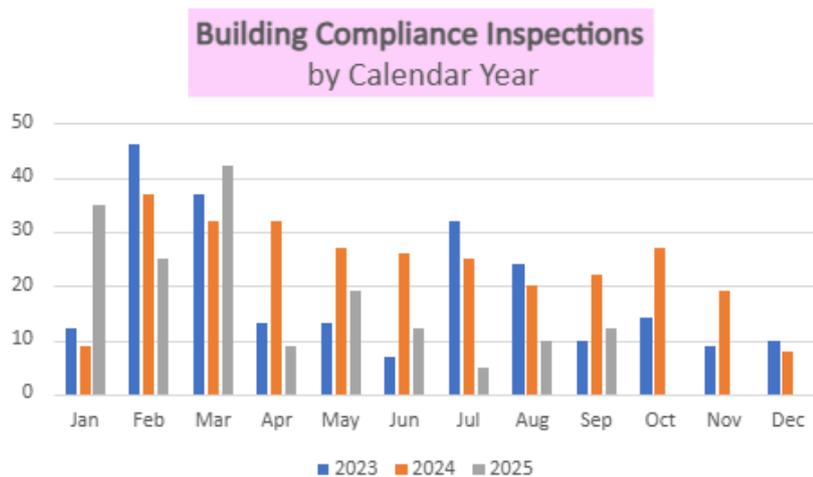


Development Compliance

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

Council's Compliance function continues to maintain a strong focus on monitoring and regulating short-term accommodation activities to ensure they operate lawfully and responsibly. The region-wide audit of unapproved short-term accommodation is progressing well, with officers actively assisting property owners through the application process to achieve compliance.

In addition, we are working collaboratively with property owners to address unapproved building works and rectify non-compliant pool safety barriers, supporting timely and fair outcomes. Preparation has also commenced for the upcoming wet season, with proactive measures being taken to identify potential risks and ensure properties are maintained in accordance with regulatory requirements. These initiatives highlight Council's commitment to working constructively with the community while safeguarding public safety and upholding the highest compliance standards.

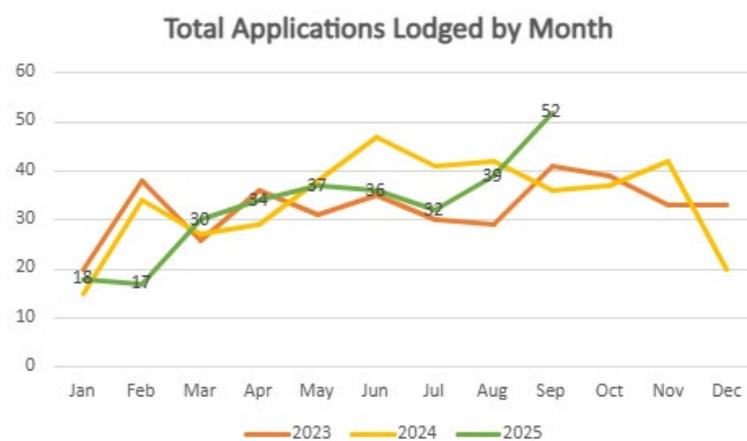
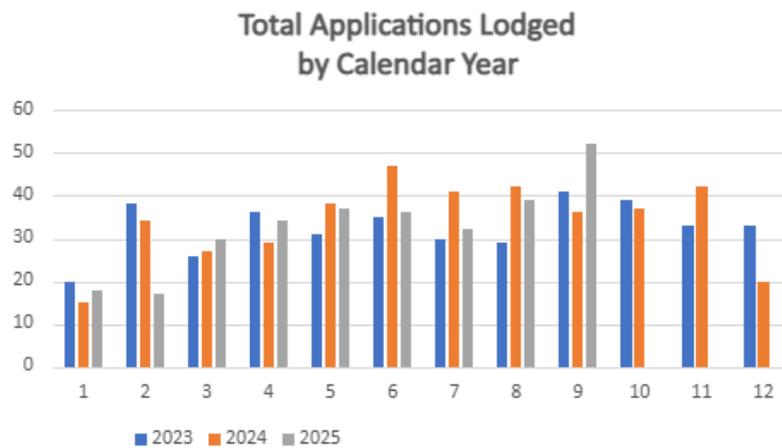


Development Assessment

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 1 July – 31 July 2025

Date Lodged	Application	Applicant & Location	Landowner	Approval Details
01/07/2025	20240323	G Shaw & TJ Parker 125 Paluma Road Woodwark	G Shaw & TJ Parker	Minor Change & Extension of Time Application Development Permit for Operational Works – Access, Erosion & Sediment Control
01/07/2025	20170384	Wavelink Investments Pty Ltd Gregory Cannon Valley Rd Strathdickie	Wavelink Investments Pty Ltd	Extension Request Development Permit – Reconfiguration of 1 into 2 lots
02/07/2025	20250657	Integral Services Pty Ltd 1 Calista Court Proserpine	Integral Services Pty Ltd	QDC Siting Variation Application for Dwelling (Carport) Side Boundary Setback
04/07/2025	20250680	Bonita Harrison 3/119 Botanica Drive Woodwark	Bonita Harrison	QDC Siting Variation Application for Dwelling (New) Side Boundary Setback
07/07/2025	20250681	Leith Mitchell 38 Seaview Drive Airlie Beach	Leith Mitchell	QDC Siting Variation Application Dwelling (New) Front & Side Boundary Height Above Natural Ground Level
07/07/2025	20250682	Abel Morris 25 Cumberland Court Airlie Beach	Abel Morris	QDC Siting Variation Application Dwelling (New) Front & Side Boundary Height Above Natural Ground Level
08/07/2025	20250691	John Hottes 34 Acacia Grove Woodwark	John Hottes	QDC Siting Variation Application Dwelling (Carport) Side Boundary Setback
09/07/2025	20250689	Rydges Projects Pty Ltd 19350 Bruce Highway Merinda	RAV Management Pty Ltd	Development Application for Development Permit for Operational Works Digital Advertising Device
10/07/2025	20250695	Alison Reibott 2 Panoramic Court Cannonvale	Alison Reibott	QDC Siting Variation Application Dwelling (Carport) Side Boundary Setback
10/07/2025	20220324	Aldi Foods Pty Ltd Shute Harbour Rd Cannonvale	Aldi Foods Pty Ltd	Request for Affected Entity Change Application Minor Change Development Permit – Reconfiguration 1 into 3 lots

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

11/07/2025	20250703	J W Copping 10 Scarlett Gum Close Cannonvale	J W Copping	QDC Siting Variation Application Dwelling (New) Front & Side Boundary Setback
14/07/2025	20250705	G B Carland 36 Valley Drive Cannonvale	G B Carland	QDC Siting Variation Application Dwelling (Carport) Front Boundary Setback
15/07/2025	20250708	G W Burgess 80a Kennedy Street Bowen	G W Burgess	QDC Siting Variation Application Dwelling (Garage) Side Boundary Setback
15/07/2025	20210169	Jubilee Pocket Pty Ltd 34-44 Jubilee Pocket Rd Jubilee Pocket	Jubilee Pocket Pty Ltd	Request to Extend Currency Period Development Permit – Reconfiguration 1 into 11 lots & 1 drainage lot (staged)
15/07/2025	20220524	Jubilee Pocket Pty Ltd 34-44 Jubilee Pocket Rd Jubilee Pocket	Jubilee Pocket Pty Ltd	Request to Extend Currency Period of Existing Approval Development Permit for Operational Works
15/07/2025	20250029	CL Peterson & M Peterson 7 Bluebird Drive Strathdickie	CL Peterson & M Peterson	Generally in Accordance Application Development Application for Reconfiguration – 1 into 2 lots & easements
16/07/2025	20250709	ET Martin 1 Fuller Street Proserpine	ET Martin	Development Application for Development Permit for Reconfiguration of a Lot – Boundary Realignment 2 into 2 lots
21/07/2025	20250717	Hillery Investments Pty Ltd 824 Shute Harbour Rd Mount Marlow	Hillery Investments Pty Ltd	Development Application for Development Permit for Operational Works – Sediment Basin Upgrade
21/07/2025	20211031	Chapman Group Enterprises Pty Ltd 144 Main Street Proserpine	Chapman Group Enterprises Pty Ltd	Request to Change Conditions Development Application for Development Permit for Material Change of Use – Car Wash, Outdoor Sales & Associated Service Industry/Low Impact Industry
23/07/2025	20250722	TK Karon & JA Karon 24 Wills Court Cannonvale	TK Karon & JA Karon	QDC Siting Variation Application for Dwelling (Pergola & Swimming Pool) Side & Rear Boundary Setback
25/07/2025	20250740	Whitsunday Regional Council Olive Street Dingo Beach	Whitsunday Regional Council	Development Application for Development Permit for Operational Works for Earthworks

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

25/07/2025	20250746	Big Pammy Pty Ltd 30 Wrights Road Strathdickie	Big Pammy Pty Ltd	Development Application for Development Permit for Operational Works including Drainage, stormwater, earthworks, clearing, access & parking, erosion & sediment control
25/07/2025	20250741	JC Hawkins, TD Hawkings & AL Stripeikis 1B Davey Ave Proserpine	JC Hawkins, TD Hawkings & AL Stripeikis	Exemption Certificate Temporary Police Station
28/07/2025	20250745	CL Peterson & M Peterson 7 Bluebird Drive Strathdickie	CL Peterson & M Peterson	Development Application for Development Permit for Operational Works – access, erosion & sediment control
28/07/2025	20250748	MA Wheatley & MR Papp 8 Country Road Cannonvale	MA Wheatley & MR Papp	QDC Siting Variation for Dwelling (new) Front Boundary Setback
28/07/2025	20250758	Hamilton Island Enterprises Hamilton Island	Hamilton Island Enterprises	Request for Exemption Certification Minor Upgrade to Existing Telecommunications Facility
28/07/2025	20250763	HS McLeod & SJ McLeod 1/87a Horseshoe Bay Rd Bowen	HS McLeod & SJ McLeod	QDC Siting Variation Application for Unit (Carport) Side Boundary Setback
29/07/2025	20250756	SA Rudkin & SA Rudkin 32 Windemere Drive Strathdickie	SA Rudkin & SA Rudkin	Development Application for Development Permit for Operational Works - roadwork
29/07/2025	20250753	BM Ferdinand & JS Ferdinand 117 Parker Road Cannonvale	BM Ferdinand & JS Ferdinand	Development Application for Development Permit for Material Change of Use – Natura Based Tourism
29/07/2025	20250754	DK Lingard & KJ Lingard	DK Lingard & KJ Lingard	QDC Siting Variation Application for Dwelling (Carport) Front & Side Boundary Setback
30/07/2025	20250759	WR Farming Pty Ltd Bushranger Drive Preston	WR Farming Pty Ltd	Development Application for Development Permit for Reconfiguration of a Lot – 6 into 6 lots and access easement (boundary realignment)
30/07/2025	20250760	S Dragoti 5 Lewis Street Airlie Beach	S Dragoti	Development Application for Development Permit for Material Change of Use – Short Term Accommodation

Summary of Applications Decided by Council Resolution from 1 July – 31st July 2025

Decision Made	Application	Applicant & Location	Landowner	Approval Details
31/07/2025	20241307	Parker Road Investments Pty Ltd As TTE 25-27 Parker Road, Cannonvale	Parker Road Investments Pty Ltd As TTE	Material Change of Use – Child Care Centre – Approved
31/07/2025	20140001	Deloma Pty Ltd Allan Road, Conway Beach	Deloma Pty Ltd	Request to Extend Currency Period – ROL One (1) Into Five (5) Lots – Extension Granted
4/08/2025	20250258	POA Media 228 Shute Harbour Road, Cannonvale	Whitsunday Business Centre CTS 36355	Operational Works – Advertising Devices (Freestanding Sign – Billboard) – Approved

Summary of Applications Decided from 1 July – 31st July 2025

Decision Made	Application	Applicant & Location	Landowner	Approval Details
01/07/2025	20250337	RM Rule & JE Rule 377 Thorogood Rd Kelsey Creek	RM Rule & JE Rule	Reconfiguration of a Lot 2 into 2 (boundary realignment – Approved)
02/07/2025	20250437	KA Sterling 14 Schnapper Street Cannonvale	KA Sterling	QDC Siting Variation Carport Side & Rear Boundary Setback – Approved
02/07/2025	20250353	JC Moir & L Moir 69 Beames Crescent Cannon Valley	JC Moir & L Moir	Reconfiguration of a lot 1 into 2 lots – Approved
02/07/2025	20250328	Skok Joseph Michael & Skok Tamara Frances 62 Gloucester Ave Hydeaway Bay	Skok Joseph Michael & Skok Tamara Frances	QDC Siting Variation New Dwelling & Garage Side & Rear Boundary Setback Height Relaxation - Approved
07/07/2025	20250235	K Addis & LM Addis 13 Scenic Ridge Drive Cannonvale	K Addis & LM Addis	QDC Siting Variation New Dwelling & Garage Front Boundary Setback – Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

08/07/2025	20250481	DG Jones & S Jones 59-61 West Street Bowen	DG Jones & S Jones	Operational Works Earthworks – Approved
09/07/2025	20250576	MN Nott 50 Ruge Street Proserpine	MN Nott	QDC Siting Variation New Dwelling Front & Side Boundary Setback – Approved
09/07/2025	20250405	L Mahood 9 Lamond Street Airlie Beach	L Mahood	Material Change of Use Short Term Accommodation - Approved
09/07/2025	20250350	Delvator Developments Pty Ltd 56 Seaview Drive Airlie Beach	Delvator Developments Pty Ltd	QDC Siting Variation New Dwelling Front & Side Boundary Setback Site Coverage & Height Above NGL - Approved
10/07/2025	20250499	Whitsunday Regional Council 7a Beames Crescent Cannon Valley	Whitsunday Regional Council	Operational Works Gabion Wall - Approved
10/07/2025	20220324	Aldi Foods Pty Limited Shute Harbour Rd Cannonvale	Aldi Foods Pty Limited	Minor Change Permit to SARA Reconfiguration of Lot – 1 into 5
10/07/2025	20170384	Wavelink Investments Pty Ltd Gregory Canon Valley Rd Gregory River	Wavelink Investments Pty Ltd	Extension to Decision Notice Reconfiguration of lot 1 into 2 - Approved
14/07/2025	20250414	NJ Mitchell & SG Mitchell Gordon Glen Road Bowen	NJ Mitchell & SG Mitchell	Decision Notice & SoR Reconfiguration of a lot – 2 into 2 lots (boundary realignment) - Approved
15/07/2025	20220324	Aldi Foods Pty Limited Shute Harbour Rd Cannonvale	Aldi Foods Pty Limited	Affected Entity Pre-Response Notice
15/07/2025	20250425	Aslan Nominees Pty Ltd 18 Paluma Road Cannonvale	Aslan Nominees Pty Ltd	Operational Works Advertising Devices (Freestanding Sign-Pylon) - Approved
16/07/2025	20250542	JS Henderson & TL Henderson 79 Beames Cres Cannon Valley	JS Henderson & TL Henderson	QDC Siting Variation New Dwelling Front Boundary Setback - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

16/07/2025	20240990	KJ Kokaev & KB Kokaev 317 Sugarloaf Rd Sugarloaf	KJ Kokaev & KB Kokaev	Operational Works Stormwater, Driveway Access, Parking, Erosion & Sediment Control - Approved
18/07/2025	20250459	Calardu Cannonvale Pty Ltd 2-12 Central Ave Cannonvale	Calardu Cannonvale Pty Ltd	Operational Works Earthworks, Stormwater, Clearing, Erosion & Sediment Control - Approved
18/07/2025	20250680	BD Harrison 119 Botanica Drive Woodwark	BD Harrison	QDC Siting Variation New Dwelling Side Boundary Setback - Approved
21/07/2025	20250681	LD Mitchell 38 Seaview Drive Airlie Beach	LD Mitchell	QDC Siting Variation New Dwelling Front & Side Boundary Setback Height above natural ground level - Approved
22/07/2025	20231372	Relag Group Pty Ltd Cascara Street Proserpine	Relag Group Pty Ltd	Operational Works Whitsunday Gardens Stage 3D - Approved
22/07/2025	20250029	CL Peterson & M Peterson 7 Bluebird Drive Strathdickie	CL Peterson & M Peterson	Generally In Accordance Determination Reconfiguration of a Lot – 1 into 2 & easement - Approved
22/07/2025	20250691	JL Hottes 34 Acacia Grove Woodwark	JL Hottes	QDC Siting Variation Carport Side Boundary Setback - Approved
23/07/2025	20241236	Spring Vale Developments Pty Ltd Riordanvale Rd Riordanvale	Spring Vale Developments Pty Ltd	Operational Works Stages 2b & 3 - Approved
23/07/2025	20250682	AE Morris 25 Cumberland Court Airlie Beach	AE Morris	QDC Siting Variation New Dwelling Front & Side Boundary Height Above National Group Level & Other - Approved
24/07/2025	20231227	Lot 7 Shute Harbour Rd Pty Ltd Shute Harbour Rd Cannonvale	Lot 7 Shute Harbour Rd Pty Ltd	Operational Works Earthworks - Approved
24/07/2025	20240877	Tropic Isle Retail Stores Pty Ltd Bruce Highway Hamilton Plains	Tropic Isle Retail Stores Pty Ltd	Decision Notice & SoR Material Change of Use Tourist Park & Garden Centre - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

25/07/2025	20241144	PA Hegarty 88 Yachtsman Parade Cannonvale	PA Hegarty	Negotiated Decision Notice Request Revised Change Representations Reconfiguration of a lot 1 into 7 lots & access easement - Approved
25/07/2025	20250440	LF Henry & SJ Henry 15 Warrain Street Shute Harbour	LF Henry & SJ Henry	QDC Siting Variation Carport/Garage Front Setback - Approved
25/07/2025	20250266	Riva24 Pty Ltd 28 Pearle Street Cannonvale	Riva24 Pty Ltd	Material Change of Use Dual Occupancy - Approved
28/07/2025	20250619	CR Ross & RA Ross 69 Endeavour Circuit Cannonvale	CR Ross & RA Ross	QDC Siting Variation Patio Side Boundary Setback - Approved
29/07/2025	20220524	Jubilee Pocket Pty Ltd 34-44 Jubilee Pocket Rd Jubilee Pocket	Jubilee Pocket Pty Ltd	Operational Works Road, Drainage Works, Stormwater, Earthworks, Water & Sewerage Infrastructure, Erosion & Sediment Control - Approved
30/07/2025	20250657	PJ Mead & LR Mead 1 Calista Court Proserpine	PJ Mead & LR Mead	QDC Siting Variation Carport Side Boundary Setback - Approved
30/07/2025	20250588	TR Holloway & LM Holloway & PM Freestone 4 Herbert Street Bowen	TR Holloway & LM Holloway & PM Freestone	Operational Works Drainage, Driveway, Stormwater & Earthworks - Approved
31/07/2025	20250424	BJ Doolin & S de Bruyn 13 Orana Street Airlie Beach	BJ Doolin & S de Bruyn	Material Change of Use Short Term Accommodation - Approved
31/07/2025	20250695	AT Wieden 2 Panoramic Court Cannonvale	AT Wieden	QDC Siting Variation Carport Front & Side Boundary Setback - Approved

Development Assessment

Summary of Applications Lodged from 1 August 2025 – 31 August 2025

Date Lodged	Application	Applicant & Location	Landowner	Approval Details
01/08/2025	20241156	Hamilton Island Homes St James Drive, Jubilee Pocket	Hamilton Island Homes	Minor Change Applications – Operational Works
04/08/2025	20250773	Flying Fish Carpentry 39 Trader Crescent, Cannonvale	A I Stensletten	QDC Siting Variation Application for Dwelling House (Pergola) – Side Boundary Setback
04/08/2025	20250772	Patio World 2 Baxter Avenue, Bowen	K A Cacciola & R P Cacciola	QDC Siting Variation Application for Dwelling House (Carport) – Side Boundary Setback
04/08/2025	20250780	Lot 7 Shute Harbour Rd Pty Ltd Shute Harbour Road, Cannonvale	Lot 7 Shute Harbour Rd Pty Ltd	Development Application for Development Permit for Operational Works (Earthworks)
05/08/2025	20250785	Apex Home Constructions 13/50 Ruge Street, Proserpine	R R Telford & H M Telford	QDC Siting Variation Application for Dwelling House (Carport) – Rear & Side Boundary Setback
05/08/2025	20250517	N Muller 10 Damson Crescent	N Muller	QDC Siting Variation Application for Dwelling House (Carport) – Rear Boundary Setback
06/08/2025	20250010	Woodwark Rise Pty Ltd Botanica Drive, Woodwark	Woodwark Rise Pty Ltd	Minor change Request – Development Application for Development Permit for Operational Works
06/08/2025	20250787	K R Davenport 6-16 West Street, Bowen	K R Davenport	Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots
06/08/2025	20250788	J C Moir 69 Beames Crescent, Cannon Valley	J C Moir & L Moir	Development Application for Development Permit for Operational Works (Water & Sewage Infrastructure)
08/08/2025	20250831	Optus Network Operations Centre Hamilton Island Whitsundays	Hamilton Island Enterprises Ltd	Exemption Certificate – Upgrades to existing telecommunications facility

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

08/08/2025	20250871	Optus Network Operations Centre Hamilton Island Whitsundays	Hamilton Island Enterprises Ltd	Exemption Certificate – Upgrades to existing telecommunications facility
08/08/2025	20250872	Optus Network Operations Centre Lions Lookout Mount Rooper	The State of Queensland	Exemption Certificate – Upgrades to existing telecommunications facility
11/08/2025	20250875	Breeze 8 Pty Ltd 55 Valley Drive, Cannonvale	Breeze 8 Pty Ltd As TTE	Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Twenty -Four (24) Lots, One (1) Balance Lot & One (1) Drainage Lot
11/08/2025	20250878	Behzad Soleimani 6 Stonehaven Court, Airlie Beach	B Soleimani Babadi & M I Noble	QDC Siting Variation Application for Dwelling House (New Dwelling) - Front Boundary Setback
12/08/2025	20040208	J Hutchinson Pty Ltd 2583 Shute Harbour Road, Jubilee Pocket	J Hutchinson Pty Ltd	Generally in Accordance – Island Traders Accommodation, Shute Harbour Road
12/08/2025	20250883	GCTJ Pty Ltd 4 Coral Sea Avenue, Hamilton Island	Hamilton Island Enterprises Ltd	QDC Siting Variation Application for Dwelling House (New Dwelling) - Side Boundary Setback & Height Above Natural Ground Level
13/08/2025	20250884	A Lapham 16 Airlie View, Airlie Beach	ABL Constructions Pty Ltd	QDC Siting Variation Application for Dwelling House (New Dwelling) - Front & Side Boundary Setback and Height Above Natural Ground Level
13/08/2025	20250887	K A Shailer 55 Edwards Esplanade, Heronvale	M J Shailer & K A Shailer	QDC Siting Variation Application for Dwelling House – Front & Side Boundary Setback & Site Coverage
14/08/2025	20250450	Blue Jeep Investments Pty Ltd Rifle Range Road, Preston	Blue Jeep Investments Pty Ltd	Minor Change Application – Development Application for Development Permit for Operational Works – Roadworks, Drainage, Earthworks, Erosion & Sediment Control
15/08/2025	20250898	Hydeaway Bay Holdings Pty Ltd 62 Eshelby Drive, Cannonvale	Hydeaway Bay Holdings Pty Ltd	Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Thirty (30) Lots & Access Easements
18/08/2025	20250900	C E O'Brien 18 Catherine Crescent, Jubilee Pocket	T M O'Brien & C E O'Brien	QDC Siting Variation Application for Dwelling House (Patio) – Side Boundary Setback

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

18/08/2025	20250901	M Williams 89 Pitcairn Avenue, Bowen	M Williams	QDC Siting Variation Application for Dwelling House (Carport) – Side Boundary Setback
19/08/2025	20250902	CC & CJ Edgerton 206 Telegraph Road, Bowen	CC & CJ Edgerton	Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots
19/08/2025	20250903	RAPID Building Approvals 34 Scenic Ridge Crescent, Bowen	R B Freiberg & A E Freiberg	QDC Siting Variation Application for Dwelling House (Carport) – Side Boundary Setback
20/08/2025	20250907	Approval Solutions 9 Seaview Drive, Airlie Beach	P Keville	QDC Siting Variation Application for Dwelling House (New Dwelling & Garage) - Front & Side Boundary Setback
21/08/2025	20250920	J Clark 2 & 3 / 6 Begley St Airlie Beach	J Clark & M Lomas	Development Application for Development Permit for Material Change of Use - Short Term Accommodation
21/08/2025	20250919	A J Capps U3/26 Airlie Crescent, Airlie Beach	A J Capps	Development Application for Development Permit for Material Change of Use - Short Term Accommodation
22/08/2025	20250925	M James 63 De Boni Rd Gregory River	James Pastoral Company	Development Application for Development Permit for Material Change of Use - Short Term Accommodation
25/08/2025	20250927	A Barr 1221 Shute Harbour Road, Cannon Valley	A Barr & J Duffy	Development Application for Development Permit for Reconfiguration of a Lot (Boundary Realignment) - Two (2) Lots into Two (2) Lots
25/08/2025	20250931	Peto's Constructions Pty Ltd 50 Fuljames Street Proserpine	R Rasmussen	QDC Siting Variation Application for Dwelling House (Garage) - Side Boundary Setback
25/08/2025	20250934	C J Schulz 23 Airlie Crescent, Airlie Beach	L M Brow & C J Schulz	Development Application for Development Permit for Material Change of Use - Short Term Accommodation
25/08/2025	20240732	Sunbay Pojects Pty Ltd Air Whitsunday Road, Flametree	Sunbay Pojects Pty Ltd	Minor Change Application - Development Application for Development Permit for Operational Works - Stormwater

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

25/08/2025	20250862	Dianne Tobias Unit 60, 17 Golden Orchid Drive, Airlie Beach	Dianne Tobias	Confirmation of Existing Use Rights Application (Short Term Accommodation)
26/08/2025	20250937	Earth Architectures 37 Laurina Dr, Strathdickie	Swamp3 Pty Ltd as TTE	Development Application for Development Permit for Operational Works - Two (2) Lots into Four (4) Lots
26/08/2025	20250839	LA Read Unit 33, 17 Golden Orchid Drive, Airlie Beach	LA Read	Confirmation of Existing Use Rights (Short Term Accommodation)
27/08/2025	20231307	Aldi Stores 7-11 Central Avenue, Cannonvale	Aldi Stores	Generally In Accordance Request - Modified Site Plan & Concept Landscape Plan - Material Change of Use for a Shop & Operational Works for Advertising Devices
27/08/2025	20250940	HyEnergy Solutions Rifle Range Rd Mt Marlow	Blue Jeep Investments Pty Ltd	Development Application for Development Permit for Operational Works Application
28/08/2025	20250949	BDD 1/22 Banksia Court, Cannonvale	K Cumner	QDC Siting Variation Application for Dwelling House (Carport) - Front Boundary Setback
28/08/2025	20250955	L Wiltshire 9 Mahogany Place Cannon Valley	L Wiltshire & R Conyers	QDC Siting Variation Application for Dwelling House (Garage) - Front & Rear Boundary Setbacks

Summary of Applications Decided by Council Resolution from 1 August 2025 – 31 August 2025

Date Decided	Application	Applicant & Location	Landowner	Approval Details
27/08/2025	20241233	Ellenahs Designer Elegance Pty Ltd As TTE 281 Shute Harbour Road, Airlie Beach	Ellenahs Designer Elegance Pty Ltd As TTE	Development Application for Development Permit for Material Change of Use – Outdoor Sport and Recreation (Mini Gold) – Refused
27/08/2025	20241144	P Hegarty 88 Yachtsman Parade Cannonvale	P Hegarty	Negotiated Decision Notice Request - Revised Change Representations - Reconfiguration of a lot - One (1) into Seven (7) Lots and Access Easement – Refused/Amended Resolution

Summary of Applications Decided from 1 August 2025 – 31 August 2025

Date Decided	Application	Applicant & Location	Landowner	Approval Details
8/08/2025	20250342	D A Cameron & K G Rix 273 & 275 Shute Harbour Road, Mount Julian	D A Cameron & K G Rix	Development Permit for Reconfiguration of a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) – Approved
5/08/2025	20250515	Dingo Beach Progress Association 10 Dingo Beach Road, Dingo Beach	Dingo Beach Progress Association	Development Permit for Operational Work for Advertising Device – Approved
5/08/2025	20250450	Blue Jeep Investments Pty Ltd Rifle Range Road, Preston	Blue Jeep Investments Pty Ltd	Development Permit for Operational Works - Roadworks, Stormwater, Drainage, Earthworks, Erosion & Sediment Control – Approved
12/08/2025	20241156	Hamilton Island Homes Pty Ltd Jubilee Pocket Rd Jubilee Pocket - The Sanctuary	Hamilton Island Homes Pty Ltd	Minor Change – Development Application for Operational Works - Approved
7/08/2025	20250607	Approval Solutions 11 Duke Street, Bowen	C & P Jones	QDC Siting Variation Application for Dwelling House (Extension to Shed) - Side Boundary Setback – Approved
11/08/2025	20240969	Leisure Lifestyle Villages Ltd 18477 Bruce Hwy, Bowen	Leisure Lifestyle Villages Ltd	Development Permit for Material Change of Use - Relocatable Home Park (70 Sites, Staged) – Approved
12/08/2025	20250590	G Berry Berryhill Road Riordanvale	G Berry	Development Permit for Reconfiguration of a Lot for Two (2) Lots into Four (4) Lots – Approved
13/08/2025	20250348	RG & BP Ogilvie 796 Gregory Cannon Valley Road, Strathdickie	RG & BP Ogilvie	Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots and Access Easement – Approved
14/08/2025	20250466	T & J Garrod 19 Bayside Court Bowen	T & J Garrod	Development Permit for Operational Works - Stormwater, Sewer Infrastructure, Water Infrastructure & Erosion Sediment Control – Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

15/08/2025	20250502	HW Langton 27 MacArthur Drive, Cannonvale	HW Langton	Confirmation of Accepted Development (Home Based Business - Bed & Breakfast) – Confirmed
19/08/2025	20250617	J Groom & L Horsfield 440 & 442 Sugarloaf Rd Riordanvale	J Groom & L Horsfield	Development Permit for Reconfiguration of a Lot - Two (2) Lots into Two Lots (Boundary Realignment) – Approved
20/08/2025	20250745	CL & M Peterson 7 Bluebird Dr, Strathdickie	CL & M Peterson	Development Permit for Operational Works - Access, Erosion & Sediment Control (ROL) – Approved
20/08/2025	20250748	M Wheatley & M Papp 8 Country Road Cannonvale	M Wheatley & M Papp	QDC Siting Variation Application for Dwelling House (EXTENSION) - Front Boundary Setback – Approved
22/08/2025	20250772	Patio World 2 Baxter Avenue, Bowen	K & R Cacciola	QDC Siting Variation Application & Compliance Report - Dwelling House (Carport) & Side Boundary Setback – Approved
25/08/2025	20250717	Hillery Investments 824 Shute Harbour Rd Mount Marlow	Hillery Investments	Development Permit for Operational Works – Approved
27/08/2025	20250579	DR Hogarth 21 Seabreeze Crescent, Bowen	DR Hogarth	QDC Siting Variation Application for Dwelling House (Patio) - Side Boundary Setback and Site Cover – Approved
28/08/2025	20250756	S & S Rudkin 32 Windemere Drive, Strathdickie	S & S Rudkin	Development Permit for Operational Works – Roadwork – Approved
28/08/2025	20250622	J & C Angel 12 Black Road & 124 Black Road, Riordanvale	J & C Angel	Development Permit for Reconfiguration of a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) – Approved
28/08/2025	20250689	Rydges Projects Pty Ltd 19350 Bruce Highway Merinda	RAV Management Pty Ltd As TTE	Development Permit for Operational Works for Advertising Sign - BP Service Station – Approved
29/08/2025	20250650	DPS Property Holdings Pty Ltd 4 Broadwater Avenue, Airlie Beach	DPS Property Holdings Pty Ltd	Development Permit for Operational Works – Sewerage Infrastructure – Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

29/08/2025	20250746	Big Pammy Pty Ltd 30 Wrights Rd, Strathdickie	Big Pammy Pty Ltd	Development Permit for Operational Works - Drainage Work, Stormwater Earthworks, Clearing Vegetation, Access & Parking and Erosion & Sediment Control – Approved
------------	----------	--	-------------------	---

Development Assessment

Summary of Applications Lodged from 01/09/2025 – 30/09/2025

Date Lodged	Application	Applicant & Location	Landowner	Approval Details
08/08/25	20250822	C F Bridges & J N Goss 5 Golden Orchid Drive, Airlie Beach	C F Bridges & J N Goss	Confirmation of Existing Use Rights – Short Term Accommodation
03/09/25	20250971	G B Berry Berryhill Road, Riordanvale	G B Berry	Operational Works – Earthworks, Sediment & Erosion Control
03/09/25	20250976	Ellenahs Designer Elegance Pty Ltd As TTE 281 Shute Harbour Road, Airlie Beach	Ellenahs Designer Elegance Pty Ltd As TTE	Accepted Development – Food & Drink Outlet and Ship
04/09/25	20230128	Blue Jeep Investments Pty Ltd Bushranger Drive, Preston	Blue Jeep Investments Pty Ltd	Minor Change – Operational Works – Hidden Valley Stage 3
04/09/25	20250981	A J Klazema & B J Klazema Forestry Road, Brandy Creek	A J Klazema & B J Klazema	Material Change of Use – Short Term Accommodation
05/09/25	20250983	T Perumal 12 Johnswood Close, Cannonvale	T Perumal & N B Ismail	QDC Siting Variation – Side Boundary Setback
05/09/25	20210619	Kurl Pty Ltd As TTE 162 Main Street, Proserpine	Stedron Pty Ltd	Minor Change – Reconfiguration of a Lot
08/09/25	20250843	J R Brown 17 Golden Orchid Drive, Airlie Beach	J R Brown	Confirmation of Existing Use Rights – Short Term Accommodation
08/09/25	20250818	C D Dixon & L P Tompkins 5 Golden Orchid Drive, Airlie Beach	C D Dixon & L P Tompkins	Confirmation of Existing Use Rights – Short Term Accommodation
09/09/25	20250987	Jumbo Properties Pty Ltd Elementa 18 Mt Whitsunday Drive, Airlie Beach	Jumbo Properties Pty Ltd	Material Change of Use – Function Facility

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

08/08/25	20250863	B R Butler 17 Golden Orchid Drive, Airlie Beach	B R Butler	Confirmation of Existing Use Rights - Short Term Accommodation
09/09/25	20250988	A I Stensletten 98 Ocean View Drive, Bowen	A I Stensletten	QDC Siting Variation - Rear & Side Boundary Setback
09/09/25	20250989	R J Taylor & L E Taylor 32 Moody Road, Strathdickie	R J Taylor & L E Taylor	Reconfiguration of a Lot - One (1) Lot into Two (2) Lots
10/09/25	20250999	Paluma Industrial Pty Ltd As TTE Paluma Road, Woodwark	Paluma Industrial Pty Ltd As TTE	Reconfiguration of a Lot - One (1) Lot into Five (5) Lots
10/09/25	20250995	A K Tate 9 Cumberland Court, Airlie Beach	A K Tate & C M Tate	QDC Siting Variation New Dwelling & Garage) - Front & Side Boundary Setback
10/09/25	20250859	K L McDonough 17 Golden Orchid Drive, Airlie Beach	K L McDonough	Confirmation of Existing Use Rights - Short Term Accommodation
10/09/25	20250284	Acor Consultants Qld Pty Ltd 7-11 Central Avenue, Cannonvale	Acor Consultants Qld Pty Ltd	Minor Change - Operational Works - Access & Parking and Erosion & Sediment Control
10/09/25	20250998	Approval Solutions 8 Lime Tree Court, Bowen	A M Rennie & K E Rennie	QDC Siting Variation Application for Garage & Pergola - Front Boundary Setback
10/09/25	20250828	5 Golden Orchid Drive, Airlie Beach Clark Christopher Richard As TTE & Clark Sandra Louise As TTE	Clark Christopher Richard As TTE & Clark Sandra Louise As TTE	Confirmation of Existing Use Rights - Short Term Accommodation
11/09/25	20251004	Kev Whitaker Homes Pty Ltd Lemau Court, Jubilee Pocket	S A Long	Operational Works - Sewage Infrastructure
12/09/25	20211226	Bunnings 1 Pandanus Drive, Cannonvale	BPI No 1 Pty Ltd & Bunnings Properties Pty Ltd	Minor Change - Material Change of Use - Hardware & Trade Supplies Expansion

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

12/09/25	20251017	G Plested & MA Plested 15 Scenic Ridge Drive, Cannonvale	MA Plested & G Plested	Operational Works - Earthworks, Erosion & Sediment Control
15/09/25	20050094	Hamilton Island Enterprises Limited Hamilton Island Resort, Hamilton Island	Hamilton Island Enterprises Ltd	Minor Change Application - Material Change of Use – Sixty-One (61) Accommodation Units - Two (2) Stages
15/09/25	20250824	Clark Christopher Richard As TTE & Clark Sandra Louise As TTE 5 Golden Orchid Drive, Airlie Beach	Clark Christopher Richard As TTE & Clark Sandra Louise As TTE	Confirmation of Existing Use Rights - Short Term Accommodation
15/09/25	20251020	J D Parker 35 Dalrymple Street, Bowen	J D Parker	Reconfiguration of a Lot - Four (4) Lots into Two (2) Lots
15/09/25	20250868	P J Bowden & M J Bowden 17 Golden Orchid Drive, Airlie Beach	P J Bowden & M J Bowden	Confirmation of Existing Use Rights - Short Term Accommodation
16/09/25	20230845	S Kelly 228 Paluma Road, Woodwark	D M Kelly	Reconfiguration of a Lot - One (1) Lot into Three (3) Lots (Staged) and Access Easement
16/09/25	20211041	J E Murray & R J Murray 49 McDowall Road, Sugarloaf	J E Murray & R J Murray	Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement
16/09/25	20080238	R C McKinnon & J S McKinnon Adventure Whitsunday Caravan Park 25 Shute Harbour Road, Cannonvale	R C McKinnon & J S McKinnon	Minor Change - Material Change of Use - Caravan Park (Additional 31 Powered Sites, 81 Cabins, 29 Coastal Cabins, 49 Eco-Camping Sites, 1 Amenities Building)
17/09/25	20251034	14 Deicke Crescent, Dingo Beach G T Hinschen & W M Gough & C A Gough	G T Hinschen & W M Gough & C A Gough	Material Change of Use - Short Term Accommodation
17/09/25	20251038	Approval Solutions 11 Beach Road, Cannonvale	Salt Enterprises (Aust) Pty Ltd as TTE	QDC Siting Variation for New Dwelling & Garage - Front & Side Boundary Setback
20/07/25	20230796	Airlie Summit Pty Ltd As TTE Whitsunday Wanderers 33-41 Waterson Way, Airlie Beach	Everest Holdings (No2) Pty Ltd As TTE	Minor Change - Operational Works for Sewer Infrastructure (Upgrade in Association with Stages 3-5)

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

19/09/25	20251041	A C Bismarck 11A Beach Road, Cannonvale	A C Bismarck	QDC Siting Variation for New Dwelling & Garage - Front & Side Boundary Setback
19/09/25	20251044	AAA Building Consultants 60 Parker Road, Cannonvale	R J Cox	QDC Siting Variation Application for Carport - Side Boundary Setback
19/09/25	20251042	Paynters Pty Ltd Murroona Gardens Age Care 40 West Lane, Bowen	Bowen Old People's Home Society	Material Change of Use - Extension to Existing Residential Care Facility
22/09/25	20250857	M A Biddle 17 Golden Orchid Driv, Airlie Beach	M A Biddle	Confirmation of Existing Use Rights - Short Term Accommodation
23/09/25	20251057	J K Otto & L Otto 42 Scenic Crescent, Bowen	J K Otto & L Otto	QDC Siting Variation for Carport & Garage - Side Boundary Setback
23/09/25	20251058	Luma Group Pty Ltd 39 Airlie Crescent, Airlie Beach	G L Harris & R A Harris	Material Change of Use - Short Term Accommodation
24/09/25	20251059	BDD Group Pty Ltd 1-3 Mosswood Court, Cannon Valley	R A Clark	QDC Siting Variation for Carport - Front Boundary Setback
24/09/25	20200608	J T Halstead & S A Halstead 186 Tucker Road, Riordanvale	J T Halstead & S A Halstead	Minor Change - Material Change of Use - Nature Based Tourism (Including 10 Eco Pods)
24/09/25	20251062	BDD Building Certifiers 40 Moonlight Drive, Jubilee Pocket	P E Muller	QDC Siting Variation for Carport - Side Boundary Setback, Additional Length on Boundary & Height Above Natural Ground Level
25/09/25	20250826	N Colliver 5 Golden Orchid Drive, Airlie Beach	N Colliver	Confirmation of Existing Use Rights Application - Short Term Accommodation
25/09/25	20251074	Buildable Approvals 16 Russell Street, Bowen	W L Williams & B D Cummins	QDC Siting Variation for Carport & Retaining Wall - Front Boundary Setback

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

25/09/25	20251075	L E Cutler & I Downie 69 Seaview Drive, Airlie Beach	L E Cutler & I Downie	Material Change of Use - Short Term Accommodation
25/09/25	20251076	N J Hayton 218 Mandalay Road, Mandalay	N J Hayton & L C Hayton	Material Change of Use - Short Term Accommodation & Dual Occupancy
25/09/25	20210619	Kurl Pty Ltd As TTE 162 Main Street, Proserpine	Stedron Pty Ltd	Affected Entity Response - Preliminary Approval that Includes a Variation Request and Development Application for Material Change of Use (Transport Depot, Outdoor Sales, Showroom and Caretaker's Accommodation) and Development Application for Reconfiguration of Lot - Access Easement

Summary of Applications Decided by Council Resolution from 01/09/2025 – 30/09/2025

Date Decided	Application	Applicant & Location	Landowner	Approval Details
N/A	20240682	Colonial Palms Operations Pty Ltd 2 Hermitage Drive, Airlie Beach	6A Hermitage Drive Pty Ltd As TTE	Development Permit for Material Change - Use for Short Term Accommodation and Rooming Accommodation - Tabled
24/09/25	20240923	P G Boneham 32B Hibiscus Road, Cannon Valley	P G Boneham	Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots & Common Property - Approved
24/09/25	20250210	C J Randall 130 Maloney Road, Thoopara	C J Randall & T L Robinson	Development Permit for Reconfiguration of a Lot - One (1) lot into Two (2) lots - Approved
24/09/25	20250565	R J Telford & L R Telford Wrights Road, Strathdickie	R J Telford & L R Telford	Development Permit for Reconfiguration of a lot - One (1) into Three (3) lots - Approved

Summary of Applications Decided from 01/09/2025 – 30/09/2025

Date Decided	Application	Applicant & Location	Landowner	Approval Details
01/09/25	20250450	Blue Jeep Investments Pty Ltd Rifle Range Road, Preston	Blue Jeep Investments Pty Ltd	Minor Change - Operational Works - Roadworks, Stormwater, Drainage, Earthworks, Erosion & Sediment Control - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

01/09/25	20250517	BDD Group Pty Ltd 10 Damson Crescent, Proserpine	N R Muller	QDC Siting Variation for Dwelling House (Carport) - Rear Boundary Setback - Approved
01/09/25	20250460	Churcher Deane Alan As TTE 79 Marathon Street, Proserpine	Churcher Deane Alan As TTE	Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots - Approved
04/09/25	20250903	RAPID Building Approvals 34 Scenic Crescent, Bowen	R B Freiberg & A E Freiberg	QDC Siting Variation for Dwelling House (Carport) - Side Boundary Setback - Approved
04/09/25	20250901	M Williams 89 Pitcairn Avenue, Heronvale	M Williams	QDC Siting Variation for Dwelling House (Carport) - Side Boundary Setback - Approved
09/09/25	20250402	Leben Pty Ltd As TTE 13 Lamond Street, Airlie Beach	Leben Pty Ltd As TTE	Development Permit for Material Change of Use - Multiple Dwelling (28 Units) - Approved
09/09/25	20170384	Wavelink Investments Pty Ltd	Wavelink Investments Pty Ltd	Minor Change – Development Permit for Reconfiguration of a Lot – One (1) Lot into Two (2) Lots - Approved
09/09/25	20250575	BDD Group Pty Ltd 91 Shute Harbour Road, Cannonvale	G D Perkins	QDC Siting Variation for Carport - Front Boundary Setback - Approved
10/09/25	20250900	T M O'Brien & C E O'Brien 18 Catherine Crescent, Jubilee Pocket	T M O'Brien & C E O'Brien	QDC Siting Variation for Dwelling House (Other) - Side Boundary Setback - Approved
10/09/25	20250439	Approval Solutions 22 South Molle Boulevard, Cannonvale	R J James	QDC Siting Variation for Dwelling & Garage - Front & Side Boundary Setback and Site Cover - Approved
11/09/25	20240509	B S Lindsay & N K Geisler 4 Leeder Road, Preston	B S Lindsay & N K Geisler	Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots - Approved
11/09/25	20230961	N Harker 77 Windemere Drive, Strathdickie	N E Ballance-Cole & N Ballance	Extension of Time – Development Permit for Operational – Roadwork & Stormwater - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

11/09/25	20250773	Flying Fish Carpentry 39 Trader Crescent, Cannonvale	L C Krushka & L D Krushka	QDC Siting Variation for Pergola - Side Boundary Setback - Approved
18/09/25	20250577	E G Loft 2 Marina View Court, Airlie Beach	Quattro Investment Properties Pty Ltd As TTE	QDC Siting Variation for Dwelling Addition & Pergola - Side Boundary Setback - Approved
11/09/25	20250355	J P Blackman 12 Air Whitsunday Road, Flametree	J P Blackman	Development Permit for Material Change of Use - Dwelling House, Hangar & Building Heights Overlay - Approved
15/09/25	20250788	J C Moir & L Moir 69 Beames Crescent, Cannon Valley	J C Moir & L Moir	Development Permit for Operational Works - Water & Sewage Infrastructure - Approved
15/09/25	20231307	Aldi Stores 7-11 Central Avenue, Cannonvale	Aldi Foods Pty Limited	Development Permit for Material Change of Use – Shop - Approved
19/09/25	20250709	E T Martin 1A Fuller Street, Proserpine	E T Martin	Development Permit for Reconfiguration of a Lot - Boundary Realignment two (2) into two (2) lots - Approved
16/09/25	20240732	Air Whitsunday Road, Flametree Sunbay Projects Pty Ltd	Sunbay Projects Pty Ltd As TTE	Minor Change - Development Permit for Operational Works – Stormwater - Approved
18/09/25	20240323	T J Parker & G Shaw 125 Paluma Road, Woodwark	T J Parker & G Shaw	Minor Change - Development Permit for Operational Works - Access and Erosion & Sediment Control - Approved
18/09/25	20230128	Blue Jeep Investments Pty Ltd Busranger Drive, Preston	Blue Jeep Investments Pty Ltd	Extension of Time – Development Permit for Operational Works – Hidden Valley Stage 3 - Approved
18/09/25	20250883	GCTJ Pty Ltd Hamilton Island Resort, Hamilton Island	Hamilton Island Enterprises Ltd	QDC Siting Variation for New Dwelling - Side Boundary Setback & Height Above Natural Ground Level - Approved
19/09/25	20250949	BDD Group Pty Ltd 22 Banksia Court, Cannonvale	K B Cumner	QDC Siting Variation for Carport - Front Boundary Setback - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

22/09/25	20230845	S H Kelly 228 Paluma Road, Woodwark	D M Kelly & S H Kelly	Generally in Accordance Determination - Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots (Staged) and Access Easement - Approved
22/09/25	20250754	T J Winterburn 121 Soldiers Road, Bowen	D K Lingard & K J Lingard	QDC Siting Variation for Carport - Front & Side Boundary Setback - Approved
22/09/25	20250965	L Greenem & J J Crowley 13 Hamilton Street, Bowen	L Greenem & J J Crowley	QDC Siting Variation for Dwelling House (Shed & Lean-To) - Rear & Side Boundary Setback - Approved
23/09/25	20250785	Apex Home Constructions 50 Ruge Street, Proserpine	H M Telford & R R Telford	QDC Siting Variation for Carport - Rear & Side Boundary Setback - Approved
12/09/25	20211226	Bunnings 1 Pandanus Drive, Cannonvale	BPI No 1 Pty Ltd & Bunnings Properties Pty Ltd	Minor Change - Material Change of Use - Hardware & Trade Supplies Expansion - Approved
23/09/25	20250714	B G Robinson 74 Pioneer Drive, Dingo Beach	B G Robinson	Confirmation of Existing Use Rights - Short-Term Accommodation - Approved
23/09/25	20220365	Blue Jeep Investments Pty Ltd Bushranger Drive, Preston	Blue Jeep Investments Pty Ltd	Extension of Time - Development Permit for Reconfiguration of a Lot - Two (2) Lots into Twenty-One (21) Lots & Two (2) Balance Lots (Stage 3) - Approved
23/09/25	20250284	Acor Consultants Qld Pty Ltd 7-11 Central Avenue, Cannonvale	Aldi Foods Pty Limited	Minor Change - Development Permit for Operational Works - Roadwork, Stormwater, Earthworks, Sewage Infrastructure, Access & Parking and Erosion & Sediment Control - Approved
24/09/25	20251020	J D Parker 35 Dalrymple Street, Bowen	J D Parker	Development Permit for Reconfiguration of a Lot - Four (4) Lots into Two (2) Lots - Approved
24/09/25	20251004	Kev Whitaker Homes Pty Ltd Lemau Court, Jubilee Pocket	S A Long	Development Permit for Operational Works - Sewage Infrastructure - Approved
24/09/25	20250155	T Rees 363 Paluma Road, Woodwark	Rees Trevor As TTE	Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots and Access Easement - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

25/09/25	20240720	K Woods Unit 2/14 Waterson Way, Airlie Beach	K Woods	Confirmation of Existing Use Rights - Short Term Accommodation - Approved
24/09/25	20240923	P G Boneham 32B Hibiscus Road, Cannon Valley	P G Boneham	Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots and Common Property - Approved
25/09/25	20250540	Approval Solutions 21 Gloucester Avenue, Hydeaway Bay	M C Toney & T Sano	QDC Siting Variation for Dwelling & Garage - Side Boundary Setback - Approved
24/09/25	20250565	R J Telford & L R Telford Wrights Road, Strathdickie	R J Telford & L R Telford	Development Permit for Reconfiguration of a Lot - One (1) into Three (3) Lot - Approved
30/09/25	20250995	A K Tate 9 Cumberland Court, Airlie Beach	A K Tate & C M Tate	QDC Siting Variation for New Dwelling & Garage - Front & Side Boundary Setback - Approved
29/09/25	20210619	Kurl Pty Ltd As TTE 162 Main Street, Proserpine	Stedron Pty Ltd	Affected Entity Response - Preliminary Approval that Includes a Variation Request and Development Application for Material Change of Use (Transport Depot, Outdoor Sales, Showroom and Caretaker's Accommodation) and Development Application for Reconfiguration of Lot - Access Easement - Approved
30/09/25	20230080	D T Brown Ridge View Road, Cannonvale	D T Brown	Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots - Approved
15/09/25	20250818	C D Dixon & L P Tompkins 5 Golden Orchid Drive, Airlie Beach	L P Tompkins & C D Dixon	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
18/09/25	20250868	M J Bowden & P J Bowden 17 Golden Orchid Drive, Airlie Beach	M J Bowden & P J Bowden	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
04/09/25	20250820	Moorunga Farm Pty Ltd As TTE 5 Golden Orchid Drive, Airlie Beach	Moorunga Farm Pty Ltd As TTE	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
23/09/25	20250828	5 Golden Orchid Drive, Airlie Beach Clark Christopher Richard As TTE & Clark Sandra Louise As TTE	Clark Christopher Richard As TTE & Clark Sandra Louise As TTE	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved

Attachment 11.8.1 Regional Strategy and Planning - Quarterly Update - July to September 2025

24/09/25	20250857	M A Biddle 17 Golden Orchid Drive, Airlie Beach	M A Biddle	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
23/09/25	20250859	K L McDonough 17 Golden Orchid Drive, Airlie Beach	K L McDonough	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
28/09/25	20250862	D L Tobias 17 Golden Orchid Drive, Airlie Beach	D L Tobias	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
15/09/25	20250822	C F Bridges & J N Goss 5 Golden Orchid Drive, Airlie Beach	C F Bridges & J N Goss	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
15/09/25	20250839	L A Read 17 Golden Orchid Drive, Airlie Beach	L A Read	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
09/09/25	20250843	J R Brown 17 Golden Orchid Drive, Airlie Beach	J R Brown	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
17/09/25	20250863	B R Butler 17 Golden Orchid Drive, Airlie Beach	B R Butler	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
25/09/25	20240720	K Woods 14 Waterson Way, Airlie Beach	K Woods	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
29/09/25	20240750	Huett Pty Ltd As TTE 88 Gloucester Avenue, Hydeaway Bay	Huett Pty Ltd As TTE	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
25/09/25	20241021	P A Millett & K Millett 18 Seaview Drive, Airlie Beach	P A Millett & K Millett	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved
05/09/25	20210619	Kurl Pty Ltd As TTE 162 Main Street, Proserpine	Stedron Pty Ltd	Confirmation of Existing Use Rights Application - Short Term Accommodation - Approved

11.9 - Community Services and Facilitation - Quarterly Report – July to September 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Administration Coordinator Community Services and Facilitation

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 One of the 2025-2026 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 (**Attachment 11.9.1**).

OFFICER'S RECOMMENDATION

That Council receive the Community Services and Facilitation Quarterly Report (Q1) (**Attachment 11.9.1**) for 2025/2026.

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 2025/2026 financial year with particular focus on the first quarter.

FINANCIAL IMPLICATIONS

There are no financial implications with 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:

Review of community and recreational grants support to ensure consistency and alignment with future stakeholder needs.

Promotion of arts, events, culture and sport within the region.

Continuous development of the Proserpine Entertainment Centre as the arts and cultural hub of the region.

ATTACHMENTS

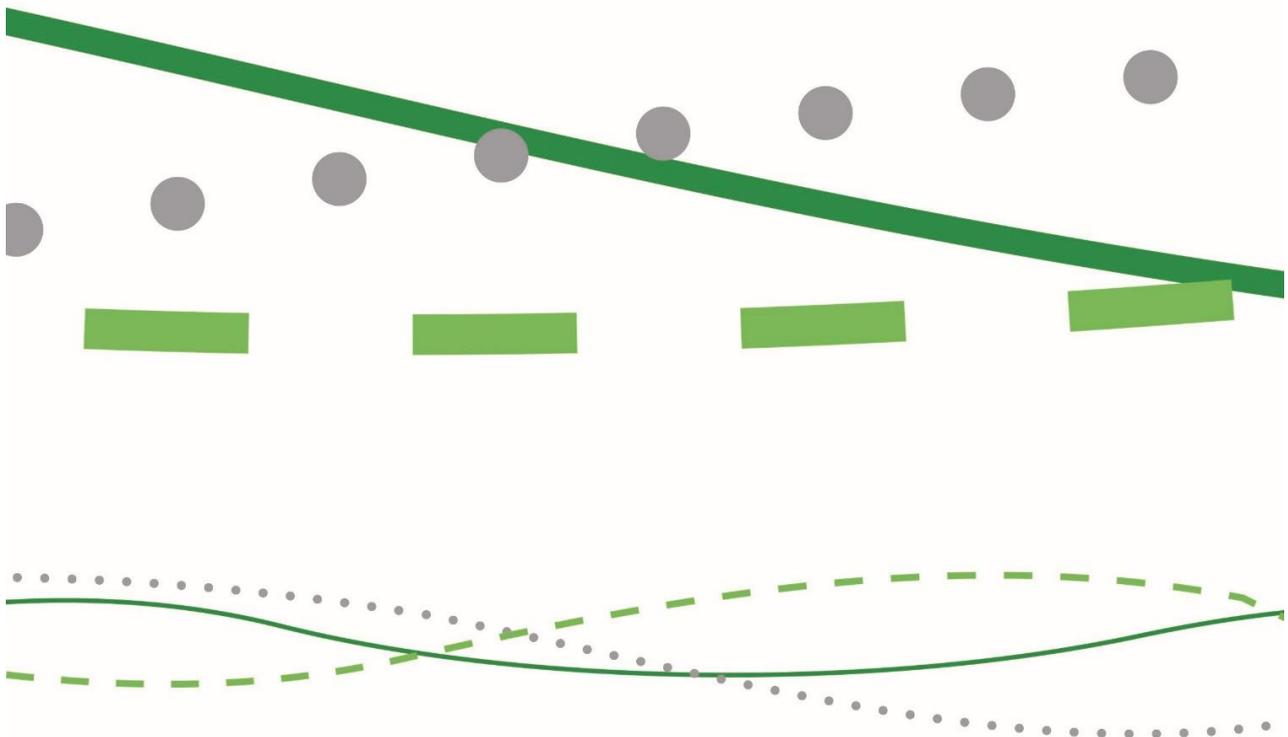
1. Q 1. Community Services Quarterly Report - July to September'25 [**11.9.1** - 21 pages]



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 | Q1 - 2025/2026



Director's Report

Q1 – 2025/2026 saw eight external events held across the region with a total of 891 participants attending.

Events included: -

- NAIDOC Celebrations at the Airlie Beach Foreshore
- Mayors Charity Ball - PEC
- Airlie Beach Foreshore Movie Night: Reef Festival
- Airlie Beach Foreshore Movie Screen: Race Week
- Handover of Funds for the Mayor's Charity Ball - PEC
- Citizenship Ceremony - PEC
- Airlie Beach Foreshore Movie Night: Save Our Marine Life and Whitsunday Conservation Council
- Double Feature Airlie Beach Foreshore Movie Night

The Proserpine Entertainment Centre's Ticket sales for the quarter totalled 3,721 a decrease of 40.87% from the previous quarter. PEC Website Hits also decreased to a reach of 50,016 (23.30%).

Shows and performances for the quarter included: -

- 76 x Cinema Sessions – 15 Different Movies
- 20 x Shows & Performances (2 x Sold Out + 8 x Hires).

My Community Directory + Diary searches totalled 17,723 a decrease of 8.64% from Q4 2025. The top searched category for this quarter is Health Services.

The Community Services & Facilitation Team received 1,260 CRMs for Q1 (885 completed) with the Environmental Health and Local Law Units receiving 893 (624 completed) complaints/requests for the quarter.

Top five complaint categories regarding complaints received 'Other' Local Laws in no order are: -

- Overgrown Private Property
- Illegal Parking
- Illegal Dumping
- Abandoned Vehicle
- Illegal Camping

The Region's Libraries quarterly attendance, e-Library and website visits increased with borrowings decreased from Q1 2024.

- Attendance 38,990 – 15.6% increase
- Borrowings 36,255 – 8.43% decrease
- e-Library 10,169 – 3.87% increase

- Library Website Visits 7,531 – 2.81% increase.

Natural Resource Management's Projects for Q1 2025 include:

- Collinsville Flying Fox count at 29 September 2025 is 14,850, in 13 properties, in 24 trees, 12 private properties, 15 trees, 1 Council property, 9 trees. Approximately 40 % Black = 5490, 60 % Little Red = 8,910.
- 131 properties baited (Feral Animals & Yellow Crazy Ants) – 3,085 Kg baits laid (1080 & ANTOFF)
- The Feral Pig Control Program involved six flights resulting in 1,010 feral animals destroyed.
- 746 klms road reserve sprayed -
- The Coastal Council Adaptation Taskforce (C-CAT) is now underway with a renewed focus on the implementation of Coastal Hazard Adaptation Strategies (CHAS).
- LGAQ has established a working group to track progress on the implementation of the CHAS for Council with WRC staff attending.
- 116 property visits &/or site inspections were conducted pertaining to Environment or Bushfire Management.
- Hazard reduction burns for Bowen Hospital hill and Flagstaff Hill occurred on the 29 July and 30 July – both successful.

The Collinsville RV Park had a total of 2,732 people visit the park, an increase of 100.58% from the previous quarter.

The Bowen Work Camp contributed 2054 hours towards Community Landscaping Maintenance, Community Indoor Tasks + Whitsunday Regional Council Landscape Maintenance an increase of 61.98% from the previous quarter.

Council's Off-Street Carparks generated \$285,758 for the Q1 with 41,000 transactions, an increase of 39.47% from the previous quarter.

The Community Services Administration Officers' statistics for Q4 2025 include the following:

- Correspondence Generated – 3,585 items
- Civica & ECM Registrations – 12,799 tasks
- 2,502 Telephone Calls (internal and external).

Customer Service saw 4,003 visitors through the service centres a decrease of 39.63% attendance to the previous quarter with a decrease of receipts issued to 35,526 from 51,370 during Q1 2025.

Community Services and Facilitation Quarterly Report | Q1 2025/2026

Average BPay, Austpost, Direct Deposits & eServices payments across the quarters are 68.13% of total payments received.

Telephone calls decreased to 11,529 from 12,030 down 4.16% from the previous quarter.

After hours calls generated 304 tasks to be actioned for Q1 2025 a 0.32% decrease from the previous month.

Aquatic Facility user statistics for Q1 2025 in comparison to Q1 2024 are listed below:

- Airlie Beach Lagoon increased by 147.01% to 96,567

- Bowen Pool – increased by 8.11% to 10,516.
- Proserpine Pool – increased by 10% to 16,632
- Collinsville Pool – 1,847 (Closed previous Q1)

Q1 2025 saw the region host 16 Cruise Ships with a total of 47,143 passengers on board. 36,198 passengers and crew passed through the marinas to enjoy tours offered throughout the area plus a visit to Airlie Beach.

Julie Wright
Director Community Services and Facilitation

Community Services and Facilitation
 Quarterly Report | Q1 2025/2026

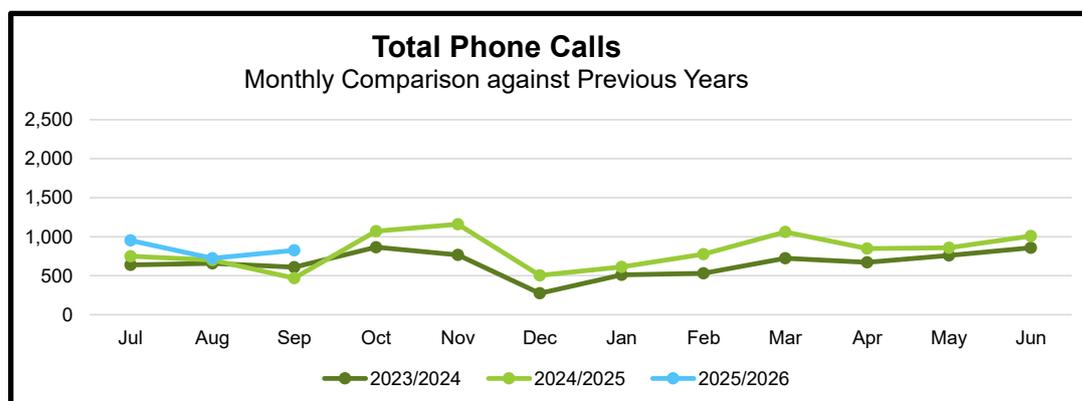
General

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

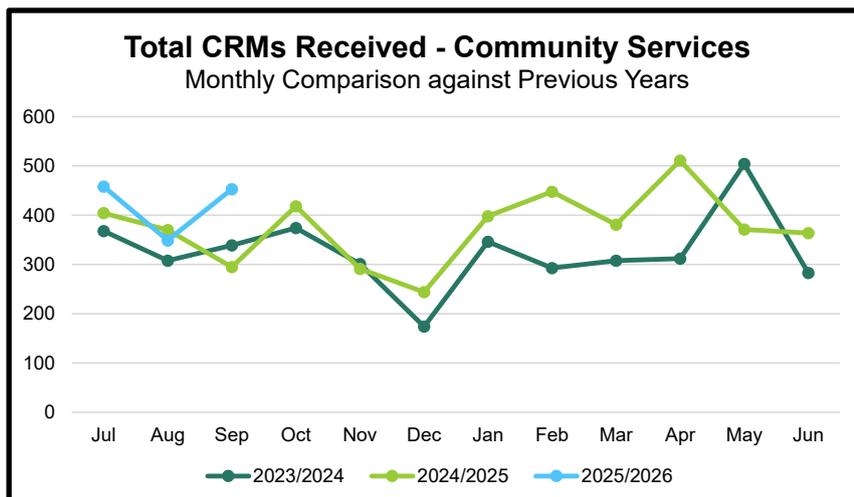
Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Correspondence Generated	3,585	1,542	878	1,165	–
ECM Task List	2,279	706	835	738	–
Civica Registers	5,143	2,169	1,195	1,779	–
Data Input	1,419	521	464	434	–
CRMs Generated	174	114	28	32	–
CRMs Closed	227	142	34	51	–
Phone Calls - Internal	1,438	557	414	467	–
Phone Calls - External	1,064	395	309	360	–
Phone Calls - Total	2,502	952	723	827	–
ECM Registering	1,792	568	501	723	–
Purchase Orders	272	80	98	94	–
Receipt Invoices	438	133	161	144	–
Reports	7	1	4	2	–



Community Services and Facilitation
Quarterly Report | Q1 2025/2026

Customer Request Management (CRM)

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Community Development					
CRM Received	38	6	20	12	-
CRM Completed	24	7	10	7	-
Library Services					
CRM Received	218	75	0	143	-
CRM Completed	215	72	0	143	-
Aquatic Facilities					
CRM Received	10	2	3	5	-
CRM Completed	5	1	1	3	-
Environmental Health & Local Laws					
CRM Received	893	338	289	266	-
CRM Completed	624	229	206	189	-
Parking					
CRM Received	8	1	6	1	-
CRM Completed	9	2	6	1	-
NRM & Climate					
CRM Received	90	34	31	25	-
CRM Completed	17	11	0	6	-
Customer Service / E-Services					
CRM Received	3	2	0	1	-
CRM Completed	2	2	0	0	-
Total CRMs for Community Services					
CRM Received	1,260	458	349	453	-
CRM Completed	885	323	213	349	-



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

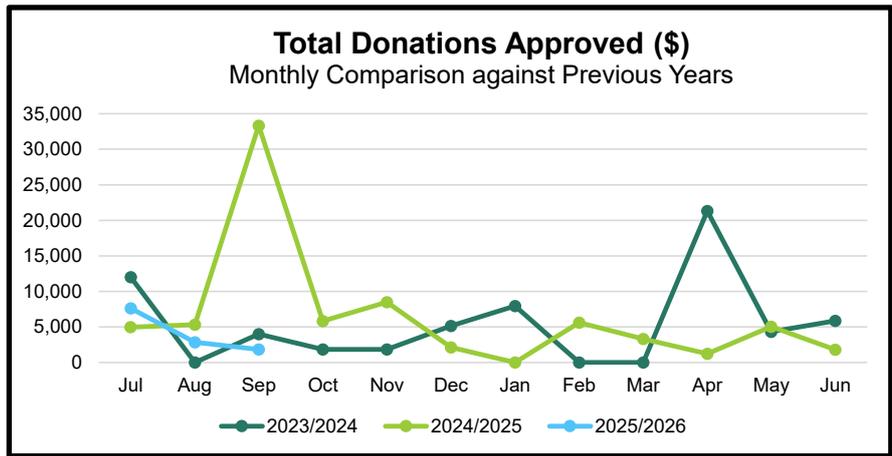
Service	Q4 Total	Jul	Aug	Sep	Quarterly Trend
Grant Applications					
Facility Management - Approved	0	0	0	0	–
Facility Management - Approved (\$)	0	0	0	0	–
Junior Elite Athlete - Approved	24	10	10	4	–
Junior Elite Athlete - Approved (\$)	6,000	2,500	2,500	1,000	–
RADF - Received	5	0	0	5	–
RADF - Approved	0	0	0	0	–
RADF - Approved (\$)	0	0	0	0	–
RADF - Acquittals	3	1	0	2	–
Special Projects - Received	7	2	0	5	–
Special Projects - Approved	0	0	0	0	–
Special Projects - Approved (\$)	0	0	0	0	–
Special Projects - Acquittals	5	3	0	2	–
Sport & Rec Club - Received	6	1	0	5	–
Sport & Rec Club - Approved	10	9	0	1	–
Sport & Rec Club - Approved (\$)	14,000	12,000	0	2,000	–
Donation & Sponsorship Requests					
Donation Requests - Received	14	6	4	4	–
Donation Requests - Approved	8	3	2	3	–
Donation Requests - Approved (\$)	12,280	7,620	2,830	1,830	–
Fee Waivers - Approved	9	3	4	2	–
Fee Waivers - Approved (\$)	5,027	1,374	2,401	1,252	–
Sponsorships - Received	7	3	2	2	–
Sponsorships - Approved	7	6	1	0	–
Sponsorships - Approved (\$)	24,375	24,175	200	0	–
Sponsorships - Approved (in kind)	39,400	39,400	0	0	–
Sponsorships - Acquittals	1	0	0	1	–
Rates Donations – Received	93	0	0	93	–
Rates Donations – Approved	54	0	0	54	–
Rates Donations – Approved (\$)	135,223	0	0	135,223	–
Rates Donations – Water Approved (\$)	14,822	0	0	14,822	–
Rates Donations - Declined	105	0	0	105	–
Events					
Council Events - External - Completed	8	2	2	4	–

Community Services and Facilitation
 Quarterly Report | Q1 2025/2026

Council Events - External - Participants	891	391	250	250	-
Council Events - Internal - Completed	0	0	0	0	-
Council Events - Internal - Participants	0	0	0	0	-
External Event Applications Received	34	10	14	10	-

Cruise Ship Statistics

Statistics	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Total Ships	16	5	5	6	-
Total Passengers	47,143	15,203	13,223	18,717	-
Off Ship Passengers & Crew	36,198	12,371	9,887	13,940	-
Through Marina	36,198	12,371	9,887	13,940	-
Town Visits	28,978	10,201	8,037	10,740	-
Local Tours	7,220	2,170	1,850	3,200	-



Community Services and Facilitation
Quarterly Report | Q1 2025/2026



The report from My Community Directory + Diary is currently unavailable while they install upgrades to the software. My Community Directory + Diary have supplied the following stats for the Q1 period.

Year	Month	Listing Views	Results Views	Users	Events
2025	July	2,004	4,541	5,773	132
2025	August	1,760	3,200	5,950	181
2025	September	1,200	2,500	6,000	142

Categories viewed for the month:

Rank	Category	Listing Views
1	Health Services	1,963
2	Sports	581
3	Recreation & Leisure	481
4	Community Clubs & Interest Groups	394
5	Environment & Conservation	231
6	Disability Services	71

List of Health Services searched:

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

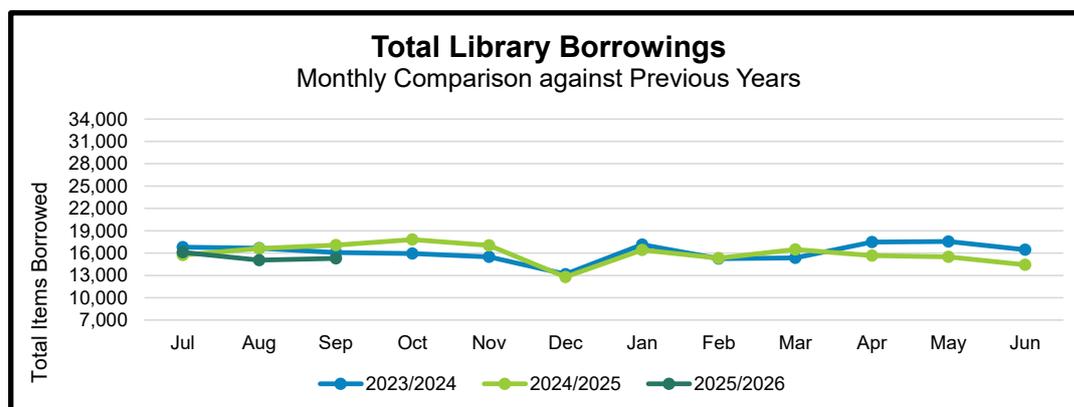


Library Services

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.

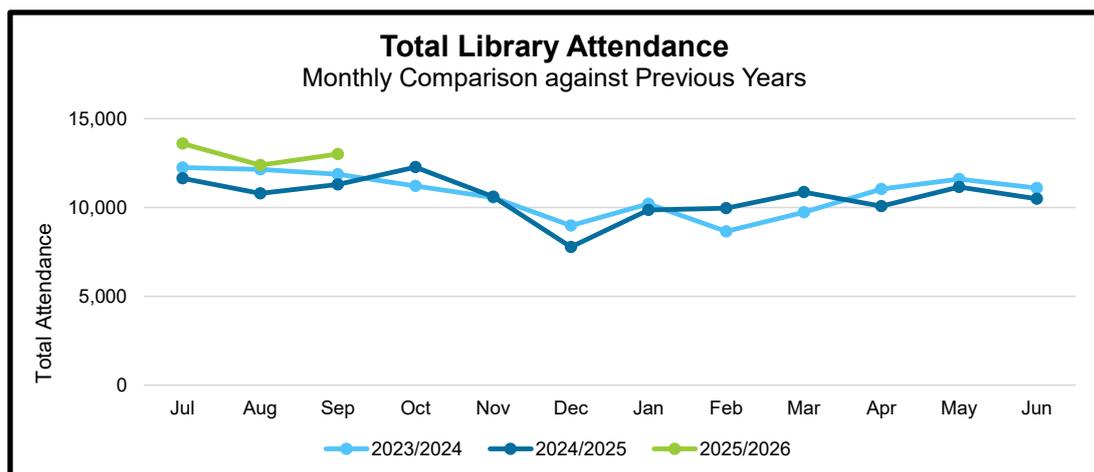
Operations

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Library Resources Acquired					
Bowen & Collinsville Libraries	276	109	61	106	–
Cannonvale Library	492	98	200	194	–
Proserpine Library	566	117	258	191	–
e-Library	1,782	587	645	550	–
Library Resources Borrowed					
Bowen Library	10,611	3,755	3,456	3,400	–
Cannonvale Library	13,083	4,592	4,086	4,405	–
Collinsville Library	1,121	399	372	350	–
Proserpine Library	11,440	4,050	3,636	3,754	–
e-Library	10,169	3,306	3,504	3,359	–
Mobile Library	0	0	0	0	–
Library Attendance					
Bowen Library	11,882	3,925	4,004	3,953	–
Cannonvale Library	13,232	4,782	4,128	4,322	–
Collinsville Library	2,568	902	792	874	–
Proserpine Library	11,308	3,989	3,462	3,857	–
Library Website					
Website Visits	7,531	2,824	1,936	2,771	–



Community Services and Facilitation
 Quarterly Report | Q1 2025/2026

Service	Q1 Totals	Jul	Aug	Sep	Quarterly Trend
First 5 Forever (F5F)					
Resources - Acquired	5	3	1	1	-
Resources - Borrowed by Branches	203	39	68	96	-
Community Partnership Interactions	11	1	5	5	-
Toolkits Distributed	43	12	20	11	-
F5F In Library - Activities Held					
Bowen Library	30	10	11	9	-
Cannonvale Library	26	9	12	5	-
Collinsville Library	9	3	3	3	-
Proserpine Library	31	10	12	9	-
F5F In Library - Activities Attendance					
Bowen Library	654	185	213	256	-
Cannonvale Library	575	120	208	247	-
Collinsville Library	40	10	19	11	-
Proserpine Library	565	137	254	174	-
F5F Community Outreach - Events Held					
Bowen Library	2	0	1	1	-
Cannonvale Library	4	1	1	2	-
Collinsville Library	0	0	0	0	-
Proserpine Library	5	0	4	1	-
F5F Community Outreach - Events Attendance					
Bowen Library	14	0	8	6	-
Cannonvale Library	233	71	71	91	-
Collinsville Library	0	0	0	0	-
Proserpine Library	102	0	86	16	-



Community Services and Facilitation
 Quarterly Report | Q1 2025/2026

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
In Library Programs - Events Held					
Bowen Library - Adults	18	7	6	5	--
Bowen Library - Children	22	9	5	8	--
Cannonvale Library - Adults	22	5	10	7	--
Cannonvale Library - Children	33	11	9	13	--
Collinsville Library - Adults	3	1	1	1	--
Collinsville Library - Children	6	3	0	3	--
Proserpine Library - Adults	41	13	13	15	--
Proserpine Library - Children	26	7	10	9	--
In Library Programs - Events Attendance					
Bowen Library - Adults	64	28	19	17	--
Bowen Library - Children	363	176	48	139	--
Cannonvale Library - Adults	91	42	28	21	--
Cannonvale Library - Children	871	260	235	376	--
Collinsville Library - Adults	4	1	1	2	--
Collinsville Library - Children	70	59	0	11	--
Proserpine Library - Adults	212	60	64	88	--
Proserpine Library - Children	637	185	137	315	--
Community Outreach - Events Held					
Bowen Library - Adults	13	4	4	5	--
Bowen Library - Children	0	0	0	0	--
Cannonvale Library - Adults	7	3	2	2	--
Cannonvale Library - Children	0	0	0	0	--
Collinsville Library - Adults	5	2	1	2	--
Collinsville Library - Children	0	0	0	0	--
Proserpine Library - Adults	13	5	4	4	--
Proserpine Library - Children	0	0	0	0	--
Community Outreach - Events Attendance					
Bowen Library - Adults	60	20	15	25	--
Bowen Library - Children	0	0	0	0	--
Cannonvale Library - Adults	35	15	10	10	--
Cannonvale Library - Children	0	0	0	0	--
Collinsville Library - Adults	7	2	2	3	--
Collinsville Library - Children	0	0	0	0	--
Proserpine Library - Adults	187	71	59	57	--
Proserpine Library - Children	0	0	0	0	--
Public Computer Usage					
Bowen Library	1,208	433	387	388	--
Cannonvale Library	1,244	429	419	396	--
Collinsville Library	3	0	1	2	--
Proserpine Library	916	343	276	297	--

Bowen Work Camp

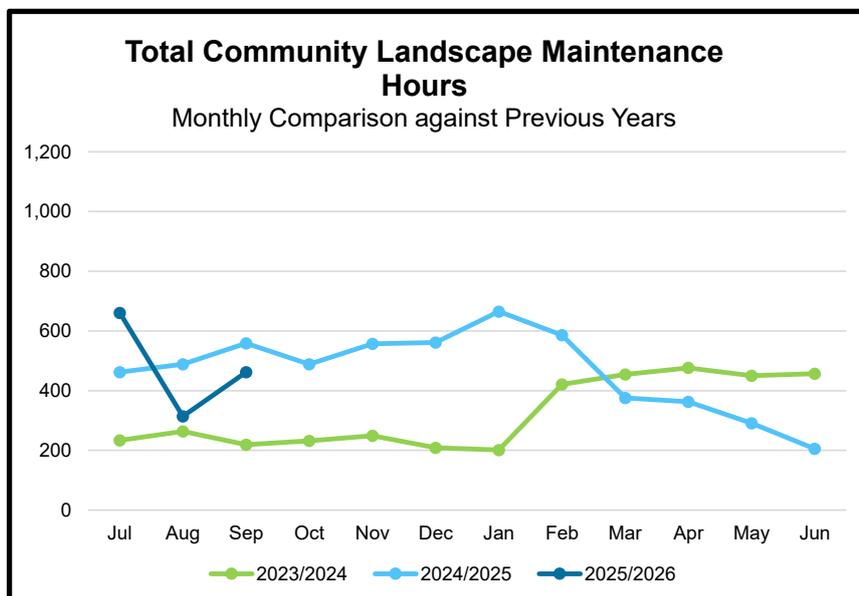
Council partners with Queensland Corrective Services to provide beneficial works projects for the community and rehabilitate offenders with their return to society. They perform a multitude of tasks including maintenance of fences, cemeteries, sportsgrounds and showgrounds, propagation of plants and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

Operations

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Community Landscape Maintenance Hours	1,437	660.75	314	462	–
Community Indoor Tasks Hours	0	0	0	0	–
New Project Assessment Hours	0	0	0	0	–
WRC Landscape Maintenance Hours	351	125	98.25	128	–
WRC Nursery Maintenance/Propagation Hours	65	31.5	28	5.5	–
WRC Indoor Tasks Hours	266	91	91	84	–
QCS Compound Duties Hours	212	74	74.1	63.5	–

Projects

Project	Status	% Complete	Budget
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	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Airlie Beach Lagoon – Total Users	96,567	30,209	27,007	39,351	–
Airlie Beach Lagoon – Total Offences	248	72	103	73	–
Pool Attendance – Bowen	10,516	2,706	3,523	4,287	–
Pool Attendance – Collinsville	1,847	0	0	1,847	–
Pool Attendance – Proserpine	16,632	3,792	5,267	7,573	–

RV Parks

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Collinsville RV Park					
Occupancy (total people)	2,732	1,107	1,065	560	–
Receipt Totals	\$36,393	20,362	11,828	4,203	–

Community Services and Facilitation Quarterly Report | Q1 2025/2026

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	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Ticketed Events					
Events Held – Public Program	9	4	2	3	–
Events Held – Hires	8	2	3	3	–
Events Held - Different Movies	15	7	8	0	–
Events Held - Cinema Sessions	76	23	30	23	–
Ticket Sales					
Ticket Sales - Performance - Walk Up	729	344	191	194	–
Ticket Sales - Performance - Internet	747	194	233	320	–
Ticket Sales - Performance - Phone	41	11	16	14	–
Ticket Sales - Cinema - Walk Up	1,612	865	285	462	–
Ticket Sales - Cinema - Internet	568	359	71	138	–
Ticket Sales - Cinema - Phone	24	24	0	0	–
Functions & Events					
Functions	1	1	0	0	–
Functions – Attendees	210	210	0	0	–
Events	2	1	1	0	–
Events – Attendees	107	72	35	0	–
Hours					
Volunteer Hours	49	18	16	15	–
Casual Hours (Paid) - Front of Hours	871	320	280	271	–
Casual Hours (Paid) - Technical	920	360	300	260	–
Booking Enquiries	18	7	5	6	–
Website Hits	50,016	20,795	16,391	12,830	–
Facebook Reach	69,190	22,916	23,194	23,080	–
Feedback	13	4	6	3	–
Bar Sales	3,197	1,282	997	918	–

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	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Environmental Health					
Environmental Health – Plan Approval Applications Received	11	7	1	3	–
Environmental Health Applications Received	31	12	7	12	–
Liquor Licence Referrals Received	2	0	2	0	–
Food Business - Inspections	60	20	13	27	–
Food Business - Re-Inspections	0	0	0	0	–
Food Safety Programs Audit Reports Reviewed	3	2	0	1	–
Food Safety Supervisor Approval Reviewed	20	7	11	2	–
Food Business Licence Enquiries	23	9	1	13	–
Other Environmental Health Enquiries	9	3	1	5	–
Other Environmental Health Inspections	1	0	0	1	–
Development Applications Referrals Received	4	0	4	0	–
Accommodation - Inspections	1	0	1	0	–
Accommodation - Re-inspections	0	0	0	0	–
Complaints Received - EH General	48	15	17	16	–
Event Application Assessment	5	0	0	5	–
Food Inspection Compliance Categories					
Receiving (%)	94.44	100.00	100.00	83.33	–
Storage (%)	94.53	95.24	96.67	91.67	–
Processing (%)	96.97	100.00	100.00	90.91	–
Display (%)	76.66	83.3	66.67	80.00	–
Packaging (%)	92.46	100.00	85.71	91.67	–
Transportation & Distribution (%)	22.22	0	0	66.67	–
Recalls/Food Disposal (%)	96.97	100.00	100.00	90.91	–
Health, Hygiene & Knowledge (%)	95.22	100.00	94.00	91.67	–
Premises and Hygiene (%)	95.69	95.63	94.33	97.10	–

Community Services and Facilitation
Quarterly Report | Q1 2025/2026

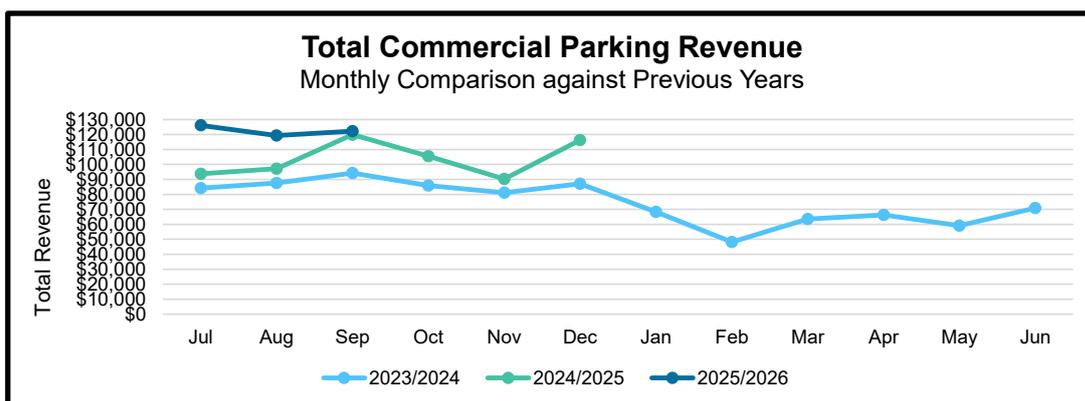
Local Laws – Operations

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Local Laws					
Local Law Applications Received	28	14	6	8	–
Complaints Received - Animal Management	383	159	114	110	–
Complaints Received - Other Local Law	341	114	114	113	–
Compliance Notices Issued	31	11	6	14	–
Renewal/Reminder/Final Notices	555	8	6	541	–
Infringement Responses	288	73	117	98	–
Dog Registrations	3,492	2,744	624	124	–
Cat Registrations	437	356	58	23	–
Short-term Accommodation Inspections	43	5	27	11	–
Short-term Accommodation Licences Issued	46	4	32	10	–
Parking Infringements - Issued	503	142	186	175	–
Parking Infringements - Waived	47	12	22	13	–
Other Infringements - Issued	315	87	102	126	–
Other Infringements - Waived	54	21	17	16	–
Infringement Reminder Notices Sent	310	198	94	18	–

Community Services and Facilitation
 Quarterly Report | Q1 2025/2026

Commercial Parking – Operations

Car Parks	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Port of Airlie					
Average Spend (\$)	16.83	16.15	16.20	18.14	–
Tariff (most selected)	12-24hrs	12-24hrs	12-24hrs	12-24hrs	–
No. of tickets purchased	6,181	2,185	2,091	1,905	–
Revenue (\$)	103,713	35,280	33,877	34,556	–
Airlie Creek					
Average Spend (\$)	6.95	6.84	7.05	6.95	–
Tariff (most selected)	2-4hrs	2-4hrs	2-4hrs	2-4hrs	–
No. of tickets purchased	12,055	4,333	3,487	4,235	–
Revenue (\$)	83,680	29,651	24,581	29,448	–
Broadwater Avenue					
Average Spend (\$)	6	5.89	5.96	5.93	–
Tariff (most selected)	1-2hrs	1-2hrs	1-2hrs	1-2hrs	–
No. of tickets purchased	9,121	3,125	2,613	3,383	–
Revenue (\$)	54,045	18,419	15,577	20,049	–
Abell Point Marina					
Average Spend (\$)	10.41	10.14	10.40	10.70	–
Tariff (most selected)	4-12hrs	4-12hrs	4-12hrs	4-12hrs	–
No. of tickets purchased	8,806	3,068	3,098	2,640	–
Revenue (\$)	91,567	31,102	32,220	28,245	–
Coconut Grove					
Average Spend (\$)	7.21	6.71	7.42	7.49	–
Tariff (most selected)	2-4hrs	2-4hrs	2-4hrs	2-4hrs	–
No. of tickets purchased	4,837	1,738	1,764	1,335	–
Revenue (\$)	34,753	11,667	13,089	9,997	–



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	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Complaints Received - Pest & Weed	48	21	15	12	–
Complaints Received - Environmental	42	13	16	13	–
Property Pest Management Plan (PPMP) Implemented/Reviewed	3	0	1	2	–
PPMP Annual Reviews Completed	0	0	0	0	–
Landholder Access - Herbicide Rebate	12	5	6	1	–
Landholder Access - Mechanical Rebate	1	1	0	0	–
Letters/Emails to Landholders - Weeds	466	212	12	242	–
Property Visit/Inspections - Weeds	171	11	0	160	–
Property Visit/Inspections - Feral Animals	39	13	6	20	–
Feral Animals - Traps Set	12	6	3	3	–
Feral Animals - Trapped	59	33	16	10	–
Aerial Shooting - Flights	6	4	2	0	–
Aerial Shooting - Feral Animals Shot	1,010	751	259	0	–
Properties Baited (Feral Animals & Yellow Crazy Ants)	131	4	105	22	–
Baits Laid (kg) (1080 & ANTOFF)	3,085	260	888	1,937	–
Length of Road Reserve Sprayed (km)	746.0	450	0	296	–
No. of Council Lots Sprayed/Inspected	0	0	0	0	–
Mixed Chemicals Used (L)	0	0	0	0	–
Workshops/Field Days/School Talks	0	0	0	0	–
Letters/Emails to Landholders – Environment/Bushfire Management	906	198	441	267	–
Property Visit/Site Inspection – Environment/Bushfire Management	116	37	51	28	–
PIN's/Biosecurity Orders/Compliance Notices Issued - Environment	2	0	0	2	–
Project Reports - not to Council	10	4	3	3	–
Briefing / Council Reports	2	0	2	0	–
Bushfire Hazard Reduction Burns	2	2	0	0	–
Bushfire Management Plans	0	0	0	0	–
DA's Assessed (including RFI & Conditions & Advice) Completed	20	11	5	4	–
Walking Tracks – Airlie Beach	2,635	1,140	669	826	–
Walking Tracks - Bowen	4,074	1,934	2,140	0	–

Customer Service

Call Centre – Operations

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Business Hours Call Centre					
Calls Received – Total CS	11,529	3,467	3,617	4,445	–
Calls Received – 1300 WRC QLD	9,906	2,963	3,121	3,822	–
Calls Answered	8,700	2,519	2,818	3,363	–
Calls Overflowed	784	298	256	230	–
Calls Abandoned	161	42	23	96	–
Calls Abandoned (%)	1.63%	1.42%	0.74%	2.51%	–
Untracked Calls (Voice Msg)	261	104	24	133	–
*ASL - Average Service Level (%)	86.1%	87.9%	93.0%	82.0%	–
*ASA - Average Speed of Answer	20	18	12	28	–
*AHT - Average Handle Time/Secs	217	213	207	225	–
After Hours Call Centre					
Calls Received – Total (inc test)	384	119	148	117	–
Calls Answered – (Charged)	304	104	118	82	–
Calls Abandoned (%)	20.83%	12.71%	20.27%	29.91%	–
*ASL - Average Service Level (%)	56.51%	78.81%	45.95%	47.01%	–
*ASA - Average Speed of Answer	–	68	131	82	–
*AHT - Average Handle Time/Secs	–	354	331	342	–

Customer Transactions

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Receipts	58,045	12,231	13,596	32,218	–
eServices Receipts	1,414	234	273	907	–
eServices Receipts (%)	2.44%	1.91%	2.01%	2.82%	–
Total Requests (Logged CRM)	6,030(3,365)	2,170 (1,185)	1,725 (966)	2,135(1,214)	–
Counter Stats at FPOC (pay/req)	7,501	2,511	1,643	3,347	–
eServices CRMs	3	2	0	1	–
eServices CRMs (%logged)	0.09%	0.17%	0.00%	0.08%	–

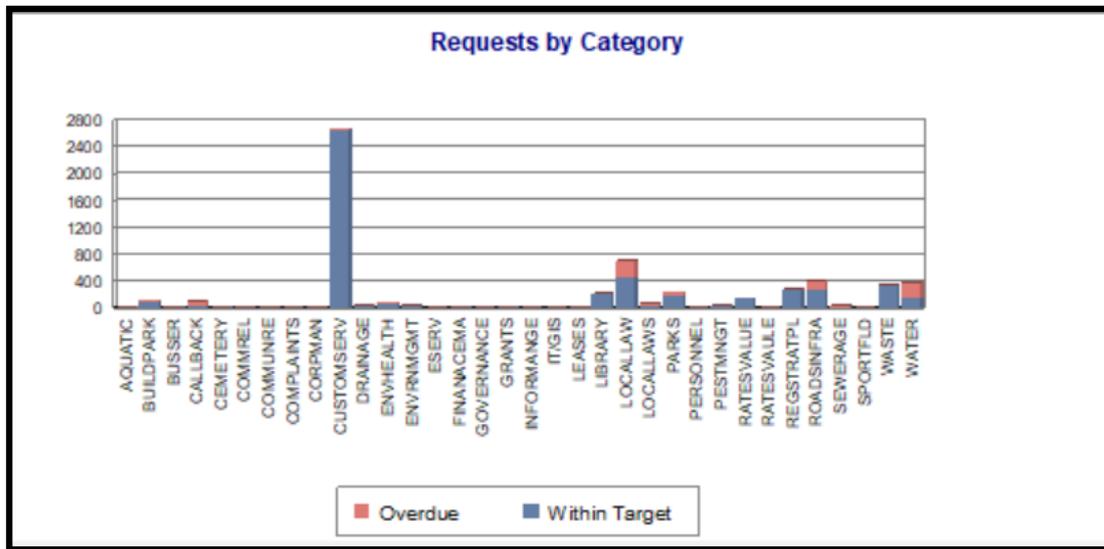
Payments:

- Total BPay, Austpost, Direct Deposits & EServices payments at **71.86%** of total payments.

Incoming Calls & Requests:

- CRM completion was **83.62%** within timeframe.
- Total of **7,501** visitors through the service centres.
- WRC Call Statistics at **86.1%** of calls answered in 25 seconds.
- First Point of Contact (FPOC) resolution was at **83.79%** for the quarter.

Community Services and Facilitation
Quarterly Report | Q1 2025/2026



Top Issues

Service	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Counter Receipts					
Water Charges	1,981	99	362	1,520	-
Rates Search	990	23	41	926	-
Rates Receipt	485	184	126	175	-
Special Water Meter	254	95	67	92	-
House Drainage Plan	165	55	52	58	-
Telephone (First Point of Contact)					
Rates/Water Billing	1,002	146	372	484	-
Local Laws/Compliance and Environment	385	165	127	93	-
General	269	106	87	76	-
Building/Plumbing/Planning & Develop.	205	69	69	67	-
Waste (Bins/Recycling/Refuse Centres)	229	89	74	66	-

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	Q1 Total	Jul	Aug	Sep	Quarterly Trend
Meetings with Traditional Owners	1	1	0	0	-

Projects

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

11.10 - New Lease - Hidden Court Storage Shed

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Senior Property Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

To seek Council approval to negotiate and execute a new part of land five (5) year peppercorn lease following a request received from Great Barrier Reef Festival Inc. for the storage shed situated at 5-9 Hidden Court, Cannonvale.

EXECUTIVE SUMMARY

Council owns the land at 5-9 Hidden Court, Cannonvale more particularly known as Lot 194 on SP 225392 where the storage shed is located. The storage shed is currently vacant and is surplus to the needs of Council.

Council invited public tenders for the lease of the storage shed which closed on Thursday 10 July 2025. One submission was received by Council, and a Council Resolution was passed on 24 September 2025 to negotiate and execute a 5-year peppercorn lease agreement with Whitsunday Triathlon Club. Following onsite meetings with Whitsunday Triathlon Club they have indicated to Council that they only require part of the storage shed space.

Great Barrier Reef Festival Inc do not currently have a lease with Council and have contacted Council via Whitsunday Triathlon Club requesting a 5-year peppercorn lease agreement for the remaining part of the storage shed.

OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a five (5) year peppercorn lease with Great Barrier Reef Festival Inc. for part of shed located on Lot 194 on SP 225392 also known as 5-9 Hidden Court, Cannonvale in accordance with Section 236 1(b)(ii), 1(e) & 2 of the *Local Government Regulation 2012*.

BACKGROUND

Council is the owner of the land at 5-9 Hidden Court, Cannonvale. Located on this freehold parcel is a shed that is surplus to Council's needs and is not being utilised/leased for operational purposes.

The shed has previously been occupied by Down to Earth Whitsundays however as there was no formal lease agreement in place they have since vacated the premises.

Council has been made aware that several not for profit or community organisations in the region have been looking for additional storage space. As this shed is currently vacant a public tender was released seeking interest for the use of the shed for storage purposes only. The shed is in a fair condition that is lockable but has no water or electricity supplied. The original tender for the lease of the shed specified that there will be no further building upgrades undertaking and is to be accepted on an "as is, where is" basis. Only one submission was received by Council, and a Council Resolution was passed on 24 September 2025 to negotiate a 5-year peppercorn lease agreement with Whitsunday Triathlon Club. Whitsunday Triathlon Club have indicated to Council that they only require part of the storage shed space.

As Great Barrier Reef Festival Inc. are a not-for-profit community organisation, the lease is proposed to be at a peppercorn rate and will be using Council's Community Lease Template.

DISCUSSION/CURRENT ISSUE

Entering a formal arrangement with Great Barrier Reef Festival Inc. is beneficial to both parties. Council has been made aware that there are not many storages places available that can store the art pieces used in the Immerse installation which includes a 9-metre whale. This will be a community benefit and mitigates Council's risks associated with the land as it will be managed by a formal lease agreement.

FINANCIAL IMPLICATIONS

The lease will be at a peppercorn rate, therefore will not be providing Council with revenue. Taking this cost away from the community organisations allow them to invest in the Club and benefit the operations.

Further in lieu of a peppercorn lease, the lessee is responsible for all general maintenance of the asset. It is for this reason that no further building works/upgrades will be undertaken by Council.

CONSULTATION/ENGAGEMENT

Coordinator Property & Facilities

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

Land Title Act 1994

Land Act 1994

RISK ASSESSMENT/DEADLINES

Council's community leases have provisions to mitigate Council's risk in relation to land and building condition management, pest management, sub-leasing and public liability

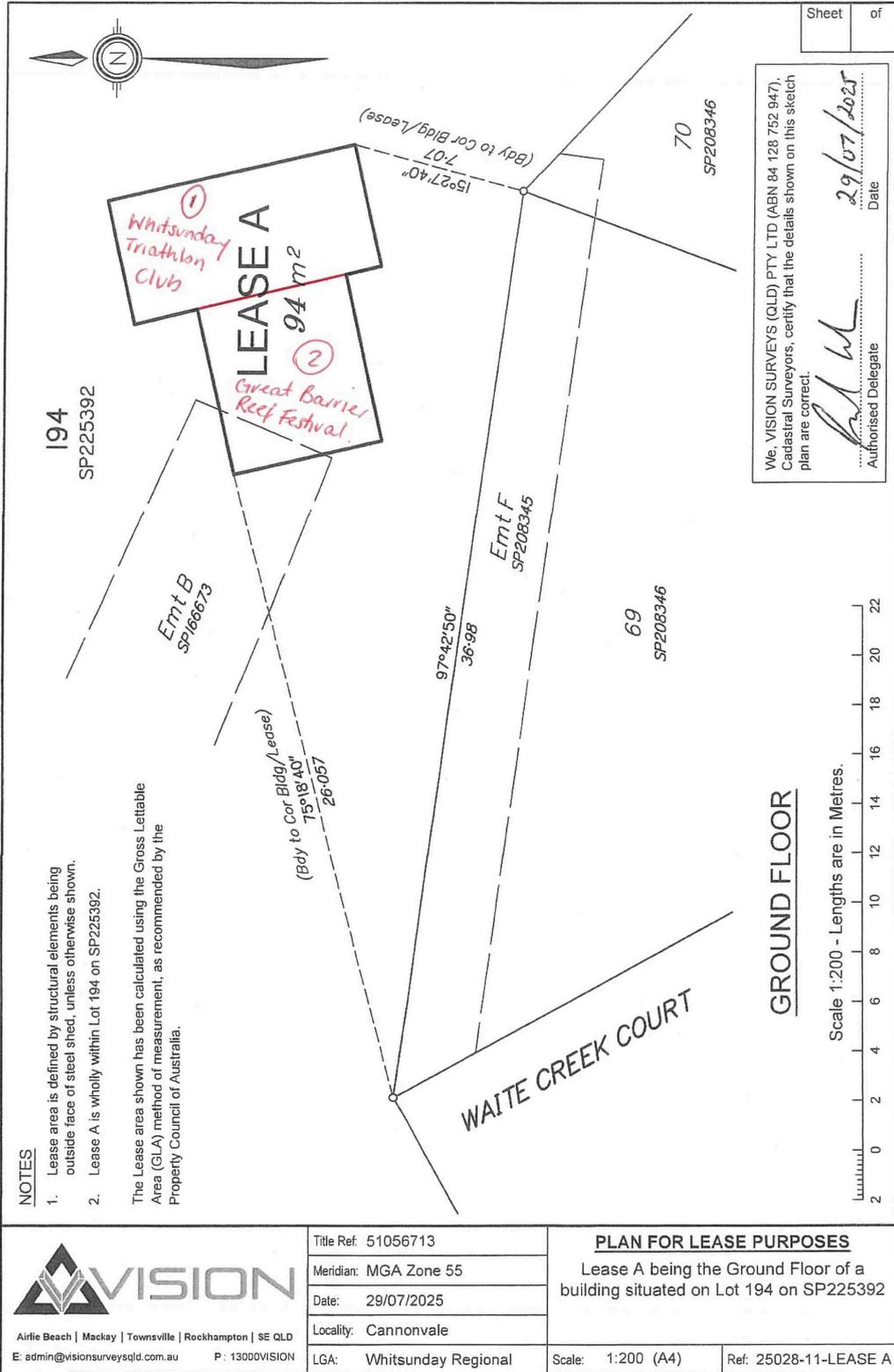
STRATEGIC IMPACTS

Corporate Plan Reference:

Deliver a strategic land initiative to identify and secure the options for future strategic land needs.

ATTACHMENTS

1. Sketch Plan - Updated with 2 lease areas [**11.10.1** - 1 page]
2. Map - Shed Location [**11.10.2** - 1 page]

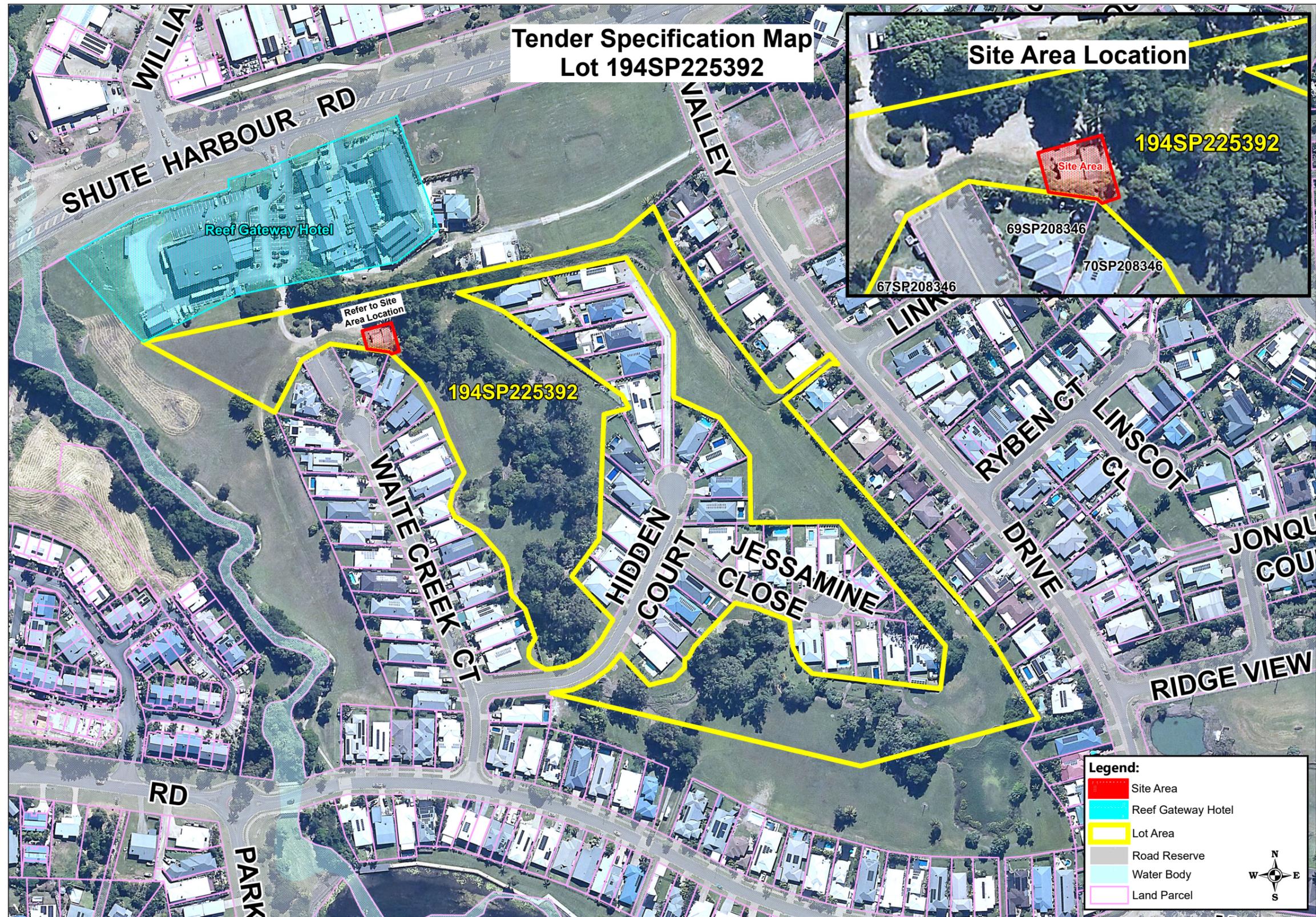


Sheet _____ of _____

We, VISION SURVEYS (QLD) PTY LTD (ABN 84 128 752 947),
Cadastral Surveyors, certify that the details shown on this sketch
plan are correct.

Authorised Delegate

29/07/2025
Date



11.11 - Notification of Water Meter Reading Period

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Coordinator Rates

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

To obtain a resolution for the declaration of the date for the reading of water meters in the first half of the financial year 2025/26.

EXECUTIVE SUMMARY

Every rating period, Council must declare the date for the reading of water meters. This is proposed for the 19th December 2025 to enable effective and efficient issuance of notices in line with the 2025/26 rating schedule.

OFFICER'S RECOMMENDATION

That Council declare the water meter reading date to be 19th December 2025 for the commencement of reading the water meters for the billing period.

BACKGROUND

Council levies Water Utility charges either as a two-part Tariff or as an Allocation Tariff under Council's Revenue Statement. The Two-Part Tariff is a default tariff with property owners with a water connection no longer having an annual option to elect to be charged as per the allocation tariff.

Both tariffs require the measurement of water consumption using a water meter, as the consumed quantity of water has an impact on the amount levied. Due to large amount of water meters to be read, it is not possible to read all meters within the region on a single day. As per s102(2) of the *Local Government Regulation 2012*, for purposes for levying water tariffs, a local government may, by resolution, declare an effective date for the water meter reads.

DISCUSSION/CURRENT ISSUE

For the second billing period of the last financial year 2024/25, the water meters were read between 9th June and 24th June 2025. The resulting Water notices were issued on the 29th August 2025.

The intention for the first billing period of the 2025/26 financial year is to ensure the meter reading process is completed before the end of year break to enable the reads to be validated and reviewed prior to the issue the Water Notices in February 2026. To achieve this billing cycle, it is proposed that Council will undertake and complete the water meter readings from the 8th December to the 21st December 2025.

As such, it is proposed that Council declare the effective date for the water meter readings for the first billing period of the financial year 2025/26 (July to December 2025) as the 19th December 2025.

FINANCIAL IMPLICATIONS

The costs related to water meter reading, primarily labour and use of plant, has been budgeted to occur during the year. The declaration of an effective date for water meter reads will ensure that the issue of Water Notices is in conformance with legislative and regulatory requirements.

CONSULTATION/ENGAGEMENT

Director Corporate Services
Manager Financial Services
Chief Operating Officer Whitsunday Water

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009 (LGA) and Local Government Regulations 2012 (LGR)

RISK ASSESSMENT/DEADLINES

In order to meet the pre-determined rating schedule, it is essential that the water meters are read before the Christmas holiday closure. Staff will not be available after this date and the reading will not have taken place with the correct timeframe.

STRATEGIC IMPACTS

Corporate Plan Reference:

Integrate asset management practices into the long-term financial planning to ensure sustainable service delivery for current and future generations.

ATTACHMENTS

Nil

11.12 - Monthly Finance Report

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 November 2025

AUTHOR: Coordinator Strategic Finance

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

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

EXECUTIVE SUMMARY

This report promotes sound financial management and accountability by presenting the Monthly Finance Reports and sustainability ratios for the period ending 31st October 2025 to Council, including relevant commentary on the financial performance against budget and any risks associated with Council's financial position.

OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31st October 2025.

BACKGROUND

The Chief Executive Officer is required by Section 204(2) of the *Local Government Regulation 2012* to present the financial report at a meeting of the Local Government on a monthly basis.

The financial report must state the progress that has been made in relation to the Local Government's budget for the period for the financial year up to a day as near as practicable to the end of the month before the meeting is held.

DISCUSSION/CURRENT ISSUE

Year to Date Results

This report and the attachments provide the estimated financial performance and position for the relevant period in the current financial year.

- **Attachment 11.12.1** contains a summary of the financial performance with commentary around significant items.
- **Attachment 11.12.2** contains unaudited financial statements.

The budget will continue to be closely monitored throughout the financial year to ensure that budget risks when identified, are being actively managed with any significant risks being raised with Councillors outside of a budget review and all remaining risks being addressed through budget reviews (BRs) throughout the year.

FINANCIAL IMPLICATIONS

Maintaining a balanced budget throughout the financial year and remaining financially sustainable remain key objectives.

CONSULTATION/ENGAGEMENT

Acting Director Corporate Services
Manager Financial Services
Management Accountant

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

204 Financial Report

- (1) The local government must prepare a financial report.
- (2) The Chief Executive Officer must present the financial report -
 - (a) If the local government meets less frequently than monthly - at each meeting of the local government; or
 - (b) Otherwise - at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

RISK ASSESSMENT/DEADLINES

If actual revenue or expenditure exceeds budget, financial risks may apply. These risks will either be managed on a project basis or mitigated through the operational budgets of Council.

A budget risk register is maintained to collate any identified budget risks as they arise during the financial year to be mitigated in quarterly budget reviews.

There is mandatory reporting to Council each month as per *Section 204 of the Local Government Regulation 2012* to ensure ongoing oversight of the financial position.

STRATEGIC IMPACTS

- Advance the independence of commercial business structures to promote their ability to grow and deliver improved returns to the community.
- Ongoing improvement to asset management systems to support future planning, maintenance schedules and capital works forecasts.
- Progress the implementation of the asset management framework and systems.

ATTACHMENTS

1. Monthly Financial Report October 2025 [11.12.1 - 6 pages]
2. Financial Statements for the period ending 31 October 2025 [11.12.2 - 5 pages]

FINANCIAL REPORT

Financial Year: 2025/26
Period Ending: 31 October 2025



BACKGROUND

This report provides the unaudited estimated financial performance and position of Whitsunday Regional Council for the relevant period in the current financial year against the 2025/26 Budget.

INCOME & EXPENDITURE

What was charged to our ratepayers/customers compared to what was spent in delivering our services.

For the period under review, Council's operating surplus stood at \$21.6M after charging depreciation (What We Set-aside for Asset Renewals) of \$12.6M.

Table 1 : Statement of Income & Expenditure to 31 October 2025

	Prev. Yr. Audited	Current Budget to date	Actual to date	% Var Current Bud v Act
What We Levied Our Ratepayers	110,857,809	59,752,414.10	60,144,507	101%
What We Invoiced Our Customers	34,701,258	12,566,809	13,536,423	108%
What We Rcvd. as Grants & Subsidies	12,387,587	772,350	1,271,033	165%
What We Rcvd. As Interest from Investment	7,427,009	1,803,124	2,068,984	115%
Our Other Revenue	2,275,903	864,315	1,079,594	125%
Our Total Recurrent Earnings	167,649,566	75,759,013	78,100,541	103%
What We Spent on Our Staff	49,409,928	18,064,785	17,120,860	95%
What We Spent on Our Suppliers	77,357,079	28,548,186	25,931,324	91%
Our Total Direct Spend	126,767,007	46,612,971	43,052,184	92%
What We Paid Our Bankers	3,502,839	897,164	809,076	90%
What We Set-aside for Asset Renewals	37,653,750	12,426,503	12,594,521	101%
Our Operating Surplus/(Deficit)	(274,030)	15,822,375	21,644,761	137%
Our Capital Revenue	36,316,834	7,874,417	3,266,725	41%
Our Capital Expenses	24,143,477	3,761,208	1,800,850	48%
Our Capital Surplus/(Deficit)	12,173,357	4,113,209	1,465,875	36%
Our Net Earnings	11,899,327	19,935,583	23,110,636	116%

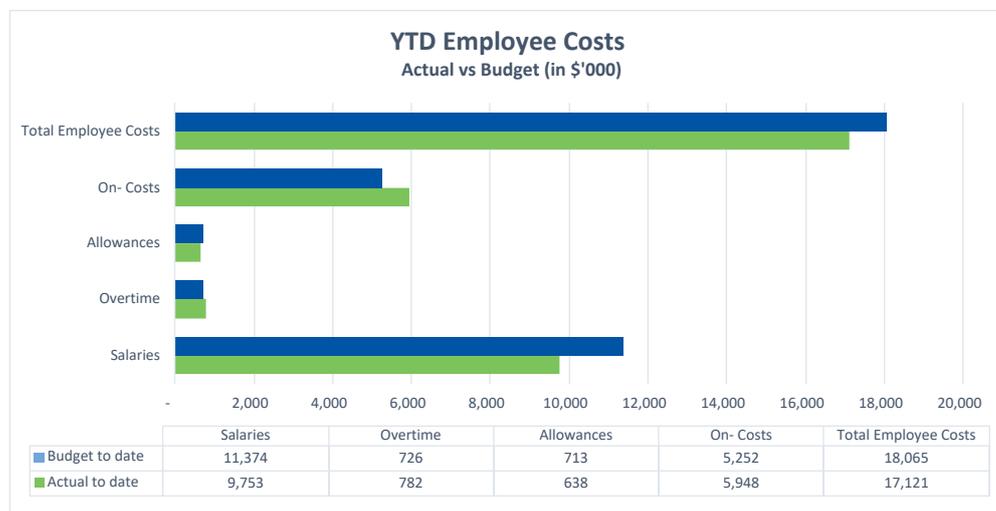
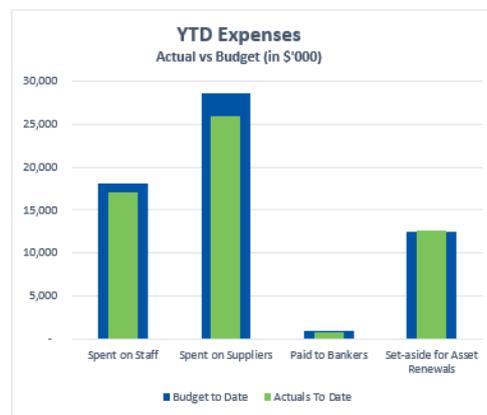
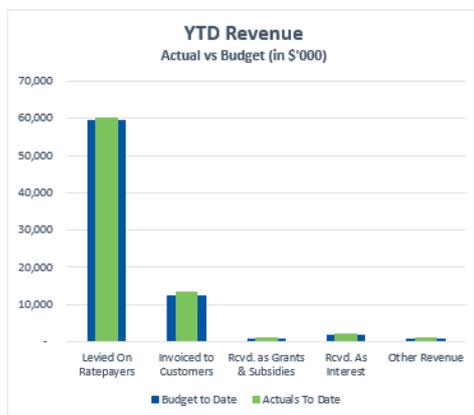
Revenue

- Total Recurrent Earnings is slightly over budget at 103% with what we levied our ratepayers tracking well against budget.
- What we invoiced our customers is slightly over budget at 108% with increased revenue received at transfer stations and quarry charges.
- What we received as Grants & Subsidies is over budget at 165% due to phasing of the Financial Assistance Grant received.
- What we received as Interest from investments is over budget at 115% due to investment strategies in place to maximise return.

Expenditure

- Total direct spend is below YTD budget sitting at 92% similar to the previous month.
- Total spend on our staff is below budget at 95%, due to vacancies across the organisation and the timing of the Certified Agreement sign off.
- Total spend on suppliers is slightly under budget at 91% (\$2.6M) with phasing for contractors to be reviewed during BR2.
- Total depreciation set aside for asset renewals is on budget at 101% as capitalisations have recommenced following the External Audit.

Additional details of revenue and expenditure and their comparison to budget are graphically presented below:



COMMUNITY WEALTH

This represents the value of resources Council has, to service our community. Net Community wealth at the end of the period stood at \$1.44B.

Table 2 : Statement of Financial Position as 31 October 2025

	Prev. Yr. Audited	Annual Budget	Actual to date
What We Own	1,412,473,724	1,484,514,756	1,400,404,622
Inventory We Hold	2,620,678	1,575,000	2,719,503
What We are Owed	22,161,064	19,766,900	29,681,045
What We Have in Bank	124,104,000	79,970,304	151,704,583
Our Total Assets	1,561,359,466	1,585,826,960	1,584,509,753
What Is Committed To Our Suppliers	92,494,282	69,338,535	94,673,079
What We Owe Our Lenders	59,740,212	61,318,918	57,601,067
Our Total Liabilities	152,234,494	130,657,453	152,274,146
Our Community Wealth	1,409,124,972	1,455,169,507	1,432,235,607

- Cash balances (what we have in bank) remain consistent with \$50M invested in Term Deposits at competitive rates to continue to maximise return on investment.
- What we are Owed has reduced from the previous month from \$32.2M to \$29.7M.
- What we Owe Our Suppliers has increased from \$93.9M to \$94.7M.

Debtors & Borrowings

What We Are Owed	
Category	Amount
Rates & Charges	10,014,531
General Debtors	7,748,597
GST Receivable/(Payable)	481,735
Advances to Community	2,000
SUB-TOTAL	18,246,863

Contract Assets	4,420,422
Water Charges not yet levied	5,054,063
Prepayments	2,659,494
Provision for Bad Debts	(699,797)
SUB-TOTAL	11,434,182

GRAND TOTAL	29,681,045
--------------------	-------------------

What We Have Borrowed		
Loan	Rate	Balance
81091 Gen5 05/06 (Road Plant)	7.08%	280,762
81092 Gen7 08/09 (Road Plant)	6.82%	2,248,765
81090 Gen8 09/10 (Road Plant)	6.33%	1,667,906
81089 Gen8 AMSU (Airlie Main Street Upgrade)	5.07%	1,692,993
81093 STP (Sewerage Projects)	5.25%	12,722,972
81094 WTP (Water Projects)	4.86%	6,254,919
Bowen STP 19/20 (Bowen Sewerage Project)	2.20%	7,324,165
WCA Run 19/20 (Airport Runway)	2.20%	17,944,203
Bowen Cell 3 19/20 (Bowen Waste Project)	0.91%	856,549
Bowen STP 20/21 (Bowen Sewerage Project)	1.80%	4,363,274
Lease Liabilities		2,244,558
TOTAL		57,601,067

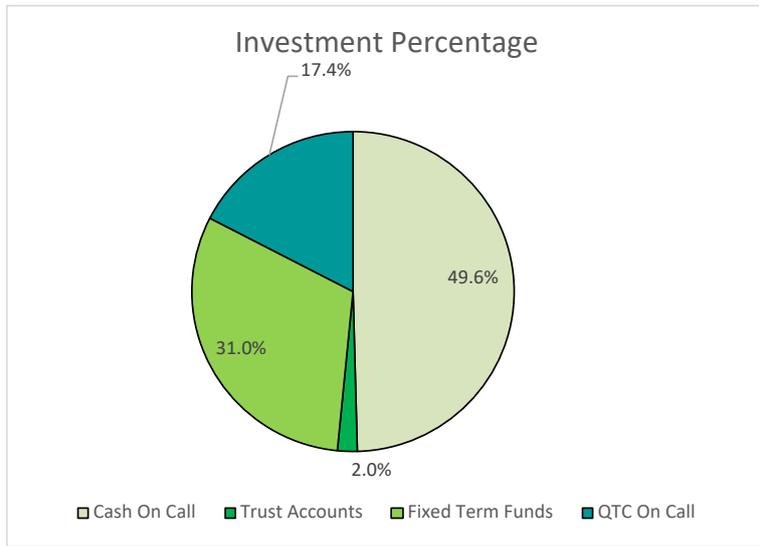
What We Have Available to Borrow		
Facility	Rate	Limit
Working Capital Facility	RBA official Cash Rate + 0.10% Admin Fee	20,000,000
Term Loans		-
TOTAL		20,000,000

- Rates & charges owed has reduced from \$13.5M in September to \$10M in October as debt recovery activities recommenced following prompt payment discount dates.
- General Debtors balance is \$7.7M compared to \$9.7M the previous month. General Debtors vary depending upon when invoices have been issued within the month.
- Recovery measures are currently in progress through a professional debt recovery agency for both Rates debtors and General debtors to ensure outstanding debt remains at acceptable levels.

Investments

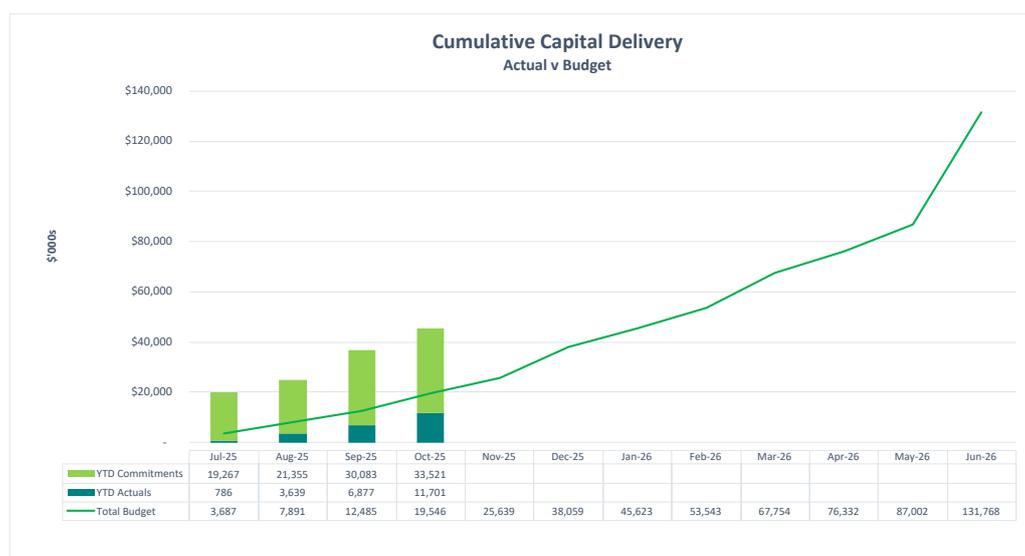
	Prev. Yr	Current
Queensland Treasury Corporation	84,104,000	101,704,583
Term Deposit < 3 Months	30,000,000	
Term Deposit > 3 Months	10,000,000	50,000,000
Total	124,104,000	151,704,583

- \$50M is currently invested in term deposits at competitive interest rates to maximise Council's return on investment, with \$10M maturing in March 2026 and \$40M maturing in August 2026.
- The balance of excess cash for the month was invested with Commonwealth Bank, as Commbiz has been providing the best returns among the acceptable financial institutions.



CAPITAL DELIVERY (Including remediation)

- \$11.7M or 9% of the full year capital budget of \$131.8M has been expensed up to 31 October excluding commitments. The capital program will be reviewed through the financial year to manage expected timeframe for delivery and availability of goods and services.
- A further \$33.5M has been committed to date which in total equates to 34% of the full year budget being spent or committed as projects prepare for delivery.



SUSTAINABILITY RATIOS

- The financial sustainability ratios are for the month of October and will vary throughout the financial year as Council completes its operational and capital budgets.
- All 5-year average ratios are currently within the target range set for Council by the State Government at the end of October 2025. The unrestricted cash expense cover ratio reports very high due to the timing of operational expenditure in the early months of the financial year.
- Council is still determining the most appropriate way to report on the new Asset Renewal Funding Ratio whilst Council progresses the development of Asset Management Plans.

As at October 2025

Type	Measure	Target (Tier4)	As at October 2025	5 Year Average
Audited ratios				
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 4 months	32.93 months ✓	N/A
Operating Performance	Operating Surplus Ratio	Greater than 0%	27.88% ✓	7.62%
	Operating Cash Ratio	Greater than 0%	44.74% ✓	29.65%
Asset Management	Asset Sustainability Ratio	Greater than 80%	42.13% ✗	97.48%
	Asset Consumption Ratio	Greater than 60%	68.27% ✓	70.69%
Debt Servicing Capacity	Leverage Ratio	0 to 3 times	1.58 times ✓	1.73 times

BUDGET ACHIEVEMENT

Council's ability to meet annual budgeted revenue, contain costs within the budgeted expenditure parameters and manage cash flows is presented below.

Item	Prev. Yr Act vs Bud	Curr. Yr. to date	Flag
Our Earnings	102%	45%	
Our Expenditure	100%	33%	
Our Cash on Hand	130%	190%	

- Earnings and Cash on Hand indicators are within expected levels as of 31 October due to timing of rates and charges being issued.
- Our Expenditure is at 33% and this will change as we progress throughout the financial year and with phasing being reviewed during BR2.

- Milestones:**
- 2025/26 Budget was adopted by Council on the 18th June 2025.
 - Budget Review 1 (BR1) was adopted by Council on the 24th September 2025.
 - Water meter reads are proposed to commence from the 8th December to the 21st December 2025 in preparation for the 2026 issue date.
 - Budget risks are being monitored as the year progresses and will be discussed during the budget review deliberations.

Whitsunday Regional Council

**Statement of Comprehensive Income
For the period ending 31 October 2025**

	YTD Actual 2025/26 \$	Actual 2024/25 \$	Current Budget 2025/26 \$	Current Budget YTD 2025/26 \$	Variance to Current YTD Budget
REVENUE					
Recurrent revenue					
Rates and levies	60,144,507	110,857,809	118,970,987	59,752,414	101%
Sale of goods and major services	10,079,493	23,002,732	28,379,381	9,522,321	106%
Fees and charges	2,016,612	4,465,878	4,985,260	1,788,420	113%
Interest received	2,068,984	7,427,009	5,426,245	1,803,124	115%
Sales of contract and recoverable works	1,312,822	6,951,888	5,678,200	1,128,967	116%
Rental income	127,497	280,759	381,306	127,102	100%
Grants, subsidies, contributions and donations	1,271,033	12,387,587	7,412,386	772,350	165%
Other recurrent income	1,079,594	2,275,903	2,612,318	864,315	125%
Total recurrent revenue	78,100,541	167,649,565	173,846,083	75,759,013	103%
Capital revenue					
Grants, subsidies, contributions and donations	3,080,204	33,508,689	53,508,176	7,822,511	39%
Other capital income	186,520	2,808,145	155,718	51,906	359%
Total capital revenue	3,266,725	36,316,834	53,663,894	7,874,417	41%
Total revenue	81,367,266	203,966,399	227,509,977	83,633,430	97%
EXPENSES					
Recurrent expenses					
Employee expenses	17,120,860	49,409,928	52,436,121	18,064,785	95%
Materials and services	25,931,324	77,357,079	77,216,740	28,548,186	91%
Finance costs	809,076	3,502,839	2,691,493	897,164	90%
Depreciation and amortisation					
Property, plant and equipment	12,485,772	37,327,504	37,592,428	12,321,519	101%
Intangible assets	-	-	-	-	
Right of use assets	108,749	326,246	245,036	104,984	104%
Total recurrent expenses	56,455,780	167,923,596	170,181,817	59,936,638	94%
Capital expenses	1,800,850	24,143,477	11,283,625	3,761,208	48%
Total expenses	58,256,630	192,067,073	181,465,442	63,697,847	91%
Net operating result	21,644,761	(274,031)	3,664,265	15,822,375	137%
Net result	23,110,636	11,899,326	46,044,534	19,935,583	116%
Other comprehensive income					
Items that will not be reclassified to net result					
Increase/(decrease) in asset revaluation surplus	-	7,766,998	0	0	
Total other comprehensive income for the year	-	7,766,998	-	-	
Total comprehensive income for the year	23,110,636	19,666,324	46,044,534	19,935,583	

Whitsunday Regional Council

**Statement of Financial Position
As at 31 October 2025**

	Actual 2025/26 \$	Actual 2024/25 \$	Budget 2025/26 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	101,704,583	114,104,000	59,970,304
Cash Investments	50,000,000	10,000,000	20,000,000
Receivables	17,065,331	16,501,479	13,210,650
Inventories	2,094,503	1,995,678	1,575,000
Contract assets	4,420,422	5,659,585	
Other assets	8,195,291	9,218,682	6,556,250
	183,480,131	157,479,424	101,312,204
Non-current assets held for sale	625,000	625,000	-
Total current assets	184,105,131	158,104,424	101,312,204
NON-CURRENT ASSETS			
Receivables	-	-	-
Investment property	2,950,000	2,950,000	2,977,850
Property, plant and equipment	1,395,337,223	1,398,078,895	1,479,555,794
Right of use assets	2,117,399	2,226,148	1,981,112
Total non-current assets	1,400,404,622	1,403,255,043	1,484,514,756
TOTAL ASSETS	1,584,509,753	1,561,359,467	1,585,826,960
LIABILITIES			
CURRENT LIABILITIES			
Payables	10,068,049	19,538,733	16,552,545
Contract liabilities	31,473,351	20,664,991	-
Provisions	19,605,771	19,167,366	9,750,000
Borrowings	6,283,873	6,283,873	6,410,400
Lease liabilities	208,456	312,462	
Total current liabilities	67,639,501	65,967,426	32,712,945
NON-CURRENT LIABILITIES			
Payables	1,570,741	1,570,741	3,100,734
Provisions	31,955,167	31,552,451	39,935,256
Borrowings	49,072,636	51,107,776	52,871,696
Lease liabilities	2,036,102	2,036,102	2,036,822
Total non-current liabilities	84,634,645	86,267,070	97,944,508
TOTAL LIABILITIES	152,274,146	152,234,496	130,657,453
NET COMMUNITY ASSETS	1,432,235,607	1,409,124,971	1,455,169,507
COMMUNITY EQUITY			
Asset revaluation reserve	544,596,649	544,596,649	544,596,656
Retained surplus	887,638,959	864,528,323	910,572,851
TOTAL COMMUNITY EQUITY	1,432,235,607	1,409,124,971	1,455,169,507

Statement of Cash Flows

For the year ending 30 June 2026

Period ending 31 October 2025

	Actuals 2025/26 \$	Actual 2024/25 \$	Budget 2025/26 \$
Cash flows from operating activities:			
Receipts from customers	73,649,715	156,566,919	166,514,945
Payments to suppliers and employees	(50,282,414)	(149,379,338)	(129,271,255)
Interest received	2,068,984	7,427,009	5,426,245
Rental income	127,497	280,759	381,306
Non capital grants and contributions	1,053,933	11,563,635	7,191,916
Borrowing costs	(704,659)	(2,283,264)	(2,576,494)
Net cash inflow from operating activities	25,913,055	24,175,720	47,666,663
Cash flows from investing activities:			
Payments for property, plant and equipment	(11,538,894)	(68,526,153)	(121,352,953)
Payments for investment property	-	(1,737)	-
Net movement in loans to community organisations	2,000	250,000	-
Proceeds from sale of property, plant and equipment	186,520	759,450	752,868
Payment for rehabilitation work	(161,724)	(1,694,274)	(10,415,460)
Grants, subsidies, contributions and donations	15,338,772	38,959,045	38,636,481
Net transfer (to) from cash investments	(40,000,000)	10,000,000	(11,000,000)
Net cash outflow from investing activities	(36,173,326)	(20,253,669)	(103,379,064)
Cash flows from financing activities:			
Repayment of borrowings	(2,035,141)	(5,939,297)	(6,825,053)
Repayments made on leases (principal only)	(104,007)	(293,571)	(311,742)
Net cash inflow (outflow) from financing activities	(2,139,147)	(6,232,868)	1,578,705
Net increase in cash and cash equivalents held	(12,399,418)	(2,310,816)	(54,133,696)
Cash and cash equivalents at beginning of the financial year	114,104,000	116,414,816	114,104,000
Cash and cash equivalents at end of the financial year	151,704,583	114,104,000	59,970,304
Summary of Cash and cash equivalents:-			
Investments	50,000,000	10,000,000	20,000,000
Cash & cash equivalents	101,704,583	114,104,000	59,970,304
Total Cash and cash equivalents at end of the financial year	151,704,583	124,104,000	79,970,304

Whitsunday Regional Council

Statement of Changes in Equity

As at 31 October 2025

	TOTAL		Retained Surplus		Asset revaluation surplus	
	Actual 2025/26 \$	Actual 2024/25 \$	Actual 2025/26 \$	Actual 2024/25 \$	Actual 2025/26 \$	Actual 2024/25 \$
Total						
Balance at beginning of year	1,409,124,971	1,389,458,647	864,528,323	852,628,996	544,596,649	536,829,651
Assets not previously recognised	-	-	-	-	-	-
Restated opening Balance	1,409,124,971	1,389,458,647	864,528,323	852,628,996	544,596,649	536,829,651
Net Result	23,110,636	11,899,326	23,110,636	11,899,326	-	-
Revaluations:						
Property, plant & Equipment	-	7,766,998	-	-	-	7,766,998
Change in value of future: Rehabilitaiton costs	-	-	-	-	-	-
Total comprehensive income for the year	23,110,636	19,666,324	23,110,636	11,899,326	-	7,766,998
Balance at end of year	1,432,235,607	1,409,124,971	887,638,959	864,528,323	544,596,649	544,596,649

Attachment 11.12.2 Financial Statements for the period ending 31 October 2025

Whitsunday Regional Council

**Notes to the Financial Statements
For the period ending 31 October 2025**

Property, plant and equipment

Basis of measurement

Asset Value

Opening gross value as at 1 July 2025

Minor correction to opening balance

Additions at cost

Contributed assets at valuation

Internal transfers from work in progress

Transfer to Non-Current assets held for sale

Revaluation adjustment to other comprehensive income

Disposals

Write-offs

Internal transfers between asset classes

Closing gross value as at 30 June 2026

	Land and Improvements	Building and Other Structures	Plant and Equipment	Transport Infrastructure	Marine Infrastructure	Water Infrastructure	Sewerage Infrastructure	Work in progress	Total
	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26	Fair Value 2025/26
Opening gross value as at 1 July 2025	56,352,579	190,479,725	84,882,988	953,954,115	45,868,148	354,104,894	243,741,262	105,395,695	2,034,779,405
Minor correction to opening balance	0	0	0	0	0	0	0	0	-
Additions at cost	0	128,191	150,570	2,593,870	0	0	485,124	11,538,894	14,896,649
Contributed assets at valuation	0	0	0	6,056	0	0	0	0	6,056
Internal transfers from work in progress	0	(2,153,106)	0	2,153,106	0	0	0	(3,357,755)	(3,357,755)
Transfer to Non-Current assets held for sale	0	0	0	0	0	0	0	0	-
Revaluation adjustment to other comprehensive income	0	0	0	0	0	0	0	0	-
Disposals	0	0	0	0	0	0	0	0	-
Write-offs	0	(9,905)	(22,363)	(2,423,849)	0	(42,927)	(3,680)	0	(2,502,724)
Internal transfers between asset classes	0	0	0	0	0	0	0	0	-
Closing gross value as at 30 June 2026	56,352,579	188,444,905	85,011,195	956,283,298	45,868,148	354,061,967	244,222,705	113,576,834	2,043,821,631

Accumulated depreciation and impairment

Opening gross value as at 1 July 2025

Minor correction to opening balance

Depreciation provided in year

Depreciation on disposals

Depreciation on write-offs

Revaluation adjustment to other comprehensive income

Internal transfers between asset classes

Closing gross value as at 30 June 2026

Opening gross value as at 1 July 2025	29,893	60,514,366	45,675,738	279,887,278	12,527,472	141,719,880	96,345,883	0	636,700,510
Minor correction to opening balance	0	0	0	0	0	0	0	0	0
Depreciation provided in year	0	1,731,814	1,998,637	5,010,730	268,694	1,938,990	1,536,906	0	12,485,772
Depreciation on disposals	0	0	0	0	0	0	0	0	0
Depreciation on write-offs	0	(662)	(18,438)	(673,294)	0	(7,257)	(2,224)	0	(701,874)
Revaluation adjustment to other comprehensive income	0	0	0	0	0	0	0	0	0
Internal transfers between asset classes	-	33,566	-	33,566	-	-	-	-	-
Closing gross value as at 30 June 2026	29,893	62,211,952	47,655,938	284,258,280	12,796,166	143,651,614	97,880,565	0	648,484,408

Written down value as at 30 June 2026

Written down value as at 30 June 2026	56,322,686	126,232,952	37,355,257	672,025,018	33,071,981	210,410,353	146,342,141	113,576,834	1,395,337,223
---------------------------------------	-------------------	--------------------	-------------------	--------------------	-------------------	--------------------	--------------------	--------------------	----------------------

12 LATE REPORT ITEMS

There are no late reports for this meeting.

13.1 - Queens Beach Hub Licencing Opportunities**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.*

13.2 - Residential Activation Fund Project Delivery Model

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—*
 - (d) rating concessions.*

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

13.5 - September Quarter Business Activity Performance

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.*
 - (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.*

13.6 - DELIVERY PARTNER GUARANTEE DEED - 2032 OLYMPIC AND PARALYMPIC GAMES

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.***

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.