



Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers, 83-85 Main Street, Proserpine on **Wednesday 26 August 2026**, commencing at **9:00 AM** and the Agenda is attached.

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



Warren Bunker

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at
Council Chambers, 83-85 Main Street, Proserpine on Wednesday 26 August 2026
commencing at **9:00 AM**

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

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1 APOLOGIES/LEAVE OF ABSENCE

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

2 CONDOLENCES

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

3.1 - Confirmation of Minutes - 28 July 2026

MEETING DETAILS: Ordinary Council Meeting - Wednesday 26 August 2026

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Chief Executive Officer

PURPOSE

To confirm the Ordinary Council Meeting Minutes held on 28 July 2026.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 28 July 2026.

BACKGROUND

In accordance with s254F of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 28 July 2026 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 28 July 2026.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 28 July 2026 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 28 July 2026 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 28 July 2026 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

Chief Executive Officer
Manager Governance
Director Corporate Services

STATUTORY/COMPLIANCE MATTERS

In accordance with the *Local Government Act 2009*, Council must record specified information in the minutes of a meeting regarding any declared declarations of interest. At the Ordinary Council Meeting held on 28 July 2026, the following conflicts of interests were declared and recorded in the minutes:

Councillor or Officer	Material Personal or Conflict of Interest	Report No.	Particulars of the interest
Cr Jan Clifford	Material Personal Interest	12.1 Assignment of Lease due to Merger Agreement	Cr Jan Clifford informed the meeting of a Material Personal Interest in relation to 12.1 Assignment of Lease due to Merger Agreement. The nature of the interest is that Cr Clifford is the chair of the Whitsunday Housing Company. As a result, Cr Clifford advised she would leave the room when this matter is being discussed and voted on.
Cr John Finlay	Material Personal Interest	12.1 Assignment of Lease due to Merger Agreement	Cr John Finlay informed the meeting of a Material Personal Interest in relation to item 12.1 Assignment of Lease due to Merger Agreement. The nature of the interest is that the applicant is a client of SBB Partners, which Cr Finlay is the manager for. As a result, Cr John Finlay advised he will would leave the room when this matter is being discussed and voted on.

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

There are currently no tabled matters for consideration.

ATTACHMENTS

1. 28 July 2026 - Final Unconfirmed Ordinary Council Meeting Minutes [**3.1.1** - 22 pages]



UNCONFIRMED

Minutes of the Ordinary Council Meeting held on Tuesday 28 July 2026 at Council Chambers, 67 Herbert Street, Bowen

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

Councillors Present:

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

Council Officers Present:

Warren Bunker (Chief Executive Officer); Amanda Pugh (Director Liveability and Development Services); Patty Johnson (Director Corporate Support Services); Gary Murphy (Director Infrastructure Services); Craig Turner (Director Commercial Businesses); Greg Martin (Communications and Marketing Manager); Janelle Skipworth (Manager Governance) and Tailah Jensen (Governance Administration Officer/Minute Taker)

Other Officers Present (Partial Attendance):

Matthew Twomey (Manager Development Assessment); Paul Hanlon (Manager Investment Attraction and Growth); Tamara Dansie (Manager Sports, Recreation and Community Development); Daniel Borgh (Capital Program Project Manager) and Malcolm Briody (Acting Manager Capital Program Delivery)

The meeting commenced at 9.21am
The meeting adjourned for morning tea at 10:33am
The meeting reconvened from morning tea at 11:08am
The meeting adjourned for lunch at 12:40pm
The meeting reconvened from lunch at 1:10pm
The meeting concluded at 2:21pm

UNCONFIRMED

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1 APOLOGIES/LEAVE OF ABSENCE

Nil.

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**2 CONDOLENCES**

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

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3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes - Ordinary Council Meeting - 17 June 2026

RESOLUTION OM2026/07/28.1

Moved By: CR CLAY BAUMAN

Seconded By: CR JAN CLIFFORD

That Council confirms the Minutes of the Ordinary Meeting held on 17 June 2026.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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**3.2 - Confirmation of Minutes - Special Council Meeting - 17 June 2026**

**RESOLUTION OM2026/07/28.2**

Moved By: CR JOHN COLLINS

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council confirms the Minutes of the Special Council Budget Meeting held on 17 June 2026.

**MEETING DETAILS**

The motion was Carried 7 / 0.

CARRIED

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4 BUSINESS ARISING

4.1 - Public Question Response - Mr Bill Lade

Acknowledgement was made in regard to the public question response provided to Mr Bill Lade.

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**5 MAYORAL MINUTE**

Nil.

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6 NOTICES OF MOTION

Nil.

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**7 DEPUTATIONS**

There were no deputations for this meeting.

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8 PETITIONS / QUESTIONS ON NOTICE

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

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UNCONFIRMED

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9 QUESTIONS FROM THE PUBLIC GALLERY

QUESTION

Name: Mr Rogin Taylor

On December 19th 2025 Mayor Collins officially announced the adoption of the Whitsunday Regional Council Sports Park Precinct Masterplan with stage 1 backed by a \$15 million federal grant.

A Consultant firm was hired by Council to contact sporting clubs, group and community organizations to formulate a masterplan for the Sports Park Precinct.

**QUESTION:** Why did the consultants 'Ross Planning' contact less than half these community groups for their input to develop a masterplan?

Although Mayor Collins said that "the Sports Precinct is about more than sport, it is about creating a place where clubs can thrive and where the whole community benefits for generations to come". The only noticeable activity to-date has been the growing of cane with no clubs, community groups or organizations benefiting.

**QUESTION:** When is the Sports Park development likely to see sporting activities or Community use as it has been sixteen years since Council purchased the Land for a Sports Park Precinct?

In the Council Tender documents to lease the land for growing cane, it states "*The parcel offered for an initial term lease is currently in excess to Council's requirements.*"

I was advised by Council that, referring to the Sports Park Precinct "*the wording for the purposes of cane farming in the resolution was to save the effort of clubs applying for tender when the use was not deemed complementary to the precinct.*"

**QUESTION:** As the Sports Park Precinct has been leased for growing cane to prevent and deprive Clubs from tendering to lease or use the land for sporting or recreational purposes, how much revenue has been received to-date (July 28th 2026) from the successful cane farmers tenders who acquired the land a year ago?

**QUESTION:** The original proposed sports park land owned by Council at Carlo Drive was deemed too small for a sports park and was sold as industrial blocks seventeen years ago. Where is or what happened to the surplus \$3.1 million (plus interest) retained in Council reserves for the development of this Precinct that was surplus after the purchase of the new Sports Precinct from the sale of the industrial blocks in Carlo Drive, Cannonvale?

**QUESTION:** Council built a public General Aviation Terminal at the WCA near the Aero Club, unfortunately it has never been open to the public. Can Council please advise why the General Aviation Terminal was built that apparently was never intended to be open to the public and who has occupied the Terminal and what revenue has Council received from the occupants of the Terminal.

Although Council thought that hangars would be better built in Bowen, that were never built anyway, the General Aviation demand for hangars is in the Southern area of our region with local planes now occupying most of the 18 hangars at Lakeside Airpark near Bloomsbury.

**QUESTION:** When will the long awaited, proposed General Aviation Hangars be built at the WCA that have already been designed and priced?

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If Lakeside Airport can build 18 hangars and profit from them with a reasonably rental, why can't Council build hangars that are in demand that would be filled with local planes immediately with a General Aviation Terminal that has already been built?

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

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10 COMMITTEES REPORTS

Nil.

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Mayor Ry Collins advised the meeting that items 11.4 and 11.9 have been withdrawn from business and handed to the Chief Executive Officer for explanation.

The Chief Executive Officer advised that item 11.4 is a development application for Lot 3 Ridge View Road which will not be proceeding at this time as the applicant has stopped the clock on the application. In relation to item 11.9 Code of Conduct, this item was withdrawn on the grounds that further consultation is being undertaken with union stakeholder groups.

## 11 OFFICERS REPORTS

**11.1 - 20250005 - Development Permit for Reconfiguration of a Lot - One (1) Lot into Nine (9) Lots - Allan Road, Conway - 2RP737354 - T McMillan & Magdziarz Developments Pty Ltd**

### RESOLUTION OM2026/07/28.3

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR MICHELLE WRIGHT

That Council approve the application for development application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Nine (9) Lots, made by T M McMillan & Magdziarz Developments Pty Ltd, on L: 2 RP: 737354 and located at Allan Road, Conway, subject to the conditions outlined in Attachment 11.1.4.

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.2 - 20260066 – Development Application for Development Permit for Material Change of Use – Dwelling House (Coastal Hazard Overlay) - 47 Elphinstone Street, Bowen - 23SP167801 - DA Sands & CP Sands

RESOLUTION OM2026/07/28.4

Moved By: CR GARY SIMPSON

Seconded By: CR JOHN COLLINS

That Council refuse the application for Development Application for Development Permit for Material Change of Use for Dwelling House (Coastal Hazard Overlay), made by D A Sands & C P Sands, on L: 23 SP: 167801 and located at 47 Elphinstone Street, Bowen, for the following reasons:

1. The proposed development conflicts with Performance Outcome PO1(a) and PO1(b) of the Coastal Hazard Overlay Code of the *Whitsunday Regional Council Planning Scheme 2017*. In particular:
 - a. The applicant has not demonstrated that the dwelling, located within the Storm Tide Wave Run-up Area, will be safe from the identified coastal hazard, and therefore the proposal does not comply with PO1(a).
 - b. The applicant has not demonstrated that the location of the dwelling minimises the potential disruption, recovery, rebuilding and restoration costs associated with a coastal hazard event, and therefore the proposal does not comply with PO1(b).
2. The proposed development conflicts with Overall Outcomes (c), (d), and (l) of the Coastal Hazard Overlay Code. In particular:
 - a. The applicant has not provided the site-specific technical investigations contemplated by Schedule 6.5 of the *Whitsunday Regional Council Planning Scheme Policies* to justify the proposed reduction in the finished floor level. Accordingly, the proposal has not demonstrated that the development appropriately responds to the identified storm tide hazard or minimises the risk to personal safety and property, and therefore conflicts with Overall Outcome (c).
 - b. As the development has not demonstrated that it appropriately responds to the identified coastal hazard, it has not demonstrated that it will support, or avoid compromising, disaster management response, recovery capacity and capabilities, and therefore conflicts with Overall Outcome (d).
 - c. The applicant has not demonstrated, through site-specific technical investigations or other appropriate evidence, that the proposed reduction in finished floor level will achieve an equivalent or improved level of safety and resilience to that intended by the Coastal Hazard Overlay Code. Accordingly, the proposal conflicts with Overall Outcome (l).

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MEETING DETAILS

The motion was Carried 5 / 2.

Cr Michelle Wright called for a division.

For the motion: Cr Jan Clifford, Cr John Collins, Cr Clay Bauman, Cr Gary Simpson, Mayor Ry Collins

Against the motion: Cr Michelle Wright, Cr John Finlay

CARRIED

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**11.3 - 20250753 - Development Permit for Material Change of Use - Nature-Based Tourism - 117 Parker Road, Cannonvale - 259HR1534 - B & J Ferdinand**

#### RESOLUTION OM2026/07/28.5

Moved By: CR CLAY BAUMAN

Seconded By: CR GARY SIMPSON

That Council approve the application for Development Permit Material Change of Use - Nature-Based Tourism, made by B & J Ferdinand, on L: 259 HR: 1534 and located at 117 Parker Road, Cannonvale - 259HR1534 subject to the conditions outlined in Attachment 11.3.4.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.4 - 20251369 - Development Application for Development Permit for Operational Works for Roadwork and Stormwater - Lot 3 Ridge View Road, Cannonvale - D Brown

PROCEDURAL NOTE

This item was withdrawn from business.

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#### PROCEDURAL NOTE

The Council unanimously agreed to change the order of business to consider item 11.15 next.

**11.15 - 20260173 - Development Application for Development Permit for Reconfiguring a Lot – One (1) lot into Four (4) - Lot 2 RP808303 and Lot 7 RP746329 - Lot 7 Shute Harbour Road Pty Ltd**

#### RESOLUTION OM2026/07/28.6

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council approves the Development Application for a Development Permit for Reconfiguring a Lot – One (1) Lot into Four (4) (staged) – Lot 2 RP808303 and Lot 7 RP746329, subject to the conditions outlined in Attachment 11.15.4.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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UNCONFIRMED

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11.5 - Donations, Sponsorships and Grants Approved - June 2026

RESOLUTION OM2026/07/28.7

Moved By: CR MICHELLE WRIGHT

Seconded By: CR CLAY BAUMAN

That Council note the:

1. Sport and Recreation Club Grant applications approved for the month of June 2026 to the applicants identified in Attachment 11.5.1.
2. Financial Support for Junior Elite Athlete Grant applications approved for the month of June 2026 to the applicants identified in Attachment 11.5.2.
3. Donations approved for the month of June 2026 to the applicants identified in Attachment 11.5.3.
4. In-Kind Donations approved for the month of June 2026 to the applicants identified in Attachment 11.5.4.
5. Sponsorships approved for the month of June 2026 to the applicant identified in Attachment 11.5.5.
6. Donation on Council Fees approved for the month of June 2026 to the applicant identified in Attachment 11.5.6.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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### 11.6 - Policy Framework

#### RESOLUTION OM2026/07/28.8

Moved By: MAYOR RY COLLINS

Seconded By: CR JAN CLIFFORD

That Council:

1. Adopts the Policy Framework as presented at Attachment 11.6.1; and
2. Delegate authority to the Chief Executive Officer to approve non-material administrative changes to the Policy Framework that will not impact the intent or application of the Policy Framework.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.7 - Infrastructure Charges Resolutions (No.1) 2026

RESOLUTION OM2026/07/28.9

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN COLLINS

That Council:

- 1. Adopt the Infrastructure Charges Resolutions (No. 1) 2026 (Attachment 11.7.1); and**
- 2. Rescind the Infrastructure Charges Resolutions (No. 1) 2025 (Attachment 11.7.2).**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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**RESOLUTION OM2026/07/28.10**

**Moved By: MAYOR RY COLLINS**

**That the meeting be adjourned for the purpose of morning tea at 10:33am.**

#### **MEETING DETAILS**

The motion was Carried 6 / 1.

**CARRIED**

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The meeting reconvened from morning tea at 11:08am.

11.8 - Sole Supplier Listing 2026/27

RESOLUTION OM2026/07/28.11

Moved By: CR JOHN COLLINS

Seconded By: CR MICHELLE WRIGHT

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 11.8.1 of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2026/27 financial year;
- b) Resolves that the suppliers identified in Attachment 11.8.1 for removal from the Sole Supplier Register be removed, with the exception of Moss Family Trust T/A Uninet Enclosure Systems, which is to remain on the Sole Supplier Register with an expiry date of 30 June 2028; and
- c) Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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### 11.9 - Code of Conduct

#### PROCEDURAL NOTE

This item was withdrawn from business.

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11.10 - Procurement Policy 2026/27

RESOLUTION OM2026/07/28.12

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council adopt the Procurement Policy for 2026/27 financial year (Attachment 11.10.1).

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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#### 11.11 - Show Holidays 2027

##### RESOLUTION OM2026/07/28.13

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR MICHELLE WRIGHT

That Council:

1. Endorse the following 'special and show holidays' for the 2027 calendar year as follows:
  - a) Proserpine, Airlie Beach, and Cannonvale districts – 18 June 2027.
  - b) Bowen district including the localities of:
    - Bowen;
    - Guthalungra;
    - Gumlu; and
    - Bogie - excluding the area south of the Bogie River from its confluence with the Burdekin River to its source and then easterly by the Clark Range to the eastern boundary of the Council area – 22 June 2027.
  - c) Collinsville district, including the area south of the Bogie River from its confluence with the Burdekin River to its source and then easterly by the Clark Range to the eastern boundary of the Council area – 2 November 2027.
2. Authorise the CEO to undertake all administrative actions necessary to lodge the nominations with the Queensland Government Office of Industrial Relations by the required due date of 7 August 2026.

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3. Authorise the CEO to advise all relevant stakeholders, both internal and external of the legally recognised dates once gazetted, and action as necessary.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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11.12 - Office of the Mayor & CEO Activity Report

RESOLUTION OM2026/07/28.14

Moved By: MAYOR RY COLLINS

Seconded By: CR JAN CLIFFORD

That Council receive the Office of the Mayor and Chief Executive Officer activity report (Attachment 11.12.1) for April to June 2026.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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**11.13 - Corporate Support Services Activity Report**

**RESOLUTION OM2026/07/28.15**

Moved By: CR JAN CLIFFORD

Seconded By: CR CLAY BAUMAN

That Council receive the Corporate Support Services Activity Report (Attachment 11.13.1) for Quarter four (4) for the 2025/26 financial year.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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11.14 - Monthly Finance Report

RESOLUTION OM2026/07/28.16

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR JAN CLIFFORD

That Council receive the Unaudited Interim Monthly Financial Report, including the Unaudited Interim Financial Statements for year-to-date June 2026.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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#### 12 CONFIDENTIAL MATTERS

Cr Jan Clifford informed the meeting of a Material Personal Interest in relation to 12.1 Assignment of Lease due to Merger Agreement. The nature of the interest is that Cr Clifford is the chair of the Whitsunday Housing Company. As a result, Cr Clifford advised she would leave the room when this matter is being discussed and voted on.

Cr John Finlay informed the meeting of a Material Personal Interest in relation to item 12.1 Assignment of Lease due to Merger Agreement. The nature of the interest is that the applicant is a client of SBB Partners, which Cr Finlay is the manager for. As a result, Cr John Finlay advised he would leave the room when this matter is being discussed and voted on.

##### PROCEDURAL MOTION - CLOSURE OF MEETING (CONFIDENTIAL SESSION) OM2026/07/28.17

Moved by: CR JAN CLIFFORD

Seconded by: CR MICHELLE WRIGHT

That Council close the meeting to the public at 11.54am in accordance with Section 254J of the Local Government Regulation 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:

##### 12.1 - Assignment of Lease due to Merger Agreement

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

##### 12.2 - Bio-Energy Project Investigation

- (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.*

This is page 17 of the Minutes of Council's Ordinary Council Meeting - 28 July 2026

### 12.3 - Monthly Finance Report - July 2026

– (c) *the local Government's budget.*

#### MEETING DETAILS:

The procedural motion was Carried 7 / 0

**CARRIED**

During the confidential session, Cr Jan Clifford and Cr John Finlay left the meeting at 11:55am in accordance with their Material Personal Interest declarations and did not participate in the discussion on Item 12.1. Following discussion of item 12.1 Cr Jan Clifford and Cr John Finlay returned to the meeting at 12.04pm.

During confidential session, the meeting adjourned for the purpose of lunch at 12:40pm and reconvened at 1:10pm.

~~~~~

PROCEDURAL MOTION - REOPEN MEETING OM2026/07/28.18

Moved by: CR JAN CLIFFORD

Seconded by: CR GARY SIMPSON

That Council reopen the meeting to the general public at 2:14pm.

MEETING DETAILS:

The motion was Carried 7 / 0

CARRIED

~~~~~

Cr Jan Clifford and Cr John Finlay left the meeting at 2:15pm in accordance with their Material Personal Interest declarations and did not participate in the vote in relation to item 12.1.

**RESOLUTION OM2026/07/28.19**

**Moved By: CR JOHN COLLINS**

**Seconded By: CR GARY SIMPSON**

**That Council:**

- 1. Approves the assignment of lease set out in Attachment 12.1.1 as part of the proposed organisational merger; and**
- 2. Authorises the Chief Executive Officer to negotiate, finalise and execute all documents and do all things necessary to facilitate the assignment of lease.**

**MEETING DETAILS**

The motion was Carried 5 / 0.

**CARRIED**

~~~~~

Following consideration of item 12.1 Cr Jan Clifford and Cr John Finlay returned to the meeting at 2:16pm.

12.2 - Bio-Energy Project Investigation

RESOLUTION OM2026/07/28.20

Moved By: CR MICHELLE WRIGHT

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council:

1. Receives and notes the confidential attachments.
2. Endorses Council's in-principle support for the proposed Bowen Bio-Energy Project.
3. Authorises the Chief Executive Officer to undertake the necessary actions to progress Council's support for the project including advocating for the project and providing letters of support where appropriate.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

This is page 20 of the Minutes of Council's Ordinary Council Meeting - 28 July 2026

This is page 29 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

### 12.3 - Monthly Finance Report - July 2026

#### RESOLUTION OM2026/07/28.21 - PART A

Moved By: CR JAN CLIFFORD

Seconded By: MAYOR RY COLLINS

That Council, in relation to the Whitsunday Regional Sports Precinct project, Stage One:

- a) Delegates authority to the Chief Executive Officer to continue pursuing and applying for grant funding opportunities for the Whitsunday Sports Park projects.
- b) Delegates authority to the Chief Executive Officer to allocate up to \$5.8 million of eligible LGIP funding.
- c) Authorise the Chief Executive Officer to progress the Whitsunday Regional Sports Park Precinct, Stage One project to tender, and for the Chief Executive Officer to present a report to Council prior to award, after confirming funding, affordability and access arrangements.
- d) Direct the Chief Executive Officer and Mayor to negotiate with Department of Transport and Main Roads for a safe and cost-effective Whitsunday Regional Sports Precinct, Stage One access arrangement.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

RESOLUTION OM2026/07/28.22 - PART B

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council, delegates authority to the Chief Executive Officer to make loan applications to meet Council's contribution towards the Cannonvale Community Hub up to a maximum amount of \$15 million.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

This is page 21 of the Minutes of Council's Ordinary Council Meeting - 28 July 2026

**13 MATTERS OF IMPORTANCE**

Cr Jan Clifford requested if Local Laws could do a lift on a-frames in Airlie Beach Main St.

Mayor Ry Collins acknowledged a significant memorial in the community on the weekend and highlighted that today marks the 3 year anniversary since Bushman 83 when down off the coast of Hamilton Island. Council would like to respect and honour Captain Dannel Lyon, Lieutenant Maxwell Nugent, Warrant Officer Class Two Joseph Laycock, and Corporal Alexander Naggs and pay respect to their families and loved ones.

The Meeting closed at 2:21pm.

Confirmed as a true and correct recording this 26 August 2026.

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**Ry Collins**  
**MAYOR**

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This is page 31 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

**4.1 - Public Question Response - Ordinary Council Meeting - 26 July 2026 - Mr Rogin Taylor**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Chief Executive Officer

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There was one public question submitted for the Ordinary Council Meeting held on 28 July 2026 by Mr Rogin Taylor.

The question was taken on notice, and the response has been provided as outlined in attachment 4.1.1.

**ATTACHMENTS**

1. 28 July 2026 - Rogin Taylor - Public Question Response Letter (redacted) [4.1.1 - 3 pages]

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

13 August 2026

Mr Rogin Taylor  
[REDACTED]

Dear Mr Taylor,

**RE: PUBLIC QUESTION REQUEST: 28 July 2026**

In response to the question that you raised on the 28 July 2026, the following response has been provided.

**Question 1: Why did the consultants 'Ross Planning' contact less than half these community groups for their input to develop a masterplan.**

Response: As part of the master planning process, Ross Planning proactively contacted existing sporting clubs and relevant peak bodies to understand their current needs, challenges, capacity and future aspirations. Engagement was undertaken with a number of traditional sporting groups; however, not all clubs responded. While every effort was made to engage with relevant sporting organisations, participation was ultimately dependent on the willingness and availability of individual clubs to engage in the process. Hard-to-locate and noise generating sports were not a specific focus of the engagement, given that residential development is projected to extend towards the Sports Precinct, potentially limiting opportunities for these types of activities due to the risk of noise-related impacts.

**Question 2: When is the Sports Park development likely to see sporting activities or Community use as it has been sixteen years since Council purchased the Land for a Sports Park Precinct.**

Response: A Development Application for Material Change of Use (Outdoor Sport & Recreation) was lodged with Council on 2 June 2026 and is currently under assessment. Council continues to progress the necessary planning and project requirements associated with the proposed use of the facility, noting that the timing of implementation will be subject to the relevant approvals, funding requirements and project considerations.

**Question 3: As the Sports Park Precinct has been leased for growing cane to prevent and deprive Clubs from tendering to lease or use the land for sporting or recreational purposes, how much revenue has been received to-date (July 29th, 2026) from the successful cane farmers tenders who acquired the land a year ago?**

Response: At this stage, Council has not received revenue from the lease agreement as at 29 July 2026. Under the terms of the agreement, revenue is based on a production-based lease agreement. The production crop from this land is scheduled to be processed during August 2026.

Bowen  
City Harbour & Forest 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 4807

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**Question 4:** The original proposed sports park land owned by Council at Carlo Drive was deemed too small for a sports park and was sold as industrial blocks seventeen years ago. Where is or what happened to the surplus \$3.1 million (plus interest) retained in Council reserves for the development of this Precinct that was surplus after the purchase of the new Sports Precinct from the sale of the industrial blocks in Carlo Drive, Cannonvale?

**Response:** While proceeds from the sale of the Carlo Drive industrial land were originally intended to support the future development of a sports precinct, those funds were not held in a quarantined reserve account. The proceeds were subsequently integrated into Council's general funding pool and utilised through normal budget and operational processes.

**Question 5:** Council built a public General Aviation Terminal at the WCA near the Aero Club, unfortunately it has never been open to the public. Can Council please advise why the General Aviation Terminal was built that apparently was never intended to be open to the public and who has occupied the Terminal and what revenue has Council received from the occupants of the Terminal.

**Response:** The General Aviation Terminal construction was completed in early 2024. Following completion, a Request for Tender (RFT) was released in May 2024 seeking submissions for the lease of the facility, with a proposed commencement date of 1 July 2024 and an initial lease term of three (3) years, with two (2) one-year extension options.

Tender was open for 21 days with no submissions received for use of the building.

After the tender was officially closed, Whitsunday Regional Council received an expression of interest by an Airport Stakeholder seeking to occupy the facility. An agreement was negotiated to occupy the building commencing 1 September 2024.

The General Aviation Terminal has remained tenanted since that time, generating lease revenue for Whitsunday Coast Airport.

**Question 6:** When will the long awaited, proposed General Aviation Hangars be built at the WCA that have already been designed and priced? If Lakeside Airport can build 18 hangars and profit from them with a reasonably rental, why can't Council build hangars that are in-demand that would be filled with local planes immediately with a General Aviation Terminal that has already been built?

**Response:** The Whitsunday Coast Airport completed a comprehensive Master Plan in 2024 which included a full Infrastructure Report that was approved and adopted by Council to guide the Airports future planning, noting where funds are to be prioritised for growth and expansion of the Airport.

Secondary to this, when Council received no submissions for the use of the General Aviation Terminal building, it was noted that the upfront cost associated with building hangars, with no notable interest received, would not assist a strong business case to take to Council to request funding for the capital outlay required. Council's required investment verses what General



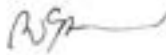
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Aviation operators are willing to pay based on previous conversations with Mr. Taylor, do not provide a reasonable return on investment in the short to medium term.

At that time, it was decided that Whitsunday Coast Airport would focus primarily on Commercial Operator growth and re-visit General Aviation in the future aligning to the Master Plan.

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

Yours faithfully,



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

**Bowen**  
Cnr Herbert & Powell Streets  
Bowen QLD 4830

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

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

**Cannonvale**  
Shop 23, Whitsunday Plaza  
State Harbour Road, Cannonvale QLD 4807

## **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.

## 6.1 - Unreasonable Customer and Complaints Action

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**REQUESTED BY:** Cr Ry Collins (Mayor)

**RESPONSIBLE OFFICER:** Director Corporate Support Services

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### PURPOSE

Council has an obligation to provide accessible and transparent mechanisms for members of the community to raise concerns, make complaints, seek information, scrutinise Council decisions and access appropriate statutory review processes.

There are, however, circumstances where the nature, frequency or persistence of customer or complainant conduct can become unreasonable and place disproportionate demands on Council resources, impact the health, safety and wellbeing of Councillors and employees, and reduce Council's capacity to efficiently deliver services to the broader community.

The Queensland Ombudsman provides guidance to public sector agencies for identifying and managing unreasonable complainant conduct, including unreasonable persistence, demands, lack of cooperation, arguments and behaviour.

Council does not currently have a dedicated contemporary policy or framework that clearly establishes how unreasonable customer and complainant conduct should be identified, assessed and managed, including when matters have been repeatedly considered and finalised.

This Notice of Motion proposes that Council develop an Unreasonable Customer and Complainant Conduct Policy, informed by the Queensland Ombudsman's framework and relevant legislation. The proposed policy should preserve legitimate complaint, information access and review rights while establishing clear, proportionate and procedurally fair mechanisms for managing unreasonable conduct.

It is proposed that a draft policy be considered by the Policy Review Working Group and presented to the September 2026 Ordinary Meeting for Council's consideration and adoption.

### COUNCILLORS RECOMMENDATION

That Council:

1. Acknowledges the right of members of the community to raise concerns, make complaints, seek information, criticise Council and access appropriate statutory review and accountability mechanisms.
2. Recognises that unreasonable, persistent, repetitive, abusive or otherwise inappropriate customer and complainant conduct can impose disproportionate demands on Council resources, impact the health, safety and wellbeing of Councillors and employees, and reduce Council's capacity to provide services fairly and efficiently to the broader community.
3. Directs the Chief Executive Officer to develop an Unreasonable Customer and Complainant Conduct Policy, having regard to the Queensland

Ombudsman's Managing Unreasonable Complainant Conduct framework and relevant legislative requirements.

4. Requests that the proposed policy provide an appropriate framework for:
  - objectively identifying and assessing unreasonable conduct;
  - proportionate and graduated management arrangements;
  - managing repetitive matters that have previously been appropriately considered and finalised;
  - reasonable restrictions on communication, contact and access to Council premises or facilities where warranted by a person's conduct
  - procedural fairness, appropriate recordkeeping and periodic review;
  - protecting Councillors, employees and Council resources from unreasonable conduct;
  - preserving legitimate statutory complaint, information-access and review rights; and
  - managing repeated or unreasonable use of Right to Information processes consistently with the *Right to Information Act 2009*, including consideration of the statutory mechanisms available under section 114.
5. Directs that the draft policy be considered by the Policy Review Working Group and presented to the September 2026 Ordinary Meeting for Council's consideration and adoption.

## BACKGROUND

Council interacts with a broad range of customers and complainants across its services, facilities, regulatory functions and statutory responsibilities.

Most interactions are reasonable and can be appropriately managed through Council's existing customer service, complaints management and statutory processes. Council should continue to encourage legitimate community feedback and scrutiny, including complaints that are critical of Council or ultimately prove to be unsubstantiated.

There are circumstances, however, where repeated or unreasonable conduct can consume resources significantly disproportionate to the matter being raised. This can include repeatedly pursuing matters that have already been investigated and determined without materially new information, unreasonable demands on Council resources, repeated unsubstantiated allegations, refusal to engage with reasonable processes, abusive or threatening behaviour, or attempts to continually reopen concluded matters.

The absence of a clear Council-wide framework can result in inconsistent responses, uncertainty for employees and Councillors, repeated expenditure of resources on matters that have already been appropriately addressed, and difficulty establishing a reasonable endpoint.

The Queensland Ombudsman's *Managing Unreasonable Complainant Conduct* framework provides an established basis for Queensland public sector agencies to manage these circumstances while maintaining fairness, accountability and appropriate access to government.

The proposed policy is intended to establish an organisational framework rather than restrict legitimate criticism or access to Council.

A central principle should be that Council assesses conduct rather than labelling individuals. The fact that a person is persistent, strongly critical of Council, politically active or unsuccessful in previous complaints should not, of itself, result in restrictions.

Where conduct becomes unreasonable, however, Council should have clear authority to implement proportionate management arrangements. Depending on the circumstances, these may include establishing a single point of contact, specifying appropriate communication channels, limiting the frequency of non-statutory contact, declining to repeatedly substantively respond to matters/related matters already considered and finalised unless materially new information is provided, and implementing appropriate arrangements to protect employees and Councillors.

Significant restrictions should be supported by documented reasons, procedural fairness and periodic review.

The policy should also distinguish between ordinary customer and complaint interactions and statutory rights. Council cannot use an internal policy to remove rights established by legislation.

In relation to Right to Information applications, the *Right to Information Act 2009* provides a specific statutory mechanism under section 114 through which the Information Commissioner may declare a person to be a vexatious applicant where the legislative requirements are satisfied. The proposed policy should recognise this mechanism and establish an appropriate process for Council to consider its use where warranted, rather than attempting to impose its own restrictions on statutory RTI rights.

The development of a contemporary policy will provide clearer guidance to Councillors and employees, improve consistency in decision-making and help ensure Council resources remain appropriately focused on delivering services to the broader community while maintaining legitimate rights of access, complaint and scrutiny.

#### Financial Implications

There are no significant direct financial implications associated with developing the proposed policy. Implementation of an effective framework has the potential to reduce the disproportionate use of employee time, legal resources and other Council resources associated with managing repeated or unreasonable customer and complainant conduct.

#### Legal and Governance Implications

The proposed policy will require consideration of relevant legislative and administrative law obligations, including the *Local Government Act 2009*, *Human Rights Act 2019*, *Anti-Discrimination Act 1991*, *Right to Information Act 2009* and *Information Privacy Act 2009*.

The draft policy should undergo appropriate governance and legal review prior to being presented to Council for adoption.

The proposed approach does not seek to restrict legitimate criticism, political expression or statutory rights. Rather, it seeks to establish a transparent and proportionate governance framework for managing conduct that has become unreasonable.

#### Risk Management

The absence of a consistent framework creates organisational risks including excessive resource consumption, employee and Councillor health and safety impacts, inconsistent decision-making and prolonged engagement with matters that have already been appropriately considered.

Conversely, inappropriate or disproportionate restrictions on individuals may create legal, human rights and reputational risks.

A policy based on established Queensland Ombudsman guidance, supported by procedural fairness, proportionality, appropriate delegations and review mechanisms, will assist Council in managing both sets of risks.

#### Consultation

It is proposed that the draft policy be reviewed through Council's Policy Review Working Group and receive appropriate governance and legal review prior to presentation to the September 2026 Ordinary Meeting.

### Conclusion

Council should remain open, accessible and accountable to its community, including to people who strongly disagree with its decisions.

That obligation does not require Council to provide unlimited resources to repetitive or unreasonable conduct or to continually reconsider matters that have been appropriately investigated and finalised without materially new information.

Establishing an Unreasonable Customer and Complainant Conduct Policy will provide a clear, fair and contemporary framework for balancing these responsibilities and provide greater certainty for the community, Councillors and Council employees.

### **OFFICERS COMMENTS**

Administration supports the Notice of Motion and the development of an Unreasonable Customer and Complainant Conduct Policy. The proposed policy will establish a clear, fair and consistent framework for managing unreasonable conduct while ensuring community members retain the right to raise concerns, make complaints and access appropriate review and appeal processes.

In some cases, unreasonable conduct can result in significant and ongoing demands on Council resources, diverting staff time and attention from the delivery of services to the broader community. Given Council's financial sustainability responsibilities and current resource constraints, it is important that resources are managed effectively and proportionately.

### **ATTACHMENTS**

Nil

## **7            DEPUTATIONS**

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

## **8                    PETITIONS / QUESTIONS ON NOTICE**

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

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

Excerpt from Council's Standing Orders:

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

**10.1 - 19 May 2026 - Confirmed Audit, Risk and Improvement Committee Meeting Minutes**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Director Corporate Support Services

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**PURPOSE**

To receive and note the confirmed Audit, Risk and Improvement Committee Meeting Minutes from the meeting held on 19 May 2026.

**EXECUTIVE SUMMARY**

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

**OFFICER'S RECOMMENDATION**

That Council receive and notes the confirmed minutes of the Audit, Risk and Improvement Committee Meeting (**Attachment 10.1.1**) held on 19 May 2026.

**BACKGROUND**

The Whitsunday Regional Council Audit, Risk and Improvement Committee met on 19 May 2026. The minutes of this meeting have been recorded and are presented to Council for consideration and review of the Committee's recommendations, in accordance with section 211(1)(c) of the Local Government Regulation 2012.

The primary objective of the Committee is to assist Council in fulfilling its oversight responsibilities relating to accounting and reporting requirements imposed under the *Local Government Act 2009* and other relevant legislation, in particular relating to financial statements, risk management, external audit, and internal audit obligations.

**DISCUSSION/CURRENT ISSUE**

The minutes provided at **Attachment 10.1.1** have been confirmed by the Audit, Risk and Improvement Committee at the Committee meeting held on 6 August 2026.

**FINANCIAL IMPLICATIONS**

Financial Implications are managed within the existing budgets and delegations.

**CONSULTATION/ENGAGEMENT**

Director Corporate Support Services  
Chief Executive Officer  
Audit, Risk and Improvement Committee

## **STATUTORY/COMPLIANCE MATTERS**

Audit, Risk and Improvement Committee Charter  
*Local Government Act 2009*  
Local Government Regulation 2012

## **RISK ASSESSMENT/DEADLINES**

Council risks non-compliance with the Audit, Risk and Improvement 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**

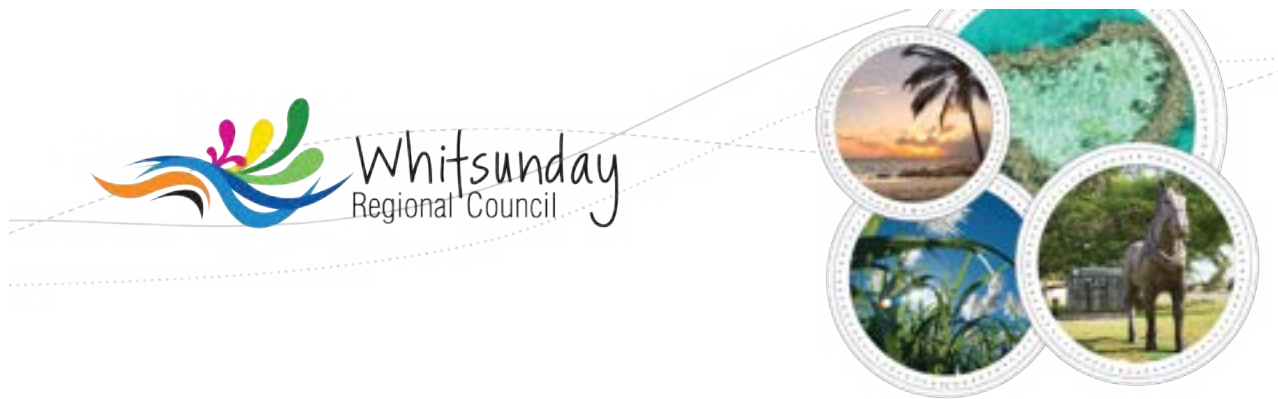
Corporate Plan Reference:

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. 19 May 2026 - Confirmed Audit, Risk and Improvement Committee Minutes [**10.1.1** - 12 pages]



# Minutes of the Audit, Risk and Improvement Committee Meeting held on Tuesday 19 May 2026 via Microsoft Teams

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

**Members Present:**

Mr Peter Sheville (Chair)  
Ms Mary Goodwin (External Committee Member)  
Mr Alan Pigott (External Committee Member)  
Mayor Ry Collins  
Cr John Finlay (Deputy Mayor/Councillor – Division 6)

**Internal/Externals Present:**

Warren Bunker (Chief Executive Officer); Gary Murphy (Director Infrastructure Services); Julie Wright (Acting Director Liveability and Development Services); Patty Johnson (Director Corporate Support Services); Amy Humphries-Behan (Acting Director Commercial Business); Peter Shuttlewood (Executive Manager Procurement, Property & Fleet); Joshua Gibson (Manager Innovation and Technology); Leah Bradley (Manager Financial Services); Matthew Stevens (Manager Governance); Jessica Price (Legal, Risk and Reporting Coordinator); and Tailah Jensen (Governance Administration Officer/Minute Taker).

**Observers:**

Michelle Wright (Councillor - Division 4); Clay Bauman (Councillor - Division 2)

**Internal/Externals Present:**

Sabrina Frank (Queensland Audit Office)  
Lloyd Marufu (Ernst & Young)  
Nick Charalambous (OCM)  
Cathy Blunt (OCM)

**Chairperson Declared:**

The meeting commenced at 9:20am  
The meeting adjourned for morning tea at 10:57am  
The meeting reconvened from morning tea at 11:16am  
The meeting closed at 12:02pm.

Whitsunday Regional Council  
Minutes of the Audit, Risk and Improvement  
Committee Meeting held at Via Microsoft Teams on  
Tuesday 19 May 2026 commencing at 9:00 AM

|                                                                                                                |           |
|----------------------------------------------------------------------------------------------------------------|-----------|
| <b>1 CHIEF EXECUTIVE OFFICER AND AUDIT &amp; RISK IMPROVEMENT COMMITTEE MEMBERS DISCUSSION .....</b>           | <b>5</b>  |
| <b>1.1 Chief Executive Officer and Audit &amp; Risk Improvement Committee Members Discussion - Agenda.....</b> | <b>5</b>  |
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| <b>4 CONFIRMATION OF MINUTES .....</b>                                                                         | <b>6</b>  |
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| <b>5 STRATEGIC IMPERATIVES .....</b>                                                                           | <b>6</b>  |
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This is page 3 of the Minutes of Council's Audit & Risk Improvement Committee Meeting - 19 May 2026

|                                                                                         |           |
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| <b>9 MAYOR AND AUDIT &amp; RISK IMPROVEMENT COMMITTEE MEMBERS DISCUSSION</b>            |           |
| <b>11</b>                                                                               |           |
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| .....                                                                                   | <b>11</b> |
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This is page 49 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

**1 CHIEF EXECUTIVE OFFICER AND AUDIT & RISK IMPROVEMENT COMMITTEE MEMBERS DISCUSSION**

**1.1 - Chief Executive Officer and Audit & Risk Improvement Committee Members Discussion - Agenda**

This item on the agenda is for the Chief Executive Officer and Audit & Risk Committee Members to have a confidential discussion prior to the officers joining the meeting.

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2 APOLOGIES/LEAVE OF ABSENCE

2.1 - Apologies/Leave of Absence - Agenda

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

~~~~~

**3 DECLARATIONS OF INTEREST**

**3.1 - Declarations of Interest - Agenda**

No declarations were recorded for this meeting.

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This is page 5 of the Minutes of Council's Audit & Risk Improvement Committee Meeting - 19 May 2026

This is page 50 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

4 CONFIRMATION OF MINUTES

4.1 - Confirmation of Minutes

RESOLUTION ARIC2026/05/19.1

Moved By: MAYOR R COLLINS

Seconded By: CR J FINLAY (DEPUTY MAYOR)

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 3 February 2026.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

#### 5 STRATEGIC IMPERATIVES

##### 5.1 - Chief Executive Officer Briefing Update - Agenda

**RESOLUTION ARIC2026/05/19.2**

**Moved By: MR P SHEVILLE**

**Seconded By: MR A PIGOTT**

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

##### **MEETING DETAILS**

The motion was Carried 5 / 0.

**CARRIED**

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This is page 6 of the Minutes of Council's Audit & Risk Improvement Committee Meeting - 19 May 2026

This is page 51 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

5.2 - Audit, Risk and Improvement Committee Workplan

RESOLUTION ARIC2026/05/19.3

Moved By: MR P SHEVILLE

Seconded By: MS M GOODWIN

That the Audit Risk and Improvement Committee considers and approves an Audit and Risk Committee workplan.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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## 6 AUDIT & RISK COMMITTEE REPORTS

### 6.1 Business Improvement, Service Reviews and Performance

#### 6.1.1 - Commercial Operations Reporting

### RESOLUTION ARIC2026/05/19.4

Moved By: MS M GOODWIN

Seconded By: MR A PIGOTT

That the Audit Risk and Improvement Committee notes:

- The current strategic risk profile and emerging risks impacting the Commercial Directorate and regional economy; and
- The management actions and mitigation strategies currently in place to address identified risks.

### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

6.2 Governance, Risk and Compliance

6.2.1 - Strategic Risk Report

RESOLUTION ARIC2026/05/19.5

Moved By: MS M GOODWIN

Seconded By: CR J FINLAY (DEPUTY MAYOR)

That the Audit Risk and Improvement Committee notes the discussion on strategic risks.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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### 6.2.2 - ICT Reporting

#### RESOLUTION ARIC2026/05/19.6

Moved By: MR P SHEVILLE

Seconded By: MR A PIGOTT

That the Audit Risk and Improvement Committee notes:

- The current Innovation and Technology (ICT) risk environment and delivery pressures outlined in this paper.

#### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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6.2.3 - Procurement Reporting

RESOLUTION ARIC2026/05/19.7

Moved By: CR J FINLAY (DEPUTY MAYOR)

Seconded By: MAYOR R COLLINS

That the Audit Risk and Improvement Committee notes this status update.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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The committee adjourned for the purpose of morning tea at 10:57am.

The committee reconvened from morning tea at 11:16am.

Cr J Finlay (Deputy Mayor) left the meeting at 11:31am.

~~~~~

6.3 Internal Audit

6.3.1 - Internal Audit Reports

RESOLUTION ARIC2026/05/19.8

Moved By: MR P SHEVILLE

Seconded By: MAYOR R COLLINS

That the ARIC review the three draft Internal Audit Terms of Reference and provide comment and advice to management prior to the audits commencing.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

This is page 9 of the Minutes of Council's Audit & Risk Improvement Committee Meeting - 19 May 2026

This is page 54 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

### 6.3.2 - Implementation of Recommendations Status Report

#### RESOLUTION ARIC2026/05/19.9

Moved By: MR P SHEVILLE

Seconded By: MR A PIGOTT

That the Audit Risk and Improvement Committee notes:

- The Internal Audit Register Status Update Report – May 2026.

#### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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6.4 Financial Management

6.4.1 - External Audit Progress Reporting and Briefings

RESOLUTION ARIC2026/05/19.10

Moved By: MR P SHEVILLE

Seconded By: MS M GOODWIN

That the Audit Risk and Improvement Committee notes:

- The Queensland Audit Office Interim Report; and
- The Queensland Audit Office External Audit Update

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

This is page 10 of the Minutes of Council's Audit & Risk Improvement Committee Meeting - 19 May 2026

This is page 55 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

#### 6.4.2 - Update on Asset Valuation

RESOLUTION ARIC2026/05/19.11

Moved By: MR A PIGOTT

Seconded By: MS M GOODWIN

That the Audit Risk and Improvement Committee notes:

**Recommendation 1 – to not apply Council Cost Index effective 30 June 2026 due to other factors for consideration regarding determining fair value of assets.**

#### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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7 ADDITIONAL DOCUMENTS FOR INFORMATION

7.1 - Additional Documents for Information - Agenda

The **Attachments 7.1.1 to 7.1.3** in the agenda were presented to the Audit & Risk Committee for their information.

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### 8 GENERAL BUSINESS

No general business items raised for this meeting.

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9 MAYOR AND AUDIT & RISK IMPROVEMENT COMMITTEE MEMBERS DISCUSSION

9.1 - Mayor and Audit & Risk Improvement Committee Members Discussion - Agenda

This item on the agenda is for the Mayor and Audit & Risk Committee Members to have a confidential discussion prior to concluding the meeting.

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This is page 56 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

## 10 CLOSURE OF MEETING

The Meeting closed at 12:02pm.

Confirmed as a true and correct recording this 6 August 2026.

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**Mr Peter Sheville**

**CHAIRPERSON**

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This is page 57 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

**11.1 - 20250987 - Development Application for Development Permit for Material Change of Use - Function Facility (Marquee) at 14,18,22,24,41 Mt Whitsunday Drive-Private Airlie Beach For Jumbo Properties Pty Ltd**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Senior Planner

**AUTHORISING OFFICER:** Director Liveability and Development Services

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**PURPOSE**

To present the assessment of a development application for a function facility and seek Council's determination.

**EXECUTIVE SUMMARY**

The development application seeks approval for an impact assessable function facility at the Elementa venue on Mount Whitsunday Drive, Airlie Beach. The proposal involves using the elevated area behind the completed Stage 1 hospitality and tourism development as a function and event space for weddings, birthdays, corporate functions and similar events. A marquee is proposed within this area, which may be configured in different layouts depending on the nature of the event and number of patrons.

The proposed function facility would accommodate events of up to 350 patrons. Events of up to 150 patrons would be supported by up to 15 staff, increasing to up to 25 staff for events involving between 150 and 350 patrons. In accordance with the Operational Management Plan, activities within the marquee would cease by 10:00 pm, with events transitioning indoors into the existing Stage 1 area after that time to minimise potential noise impacts on nearby residential and short-term accommodation uses.

The applicant has advised that the proposed function facility and existing food and drink outlet will not operate concurrently, with patron numbers managed to ensure that the total number of patrons across the venue does not exceed 350 at any one time.

The proposed operating hours are:

- Maintenance activities: 7:00 am to 6:00 pm;
- Waste collection: 7:00 am to 6:00 pm;
- Function-facility operations: 8:00 am to midnight; and
- Functions within the marquee and outdoor event space: 8:00 am to 10:00 pm.

The proposal plans identify 13 existing car parking spaces, one SRV space, one shared zone associated with the accessible parking space and one golf buggy space. This parking and servicing provision was approved to support the operational Stage 1 development.

No additional car parking or SRV space is proposed for the function facility. Based on its gross floor area of 284.1 m<sup>2</sup>, the proposed marquee independently generates a planning scheme requirement for 19 car parking spaces and one SRV space. The existing parking and servicing provision is required to support Stage 1, however represents capacity available for the proposed function facility as the food and drink outlet will not be open to the public during events.

To address the parking management of the proposal, an Operational Management Plan has been submitted to address the arrivals and departures of guests. Key components of the Operational Management Plan include:

- Seven spaces are made available for staff car parking
- Event organisers will arrange courtesy buses to transport guests to and from the venue
- No guest parking will be permitted on site or along the private access road;
- Events involving up to 150 patrons will use the designated internal set-down and collection area near the venue entrance;
- Events involving between 150 and 350 patrons will use the designated street-based set-down and collection area;
- Buses will remain within the loading areas only for the time required for patrons to board or alight;
- Two on site taxi/ride share collection bays made available
- Venue staff will coordinate bus and rideshare arrivals and departures to prevent queuing and simultaneous vehicle movements;
- Venue staff will direct vehicles and coordinate guest movements between the venue and the applicable loading area;
- Departing guests will remain inside the venue until their allocated transport arrives;
- No bus parking or waiting will occur within the private access road;
- The loading areas and associated access routes will remain clear and available for their intended purpose during events;
- The private access road will remain orderly and available to adjoining premises;

As the proposal is located within a residential zone and close to existing and future residential and short-term accommodation, the application is supported by a Noise Impact Assessment and Noise Management Plan.

The assessment identifies several sensitive receptors, including the residential subdivision under construction opposite the site and the Elementa accommodation units immediately behind the proposed function area. Acoustic modelling indicates that noise from the marquee can comply with the applicable criteria, subject to the recommended operational controls subject to the immediately adjoining accommodation remaining within the control of the function facility operator. The proponent has advised that these units will operate in conjunction with the function facility, with affected rooms allocated to function guests and managed through the Noise Management Plan.

The application has demonstrated the proposal is consistent with the character of the adjoining area and that impacts from the proposal can be managed. The application is therefore recommended for approval subject to reasonable and relevant conditions.

## **OFFICER'S RECOMMENDATION**

That Council approve the Development Application for Development Permit for Material Change of Use for a Function Facility (Marquee), made by Jumbo Properties Pty Ltd, on L: 100 SP: 330252, L: 11 SP: 268401, L: 0 SP: 268401, L: 12 SP: 268401 CTS: EMT H/SP342277, L: 0 SP: 184771 CTS: SP218223, L: 3 SP: 165632 T: EMTS F, G and located at 18 Mt Whitsunday Drive-Private, subject to the conditions outlined in **Attachment 11.1.4**.

## BACKGROUND

The land is subject to existing development approvals for a mixed-use tourism and accommodation development, including associated operational works and supporting infrastructure under Council reference 20210750.

Stage 1 of the development has been completed and is operating. The site also benefits from a separate approval for a boutique distillery operating in conjunction with the approved food and drink outlet and function facility under Council reference 20230574.

## DISCUSSION/CURRENT ISSUE

### Zone

While the proposal conflicts with the primary residential purpose of the Low-medium density residential zone, the zone allows limited non-residential uses where compatible with surrounding character and amenity.

The locality has a strong tourism and visitor-accommodation character due to the existing Elementa Whitsundays development, adjoining accommodation uses including Club Wyndham, and proximity to the Airlie Beach tourism centre. Although a residential subdivision is under construction opposite the site, its character is yet to be established.

The function facility is considered compatible with the locality because it forms part of the broader Elementa tourism and hospitality development, incorporates a lightweight and visually recessive marquee design, will operate intermittently for booked functions, and will be subject to controls relating to operating hours, patron numbers, noise, transport and event activities.

### Noise

The function facility has the potential to affect nearby residential and accommodation uses through amplified music, patron activity, mechanical plant, vehicle movements and guest dispersal. The revised Noise Impact Assessment predicts acceptable outcomes at off-site sensitive receivers, subject to the recommended mitigation and operational controls.

Key controls include limiting total venue capacity to 350 patrons, ceasing outdoor music by 6:00 pm, ending marquee events by 10:00 pm and ceasing all amplified music by midnight. Additional measures include acoustic treatment of the marquee, closed openings during evening and night-time periods, attenuation of mechanical plant, supervision of outdoor areas and departures, daytime servicing, and complaint investigation and noise-monitoring procedures.

Accommodation units R5 and R6 will remain under the operator's control through a legal agreement, allowing room allocations and function operations to be coordinated. Guest transport will primarily be provided by courtesy buses and rideshare services, with no guest parking onsite and staff managing arrivals, departures and congregation.

### Parking and Guest Management

The proposal does not meet the numerical parking requirements of the Transport and Parking Code and instead relies on operational management measures. The site contains 13 existing car parking spaces, one SRV space, an accessible shared zone and one golf buggy space, with no additional parking or servicing spaces proposed. The marquee independently requires 19 car parking spaces and one SRV space.

The existing Stage 1 food and drink outlet will not operate during functions, allowing the existing parking to be used by function staff. Seven spaces will be available for staff, with carpooling required where necessary. No guest parking will be permitted onsite or along the private access road.

Guests will travel primarily by organised courtesy buses and rideshare services. Smaller events will use the internal set-down area, while events of between 150 and 350 patrons will use the designated street-based loading area. Staff will coordinate vehicle movements, keep guests inside until transport arrives, prevent queuing and bus waiting, and maintain access for adjoining premises and emergency vehicles.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.  
Infrastructure charges: **\$27,032.12**

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer  
Environment Heath Officer

## **STATUTORY/COMPLIANCE MATTERS**

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

## **RISK ASSESSMENT/DEADLINES**

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

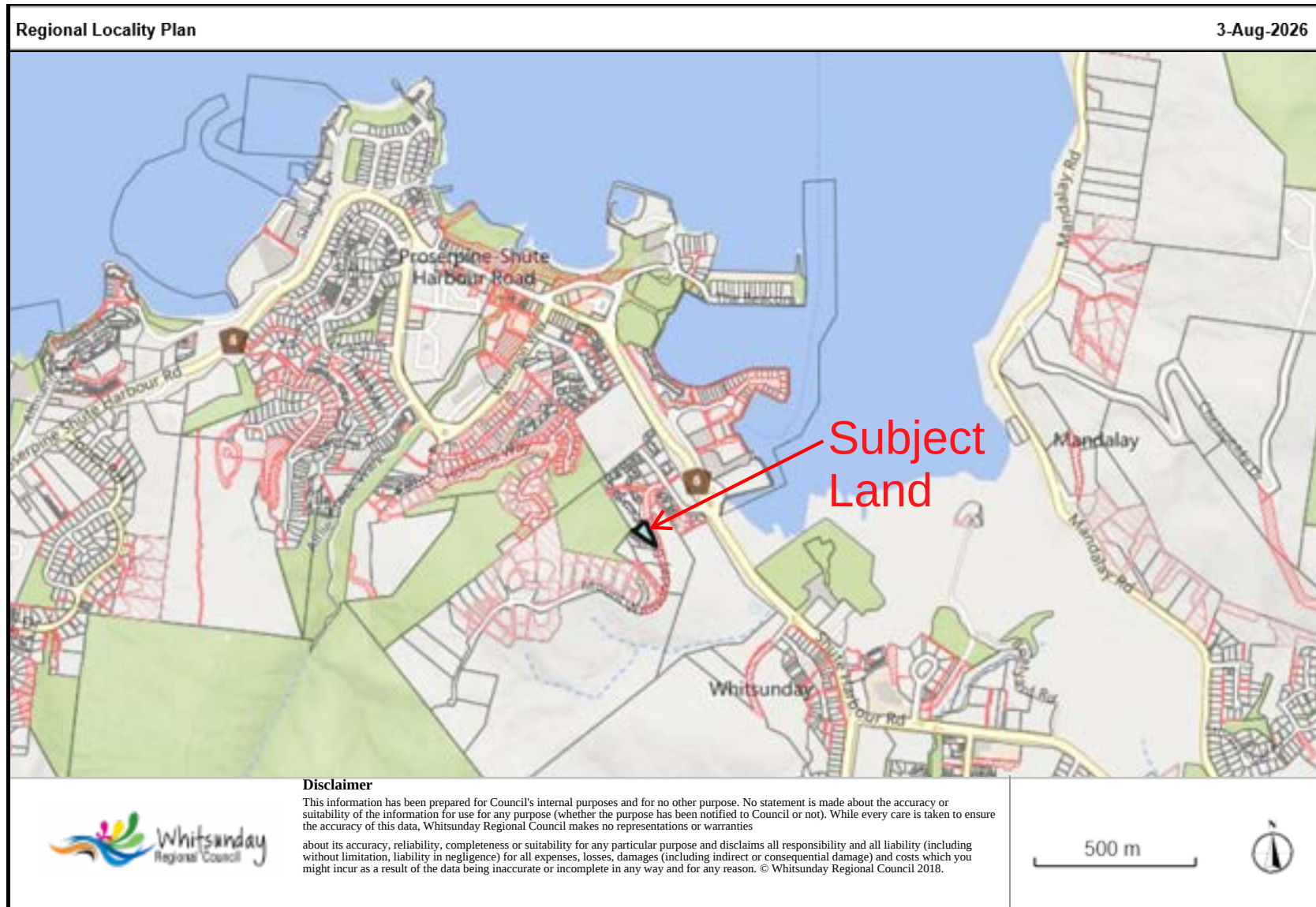
## **STRATEGIC IMPACTS**

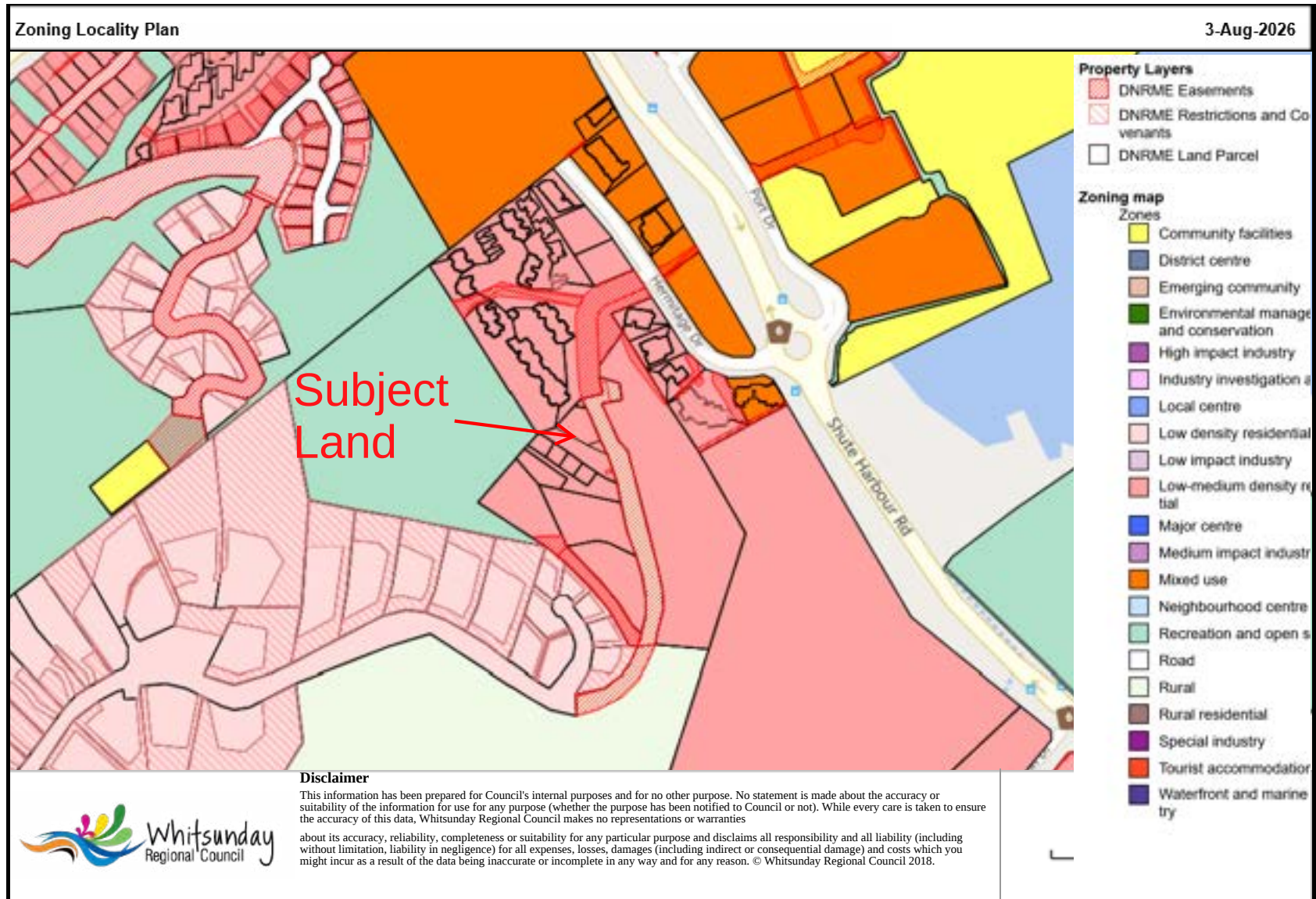
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Locality Plan [11.1.1 - 1 page]
2. Zoning Locality Plan [11.1.2 - 1 page]
3. Planning Assessment Report [11.1.3 - 14 pages]
4. Conditions of Approval [11.1.4 - 7 pages]
5. Proposal Plans [11.1.5 - 8 pages]
6. Operational Management Plan, Noise Impact Assessment, Noise Management Plan [11.1.6 - 78 pages]





## PLANNING ASSESSMENT REPORT

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

### 1. Application Summary

|                         |                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development application for a Development Permit for a Material Change of Use – Function Facility (Marquee)                                                                                                                                                                                                                                                                               |
| Landowner:              | Jumbo Properties Pty Ltd                                                                                                                                                                                                                                                                                                                                                                  |
| Property Address:       | Elementa / 18 Mt Whitsunday Drive (Private), Airlie Beach                                                                                                                                                                                                                                                                                                                                 |
| Property Description:   | L: 11 SP: 268401, L: 0 SP: 268401, L: 12 SP: 268401 CTS: EMT H/SP342277, L: 0 SP: 184771 CTS: SP218223, L: 3 SP: 165632 T: EMTS F, G, L: 100 SP: 330252                                                                                                                                                                                                                                   |
| Area of Site:           | 2130m2                                                                                                                                                                                                                                                                                                                                                                                    |
| Planning Scheme Zone:   | Low-medium density residential zone                                                                                                                                                                                                                                                                                                                                                       |
| Level of assessment:    | Impact assessable                                                                                                                                                                                                                                                                                                                                                                         |
| Overlays:               | Bushfire hazard<br>Infrastructure<br>Landside hazard                                                                                                                                                                                                                                                                                                                                      |
| Existing Use:           | Food and Drink Outlet and Two Accommodation Units and Boutique Brewery                                                                                                                                                                                                                                                                                                                    |
| Existing Approvals:     | 20210750 (Material Change of Use Eight (8) Short Term Accommodation & One (1) Managers Residence, Nine (9) Multiple Dwelling Units, Communal Facility, Food & Drink Outlet & Ancillary Uses and Operational Works (Access & Parking, Stormwater, Earthworks, Water, Sewerage & Landscaping)<br>20230574 - Development Permit for Material Change of Use for Special Industry - Distillery |
| Public Notification:    | 20 February 2026 / 18 March 2026                                                                                                                                                                                                                                                                                                                                                          |
| Submissions received:   | One submission received                                                                                                                                                                                                                                                                                                                                                                   |
| State referrals:        | Not applicable                                                                                                                                                                                                                                                                                                                                                                            |
| Infrastructure charges: | \$27,032.12                                                                                                                                                                                                                                                                                                                                                                               |

### 2. Site Description

The subject site comprises an irregularly shaped allotment located at 18 Mt Whitsunday Drive, Airlie Beach. Access is provided by an existing driveway from Mt Whitsunday Drive. The site has steeply sloping topography, generally falling to the east.

The site contains an existing approved hospitality and tourism development, together with substantial retaining walls, landscaped terraces, access driveways and engineered building platforms constructed as part of the completed Stage 1 works. Existing development includes a contemporary building and associated outdoor areas used in connection with the existing approved development.

The surrounding locality contains a mix of residential, tourist and short-term accommodation uses established within the hillside environment overlooking Airlie Beach. Development generally comprises multi-storey dwellings, tourist accommodation and resort-style buildings integrated into the steep terrain.

### **3. Proposal Details**

Rather than proceeding with Stage 2 of the existing approval for an additional seven short-term accommodation/multiple dwelling units, the application proposes to use the elevated area behind the completed buildings as a function facility for events such as weddings, birthdays and other private functions. The development includes the construction of a marquee-style event space and associated service areas.

A maximum combined patron capacity of 350 people is proposed across the entire venue, consistent with the existing liquor licence for Elementa. The proposed marquee would operate during the daytime and evening periods and cease operation at 10:00 pm. After 10:00 pm, any continuing event activity would relocate to the existing function building, with all venue operations ceasing by midnight.

The proposed operating hours are:

- maintenance activities: 7:00 am to 6:00 pm;
- waste collection: 7:00 am to 6:00 pm;
- function-facility operations: 8:00 am to midnight; and
- use of the marquee for event activities: 8:00 am to 10:00 pm.

Events involving up to 150 patrons would employ up to 15 staff, while events involving between 150 and 350 patrons would employ up to 25 staff. Before each event, the event organiser and relevant staff, contractors and service providers are required to attend a briefing conducted by the venue manager. The briefing is intended to ensure that all personnel understand and implement the Operational Management Plan, Noise Management Plan and applicable development approval conditions.

### **Parking and traffic management**

The proposed parking and traffic management arrangements are based on minimising private vehicle use and transporting guests by courtesy bus, rideshare vehicle or coordinated drop-off and pick-up.

The Operational Management Plan prepared by TP Assist and endorsed by a Registered Professional Engineer of Queensland provides that:

- no on-site parking will be available for guests;
- staff will carpool, with no more than five staff vehicles parked on site at any time;
- no vehicles will park on the private access road;
- event organisers will arrange courtesy buses to transport guests to and from the venue;
- for events involving up to 150 patrons, courtesy buses and rideshare vehicles will use the designated internal set-down and collection area near the venue entrance;
- for events involving between 150 and 350 patrons, courtesy buses and rideshare vehicles will use the designated street-based set-down and collection area;

- staff will direct vehicles and coordinate guest movements between the venue and the applicable set-down or collection area;
- departing guests will remain inside the venue until their transport arrives, minimising external congregation;
- staff will keep the private access road clear and maintain orderly and unobstructed traffic movements; and
- additional staff will manage peak arrival and departure periods where required.

Overall, guests will travel primarily by organised courtesy bus or rideshare service. Venue staff and security personnel will actively manage vehicle movements, set-down and collection activity, and the movement of guests between the transport areas and the venue.

### **Noise management**

The revised Noise Impact Assessment and Noise Management Plan establish operational controls for amplified music, patron activity, building openings, mechanical plant, vehicle movements and guest arrivals and departures.

The proposed noise management measures include:

- use of the marquee for event activities will cease by 10:00 pm, with any continuing event activity moving to the existing commercial building;
- all amplified music will cease by midnight;
- during the daytime, amplified music within the marquee and existing commercial building will be limited to a room-average level of 85 dBA;
- between 6:00 pm and 10:00 pm, music within the marquee will be limited to a room-average background level of 75 dBA, while amplified music within the existing commercial building will be limited to 85 dBA;
- between 10:00 pm and midnight, amplified music will only occur within the existing commercial building and will be limited to 85 dBA;
- outdoor music on the lawn and rooftop areas will cease at 6:00 pm;
- doors, windows and other openings associated with amplified-music areas will remain closed during the evening and night periods;
- a purpose-designed acoustic curtain, sound lock or similar acoustic treatment will be installed at the marquee entrance and maintained in its closed position during amplified music, except for immediate guest or service access;
- where the marquee entrance must remain open for an extended period, amplified music will be reduced to a low background level until the entrance is closed;
- a responsible staff member will inspect and monitor the acoustic treatment at the marquee entrance during each event;
- venue staff will monitor outdoor patron areas, direct guests to leave quietly and prevent loitering, shouting and congregation near site boundaries and sensitive accommodation;
- guests awaiting transport will remain inside the venue until their courtesy bus or rideshare vehicle arrives;
- staff will coordinate transport movements to minimise vehicle idling, door slamming, roadside waiting and patron congregation;

- mechanical plant will be selected, installed, attenuated and maintained to achieve the applicable noise criteria at surrounding sensitive receptors; and
- waste collection, deliveries and maintenance activities will occur during daytime hours

The venue manager will be responsible for implementing the Noise Management Plan and briefing staff, event organisers, entertainers, contractors and transport providers before each event. Music levels will be reduced or the relevant activity modified or ceased where venue staff identify an off-site noise impact or receive a noise complaint.

All noise complaints will be recorded in a complaints register and investigated by the venue manager. Targeted attended noise monitoring will occur where repeated or substantiated complaints are received, venue operations or sound-system arrangements materially change, verification is requested by a regulatory authority, or the existing controls are considered insufficient. The Noise Management Plan will be reviewed annually and following any substantiated complaint trend, regulatory action or material operational change.

The short-term accommodation units identified as receptors R5 and R6 will remain under the ownership and operational control of the function facility operator through a legal agreement preventing their separate sale. Guests not attending an event will, where practicable, be allocated rooms oriented away from the function facility.

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

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

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

The application was not required to be referred to SARA.

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

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

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

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal is considered to be generally consistent with the intent of the Regional Plan as it supports opportunities for economic development, tourism growth and employment generation within the Airlie Beach locality.

The proposed function facility will support the continued growth and diversification of the Whitsunday tourism industry by providing additional wedding and event infrastructure within one of the Region's primary tourism destinations. Wedding and event-based tourism generates broader economic benefits for the region through increased visitor expenditure on accommodation, hospitality, transport, tourism operators, retail and associated local services.

The proposal also supports the visitor economy by encouraging tourists to stay within the locality for extended periods and contributes to the ongoing activation of Airlie Beach as a key tourism and entertainment destination within the region. Accordingly, the proposal is considered to generally align with the economic development and tourism objectives of the Mackay, Isaac and Whitsunday Regional Plan.

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

##### 4.4.1. Strategic Framework

The proposal does not conflict with or compromise the Strategic Framework as assessed below.

##### 4.4.2. Strategic Intent

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

The proposal generally supports the objectives of Liveable Communities and Housing. The site is situated within the established urban and tourism zone of Airlie Beach, part of an existing approved hospitality and tourism operation. It does not introduce a new urban activity in a remote rural area but functions as a supplementary facility linked to a lawful operation in a recognised tourism destination.

Airlie Beach is identified in the Strategic Framework as a key urban and tourism hub within the region, encouraging the ongoing development of community, tourism, and visitor activities within existing urban areas. The proposal enhances the area's liveability and vibrancy by adding event, wedding, and function spaces that enrich the region's social and recreational opportunities.

Therefore, the proposal is broadly aligned with the Strategic Intent for Liveable Communities and Housing.

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

The proposal aligns strongly with the Economic Growth theme in the Strategic Framework. It explicitly supports tourism development, visitor activities, and the creation of a major regional event facility in Airlie Beach. The marquee and event space will help sustain the growth of the tourism and hospitality sectors by hosting weddings, private events, and functions related to tourism at one of the region's main tourism hubs.

The proposal will boost the local economy through increased visitor spending and will support accommodation providers, create jobs, and generate demand for local services. As an expansion of existing tourism and hospitality activities, it is well-placed within the Airlie Beach

tourism area where necessary infrastructure, accommodation, and visitor facilities are already in place.

Therefore, the development is consistent with the Economic Growth Strategic Intent outcomes.

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

The proposal primarily relates to a function facility and marquee ancillary to an existing approved use and does not involve the introduction of permanent residential accommodation or other vulnerable land uses.

The applicant has provided operational management measures relating to emergency access and site management during events. The proposal does not involve substantial built form intensification or the establishment of uses involving permanent habitation.

Having regard to the nature of the proposal and the operational characteristics of the use, the development is not considered to result in an unacceptable increase in risk to people, property or infrastructure. Subject to compliance with relevant operational and emergency management requirements, the proposal is considered to generally align with the Strategic Intent relating to Safety and Resilience to Hazards.

### Strategic Intent – Theme 5 – Infrastructure

The proposal mostly aligns with the Infrastructure theme of the Strategic Framework. It is situated within a well-established urban tourism area that is already served by existing road, water, sewer, and electricity networks.

The proposal makes use of this existing infrastructure and does not necessitate new, significant external infrastructure. The applicant has submitted an Operational Management Plan that covers traffic flow, guest arrivals and departures, servicing, and emergency access.

Although traffic and transport impacts are key considerations, the proposal incorporates operational measures to manage vehicle movements, minimise private vehicle use and maintain unobstructed access along the private road and surrounding road network. Subject to compliance with the Operational Management Plan and recommended conditions relating to transport, traffic and noise management, the development is not expected to adversely affect the safe and efficient operation of surrounding infrastructure.

Therefore, it is generally consistent with the Infrastructure Strategic Intent outcomes.

#### 4.4.3. Overlay Codes

##### Bushfire hazard overlay code

A Bushfire Management Plan prepared by JHLD Pty Ltd has been submitted in support of the application. The assessment shows that the site faces a Medium Severity of Bushfire Hazard and a BAL-29 rating. However, it concludes that the bushfire risk remains acceptable if the recommended mitigation measures and ongoing site management practices are implemented.

The proposal involves a function facility and marquee associated with an already approved use, without introducing permanent residential accommodation or other vulnerable uses. The Bushfire Management Plan states that access is available via Mt Whitsunday Drive and that internal access arrangements can support the development. Emergency access and operational procedures are also covered in the Operational Management Plan. Additionally, the Bushfire Management Plan emphasizes that compliance with AS3959-2018 construction standards, continuous vegetation maintenance, and bushfire preparedness are key to reducing bushfire risk. Provided the recommendations of the Bushfire Management Plan are followed, the proposal generally complies with the Bushfire Hazard Overlay Code.

### Infrastructure Overlay Code (Public Passenger Transport Buffer)

The development site is located within the Public Passenger Transport Buffer due to the Port of Airlie Transport Terminal. The proposed development is substantially separated from the terminal and does not impact connectivity or access to the terminal. The proposal complies with the overlay.

### Landslide hazard overlay code

The site is identified within the Landslide Hazard Overlay. Stage 1 works have already been completed on the site and include substantial retaining walls, landscaped terraces, access driveways and engineered building platforms. The existing development demonstrates that significant earthworks and slope stabilisation measures have already been undertaken across the site.

The proposal includes additional retaining walls, access arrangements and platform works associated with the proposed marquee and function facility. Supporting geotechnical and landslide assessment material prepared by Ground Environments identifies the site as having a moderate landslide susceptibility due to the sloping topography, colluvium, existing retaining walls and site conditions. The assessment concludes that, subject to implementation of the recommended mitigation measures and geotechnical controls, the level of risk can be reduced to an acceptable level. The proposal complies with the overlay.

#### 4.4.4. Low-Medium Density Residential Zone Code

The proposal is acknowledged to conflict with the purpose of the Low-medium density residential zone, which is to provide for a range and mix of dwelling types, including dwelling houses and multiple dwellings, supported by community uses and small-scale services and facilities that cater for local residents. The zone code nevertheless contemplates limited non-residential uses where they are compatible with the character and amenity of the surrounding area.

The locality does not presently exhibit the character of a conventional low-medium density residential neighbourhood. Rather, Mount Whitsunday Drive and the adjoining Hermitage Drive area have a strong tourism and visitor-accommodation character, influenced by the proximity of the site to the Airlie Beach tourism centre and the concentration of established and approved tourism-related uses, demonstrated by:

- the existing approved mix of short-term accommodation, multiple dwellings, communal facilities and a food and drink outlet within the Elementa Whitsundays development;
- adjoining short-term accommodation, including Club Wyndham Airlie Beach and other accommodation uses along Hermitage Drive; and
- the site's proximity to the Airlie Beach tourism centre and the broader concentration of tourism-related development in the locality.

It is acknowledged that a residential subdivision is under construction opposite the site. However, its built form and residential character are yet to be established. The existing character of the locality therefore remains strongly influenced by established tourism, accommodation and hospitality uses.

The proposed function facility is compatible with this context because:

- it is directly associated with the broader Elementa tourism, accommodation and hospitality development rather than operating as an unrelated standalone venue;
- its marquee-style built form is of a relatively lightweight and visually recessive nature and will be integrated with the existing development through landscaping and the design treatments;
- it will operate intermittently for booked functions rather than as a continuously operating entertainment venue;
- its operating hours, patron numbers, amplified noise, transport arrangements and event activities will be controlled through the approved management plans and conditions of approval.

The amenity impacts of the proposal are proposed to be controlled subject to the Operational Management Plan and Noise Management Plan, which address event operations, operating hours, guest arrivals and departures, traffic and parking, patron behaviour, security, emergency access, service vehicles, waste management and noise. The proposed use of courtesy buses and rideshare services, coordinated transport arrangements, restrictions on service activities and active management by venue staff and security personnel will minimise potential impacts on surrounding amenity. Further discussion on the noise and traffic controls is provided in the development code assessment below.

#### 4.4.5. Development Codes

##### 4.4.5.1. Business activities code

The purpose of the Business activities code is to ensure that Business activities are developed in a manner that is consistent with the region's hierarchy of centres and are of a high-quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations. The proposal is acknowledged to be for an entertainment use within the low medium density residential zone and is therefore required to avoid or mitigate adverse impacts upon the amenity, privacy or environmental quality of nearby Accommodation activities.

From a built form perspective, the existing Elementa facility is located directly on the frontage of the site, with the retaining walls giving the appearance of a continuous building edge. Given

the building is existing, addresses the street frontage, and the proposed function facility is located at the rear of the site, the proposal complies with AO1.1 to AO3.3. The marquee has a maximum height of 4.633m and a setback of 0.4m to the rear boundary, which complies with the requirements of AO4.1 – AO4.3. The marquee has been nestled into the rear of the site at a podium level and is not expected to cause a visual impact due to its position on the site. The existing Stage 1 facility addresses the full frontage of the site in an appropriate manner that has responded to the neighbourhood character and does not detract amenity from the adjacent residential premises and therefore the proposal complies with building features and articulation benchmarks of AO5.1 – AO6.2.

An Acoustic Report, Noise Management Plan and Operational Management Plan have been submitted for the proposed function facility. These documents demonstrate how the development will operate to manage noise, traffic, lighting, patron behaviour and other potential amenity impacts associated with the use.

Although sensitive residential and accommodation uses are located nearby, the proposed function facility will operate in association with an established tourism and hospitality development in Airlie Beach. The proposal incorporates limits on operating hours and patron numbers, guest-management procedures, acoustic mitigation measures, servicing restrictions and coordinated transport arrangements to minimise impacts on surrounding premises.

The key assessment benchmark for the proposal is PO7 of the Business Activities Code, which requires business activities to be located, designed and operated so they do not unreasonably affect the amenity or environmental quality of nearby sensitive land uses.

The proposed function facility has the potential to affect surrounding residential and accommodation uses through amplified music, patron activity, mechanical plant, vehicle movements and guest dispersal. The revised Noise Impact Assessment considers these potential impacts, including the cumulative operation of the proposed marquee, existing commercial building, outdoor areas, mechanical plant and associated transport activity.

The Acoustic Report identifies the nearest sensitive receivers and establishes noise criteria for the daytime, evening and night-time periods with reference to the *Environmental Protection Act 1994* and recognised sleep-disturbance criteria. Subject to the identified mitigation measures, the assessment predicts acceptable acoustic outcomes at the identified off-site sensitive receivers.

The proposed mitigation and operational measures include:

- limiting the combined patron capacity across the entire venue to 350 people;
- ceasing event activities within the marquee by 10:00 pm;
- ceasing all amplified music by midnight;
- restricting amplified music to the sound levels assessed in the Acoustic Report;
- ceasing outdoor music on the lawn and rooftop areas by 6:00 pm;
- keeping doors, windows and other openings associated with amplified-music areas closed during the relevant evening and night-time periods;
- installing and maintaining a purpose-designed acoustic curtain, sound lock or equivalent acoustic treatment at the marquee entrance;

- reducing amplified music to a low background level whenever the marquee entrance must remain open for an extended period;
- installing, attenuating and maintaining mechanical plant to achieve the applicable noise criteria;
- supervising outdoor patron areas and directing guests to leave quietly;
- preventing loitering, shouting and patron congregation near site boundaries and sensitive accommodation;
- retaining guests inside the venue until their courtesy bus or rideshare vehicle arrives;
- coordinating transport movements to minimise idling, door slamming, roadside waiting and external patron congregation;
- limiting maintenance, servicing and waste collection to daytime periods; and
- implementing procedures for recording and investigating complaints, undertaking corrective action and arranging attended noise monitoring where required.

The adjoining short-term accommodation units identified as sensitive receivers R5 and R6 will remain under the ownership and operational control of the function-facility operator through a legal agreement preventing their separate sale. This arrangement will allow accommodation bookings, room allocation and event operations to be coordinated as part of the overall venue. Guests not associated with an event can be allocated rooms oriented away from the function facility where practicable, providing an ongoing management framework for the relationship between the function facility and adjoining accommodation.

Potential traffic and parking impacts will be managed through the Operational Management Plan. No guest parking will be provided on site, and guests will primarily travel by organised courtesy bus or rideshare service. Venue staff will supervise set-down and collection activities, coordinate guest movements, maintain unobstructed access along the private road and minimise congregation near surrounding sensitive uses.

On this basis, the proposed function facility can operate without causing unreasonable noise, traffic, lighting or patron-related impacts on nearby sensitive uses. Subject to compliance with the approved management plans, legal agreement and recommended conditions of approval, the proposal can comply with the Business Activities Code.

#### 4.4.5.2. Infrastructure code

The proposal largely aligns with the intent and expected outcomes of the Infrastructure Code. The supporting application materials show that the proposed function facility can be sufficiently supported by existing infrastructure networks, including water, sewer, electricity, and emergency services. AO1.1 can be met as the development will make use of existing reticulated infrastructure such as water supply, sewerage, stormwater drainage, and electricity.

Conditions of approval will guarantee that all infrastructure, servicing, and utility connections are maintained according to the Council's requirements and approved plans.

#### 4.4.5.3. Landscaping code

While a Landscape Plan has not been submitted as part of the application, the underlying approved development provides sufficient landscaping that enables the proposal to meet the landscaping code.

#### 4.4.5.4. Transport and parking code

The purpose of the transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Whitsunday region. The code includes provisions for the number of on-site car parking spaces required to meet the demands of a development. The proposal is acknowledged to not comply with these requirements, rather relying on operational management arrangements.

The proposal plans identify 13 existing car parking spaces, one SRV space, one shared zone associated with the accessible parking space and one golf buggy space. This parking and servicing provision was approved to support the operational Stage 1 development.

No additional car parking or SRV space is proposed for the function facility. Based on its gross floor area of 284.1m<sup>2</sup>, the proposed marquee independently generates a planning scheme requirement for 19 car parking spaces and one SRV space. The existing parking and servicing provision is required to support Stage 1, however represents capacity available for the proposed function facility as the food and drink outlet will not be open to the public during events.

#### *Staff Management*

The proposal generates a requirement for 19 parking spaces. As outlined above, the existing parking supply of 13 spaces (plus one disability space with a shared zone, one SRV space and one buggy space) is to remain unchanged, with no additional parking proposed. This results in a shortfall of five standard parking spaces and one SRV space. To address this shortfall, the Operational Management Plan implements a combination of parking management measures.

Firstly, the Stage 1 Food and Drink Outlet will not operate on days when functions are held, ensuring that no customer parking demand is generated during events. After accounting for the parking space reserved for the accommodation unit and the rideshare spaces, seven on-site parking spaces remain available for staff. Secondly, all function facility staff are required to park within these seven spaces. The Operational Management Plan requires staff to carpool where necessary to ensure sufficient on-site parking is always available for function operations.

#### *Guest Management*

While the proposal will increase the number of patrons accessing the site during functions, no dedicated guest parking will be provided. Instead, guest travel will be managed through coordinated courtesy buses, rideshare services and controlled set-down and collection arrangements to minimise private vehicle movements.

The RPEQ-endorsed Operational Management Plan establishes the following transport and parking controls:

- event organisers will arrange courtesy buses to transport guests to and from the venue;
- no guest parking will be permitted on site or along the private access road;
- events involving up to 150 patrons will use the designated internal set-down and collection area near the venue entrance;
- events involving between 150 and 350 patrons will use the designated street-based set-down and collection area;
- buses will remain within the loading areas only for the time required for patrons to board or alight;
- Two onsite taxi/rideshare collection bays made available
- venue staff will coordinate bus and rideshare arrivals and departures to prevent queuing and simultaneous vehicle movements;
- staff will direct vehicles and coordinate guest movements between the venue and the applicable loading area;
- departing guests will remain inside the venue until their allocated transport arrives;
- no bus parking or waiting will occur within the private access road;
- the loading areas and associated access routes will remain clear and available for their intended purpose during events;
- the private access road will remain orderly and available to adjoining premises; and
- emergency vehicle access will be maintained at all times.

The internal set-down and collection area will allow taxis and rideshare vehicles to collect and discharge patrons with minimal disruption to Mount Whitsunday Drive. For larger events, the street-based loading arrangement will prevent multiple buses entering and waiting within the constrained internal access area. Staff-controlled scheduling and the staged release of patrons will limit the number of buses using the loading area at any time and minimise queuing, roadside congregation and disruption to through traffic.

Although larger events will require active coordination of buses, rideshare vehicles and patron movements, the submitted traffic and operational material demonstrates that the proposed arrangements can operate safely and efficiently. Recommended conditions will require:

- compliance with the approved Operational Management Plan;
- the loading areas to be clearly identified and maintained for set-down and collection purposes;
- the combined patron capacity across the venue to be limited to 350 people;
- staff to supervise bus and rideshare movements during arrivals and departures;
- guests to remain inside the venue until their transport arrives;
- access for adjoining premises and emergency vehicles to be maintained at all times.

Subject to these controls, the proposed parking and bus-loading arrangements will provide for safe and orderly passenger set-down and collection, avoid reliance on surrounding streets for guest parking, maintain access to adjoining premises and minimise disruption to the private access road and surrounding road network. On this basis, the proposal is considered to achieve the relevant outcomes of the Transport and Parking Code.

## 5. Public Submissions

The development application was placed on public notification between 20 February 2026 and 18 March 2026 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 23 March 2026. One (1) submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

| Issue                                                                                                                                                                                                                    | Comment/Condition Number                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Traffic congestion, on-street parking and vehicle movements associated with wedding and function events at the site.                                                                                                  | The Operational Management Plan responds to these concerns. Vehicle swept paths have been provided demonstrating the safety of proposed vehicle movements. |
| 2. Adequacy of the proposed parking arrangements for 350 patrons and 25 staff, staff access late at night, and the practicality and safety of the proposed guest drop-off and pick-up arrangements at the site entrance. | The Operational Management Plan responds to these concerns.                                                                                                |
| 3. Noted that noise from current events at Elementa has not been an issue.                                                                                                                                               | Noted.                                                                                                                                                     |

## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge        |                           |                     |                                                         |                |              |
|-----------------------|---------------------------|---------------------|---------------------------------------------------------|----------------|--------------|
| Type of Development   | Development Category      | Demand Unit & Qty   | Charge Rate                                             | Adopted Charge |              |
| MCU - Function Centre | Places of assembly        | 284.1m <sup>2</sup> | \$95.15 per m <sup>2</sup> of GFA                       | \$27,032.12    |              |
| MCU - Existing        | Commercial (retail)       | 374.5m <sup>2</sup> | \$244.50 per m <sup>2</sup> of GFA                      | \$91,565.25    |              |
| MCU - Existing        | Accommodation (long term) | 2                   | \$27,163.80 Residential – 1 or 2 bedroom dwelling house | \$54,327.60    |              |
| Total Adopted Charge  |                           |                     |                                                         | \$172,924.97   |              |
| Credit                |                           |                     |                                                         |                |              |
| Type of Development   | Development Category      | Demand Unit & Qty   | Charge Rate                                             | Discount       | Total Credit |
| MCU - Existing        | Commercial (retail)       | 374.5m <sup>2</sup> | \$244.50 per m <sup>2</sup> of GFA                      | 100%           | \$91,565.25  |
| MCU - Existing        | Accommodation (long term) | 2                   | \$27,163.80 Residential – 1 or 2 bedroom dwelling house | 100%           | \$54,327.60  |
| Total Credit          |                           |                     |                                                         | \$145,892.85   |              |

|                     |             |
|---------------------|-------------|
| Total Levied Charge | \$27,032.12 |
|---------------------|-------------|

## Attachment 11.1.4 Conditions of Approval

### 1.0 **ADMINISTRATION**

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

| Plan/Document Name                                              | Prepared By                   | Plan Number               | Dated       |
|-----------------------------------------------------------------|-------------------------------|---------------------------|-------------|
| Title Page & Drawing Index                                      | Bright Building Design        | 00                        | 19/11/2024  |
| Location and General Notes                                      | Bright Building Design        | A01                       | 19/11/2024  |
| Staging Plan                                                    | Bright Building Design        | A02                       | 19/11/2024  |
| Site Plan                                                       | Bright Building Design        | A03                       | 19/11/2024  |
| Floor Plan                                                      | Bright Building Design        | A04                       | 19/11/2024  |
| Roof Plan                                                       | Bright Building Design        | A05                       | 19/11/2024  |
| Layout                                                          | Bright Building Design        | A06                       | 19/11/2024  |
| Bridge/Lawn 3D Views                                            | Bright Building Design        | A07                       | 19/11/2024  |
| Base Plate View                                                 | HTS Tentiq                    | GA_PR.10000.30<br>0.046_A | 24/09/2024  |
| Gable View Axis 1                                               | HTS Tentiq                    | GA_PR.10000.30<br>0.046_B | 24/09/2024  |
| Gable View Axis 2                                               | HTS Tentiq                    | GA_PR.10000.30<br>0.046_C | 24/09/2024  |
| Gable View Axis 6                                               | HTS Tentiq                    | GA_PR.10000.30<br>0.046_D | 24/09/2024  |
| Gable View Axis 1                                               | HTS Tentiq                    | GA_PR.10000.30<br>0.046_E | 24/09/2024  |
| Gable View Axis 1                                               | HTS Tentiq                    | GA_PR.10000.30<br>0.046_F | 24/09/2024  |
| Operational Management Plan                                     | TP Assist                     | V5                        | August 2026 |
| Noise Impact Assessment                                         | Trinity Consultants Australia | 257401.0031.R01<br>V03    | 02/07/2026  |
| Noise Management Plan                                           | Trinity Consultants Australia | 257401.0031.R02<br>V01    | 02/07/2026  |
| B85&B99 Parking Turn Path, Line Marking and Access Modification | Northern Consulting           | SK01                      | 25/06/2026  |
| B99 Parking Turn Path, Line Marking and Access Modifications    | Northern Consulting           | SK02                      | 25/06/2026  |
| B99 Entry Path, Line Marking and Access Modifications           | Northern Consulting           | SK03                      | 25/06/2026  |
| B99 Exit Path, Line Marking and Access Modifications            | Northern Consulting           | SK04                      | 25/06/2026  |
| 12.5m Single Unit Truck/Bus Vehicle Drop off, Line              | Northern Consulting           | SK05                      | 25/06/2026  |

## Attachment 11.1.4 Conditions of Approval

|                                                 |                     |      |            |
|-------------------------------------------------|---------------------|------|------------|
| Marking and Access Modifications                |                     |      |            |
| 12.5m Single Unit Truck/Bus Vehicle Turn Around | Northern Consulting | SK06 | 25/06/2026 |

- 1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Work:
    - > Internal Access and Parking
  - Plumbing and Drainage works; and
  - Building works (inc. structural retaining walls).
- All Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.
- 1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of the commencement of the use.
- 1.6 A copy of this decision notice stamped approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

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

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
- a) stored neatly on site and shredded within sixty (60) days of clearing; or
  - b) removed off the site to an approved disposal location.
- 2.3 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.
- 2.4 No invasive plants (*Biosecurity Act, 2014*) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.
- 2.5 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.

### **3.0 BUILDING**

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

### **4.0 WATER INFRASTRUCTURE**

- 4.1 The development must be connected to Council's water network prior to commencement of the use.

### **5.0 SEWERAGE INFRASTRUCTURE**

- 5.1 The development must be connected to Council's sewerage network prior to commencement of the use.

### **6.0 ACCESS AND PARKING**

- 6.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Internal Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.2 The developer shall construct the proposed concrete driveway along the rear boundary of the site in accordance with the criteria described in Council's Development Manual, AS2890 and AS1428, prior to the commencement of the use.
- 6.3 Parking for the proposed development must be managed in accordance with the approved Operational Management Plan and Noise Management Plan.
- 6.4 The developer is to incorporate a 1m wide Pedestrian Refuge with the inclusion of line marking for pedestrians to access/egress the existing carpark from Mt Whitsunday Drive, as shown in Northern Consulting Engineers Drawings TPA0002-SK04 and TPA0002-SK05.
- 6.5 This line marking will be of a contrasting surface finish and extend from the dedicated Bus Drop off location on Mt Whitsunday Drive into the carpark in accordance with Northern Consulting Engineers Drawings TPA0002-SK04 and TPA0002-SK05.
- 6.6 Buses and other vehicles for loading and unloading of guests must only stand in the indented bay on Mount Whitsunday Drive. No other vehicle parking is permitted on Mount Whitsunday Drive.
- 6.7 The Taxi/Rideshare Bays must be provided in accordance Northern Consulting Engineers Drawings TPA0002-SK01 and TPA0002-SK02 and made available for the duration of an event.
- 6.8 Access to the site and all internal accessways and manoeuvring areas must be kept unobstructed at all times.
- 6.9 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

### **7.0 STORMWATER**

- 7.1 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 7.2 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.
- 7.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (or equivalent replacement document current at the time of development).

## Attachment 11.1.4 Conditions of Approval

- 7.4 All site work must be undertaken to ensure that any increase in velocity profiles does not cause souring and/or erosion.

### **8.0 BUSHFIRE PROTECTION PLAN**

- 8.1 The development is to be undertaken in accordance with the recommendations of the approved Bushfire Management Plan by JHLD Pty Ltd.

### **9.0 ENVIRONMENTAL HEALTH**

- 9.1 Refuse bins are to be screened from view from any adjoining road or dwelling.
- 9.2 All reasonable and practical measures are to be taken to ensure that waste storage areas are kept to a standard of cleanliness where there is no accumulation of:
- a) Waste, except in waste containers;
  - b) Recycled matter, except in containers;
  - c) Grease; or
  - d) Other visible matter.

### **10.0 OPERATING PROCEDURES**

- 10.1 The development must be undertaken in accordance with the approved Operational Management Plan v5 dated August 2026 by TP Assist.
- 10.2 The total venue capacity is 350 guests and 25 staff.
- 10.3 The Food and Drink Outlet must close to the public during events.
- 10.4 The operating hours are:
- waste collection: 7:00 am to 6:00 pm;
  - function-facility operations: 8:00 am to midnight; and
  - use of the marquee for event activities: 8:00 am to 10:00 pm.
- 10.5 Amplified and background music within the outdoor lawn and rooftop areas must cease by 6:00 pm.
- 10.6 After 10:00 pm, all function activities, amplified entertainment and patrons must be relocated to the enclosed Food and Drink Outlet building. The overall function facility must cease operation by midnight.
- 10.7 Event setup, dismantling, deliveries, cleaning and collection of equipment must only occur between 7:00 am and 6:00 pm
- 10.8 The operator must coordinate courtesy-bus or equivalent organised transport for function patrons and provide the transport operator the arrival, set-down, collection and departure procedures.
- 10.9 All guests must remain inside the venue until their transport arrives to depart the venue.
- 10.10 At all times, staff are to supervise bus and rideshare movements during arrival and departure periods.
- 10.11 Noise management must occur in accordance with:
- the operational noise controls specified in Table 6.3 of the *Noise Impact Assessment for Jumbo Properties Pty Ltd*, Report 257401.0031.R01V03, dated 2 July 2026, prepared by Trinity Consultants Australia;
  - the *Noise Management Plan for Jumbo Properties Pty Ltd*, Report 257401.0031.R02V01, dated 2 July 2026, prepared by Trinity Consultants Australia; and

- the relevant noise-management measures contained in the *Operational Management Plan – Function Facility for Elementa Whitsundays*, v5 dated August 2026 prepared by TP Assist.

Where an inconsistency arises between these documents, the requirement that provides the greatest level of acoustic protection to nearby sensitive receptors applies.

10.12 Prior to the commencement of the use, provide acoustic attenuation to the existing mechanical plant servicing the existing building. The attenuation must be designed by a suitably qualified acoustic consultant to achieve the noise criteria applicable at future sensitive receptor R3, including the minimum noise reductions specified in the *Noise Impact Assessment for Jumbo Properties Pty Ltd*, Report 257401.0031.R01V03, dated 2 July 2026, prepared by Trinity Consultants Australia.

10.13 Upon completion of the adjoining development containing receptor R3 specified in the *Noise Impact Assessment for Jumbo Properties Pty Ltd*, Report 257401.0031.R01V03, dated 2 July 2026, prepared by Trinity Consultants Australia, noise monitoring must be undertaken to verify compliance with the applicable noise criteria. Where compliance is not demonstrated, undertake any additional attenuation works recommended by a suitably qualified acoustic consultant.

10.14 Any sound-limiting device, sound-system setting or other noise-control equipment required by the approved Noise Impact Assessment or Noise Management Plan must be installed, calibrated and secured against unauthorised adjustment. The equipment must be maintained in effective working order while the use operates.

10.15 The operator must ensure that appropriately trained staff:

- actively monitor amplified music, patron noise and other noise emissions;
- monitor outdoor patron areas and guest dispersal, particularly during evening events;
- direct guests to depart quietly and discourage loitering, raised voices and shouting near site boundaries;
- retain guests awaiting transport within controlled indoor areas;
- coordinate guest pick-up and drop-off to minimise roadside congregation, vehicle idling and associated noise; and
- record and respond to noise complaints and undertake corrective action and follow-up monitoring where required by the Noise Management Plan.

10.16 In the event the business/operator receives a noise complaint the following procedure must be enacted:

- a. The business/operator shall record the following details of the complaint:
  - i. Contact details of the complainant;
  - ii. Time and date of the complaint;
  - iii. Details and nature of the complaint;
  - iv. The method which the complaint was lodged; and
  - v. The action taken by the responsible person in relation to the complaint.
- b. If the issue cannot be resolved in house between the business/operator and the complainant within 7 days, the business/operator shall be responsible to commission a suitably qualified independent noise consultant to conduct a noise assessment and subsequent reporting. The noise assessment must include, as a minimum:
  - vi. the nature or the potential harm/nuisance;
  - vii. the sensitivity of the receiving environment;
  - viii. the current state of technical knowledge of the activity;
  - ix. appropriate noise standards including conditions on the Development Approval; and
  - x. the likelihood of successful application of different attenuation measures that may be taken.

- c. Upon receipt of the noise acoustic report the business/operator must undertake appropriate actions to resolve the complaint if conditions and noise standards are breached.
  - d. The business/operator must then advise the complainant of actions taken to resolve the complaint.
  - e. A copy of the noise acoustic report and report on the actions taken to resolve the complaint must be provided to Council.
- 10.17 Upon commencement of the use, the applicant is to supply a Noise Validation Report by a suitably qualified professional that confirms compliance with the relevant development conditions of approval, the approved Noise Impact Assessment and Noise Management Plan, and the Environmental Protection (Noise) Policy 2019.
- 10.18 Outdoor lighting associated with the function facility must be designed, installed and operated so that it does not cause unreasonable glare or light spill at adjoining premises. Outdoor event lighting must be switched off when the outdoor component of the function ceases, except for lighting reasonably required for safety, security and patron departure.

#### **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](http://www.datsip.qld.gov.au)
- 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 Road Reserve 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 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*.

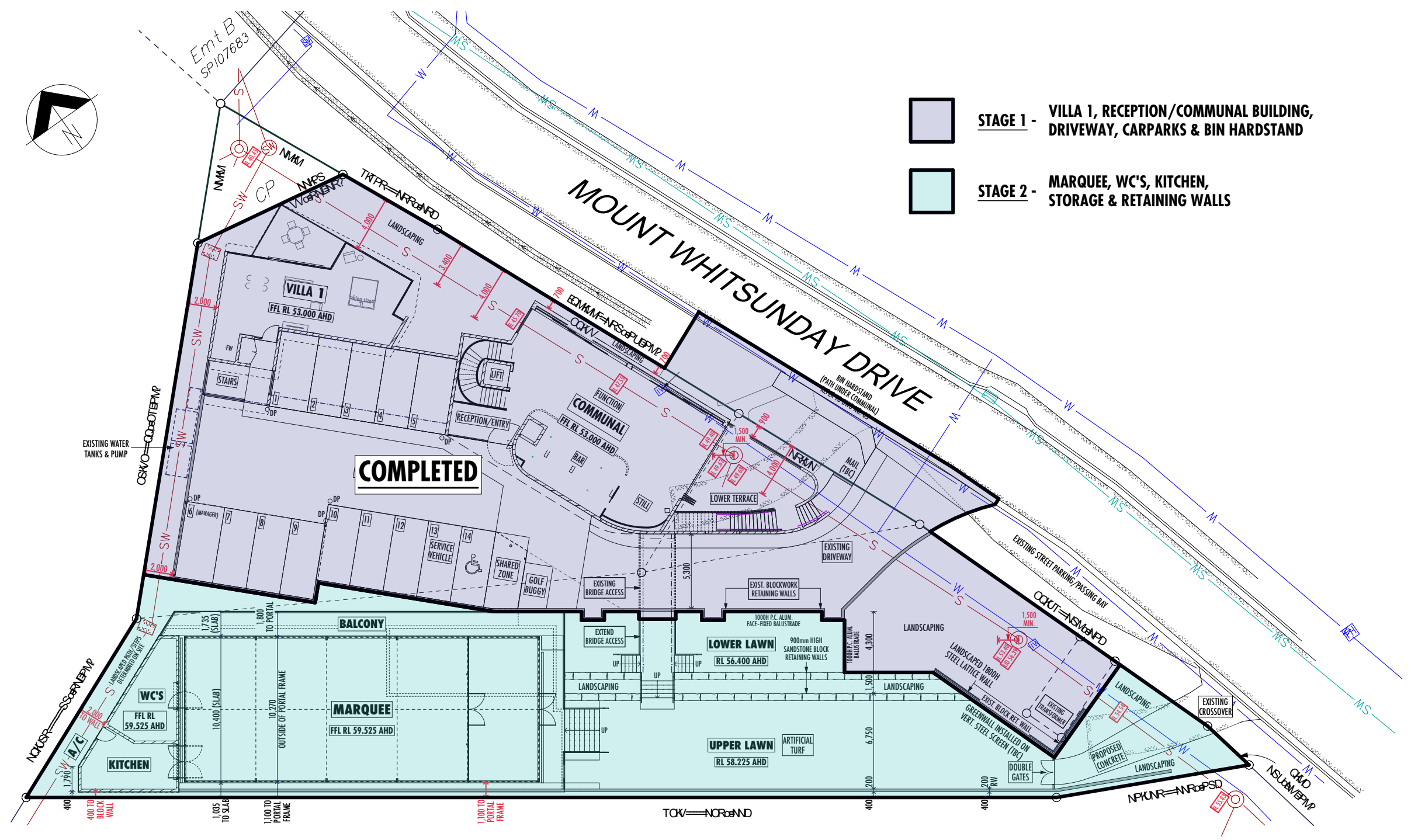
### 12.5 General Safety of Public During Construction

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.

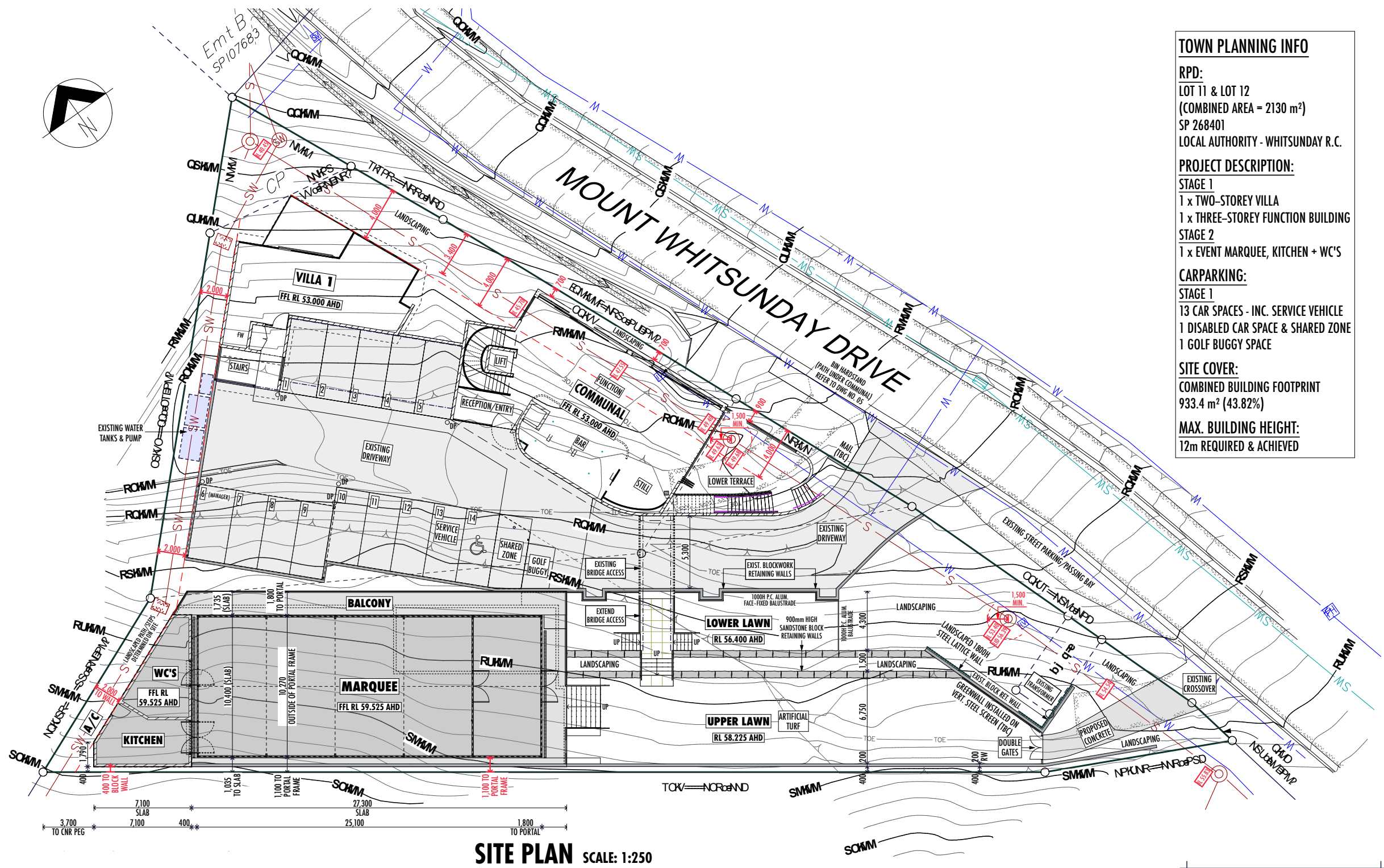
It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's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

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



STAGING PLAN SCALE: 1:250

|      |                                    |              |          | PRELIMINARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |             |
|------|------------------------------------|--------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div><div><div>MARK TEUNON</div><div>m. 0402 750 622</div><div>e. mark@brightbuildingdesign.com.au</div><div>QBCC Lic. No. 1271669</div><div>ABN: 73 072 707 632</div></div><div><div>CLIENT</div><div>JUMBO PROPERTIES PTY LTD</div><div>CONTACT: GLENN HITCH</div><div>SITE ADDRESS</div><div>LOT 11+12 MT WHITSUNDAY DR</div><div>AIRLIE BEACH (ELEMENTA)</div></div><div><div>DRAWING</div><div>STAGING PLAN</div><div>PROJECT</div><div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div></div></div> | Project No: 24.020 | REV. A      |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | issued: 19.11.24   | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | drawn: MJT         | A02         |
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| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 | Project No: <b>24.020</b> REV. <b>A</b> |  |  |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 | issued: 19.11.24 DRAWING No:            |  |  |
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|      |                                    |              |          |                                         |  |  |

**BRIGHT**

BUILDING DESIGN

CUSTOM DESIGN & QUALITY DRAFTING

MARK TEUNON

m. 0402 750 622

e. mark@brightbuildingdesign.com.au

QBCC Lic. No. 1271669

ABN: 73 072 707 632

CLIENT

**JUMBO PROPERTIES PTY LTD**

CONTACT: GLENN HITCH

SITE ADDRESS

**LOT 11+12 MT WHITSUNDAY DR**

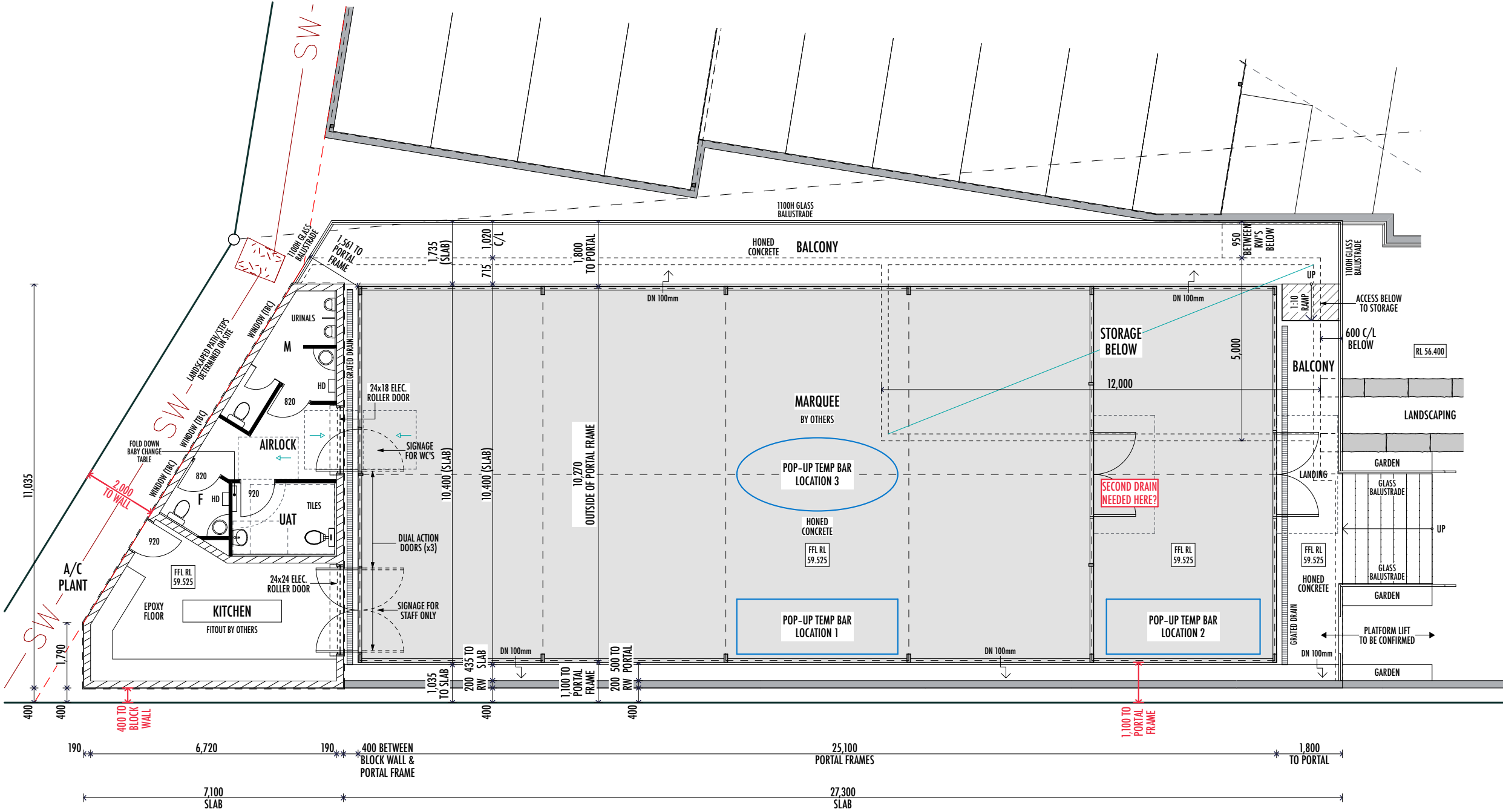
**AIRLIE BEACH (ELEMENTA)**

DRAWING

**SITE PLAN**

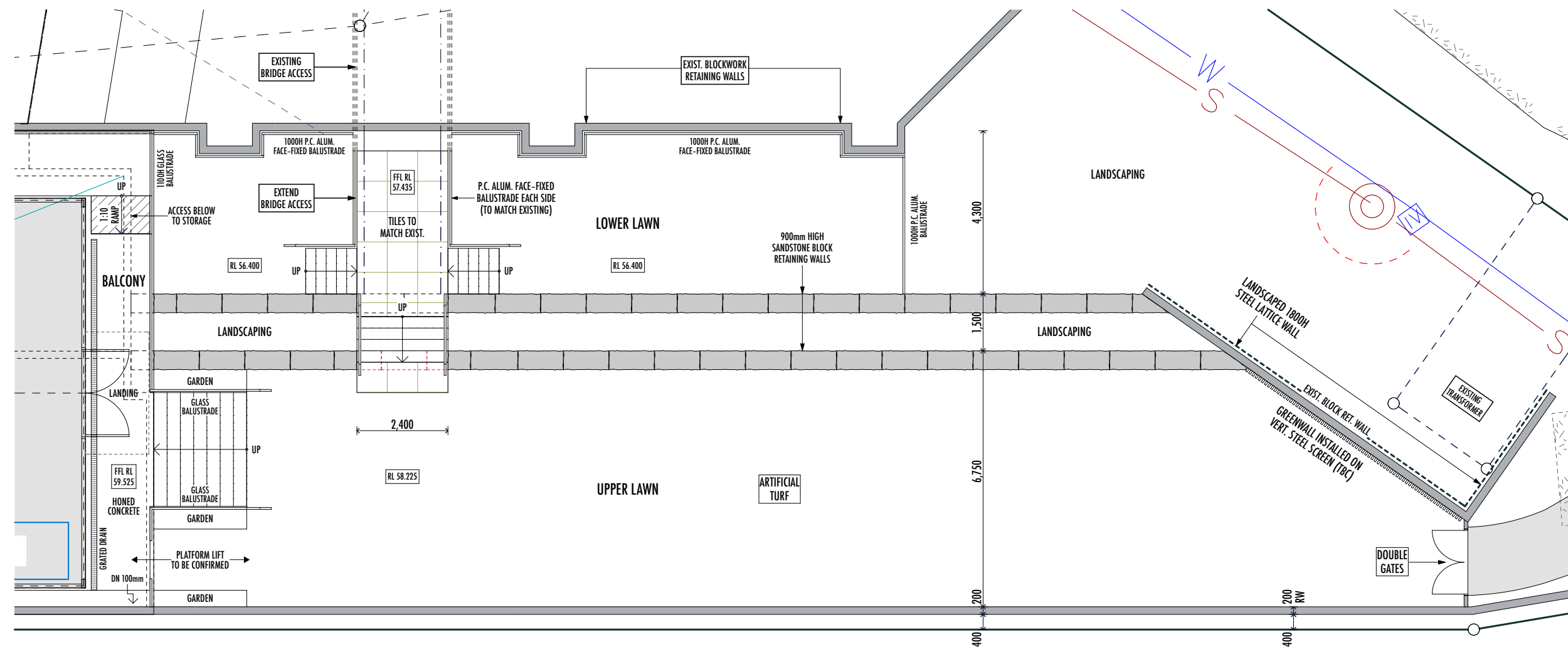
PROJECT

**PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)**



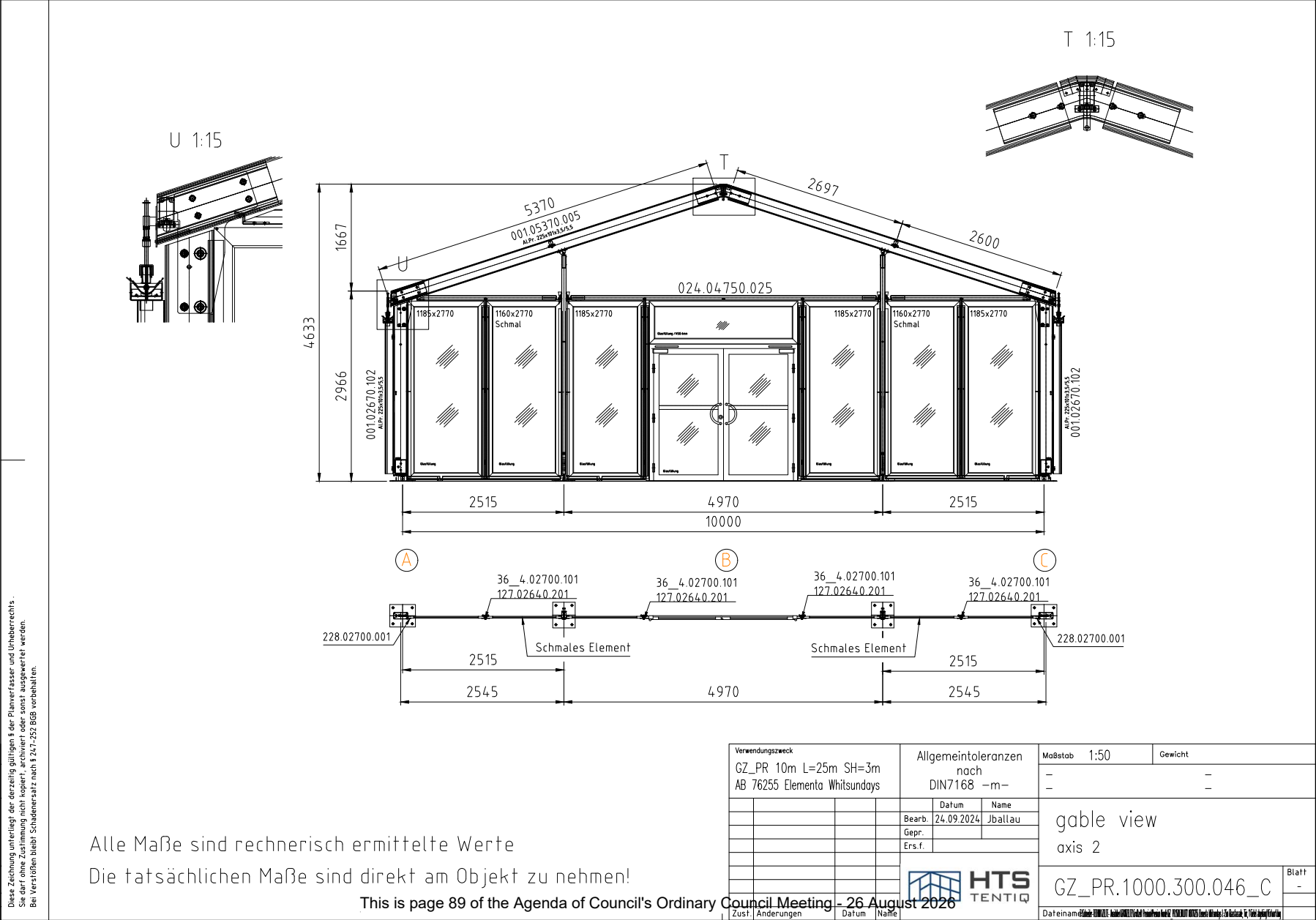
MARQUEE LEVEL  
FLOOR PLAN

|      |                                    |              |          | PRELIMINARY                                                                                           |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   |                    |             |
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| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div> | <div>MARK TEUNON</div> <div>m. 0402 750 622</div> <div>e. mark@brightbuildingdesign.com.au</div> <div>QBCC Lic. No. 1271669</div> <div>ABN: 73 072 707 632</div> | <div>CLIENT</div> <div>JUMBO PROPERTIES PTY LTD</div> <div>CONTACT: GLENN HITCH</div> <div>SITE ADDRESS</div> <div>LOT 11+12 MT WHITSUNDAY DR</div> <div>AIRLIE BEACH (ELEMENTA)</div> | <div>DRAWING</div> <div>MARQUEE LEVEL - FLOOR PLAN</div> <div>PROJECT</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div> | Project No: 24.020 | REV. A      |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   | issued: 19.11.24   | DRAWING No: |
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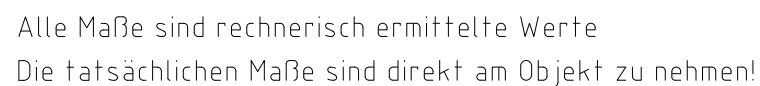


## BRIDGE & LAWN AREA LAYOUT

|        |                                                                          |                              |                      |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                        |                                 |  |
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| REV.   | AMENDMENT DESCRIPTION                                                    | STATUS                       | DATE                 | <div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div> | <div>MARK TEUNON</div> <div>m. 0402 750 622</div> <div>e. mark@brightbuildingdesign.com.au</div> <div>QBCC Lic. No. 1271669</div> <div>ABN: 73 072 707 632</div> | <div>CLIENT</div> <div>JUMBO PROPERTIES PTY LTD</div> <div>CONTACT: GLENN HITCH</div> <div>SITE ADDRESS</div> <div>LOT 11+12 MT WHITSUNDAY DR</div> <div>AIRLIE BEACH (ELEMENTA)</div> | <div>DRAWING</div> <div>BRIDGE &amp; LAWN AREA - LAYOUT</div> <div>PROJECT</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div> | Project No: 24.020    REV. A    |  |
| A<br>A | DRAWINGS FOR REVIEW & COORDINATION<br>DRAWINGS FOR REVIEW & COORDINATION | COORDINATION<br>COORDINATION | 04.11.24<br>19.11.24 |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                        | issued: 19.11.24    DRAWING No: |  |
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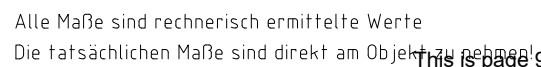
Alle Maße sind rechnerisch ermittelte Werte  
Die tatsächlichen Maße sind direkt am Objekt zu nehmen!



This is page 90 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026

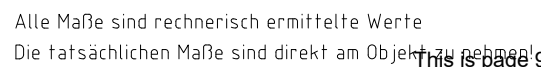
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| Verwendungszweck                                                                      |  |  |  | Allgemeintoleranzen<br>nach<br>DIN7168 -m- |  |         |  | Maßstab 1:50                    |  | Gewicht |  |       |
| GZ_PR 10m L=25m SH=3m<br>AB 76255 Elementa Whitsundays                                |  |  |  |                                            |  |         |  | -                               |  | -       |  |       |
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|                                                                                       |  |  |  | Bearb. 24.09.2024                          |  | Jballau |  |                                 |  |         |  |       |
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| Council Meeting - 26 August 2026                                                      |  |  |  |                                            |  |         |  |                                 |  |         |  | -     |
| Zust. Änderungen Datum Name                                                           |  |  |  |                                            |  |         |  | Dateiname: GZ_PR.1000.300.046_D |  |         |  |       |

Diese Zeichnung unterliegt der derzeit gültigen § der Planverfasser und Urheberrechts.  
Sie darf ohne Zustimmung nicht kopiert, archiviert oder sonst ausgewertet werden.  
Bei Verstößen bleibt Schadensersatz nach § 247-250 BGB vorbehalten



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| <b>Vereinsrechnung</b>                                 |       | <b>Allgemeintoleranzen</b>                                                            |                                                                                   | <b>Mollstab</b> 1:50 | <b>Gewicht</b> |
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| GZ_PR 10m L=25m SH=3m<br>AB 76255 Elementa Whitsundays |       | nach<br>DIN7168 —m—                                                                   |                                                                                                               | —                    | —       |
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# **OPERATIONAL MANAGEMENT PLAN**

## **FUNCTION FACILITY**



**ELEMENTA WHITSUNDAYS**  
**18-24 MT WHITSUNDAY DRIVE, AIRLIE**  
**BEACH**  
**August, 2026 V5**

## EXECUTIVE SUMMARY

This Operational Management Plan has been designed to provide guidance to the management of the use of the function facility, Elementa Whitsundays, which is located at 18-24 Mt Whitsunday Drive, Airlie Beach.

The proposed use will be an outdoor marquee on the site within a landscaped setting, to be used as a function facility. The function facility will be used for weddings, birthdays and special occasions. The function facility area is large enough to accommodate up to 350 guests plus up to twenty five (25) staff for security and catering purposes.

The existing food and drink outlet will not operate while the function facility is in operation.

This Operational Management Plan provides recommendations for the management of the function facility at the site.

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1. INTRODUCTION

1.1 BACKGROUND

The subject site currently operates as Elementa Whitsundays.

The Stage 1 approval allows for the existing food and drink outlet to operate open to the public.

The proposal is for a marquee which will be used as a function facility ancillary to provide additional services to the site. Should the stage 2 of the approved development proceed being eight additional accommodation units, the food and drink outlet is to revert to inhouse guests only. The marquee use (subject to this application) will also need to be removed and demolished to accommodate the construction of the additional accommodation units.

The proposed function facility will not operate while the food and drink outlet is operational and vis-versa. Both facilities when fully operational can accommodate up to a maximum of 350 persons. No more than 350 patrons can be on site at any one time.

The intent for the marquee was to provide an alternative location on the site for events to occur.

The function facility will operate multiple times per year at the site. Each of these functions will be operational during the designated hours of operation.

2.1 LOCATION

The function facility is located at 18-24 Mt Whitsunday Drive, Airlie Beach. Legally identified as Lot 11 & 12 on SP268401.

2.2 HOURS OF OPERATION

- The hours of operation are as follows:
- Maintenance activities during daytime – 7am to 6pm;
  - Waste Collection during daytime - 7am to 6pm;
  - Functions – 7am to 10pm.

The hours of operations is to be in accordance with the Noise Management Plan in the Noise Report and attached to this operational management plan;

Each of the functions will be operational during the above-mentioned hours.

These hours include the set-up and clean-up of the site and the departure of all guests from the premises.

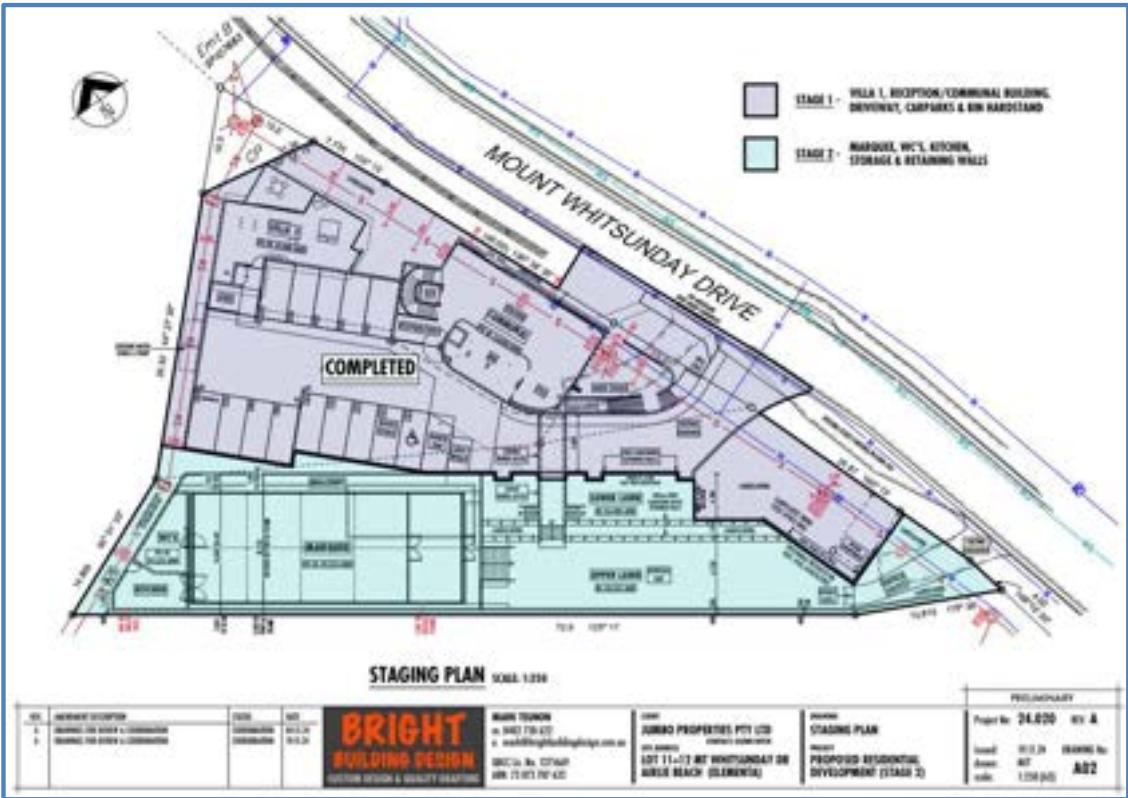
No auditable noise will be permitted after 10pm.

2.3 SITE CAPACITY

The maximum number of persons which can be accommodated on site based on the liquor license and building approvals is 350 persons. The marquee area will have a maximum capacity of 350 persons.

The site will also have up to 25 staff, which includes catering and security personnel.

The function facility provides for a gross floor area of 284.1 square metres. The internal floor are can be setup for a variety of different configurations depending on the event and the number of patrons.



Guests will arrive by public transport, private drop off and pickup rather than driving to the site. This is due to the drink driving laws.

## **2.4 STAFF MEMBERS**

During operation, there will be up to fifteen (15) staff for upto 150 persons and twenty five (25) where between 150 and 350 persons on the site.

Each event organiser will conduct a pre-event briefing with the Manager and all personnel prior to the commencement of each event. This is to ensure all personnel on site are aware of their obligations under the operational management plan to avoid any non-compliances and to ensure all complaints are handled in an efficient manner.

## **3. MANAGEMENT**

### **3.1 THE NATURE AND THE PURPOSE OF THE MANAGEMENT PLAN**

This management plan has been designed to provide guidance and ensure that the use of the site as a function facility at 18-24 Mt Whitsunday Drive, Airlie Beach is used and maintained appropriately.

### **3.2 MANAGEMENT**

The function facility will be managed by a Manager of the site.

The manager will be responsible for ensuring this operational management plan is implemented and all functions are operated as per this plan.

The functions will be operational during the above-mentioned hours. A register of events will be kept and made available to Council for inspection upon request.

### **3.3 INSURANCE**

The owners will ensure appropriate insurance is held and current at all times.

### **3.4 FIRST AID**

First aid kits will be always available within the facility. These will be located in the main kitchen. The Manager will ensure all staff (at the time of the pre-briefing) are aware of the location of such first aid kits.

The security personnel will hold a first aid certificate and will be able to render first aid until such time as emergency services arrive. Security personnel will direct emergency services to patient as required.

### **3.5 EMERGENCY PROCEDURES**

The Manager will contact a pre-event briefing with the organiser for all personnel prior to the commencement of each event.

Event staff are expected to be briefed on the procedures to follow should an emergency take place on the site during the event. The emergency vehicles will have access to the site at the entrance and it will be kept clear on site at all times.

An emergency assembly point shall be erected at a suitable point and indicated on emergency procedure signs to be displayed around the facility.

#### **EMERGENCY CONTACT DETAILS**

***FOR ALL EMERGENCIES DIAL 000***

Manager:

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

## DISASTER MANAGEMENT INFORMATION

### DISASTER MANAGEMENT

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

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

### 3.6 EVENT SET UP

It is expected that the initial set up of the event may commence on the morning of the event.

All events will be held unless the weather conditions prevent outdoor setup. However, in the case of extreme weather conditions such as extreme flooding, cyclone or bushfire that may be too unsafe for patrons, the managers may make the decision on the day to cancel the event.

### 3.7 SOUND MANAGEMENT

The proposed noise impacts on neighbors is considered to be manageable during the operation of the events. Event organisers and managers will consider the potential noise impacts of planned events and minimise the impacts where possible.

Patrons will be monitored when they leave the premises to ensure the behaviors of patrons entering or leaving the premises does not adversely affect the amenity of nearby areas.

### 3.8 SECURITY

Due to the nature of the events on the site and the small private nature of these it is not expected that crowd management will be required. However the Manager will appoint a security firm to provide for a minimum of one (1) security guard to be on the site during the event.

Private security will be provided during a function to manage vehicle and traffic movements on site and to manage any potential behavioral issues or non-compliances with operating requirements.

The security personnel will hold a first aid certificate and will be able to render first aid until such time as emergency services arrive. Security personnel will direct emergency services to patient as required.

### 3.9 TRAFFIC AND PARKING

There is parking available on site for guests, however the majority will arrive via different ride share options.

The following provides the operational parking management plan for the use of the marquee.

#### Guest Arrival and Departments – Peak Times

The following actions will occur during peak times to ensure the orderly flow of guests arriving and departing the venue:

#### Pre-Booking

- All pre-bookings for events will be asked to secure courtesy buses to transport their guests to and from the site. This will limit ride share vehicles and also provide the Manager with the number of courtesy buses that need to be managed during peak times;
- All bookings are advised there is no parking on site.

Guest Arrival and Departures will be managed in two different ways, depending on the number of patrons.

Events which provide upto 150 persons will be managed on site and events over 150 patrons will use the set down zone.

#### Arrival – up to 150 persons

- Courtesy bus or ride share vehicles will drop off guests to the front door within the site (near the car park), guests will depart the vehicle and enter the building.
- A staff member will direct the courtesy bus or ride share vehicles into the drop off zone and direct guests to the entry to the venue;
- The staff members will ensure no parking in the private road during this drop off or pick up;
- The staff members will ensure the orderly flow of traffic and to ensure the private road is not impeded by traffic flows at any one time.
- Additional staffing can be allocated to assist if required.

#### Departure

- 
- Courtesy bus or ride share vehicles will collect guests from the front door within the site (near the car park), guests will leave the building and get into the vehicle and depart.
- A staff member will direct the courtesy bus or ride share vehicles into the collection zone and direct guests into their transport;
- A second staff member will direct the guests in an orderly manner from the venue to the set down zone;
- Guests will be retained within the building until such time as their courtesy bus or rider share has arrived. No guests will be permitted outside the venue.
- The staff members will ensure no parking in the private road during this drop off or pick up;
- The staff members will ensure the orderly flow of traffic and to ensure the private road is not impeded by traffic flows at any one time.
- Additional staffing can be allocated to assist if required.

#### 150 persons to 350 persons

- All pre-bookings for events will be asked to secure courtesy buses to transport their guests to and from the site. This will limit ride share vehicles and also provide the Manager with the number of courtesy buses that need to be managed during peak times;
- All bookings are advised there is no parking on site.

#### Arrival

- Courtesy bus or ride share vehicles will drop off guests to the drop off zone (in the street), guests will depart the vehicle and enter the building.
- A staff member will direct the courtesy bus or ride share vehicles into the drop off zone and direct guests to the entry to the venue;
- The staff members will ensure no parking in the private road during this drop off or pick up;
- The staff members will ensure the orderly flow of traffic and to ensure the private road is not impeded by traffic flows at any one time.
- Additional staffing can be allocated to assist if required.

#### Departure

- 
- Courtesy bus or ride share vehicles will collect guests from the front door within the site to the drop off zone, guests will leave the building and get into the vehicle and depart.
- A staff member will direct the courtesy bus or ride share vehicles into the collection zone and direct guests into their transport;
- A second staff member will direct the guests in an orderly manner from the venue to the set down zone;
- Guests will be retained within the building until such time as their courtesy bus or rider share has arrived. No guests will be permitted outside the venue.
- The staff members will ensure no parking in the private road during this drop off or pick up;
- The staff members will ensure the orderly flow of traffic and to ensure the private road is not impeded by traffic flows at any one time.
- Additional staffing can be allocated to assist if required.

#### Service Vehicle Requirements

- No parking of vehicles is permitted in the Private Road.
- All service vehicles will attend the site prior to the event. This is to occur at least 2 hours before the event is intended to commence;
- All service vehicles currently and will continue to use the loading site on site;
- The waste collection is conducted in the Private Road – see Waste Management Plan;
- No service vehicles are permitted on site 2 hours before an event and 2 hours after an event;

#### Staff Parking Management

Stage 1 – up to 150 patrons and 15 staff

- The car parking will be broken into the following configuration during a stage 1 event (marquee):
  - Three spaces will be dedicated to taxi /rideshare;
  - Two spaces will be dedicated to the two accommodation units;
  - One disability parking space will be maintained for guests; and
  - Seven spaces will be reserved for staff. Staff will be given prior notice to an event so that they can make arrangements to be collected by the facility courtesy bus or rideshare arrangements.
  - All staff will advise the Manager of arrangements for arrival and departure to and from the site 24 hours prior to the event to ensure the above car parking compliance.

Stage 2 – up to 350 patrons and 25 staff

- The car parking will be broken into the following configuration during a stage 1 event (marquee):
  - Three spaces will be dedicated to taxi /rideshare;
  - Two spaces will be dedicated to the two accommodation units;
  - One disability parking space will be maintained for guests; and
  - Seven spaces will be reserved for staff. Staff will be given prior notice to an event so that they can make arrangements to be collected by the facility courtesy bus or rideshare arrangements.
  - All staff will advise the Manager of arrangements for arrival and departure to and from the site 24 hours prior to the event to ensure the above car parking compliance.

Bar Operations after 10pm- Function Facility

- Staff associated with the service of alcohol will relocate from the marquee to the function facility. This to ensure operate the function facility bar after 10pm, this will ensure that no additional staff is required once the guests relocate from one location to another.

#### Emergency Access

- Emergency access is maintained at all times;
- The external access into the site is to remain clear at all times;
- The internal access is to remain clear (except when vehicles are entering or exiting the site).

#### Event Scheduling and Staging

- All setup and pack up of the event is to be conducted 4 hours before an event and can be dismantled 3 hours after an event;
- The design of the venue will limit the set up and pack up due to the way the marquee is proposed (permanent structure);
- All food and waste will be taken to and from the marquee back to the main building where the standard operations for the food and drink out let will occur;
- No service vehicles and set ups are permitted during the time when guests could arrive.

### **3.10 TOILET FACILITIES**

Toilet facilities will be provided in the marquee.

### **3.11 ALCOHOL SERVICE**

Pursuant to the *Liquor Act 1992* a person must not sell liquor unless the person is authorized to do so by a license. The site will be fully licenced to supply and sell liquor at the event.

The staff operating the service of alcohol will hold the current Responsible Service of Alcohol (RSA) Certificate. The appropriate signage as required under the licences will be displayed at all times.

Patrons will not be allowed to leave the premises with open containers of alcohol, such as stubbies, cans or glass.

### **3.12 FOOD**

Food and drinks on the site will be supplied by the on site food and drink outlet and are required to meet the Australian Food guidelines. The operators are required to meet the Australian Food guidelines and will be responsible for safe storage of food including refrigeration.

The facility currently and will continue to hold the relevant current Food Licence from Whitsunday Regional Council.

### **3.13 WASTE MANAGEMENT**

Rubbish generated from the development will be suitably contained on site at all times. No rubbish will be stockpiled which would cause rubbish to be blown off site. All additional waste (garbage) will be removed by a private contractor for each event, so no additional use requirements are needed from the Council operated waste collection.

Refer to the Waste Management Plan.

### **3.14 CLEANLINESS AFTER EVENT**

The events organiser will be required to ensure the premises is maintained to a high standard after an event.

### **3.15 COMPLAINTS**

Complaints made during the function are to be directed to the Security on premises who will address the complaint where possible.

Any complaints which cannot be resolved by Security will be passed onto the Manager.

### **3.16 COUNCIL REGULATIONS**

The event's organiser agree to all Council regulations, including noise and fire limitations.

## **CONCLUSION**

The proposed Operational Management plan seeks to provide guidance for the suitable management of the use as a function facility located at 18-24 Mt Whitsunday Drive, Airlie Beach.

The proposal will encourage suitable use of the site and management and maintenance to ensure that remains safe and secure.

**Appendix A – Noise Management Plan**



## FUNCTION/WEDDING VENUE

24 Mt Whitsunday Drive, Airlie Beach

### Noise Impact Assessment

**Jumbo Properties Pty Ltd**



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Date  
2 July 2026

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Report  
257401.0031.R01V03

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## 1. INTRODUCTION

Jumbo Properties Pty Ltd commissioned Trinity Consultants Australia to provide acoustic engineering consultancy services for the proposed function/wedding venue at 0B24 Mt Whitsunday Drive, Airlie Beach. The purpose of this study is to support an application with Whitsunday Regional Council for development approval as a function centre.

An environmental noise assessment has been undertaken to assess potential noise impacts from the venue operation on a nearby residential dwelling and short-term accommodation. Consideration has been given to a range of expected noise sources including car parking activities, amplified music, mechanical plant and patron noise. The assessment also includes a review of cumulative impacts associated with the operation of the site's existing function centre. Results of the noise modelling have been compared to the noise criteria derived from baseline noise monitoring, and recommendations are provided where necessary.

A previous noise report (257401.0031.R01V01, April 2025) was issued as part of the development application, which was reviewed by Whitsunday Regional Council. Following this, Report 257401.0031.R01V02, October 25, was subsequently prepared to address Council's previous Information Request dated 29/09/2025. This report (257401.0031.R01V03) has been prepared to address Council's current Information Request (which was delivered throughout the meeting, with Trinity subsequently advised on 13 May 2026.), with the relevant acoustic matters and responses summarised in **Table 1.1**.

**Table 1.1 Current Council Information Request**

| Item | Information Request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Trinity's Summary Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | The acoustic report acknowledges exceedances of applicable noise criteria at future residential receptor R3 (future Lot 11 opposite Elementa) associated with existing mechanical plant, however no mitigation measures or revised compliant acoustic outcomes have been provided.                                                                                                                                                                                                                                                    | This matter is addressed in this report. Refer to Sections <b>6.7</b> and <b>6.8</b> , which identify the required additional attenuation of the existing mechanical plant serving the existing function building to achieve compliance at future receptor R3.<br><br>In particular, the assessment concludes that Receiver R3 is predicted to be compliant, provided that additional attenuation of 5 dB is applied during the evening period and 10 dBA during the night period, with the final requirement to be confirmed once the adjoining development is completed. |
| 2    | Significant exceedances are predicted onsite and adjoining at the short-term accommodation receptors, including sleep disturbance exceedances exceeding the adopted criteria. A long-term planning solution is required to ensure the ongoing operation of the function facility is not reliant on common ownership or operational control of the adjoining accommodation units. Should these units fall into separate ownership in the future, the mitigation measures currently proposed may no longer be effective or enforceable. | This matter is addressed in this report. Refer to Sections <b>6.7</b> and <b>6.8</b> , including the additional ownership or operational control scenarios assessed for the on-site accommodation receptors.<br><br>The report identifies predicted exceedances at the on-site short-term accommodation, outlines the associated management assumptions, and presents further scenarios intended to address potential future change of ownership or operational control.                                                                                                   |
| 3    | The proposal relies on all doors/windows remaining                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | This matter is addressed through the Noise Management Plan, Trinity Reference: 257401.0031.R02V01.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Item | Information Request                                                                                                                                                                                                                                                                                                                                                                                            | Trinity's Summary Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | closed and acoustic curtains remaining operational during amplified music operation, however limited detail has been provided demonstrating how these assumptions can realistically and consistently be achieved during wedding and function events.                                                                                                                                                           | <p>The NMP requires external doors and windows associated with amplified music areas to remain closed other than for controlled entry and exit, and requires the acoustic curtain at the marquee entry to be installed, maintained and kept fully closed during amplified music operation except for immediate guest movement or service access.</p> <p>The NMP also requires venue management to nominate a responsible staff member for each event to check before guest arrival that the curtain is correctly installed, undamaged and capable of full closure without gaps, to monitor its use during the event, and to reduce amplified music to low background level during any extended period when the curtain must remain open for crowd flow.</p> <p>Alternatively, a sound lock or revolving-door solution is proposed that would not require additional staff.</p>                                                                                                                                                                                                                                                                                                                                                      |
| 4    | The acoustic assessment assumes reduced amplified music levels during certain operational periods, however no mechanism has been identified demonstrating how music levels will be actively monitored, controlled or enforced during events.                                                                                                                                                                   | <p>This matter is addressed through the Noise Management Plan, Trinity Reference: 257401.0031.R02V01.</p> <p>The NMP requires amplified music to be managed by venue staff or a nominated responsible person and operated in accordance with the sound levels adopted in the assessment, including 85 dBA within the existing function building, 75 dBA background music within the marquee during the evening period, no outdoor music during the evening period, and no amplified music after midnight.</p> <p>The NMP also states that music levels are to be reduced immediately if complaints are received, if staff identify clearly audible off-site impacts, or if directed by venue management, and requires staff briefing, event supervision, complaint logging and corrective action as part of ongoing implementation.</p>                                                                                                                                                                                                                                                                                                                                                                                             |
| 5    | The acoustic modelling assumptions relating to patron behaviour, external congregation and late-night dispersal appear optimistic and may not reflect realistic event operation. The assessment appears to model ideal operating conditions rather than worst-case real-world event behaviour typically associated with weddings and functions.                                                                | <p>The modelling adopts representative operating scenarios based on typical venue use and includes conservative patron noise assumptions. In particular, the patron sound power levels include an additional 3 dBA allowance to account for raised vocal effort in a loud environment.</p> <p>It is acknowledged that actual patron behaviour, outdoor congregation and dispersal at this stage cannot be predicted with certainty, as this will depend on the type of event, timing of the event and the nature of the patrons in attendance.</p> <p>Nevertheless, the proposed action plan to minimise any effects associated with patron behaviour and dispersal is set out in the Noise Management Plan, Trinity Reference: 257401.0031.R02V01. The NMP requires staff to actively monitor outdoor patron areas and dispersal periods, direct guests to leave quietly, avoid loitering near site boundaries, minimise raised voices and shouting, retain guests awaiting transport within controlled indoor areas wherever practicable, coordinate pick-up and drop-off activity to minimise roadside congregation and idling, and implement complaint response, corrective action and follow-up monitoring where required.</p> |
| 6    | The acoustic assessment appears to rely on rideshare, taxi and shuttle pickup/drop-off activity occurring from the frontage/main road area as part of the operational mitigation strategy. However, the acoustic modelling and identified point source locations do not appear to specifically model or assess noise impacts associated with external pickup/drop-off activity at the frontage of the property | <p>This matter is addressed in this report. Refer to Sections 3, 6.5 and 6.7, which describe the transport arrangements, the adopted traffic assumptions and the modelled operational scenarios.</p> <p>The report identifies the assumed transport movements, pick-up and drop-off arrangements, parking events and off-site bus activity that form part of the assessed scenarios and recommendations.</p> <p>Detailed operational information regarding the nominated pick-up and drop-off zones is provided in the Noise Management Plan, Trinity Reference: 257401.0031.R02V01. The NMP distinguishes between events of up to 150 persons and events of 150 to 350 persons, and sets out the relevant arrival and departure locations, staff responsibilities, guest holding and release procedures, private road controls, and measures to minimise vehicle queuing, idling, door slamming and patron congregation near sensitive receptors.</p>                                                                                                                                                                                                                                                                              |

| Item | Information Request                                                                                                                                                                                                                                                                                                                                                                                                                                     | Trinity's Summary Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>or along Mount Whitsunday Drive, including queueing, simultaneous pickup/drop-off events, waiting patrons, door slams, shuttle loading, late-night conversation noise and cumulative roadside transport activity.</p> <p>This creates uncertainty regarding whether the acoustic conclusions adequately account for the likely operational impacts associated with relocating transport collection activity to the frontage/main road interface.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 7    | <p>Limited information has been provided regarding noise monitoring procedures, onsite compliance management, sound limiting devices, acoustic complaint response procedures, and corrective action triggers.</p>                                                                                                                                                                                                                                       | <p>This matter is addressed through the Noise Management Plan, Trinity Reference: 257401.0031.R02V01.</p> <p>The NMP states that all noise complaints are to be recorded immediately in a complaints register and investigated by the venue manager or delegated representative as soon as practicable. Where complainant contact details are provided, initial acknowledgement is to be made within one business day and a response outlining the outcome of the investigation and any corrective action is to be issued within five business days unless a longer investigation period is reasonably required.</p> <p>The NMP also requires targeted attended noise monitoring to be undertaken by a suitably qualified person where repeated or substantiated complaints are received, where venue layout, entertainment format, sound system configuration, plant or operating hours change materially, where a regulator requests verification, or where venue management reasonably considers that standard operational controls may not be sufficient. In addition, the NMP requires venue staff and event coordinators to be briefed before events, the plan to be reviewed at least annually and after substantiated complaint trends or material operational changes, and complaint records, corrective actions, monitoring outcomes and review actions to be retained by venue management.</p> |
| 8    | <p>The cumulative impacts associated with amplified music, patrons, rooftop/bar activity, parking activity, transport movements, mechanical plant and guest dispersal have not been fully resolved.</p>                                                                                                                                                                                                                                                 | <p>This matter has been adequately resolved in this report. Refer to Sections 6.5, 6.7, 6.8 and 7, which set out the adopted cumulative source assumptions, the modelled operational scenarios, the predicted noise results and the required operational recommendations.</p> <p>The assessment explicitly considers the combined effects of amplified music, patron noise, rooftop and lawn activity, parking activity, transport movements, mechanical plant and guest dispersal, including simultaneous operation of the proposed marquee and the existing function building as a conservative cumulative scenario.</p> <p>The results demonstrate that cumulative impacts at the identified off-site residential receptors can be managed to achieve compliance, provided the recommendations in Section 7 are implemented, including the nominated controls on building openings, amplified music levels, transport arrangements, operational timing and mechanical plant attenuation where required.</p>                                                                                                                                                                                                                                                                                                                                                                                            |

To understand the terms in this report, a glossary is included in **Appendix A**.

## 2. STUDY AREA DESCRIPTION

### 2.1 Zoning of Site and Site Location

The proposed function/wedding marque is located at Lot 12 on SP268401, 0B24 Mt Whitsunday Drive, Airlie Beach. The subject site is in a low-to-medium density residential zone, surrounded by similar zoning. To the southwest, it is bordered by a recreation and open space area.

The zoning of the proposed site and surrounding areas is shown in **Figure 2.1**.

**Figure 2.1 Site Zoning**



The site location is shown in **Figure 2.2**. **Figure 2.2** also shows the location of the site's existing function centre building, the nearest sensitive receptors and adopted noise logging location (discussed further in **Section 5**).

Figure 2.2 Site Location



## 2.2 Identification of Existing Sensitive Receptors

The closest sensitive receptors to the development include short-term accommodations to the northeast and northwest and residential dwellings to the south of the proposed site. **Table 2.1** summarises these off-site sensitive receptors; their locations are shown in **Figure 2.2**.

**Table 2.1: List of Off-site Sensitive Receptors with UTM Coordinates**

| ID                      | Address                                | Approximate Distance from Site Boundary | Northing (°) | Easting (°) |
|-------------------------|----------------------------------------|-----------------------------------------|--------------|-------------|
| R1 (accommodation)      | 9A Hermitage Dr, Airlie Beach QLD 4802 | 25 m                                    | -20.2753     | 148.7222    |
| R2 (accommodation)      | 3 Hermitage Dr, Airlie Beach QLD 4802  | 100 m                                   | -20.2754     | 148.7236    |
| R3 (under-construction) | 7 Mount Whitsunday Dr                  | 10 m                                    | -20.2754     | 148.7230    |
| R4 (house)              | 62 Mount Whitsunday Dr                 | 90 m                                    | 20.2770      | 148.7218    |
| R5 (Elementa STA units) | 26 Mt Whitsunday Drive                 | On-site                                 | -20.2759     | 148.7226    |
| R6 (Villa 1)            | 18 Mt Whitsunday Drive                 | On-site                                 | -20.2755     | 148.7226    |

Lot 200 on SP165632 (zoned R3) has an existing development approval (DA 20220894) for nineteen (19) residential lots. The identified sensitive receptor refers to the nearest lot to the proposed marquee.

### 3. SUBJECT SITE

The proposed development site consists of a new marquee structure designed to accommodate private functions such as milestone celebrations and weddings.

The proposed marquee enhances natural lighting with insulated panel walls featuring glass façades on the northern and eastern sides. A core-filled retaining wall is positioned 300mm from the marquee wall on the southern side, ensuring structural stability. Additionally, a toilet and kitchen block, constructed from core-filled blockwork, is situated on the western side, adjoining the marquee.

The site is licensed to operate from 8:00 am to midnight, with food and beverage service extending throughout these hours in accordance with the liquor licence. Events are anticipated to occur primarily on weekends, with total patron numbers across the venue ranging from approximately 30 to 350 people.

The proposed marquee is intended to operate as part of the broader function facility during the daytime and evening periods only. Use of the marquee is to cease by 10:00 pm, at which time guests will be relocated to the existing food and drink venue for the remainder of the event. Accordingly, movement of patrons between the existing food and drink venue and the marquee, in both directions, forms part of the operational arrangement considered in this assessment.

The existing food and drink venue currently operates on site and is constructed with core-filled blockwork, concrete slab elements, glazing, and suspended slabs, which provide a relatively robust building envelope. The existing venue is licensed to accommodate up to 350 patrons under the liquor licence, which applies across the overall venue, including the proposed marquee, outdoor grass area, rooftop area and main bar areas.

The roof of the existing building is used as a rooftop bar and the main bar area functions as part of the food and drink venue. Following cessation of marquee operation at 10:00 pm, the existing building is proposed to accommodate guest arrivals from the marquee, continued event activity within the building, and final patron departure from the site. Accordingly, this assessment considers the noise implications of the existing building during arrival, internal relocation of patrons after 10:00 pm, and departure periods. Acoustic mitigation measures are also required to be considered for the existing mechanical plant and equipment serving this building, including potential attenuation of the mechanical plant room and review of higher-performance acoustic louvre options, where necessary.

- Weddings and Functions

- Monday to Sunday: 8:00 am to 12:00 am

The venue hours of operation for weddings and functions are Monday to Sunday from 8:00 am to 12:00 am.

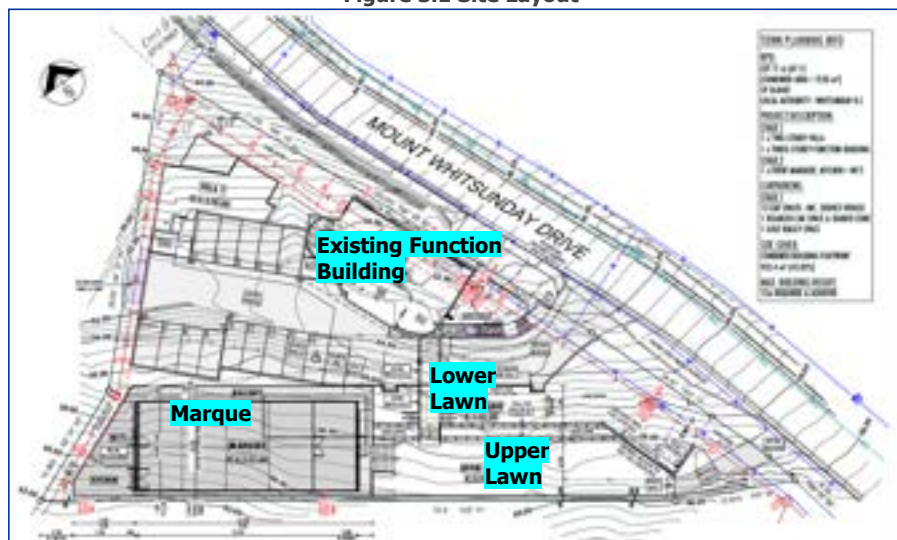
- For events of up to 150 persons, courtesy buses or rideshare vehicles are to drop off and collect guests from the front door within the site near the car park. Staff are to manage the drop-off and collection process, direct vehicles to the designated internal zone, maintain orderly guest movement, prevent parking on the private road, and ensure that traffic flow within the private road is not impeded. During departure, guests are to be retained within the building until their courtesy bus or rideshare vehicle has arrived, with additional staff allocated where required.
- For events of between 150 and 350 persons, courtesy buses or rideshare vehicles are to utilise a frontage or street-based drop-off and collection arrangement. Under this arrangement, staff are to direct vehicles into the designated external drop-off and collection area, manage guest movement between the venue and transport area, prevent obstruction of the private road, and maintain orderly traffic flow at all times. During departure, guests are to remain within the building until their transport has arrived so that external congregation is minimised. Additional staffing is to be provided where required to support traffic and patron management.

For the purpose of the assessment, the operational brief indicates that traffic and transport arrangements are to be managed under two separate event scenarios, namely events of up to 150 persons and events of between 150 and 350 persons. In both cases, all pre-bookings are to be requested to secure courtesy buses

for transport to and from the site, with bookings advised that there is no general guest parking available on site.

The site layout is presented in **Figure 3.1** and a comprehensive set of drawings detailing the proposed development is included in **Appendix B**.

**Figure 3.1 Site Layout**



Source: Bright Building Design 24.020-Elementa-Lot 11+12-STAGE 2-19.11.24

## 4. NOISE CRITERIA

### 4.1 Overview

The proposed development is located within the Whitsunday Regional Council (WRC) area and is therefore required to comply with the Whitsunday Planning Scheme 2017 (and more specifically, the Business activities code). With respect to noise, PO7 (ref. Table 9.3.1.3.1) of the code states the following:

*PO7: The Business activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby sensitive uses.*

There is no noise criteria defined in the code therefore, as a way of demonstrating compliance with PO7, noise emissions from the development have been assessed against requirements of the Environmental Protection Act 1994 (EP Act), discussed in the following section.

### 4.2 Environmental Protection Act 1994

The applicable acoustic criteria for noise emissions from the subject site are presented in Chapter 8 Part 3B Division 3 point 440W - Indoor Venues of the EP Act (current as of 1 May 2022). The criteria is summarised in **Table 4.1**.

**Table 4.1: EP Act 1994 Indoor Venue Noise Criteria**

| Time Period         | Noise Criteria                                           |                                                          |
|---------------------|----------------------------------------------------------|----------------------------------------------------------|
|                     | Monday to Saturday                                       | Sunday and Public Holidays                               |
| Day 7am to 6pm      | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 5 \text{ dBA}$ | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 5 \text{ dBA}$ |
| Evening 6pm to 10pm | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 5 \text{ dBA}$ | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 5 \text{ dBA}$ |
| Night 10pm to 12am  | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 3 \text{ dBA}$ | $L_{Aeq,adj,T} \leq L_{A90} \text{ plus } 3 \text{ dBA}$ |
| Night 12am to 7am   | Inaudible                                                | Inaudible                                                |

The EP Act specifies that indoor venue noise should be inaudible after midnight. Function venue operations are proposed to cease by midnight. There is still a potential for noise impacts associated with cars departing and continuous fixed plant. These sources are proposed to be assessed against the  $L_{A90}$  plus 3 dBA limit.

### 4.3 Sleep Disturbance Noise Limit

Impulsive noise associated with activities such as car door closures after 10 pm may cause sleep disturbance to the nearest noise sensitive receptors. As a guide to assessing sleep disturbance impacts, consideration has also been given to a commonly referenced internal  $L_{AMax}$  noise level of 45 dBA (as recommended by the World Health Organisation). This internal limit corresponds to an  $L_{AMax}$  52 dBA, assuming a 7 dB attenuation for an open window.

## 5. NOISE MEASUREMENTS

### 5.1 Overview

Acoustic measurements consisted of attended noise measurements and noise logging. The noise measurement location is shown in **Figure 2.2** and is described as follows:

- Location NL1: Located at the closest available location to 9A Hermitage Dr, Airlie Beach QLD 4802 (R1), next to the western boundary of the proposed marque.

### 5.2 Monitoring Methodology and Instruments

Noise measurements attended and unattended, were undertaken in accordance with the requirements of the Australian Standard AS 1055-2018 'Acoustics – Description and measurement of environmental noise'. The serial numbers and calibration information for the instrument are presented in **Figure 5.1**. An averaging time of 15 minutes was adopted, and the measurements were made over one week. Each microphone was positioned in a free field position at the height of 1.5 m above ground level and fitted with a windshield throughout the measurements.

**Table 5.1: Noise Instrument Calibration Information**

| Instrument/Serial No.                        | Monitoring Period     | NATA Calibration Current to: | Pre-Calibration | Post-Calibration |
|----------------------------------------------|-----------------------|------------------------------|-----------------|------------------|
| SV307A Monitoring Station / 137605           | 13/03/2025-24/03/2025 | 02/09/2026                   | 94.0            | 94.0             |
| Nor140 Sound Level Meter / 1405055           | 13/03/2025-14/03/2025 | 11/06/2025                   | 94.0            | 94.0             |
| Pulsar Acoustic Calibrator Model 105 / 77518 | -                     | 23/10/2025                   | -               | -                |

### 5.3 Meteorological Conditions

During the monitoring, wind and rainfall data from the Bureau of Meteorology Proserpine Airport station was reviewed to determine potential influences from prevailing weather conditions.

A review of the data indicates that there were prolonged periods of rainfall, as presented in table below:

| Date       | Rainfall (mm) |
|------------|---------------|
| 14/03/2025 | 6.8           |
| 15/03/2025 | 10.4          |
| 16/03/2025 | 15.6          |
| 17/03/2025 | 6.2           |
| 18/03/2025 | 24.2          |
| 19/03/2025 | 11.8          |
| 20/03/2025 | 2.6           |
| 21/03/2025 | 0             |
| 22/03/2025 | 0             |
| 23/03/2025 | 0.4           |

Considering the meteorological conditions, the statistical noise analysis excluded all records from 13/03/2025 7:00 pm until 16/03/2025 9:45 pm and 17/03/2025 10:30 pm until 19/03/2025 9:30 pm. Wind speeds during the remaining periods were under 5 m/s.

## 5.4 Attended Noise Measurement

Attended noise measurements were undertaken at Location NL1. The surveys were conducted on Thursday, 13 March 2025, and Friday, 14 March 2025, using a field and laboratory calibrated Norsonic NOR140 sound level meter. The microphone height was approximately 1.5m above natural ground level and was located in the free field.

Weather during the monitoring time was:

- Thursday, 13 March 2025
  - 25°C, overcast, with a light breeze 1 to 3 m/s and 83% humidity
- Friday, 14 March 2025
  - 25°C, 1/8 cloud cover, with a light air 1 to 2 m/s and 80% humidity.

The measured noise levels are summarised in **Table 5.1**.

**Table 5.2: Attended Noise Measurement Results**

| Location | Date, Time and Duration             | Results and Notes                                                                                                                                                                                                                                    |
|----------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NL1      | 5:00 pm<br>13/03/2025<br>15 minutes | Statistical noise levels: $L_{eq}$ 49 dBA, $L_{10}$ 50 dBA, $L_{90}$ 45 dBA<br>Traffic (State Road): 40 to 50 dBA<br>Patrons at short-term accommodation: 50 to 60 dBA<br>Music from a portable speaker, at a nearby construction site: 45 to 50 dBA |
|          | 6:30 am<br>14/03/2025<br>15 minutes | Statistical noise levels: $L_{eq}$ 50 dBA, $L_{10}$ 51 dBA, $L_{90}$ 46 dBA<br>Insects: 45 to 50 dBA<br>Traffic (State Road): 40 to 50 dBA<br>Local Traffic: 50 to 70 dBA<br>Mech plant at short-term accommodation: 40 dBA<br>Birds: 60 dBA         |

Note: \* The reported noise levels, excluding the statistical noise levels, are the instantaneous levels read from the sound level meter, and generally represent the range in noise levels or maximum noise levels for a particular noise source, as read from the display.

## 5.5 Noise Logging

The measured noise levels at Location NL1 are shown in **Figure 5.1** and **Figure 5.2**.

Figure 5.1: Graph of Noise Logging Results at Location NL1

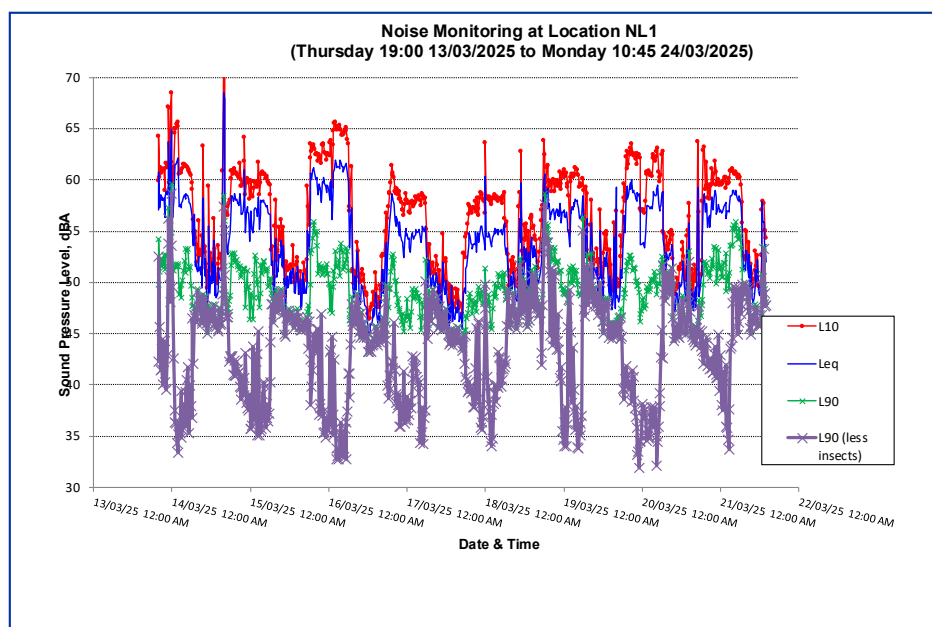
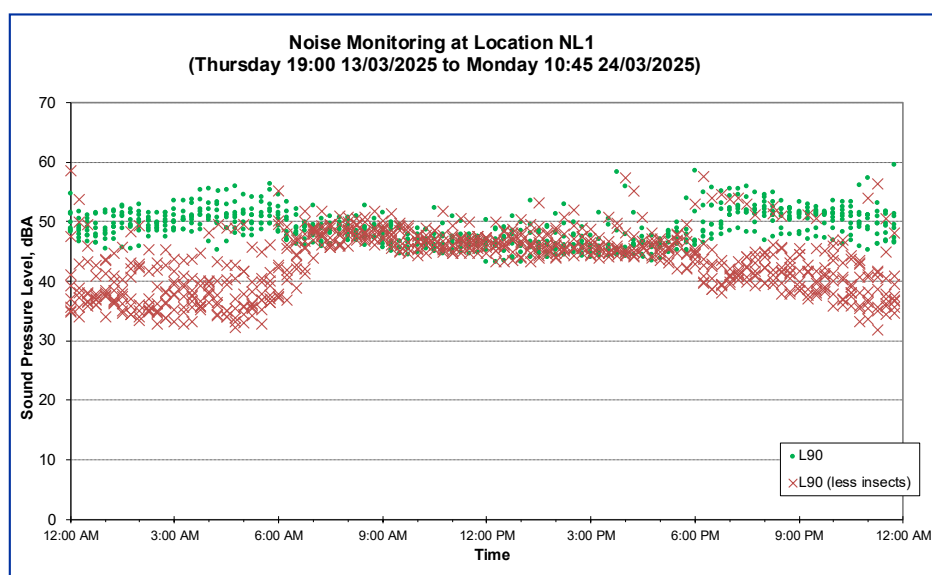


Figure 5.2: 24-hrs Graph of Background Noise ( $L_{A90}$ ) at Location NL1



The RBL (Rating Background Level) values have been calculated based on the lowest 10<sup>th</sup> percentile  $L_{90}$  noise levels. Furthermore, the high-frequency (4 kHz) insect noise component has been excluded from  $L_{90}$  noise levels (identified as 'Less Insect' in the results table). **Table 5.3** presents the derived RBL for the day, evening and night at Location NL1.

**Table 5.3: Location NL1 - Rating Background Level**

| Period                  | Lowest 10 <sup>th</sup> percentile L <sub>90</sub> dBA for each day of monitoring | RBL median of lowest 10 <sup>th</sup> percentile L <sub>A90</sub> |
|-------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Day (7 am to 6 pm)      | 44 (44), 45 (45), 46 (46), <u>45 (45)</u> , <u>46 (46)</u>                        | 46 ( <b>45</b> )                                                  |
| Evening (6 pm to 10 pm) | 47 (38), 48 (41), 48 (40), <u>49 (41)</u> , <u>50 (39)</u>                        | 48 ( <b>40</b> )                                                  |
| Night (10 pm to 7 am)   | 48 (34), 50 (37), 49 (39), <u>50 (38)</u> , <u>48 (38)</u>                        | 49 ( <b>38</b> )                                                  |

Note 1: Numbers in brackets represent values without insect noise components. Underlined numbers represent weekend values.

Note 2: The presented data excludes noise measurements collected from 13/03/2025 7:00 pm until 16/03/2025 9:45 pm and 17/03/2025 10:30 pm until 19/03/2025 9:30 pm, due to rainfall.

The statistical results for Location NL1 have been summarised from the noise logging in **Table 5.4**.

**Table 5.4: Location NL1 - Statistical Noise Levels**

| Parameter                    | Noise Levels dBA<br>[Maximum-Top 10%- (Average)-Bottom 10%-Minimum] |                      |                      |
|------------------------------|---------------------------------------------------------------------|----------------------|----------------------|
|                              | Day                                                                 | Evening              | Night                |
| L <sub>max</sub>             | 83, 69, (64), 58, 54                                                | 77, 72, (64), 59, 56 | 74, 64, (62), 59, 56 |
| L <sub>1</sub>               | 73, 63, (57), 52, 49                                                | 68, 64, (61), 58, 54 | 65, 63, (61), 59, 53 |
| L <sub>10</sub>              | 64, 55, (52), 49, 47                                                | 63, 62, (59), 56, 51 | 63, 62, (59), 57, 51 |
| L <sub>eq</sub>              | 59, 53, (50), 48, 45                                                | 60, 59, (56), 53, 50 | 60, 59, (56), 54, 49 |
| L <sub>90</sub>              | 54, 50, (47), 45, 44                                                | 56, 54, (51), 48, 47 | 56, 54, (51), 47, 45 |
| L <sub>90</sub> less insects | 53, 49, (47), 45, 42                                                | 49, 46, (42), 39, 38 | 52, 48, (41), 36, 32 |

### 5.5.1 Summary

The L<sub>90</sub> values, which indicate background noise levels, show a gradual decrease from day to night—dropping from 46 dBA during the day to 38 dBA at night when adjusted to exclude insect sounds. Based on the site visit and analysis of the unattended measurements, the most prominent noise sources at monitoring location NL1 were main road traffic, occasional local vehicles, and tourist activity.

The comparison between with and without insect noise components shows minimal difference in Rating Background Levels (RBL) during the day due to insect contributions. However, during the evening and night periods, the reduction in RBL after removing the insect component is more pronounced (evening: 48 to 40 dB, night: 49 to 38 dB). This suggests that insect noise significantly impacted the measured background levels at this location during these times. The presence of insects was observed during the site visits and attended noise measurements.

## 6. NOISE ASSESSMENT

### 6.1 Noise Limits

The project noise criteria were outlined in **Section 4**, and the noise limits for daytime, evening and nighttime can be determined based on the noise monitoring results in **Section 5**.

The background level adopted for these periods are 46, 40 and 38 dBA, respectively. The noise limits are calculated as shown in **Table 6.1**.

**Table 6.1: Noise Limits**

| Period                | Rating Background Noise Level RBL $L_{90}$ dBA | Noise Limits $L_{Aeq,adj,T}$ dBA | Noise Limits $L_{Max}$ dBA |
|-----------------------|------------------------------------------------|----------------------------------|----------------------------|
|                       | R1-R3                                          | R1-R3                            |                            |
| Day (7am to 6pm)      | 46                                             | 51                               | N/A                        |
| Evening (6pm to 10pm) | 40                                             | 45                               | N/A                        |
| Night (10pm to 12pm)  | 38                                             | 41                               | 52 dBA <sup>1</sup>        |
| Night (12pm to 7am)   | 38                                             | 41                               | 52 dBA                     |

### 6.2 Noise Modelling

#### 6.2.1 Overview

To predict impacts associated with noise emissions from the wedding/function venue on nearby existing sensitive receptors, noise modelling of the sources was completed using the proprietary software CadnaA (Computer Aided Noise Abatement Model) developed by DataKustik. CadnaA incorporates the influence of meteorology, terrain, ground type and air absorption in addition to source characteristics to predict noise impacts at receptor locations. All predictions have been undertaken in accordance with ISO Standard 9613 (2024) Acoustics - Attenuation of sound during propagation outdoors.

The noise model includes amplified music/voice, patrons, mechanical plant car movements, car parking door slams, and car engine starts. The model contains noise sources representative of peak hour conditions to calculate the noisiest 1-hour noise level in each time period.

### 6.3 Meteorology

ISO 9613-2 predictions are relevant for light to moderate downwind conditions (1 to 5 m/s) or a well-developed moderate ground-based temperature inversion (e.g. clear, calm night).

### 6.4 Topography

Terrain data for the area surrounding the development was obtained from the Queensland Spatial Catalogue - QSpatial as a 1-metre contour map, downloaded on 5 March 2025.

<sup>1</sup> This internal limit corresponds to an  $L_{Amax}$  52 dBA, assuming a 7 dB attenuation for an open window.

## 6.5 Inputs and Assumptions

The following data has been used in the noise calculations:

- Patrons:
  - Sound power levels for patrons calculated as per Paper Hayne et al, "Prediction of Noise from Small to Medium Sized Crowds", Paper Number 133, Proceedings of Acoustics 2011.
  - Lawn: 20 patrons
  - Wedding ceremony at marque and existing function building: 150-350 patrons
- Amplified music throughout the function facility:
  - A typical internal reverberant noise level of 85 dBA based on the typical internal reverberant noise levels in the AAAC guideline for licensed premises noise guide, which provides the following information:
    - Background music 70 to 77 dBA: Allows for conversation at raised vocal effort at 600mm separation.
    - Amplified music 85-90 dBA: "minimum level patrons expect amplified music to be played at when the music is meant to be the dominating soundscape (i.e. levels below this would be considered "not loud enough") .
  - Typical music level at wedding reception with a DJ or small band". The minimum 85 dBA has been adopted, noting that there is some variability. Ultimately, it is recommended that amplified music levels be reviewed prior to operation.
  - The spectrum of amplified music noise is based on the Office of Liquor and Gaming Regulation (OLGR) Guideline 51.
- The onsite speed limit has been assumed to be 10km/h.
- Modelled existing construction materials for the existing building (dimensions 16m x 10m x 4m):
  - Glazing rated Rw 36 dB on the northern, western, and southern walls, Rw at least 26 on the eastern wall<sup>2</sup>.
  - Concrete slab wall to the south - conservative Rw 40 (likely to be >50).
  - Concrete floor of rooftop area – conservative Rw 40 (likely to be >50).
- Modelled/proposed construction materials for the proposed marque structure (dimensions 25m x 10m x 4m):
  - 40mm thick foam insulated panels with sheet steel – Rw 21<sup>3</sup>
  - 6mm laminated glass – Rw 26<sup>4</sup>
  - thermo-inflated roof sheets (including insulated panels) - Rw 21<sup>3</sup>
  - An acoustic curtain to be used at the entrance to the marquee – Rw 13<sup>5</sup>
- The proposed kitchen/amenities, adjoining the marquee, has been modelled as a building in CadnaA. This is due to the proposed walls being constructed of core-filled blockwork with Rw at least 45.
- The HVAC system will be installed adjacent to the western wall of the kitchen and amenities building.
- The car park between the marquee and the existing function building will be used to accommodate patrons' arrivals and departures. In addition some of the transfers will take place on the public road, close to the site entrance.
- Noise-sensitive receptors include the short-term accommodations to the northwest and northeast, as well as on-site and residential dwellings to the south. The locations of receptor points are shown in **Figure**

<sup>2</sup> Estimated based on onsite measurements.

<sup>3</sup> Estimated Rw based on supplier information (Colorbond steel with 40 mm polyurethane foam core, with mass density of 9.64 kg/m<sup>2</sup>)

<sup>4</sup> Based on assumption that the efficiency will be similar to the openable glazing at the existing facility. 6 mm glazing material is likely to achieve higher than Rw 26.

<sup>5</sup> <https://alphacoustic.com/en/product/soundproofing-curtains-alphacoustic-acu-noise/> or similar

2.2. The modelling has considered the approved DA plans for the development (R3) under construction to the east.

- Receiver heights of 1.8m have been used for ground floor façades, with an additional 2.8m added per floor.

## 6.6 Noise Source Data

**Table 6.2** presents the modelled source noise levels used in the noise assessment. Noise data is based on open-source data, on-site measurements of existing sources and noise measurements completed by Trinity at similar sites. The locations of noise sources are shown in **Figure 6.1**.

**Table 6.2: Noise Source Data –  $L_{Aeq}$  Sound Power Level (SWL)**

| Source                         | Comment                             | Height (m)            | Octave Band Centre Frequency dBZ |    |     |     |     |     |    |    |    | Total dBA        |
|--------------------------------|-------------------------------------|-----------------------|----------------------------------|----|-----|-----|-----|-----|----|----|----|------------------|
|                                |                                     |                       | 31.5                             | 63 | 125 | 250 | 500 | 1K  | 2K | 4K | 8K |                  |
| Car                            | 20 vehicles                         | 0.5                   | 82                               | 82 | 83  | 87  | 81  | 78  | 77 | 71 | 68 | 84 <sup>a</sup>  |
| Mini-bus                       | 5 vehicles                          | 1.0                   | 69                               | 74 | 87  | 76  | 82  | 81  | 82 | 80 | 72 | 88               |
| Car Park events                | 4 events per-hour                   | 1.5                   | 91                               | 91 | 91  | 95  | 89  | 86  | 85 | 79 | 76 | 92 <sup>b</sup>  |
| Amplified music                | Reverberant sound pressure level    | N/A                   | 85                               | 90 | 82  | 78  | 81  | 82  | 79 | 73 | 70 | 85               |
| Proposed HVAC                  | Continuous                          | 1.5                   | 75                               | 76 | 78  | 76  | 77  | 67  | 62 | 58 | 56 | 76               |
| Existing Mechanical Plant Room | Continuous                          | Vertical Noise Source | 105                              | 99 | 92  | 97  | 98  | 90  | 82 | 79 | 78 | 97               |
| 20 patrons                     | Outside at Terrace                  | 1.8                   | -                                | 69 | 76  | 83  | 86  | 82  | 77 | 72 | 66 | 87 <sup>6</sup>  |
| 200 patrons                    | Reverberant level at Existing Venue | N/A                   | -                                | 84 | 91  | 98  | 101 | 97  | 92 | 87 | 81 | 102 <sup>6</sup> |
| 250 patrons                    | Reverberant level at Marquee        | N/A                   | -                                | 86 | 92  | 99  | 102 | 98  | 94 | 98 | 82 | 103 <sup>6</sup> |
| 350 patrons                    | Reverberant level at Marquee        | N/A                   | -                                | 87 | 94  | 101 | 104 | 100 | 95 | 90 | 84 | 105 <sup>6</sup> |

<sup>a</sup> Model considers 5 cars per hour at an  $L_{Amax}$  pass by level at 84 dBA at 20 km/h

<sup>b</sup>  $L_{Amax}$  92 dBA based on 1 event. 4 events assumed per hour per modelled car park (representing 3 car door closures and 1 engine start)

## 6.7 Modelled Operational Scenarios

The modelled noise sources are presented below. The scenarios contain noise sources representative of peak hour conditions to calculate the noisiest 1-hour noise level in each time period.

The scenarios for events up to a conservative 420 pax has been presented in **Table 6.3** (noting that the maximum is 350).

<sup>6</sup> Includes a +3 dB correction to account for raised vocal levels by patrons in a loud environment.

**Table 6.3 Modelling Scenarios for Events Up To 350 Pax**

| Scenario                                                                  | Time Period         | Building Openings                                                                                                               | Acoustic Curtain/Sound Lock or similar | Traffic & Transport                                                                                                                                  | Patron Noise                                                                                                                             | Amplified Sound                                                                                                                                                 | Mechanical Plant                                                                                                            |
|---------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>1 – Daytime</b>                                                        | 7:00 am – 6:00 pm   | All windows/doors closed to marquee (except one entry door, fully open); all windows/doors closed to existing function building | N/A                                    | 10 minibuses, taxis, Ubers, electric buggy (20 total movements); parking events up to 4 vehicles; 10 buses off-site                                  | 200 guests in marquee + 200 guests in existing facility; 20 guests on eastern lawn; model assumes 420 guests total (site limited to 350) | High-volume music (85 dBA reverberant field) in marquee and existing function area; lawn and rooftop background music (4 speakers each, SWL 75 dBA)             | Existing plant room and proposed marquee HVAC operational                                                                   |
| <b>1' – Daytime (Change of Ownership/Operational Control for R05/R06)</b> | 7:00 am – 6:00 pm   | All windows/doors closed to marquee (acoustic curtain assumed on entry door) and existing function building                     | Applicable                             | 10 minibuses, taxis, Ubers, electric buggy (20 total movements); parking events up to 4 vehicles; 10 buses off-site                                  | 200 guests in marquee + 200 guests in existing facility; no lawn patrons; model assumes 420 guests total                                 | Background music only (75 dBA reverberant field) in marquee and existing function area; no outdoor speakers                                                     | Existing plant room and proposed marquee HVAC operational                                                                   |
| <b>2 – Evening</b>                                                        | 6:00 pm – 10:00 pm  | All windows/doors closed to marquee and existing function building                                                              | Applicable                             | 10 minibuses, taxis, Ubers, electric buggy (20 total movements); parking events up to 4 vehicles; 10 buses off-site; up to 5 minibuses/hour near R03 | 200 guests in marquee + 200 guests in existing facility; 20 guests on eastern lawn                                                       | High-volume music (85 dBA reverberant field) in marquee and existing function area; no outdoor speakers                                                         | Existing plant room and proposed marquee HVAC operational; additional attenuation required for the existing plan room (5dB) |
| <b>2' – Evening (Change of Ownership/Operational Control for R05/R06)</b> | 6:00 pm – 10:00 pm  | All windows/doors closed to marquee and existing function building                                                              | Applicable                             | Same as Scenario 2; vehicles not permitted past entrance to existing venue                                                                           | 50 guests in marquee + 200 guests in existing facility; no lawn patrons                                                                  | Music limited to 75 dBA reverberant field in marquee and 85 dBA in existing function area; no outdoor speakers; marquee to have ≥75% absorptive internal lining | Existing plant room and proposed marquee HVAC operational; additional attenuation required for the existing plan room (5dB) |
| <b>3 – Night</b>                                                          | 10:00 pm – 12:00 am | All windows/doors closed to marquee and existing function building                                                              | Applicable                             | 5 minibuses; taxis, Ubers and electric buggy (20 total movements); parking events up to 4 vehicles; rideshare access via main road only              | 200 guests in existing function facility                                                                                                 | High-volume music (85 dBA reverberant field) in existing function facility                                                                                      | Existing plant room operational; additional attenuation required for the existing plan room (10dB)                          |
| <b>4 – Post-Midnight</b>                                                  | After 12:00 am      | Venue closed                                                                                                                    | N/A                                    | Departure traffic only; rideshare via main road only; parking events up to 4 vehicles; vehicles not permitted past entrance to existing venue        | No patrons considered                                                                                                                    | None                                                                                                                                                            | Existing plant room operational; marquee HVAC off; additional attenuation required for the existing plan room (10dB)        |
| <b>5 – L<sub>max</sub> Assessment</b>                                     | 10:00 pm – 7:00 am  | N/A                                                                                                                             | N/A                                    | Car door closures and engine starts at main road                                                                                                     | 5 patrons conversing at main road                                                                                                        | None                                                                                                                                                            | Not applicable                                                                                                              |



| Scenario                   | Time Period        | Building Openings                                                  | Acoustic Curtain/Sound Lock or similar | Traffic & Transport       | Patron Noise          | Amplified Sound                                         | Mechanical Plant                  |
|----------------------------|--------------------|--------------------------------------------------------------------|----------------------------------------|---------------------------|-----------------------|---------------------------------------------------------|-----------------------------------|
| 6 – 350 Patrons in Marquee | 7:00 am – 10:00 pm | All windows/doors closed to marquee and existing function building | Applicable                             | Not specifically modelled | 350 guests in marquee | High-volume music (85 dBA reverberant field) in marquee | Proposed marquee HVAC operational |



## 6.8 Mitigation Measures

The principal mitigation measures for the proposed function venue relate to control of amplified music levels, patron numbers and distribution, and traffic and transport arrangements. These broader operational controls are described in **Table 6.3**, which sets out the modeled scenarios and the assumptions adopted for building openings, patron occupancy, amplified sound, transport activity, and mechanical plant operation. This section focuses specifically on the acoustic curtain proposed at the marquee entry, as this element is an important localised mitigation measure where the building envelope would otherwise be interrupted by a frequently used access opening.

The acoustic curtain proposed at the marquee entry is intended to reduce direct noise breakout through the access opening during periods of amplified music operation. This is important because an open or frequently used entry can become a dominant transmission path, reducing the benefit of the surrounding marquee envelope. The curtain, therefore, acts as a flexible barrier that helps restore a degree of enclosure and reduce direct line-of-sight transmission to nearby receivers.

The effectiveness of the curtain depends not only on the material itself, but also on the quality of installation and operational use. To provide meaningful benefit, it should be a purpose-designed acoustic product with sufficient surface mass, full coverage of the opening, adequate overlap, and minimal gaps at the sides and floor. A lightweight decorative curtain would provide little practical acoustic reduction. The curtain is most effective where the opening is used intermittently and can remain closed for most of the event. If it must remain open for extended periods, its benefit is substantially reduced, and amplified music should be reduced accordingly.

More robust alternatives include a sound lock door system<sup>7</sup> or a revolving door, provided they are designed to maintain acoustic separation. These options would likely provide a more reliable acoustic outcome, particularly where guest movement is frequent, but would require a more permanent design response.

Examples of the solutions that are available on the market:

- <https://alphacoustic.com/en/product/soundproofing-curtains-alphacoustic-acu-noise/>
- <https://www.boonedam.com/products/revolving-doors?>

In summary, the acoustic curtain is considered a reasonable and practical mitigation measure for the proposed marquee entry, provided it is purpose-designed, installed to minimize gaps, and kept closed during amplified music operation except for immediate access. Where a less management-dependent solution is preferred, a sound lock or appropriately designed door arrangement may provide improved acoustic performance.

## 6.9 Predicted Noise Results

The calculated noise levels are listed in **Tables 6.4 - Table 6.11**. Due to the terrain in this area, the upper floors of the short-term accommodations R1 and R2 are the most exposed to noise. Therefore, the levels presented for these buildings were taken from the highest floors, representing a worst-case scenario for the entire building. In contrast, the receptor for R3 was placed at 1.8 meters above ground level, which is typical for residential dwellings.

**Table 6.4: Noise Level Results for Scenario 1 (Day 7 am to 6 pm)**

| Receiver | Limit | Leq Day dBA |
|----------|-------|-------------|
| R1       | 51    | 46          |

<sup>7</sup> A sound lock system involves 2 doors separated by an internal space. This system means that 1 door will always remain closed when someone enters the space (i.e. first door open to walk in while second door is closed, then second door is open to leave the space (while first door is closed)).

| Receiver                 | Limit | Leq Day dBA |
|--------------------------|-------|-------------|
| R2                       | 51    | 42          |
| R3                       | 51    | 51          |
| R4                       | 51    | 35          |
| <b>On-site Receptors</b> |       |             |
| R5 (Northern façade)     | 51    | <b>61</b>   |
| R5 (Remaining façades)   | 51    | 42          |
| R6 (Southern façade)     | 51    | 51          |
| R6 (Remaining façades)   | 51    | 51          |

**Table 6.5: Noise Level Results for Scenario 1' (Day 7 am to 6 pm) - R05/R06 Change of Ownership**

| Receiver                 | Limit | Leq Day dBA |
|--------------------------|-------|-------------|
| R1                       | 51    | 44          |
| R2                       | 51    | 38          |
| R3                       | 51    | 50          |
| R4                       | 51    | 32          |
| <b>On-site Receptors</b> |       |             |
| R5 (Northern façade)     | 51    | 50          |
| R5 (Remaining façades)   | 51    | 40          |
| R6 (Southern façade)     | 51    | 51          |
| R6 (Remaining façades)   | 51    | 50          |

**Table 6.6: Noise Level Results for Scenario 2 (Evening 6 pm to 10 pm)**

| Receiver                 | Limit | Leq Evening dBA            |
|--------------------------|-------|----------------------------|
| R1                       | 45    | 44                         |
| R2                       | 45    | 38                         |
| R3                       | 45    | 45                         |
| R4                       | 45    | 29                         |
| <b>On-site Receptors</b> |       |                            |
| R5 (Northern façade)     | 45    | <b>60</b>                  |
| R5 (Remaining façades)   | 45    | 39                         |
| R6 (Southern façade)     | 45    | <b>51</b>                  |
| R6 (Remaining façades)   | 45    | <b>47</b> (Eastern façade) |

**Table 6.7: Noise Level Results for Scenario 2' (Evening 6 pm to 10 pm) – R05/R06 Change of Ownership**

| Receiver                 | Limit | Leq Evening dBA |
|--------------------------|-------|-----------------|
| R1                       | 45    | 36              |
| R2                       | 45    | 31              |
| R3                       | 45    | 45              |
| R4                       | 45    | 23              |
| <b>On-site Receptors</b> |       |                 |

| Receiver               | Limit | Leq Evening dBA      |
|------------------------|-------|----------------------|
| R5 (Northern façade)   | 45    | 45                   |
| R5 (Remaining façades) | 45    | 35                   |
| R6 (Southern façade)   | 45    | 43                   |
| R6 (Remaining façades) | 45    | 43 (Northern façade) |

**Table 6.8: Noise Level Results for Scenario 3 (Night 10 pm to Midnight)**

| Receiver                 | Limit | Leq Night (10 pm – 12 am) dBA |
|--------------------------|-------|-------------------------------|
| R1                       | 41    | 30                            |
| R2                       | 41    | 29                            |
| R3                       | 41    | 41                            |
| R4                       | 41    | 18                            |
| <b>On-Site Receptors</b> |       |                               |
| R5 (Northern façade)     | 41    | 40                            |
| R5 (Remaining façades)   | 41    | 32                            |
| R6 (Southern façade)     | 41    | 40                            |
| R6 (Remaining façades)   | 41    | 33                            |

**Table 6.9: Noise Level Results for Scenario 4 (Night Midnight to 7 am)**

| Receiver                 | Limit | Leq Night (after 12 am) dBA |
|--------------------------|-------|-----------------------------|
| R1                       | 41    | 22                          |
| R2                       | 41    | 22                          |
| R3                       | 41    | 37                          |
| R4                       | 41    | 22                          |
| <b>On-Site Receptors</b> |       |                             |
| R5 (Northern façade)     | 41    | 28                          |
| R5 (Remaining façades)   | 41    | 16                          |
| R6 (Southern façade)     | 41    | 36                          |
| R6 (Remaining façades)   | 41    | 33                          |

**Table 6.10: Noise Level Results for Scenario 5 (L<sub>AMax</sub> Sleep Disturbance)**

| Receiver              | Limit | L <sub>Max</sub> Night dBA |
|-----------------------|-------|----------------------------|
| R1                    | 52    | 39                         |
| R2                    | 52    | 42                         |
| R3                    | 52    | 49                         |
| R4                    | 52    | 36                         |
| R5 (on-site receptor) | 52    | 52                         |
| R6 (on-site receptor) | 52    | 45                         |

**Table 6.11: Noise Level Results for Scenario 6 (350pax in Marquee only)**

| Receiver                 | Limit | Leq Night (10 pm – 12 am) dBA |
|--------------------------|-------|-------------------------------|
| R1                       | 45    | 44                            |
| R2                       | 45    | 35                            |
| R3                       | 45    | 43                            |
| R4                       | 45    | 31                            |
| <b>On-Site Receptors</b> |       |                               |
| R5 (Northern façade)     | 45    | <b>60</b>                     |
| R5 (Remaining façades)   | 45    | 40                            |
| R6 (Southern façade)     | 45    | <b>51</b>                     |
| R6 (Remaining façades)   | 45    | <b>47</b> (Eastern façade)    |

Assuming the scenarios outlined in **Section 6.7** are implemented and based on the assumptions detailed in **Section 6.5**, compliance with the derived noise criteria is generally predicted to be achieved.

Receiver R3 is predicted to be compliant, provided that additional attenuation of 5 dB is applied when the mechanical plant room operates during the evening period and 10 dBA when it operates during the night period. It should be noted that, once the development is completed, the background noise level may change. Accordingly, the required attenuation may be reduced or may no longer be necessary. The associated implementation, review and corrective action framework is to be managed through the site-specific Noise Management Plan (NMP) (ref. 257401.0031.R01V04).

An additional scenario (**Scenario 6**), which considers 350 people within the marquee only, has also been reviewed. Under this scenario, no exceedance of the criteria has been predicted for off-site receptors.

Receivers R5 and R6, which represent the on-site short-term accommodation units, are predicted to experience exceedances at façades directly facing the proposed development. To minimise potential disturbance, it is recommended that, where possible, guests who are not associated with the event be accommodated in rooms facing the south, east, or west façades of R5, and the north or west façades of R6. This can be an on-site management measure to minimise noise impacts on on-site guests. However, as the short-term accommodation is associated with proposed development under the same operator, it is not considered that the noise criteria should be strictly applied to the on-site receptors.

In addition, to address the potential for future change of ownership or operational control, additional scenarios (Scenario 1' and Scenario 2') were assessed. These scenarios incorporate further mitigation of activities associated with the marquee and demonstrate that the previously identified exceedances at the on-site receptors are no longer predicted to occur."

A site-specific Noise Management Plan (NMP) (ref. 257401.0031.R02V01) has been prepared to provide detailed operational controls and management procedures aimed at maintaining acceptable acoustic amenity levels during events. The NMP forms a supporting document to this assessment and should be read in conjunction with the recommendations and assumptions adopted in this report.

## 7. RECOMMENDATIONS AND CONCLUSION

A noise impact assessment has been conducted for the proposed function/wedding venue at 0B24 Mt Whitsunday Drive, Airlie Beach. The results and recommendations of the assessment are as follows:

- Critical noise-related matters for the development include:
  - The proposed venue is a marquee style building which includes a fully openable eastern façade. Proposed construction materials are not light weight in nature (e.g. PVC) rather they have been selected to provide effective noise attenuation (e.g. 6 mm laminated glass).
  - The main noise sources are vehicles, fixed plant, patrons and amplified sound
  - There is an existing function building which may operate at the same time as the proposed venue.
- The nearest sensitive receivers include two short-term accommodations and a new development currently under construction and residential dwelling/lots to the south. It is noted that there are also on-site short term accommodations (identified as R05 and R06), operated under the same operator as the proposed development.
- Acoustic measurements have been undertaken, and the results are shown in **Section 5**. The  $L_{90}$  values, which indicate background noise levels, show a gradual decrease from day to night—dropping from 46 dBA during the day to 38 dBA at night when adjusted to exclude insect sounds. The measured noise levels are represent of the local area which is a built up area with local traffic and accommodation activity.
- The acoustic criteria is based on the Background Plus approach as outlined in **Section 4**.
- Noise modelling for function venue activities has been undertaken in **Section 6**. Six scenarios were modelled to assess potential noise intrusion on the nearest sensitive respondents. The modelling considers a worst-case scenario assuming simultaneous operation with the existing function building. In addition, two further scenarios have been considered to assess the noise sources in the event that the ownership of the buildings represented by receptors R05 and R06 changes.
- The list of recommended operational measures for each time period throughout the day is presented in the following table (based on both the existing and proposed function venues operating simultaneously). The predicted noise levels during the day, evening, and night are compliant at the identified residential sensitive receivers, provided the above recommendations are implemented.

**Table 7.1: Summary of Noise Mitigation/Management Measures**

| Item                                  | Daytime (7 am to 6 pm)                                                                                                                                                                                                               | Evening (6 pm to 10 pm)                                                                                                                                   | Night (10 pm to 12 am)                                                                                                                          | Night (after 12 am)             |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Marquee construction materials</b> | Materials as assumed in the noise model (refer to <b>Section 6.5</b> ).<br>The marquee should be constructed so as to avoid air gaps (prevent paths for noise breakout when the marquee is closed).                                  |                                                                                                                                                           |                                                                                                                                                 |                                 |
| <b>Assumed building openings</b>      | Other than a single entry door, all other windows/doors to remain closed at the marquee and existing building.<br><br>There is no need to use an acoustic curtain <sup>c</sup> for events where fewer than 200 patrons are expected. | Other than a single entry door with an acoustic curtain <sup>c</sup> , all other windows/doors are to remain closed at the marquee and existing building. | Other than a single entry door with an acoustic curtain <sup>c</sup> , all windows/doors to remain closed at the marquee and existing building. | Not applicable - no operations. |
| <b>Amplified sound</b>                | ■ Limited to 85 dBA (as room average level) in both existing function building and proposed marquee.                                                                                                                                 | ■ Limited to 85 dBA reverberant field) in the existing function area and background                                                                       | ■ Limited to 85 dBA reverberant field) in the existing function area. Marquee                                                                   | No music.                       |

| Item                    | Daytime (7 am to 6 pm)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Evening (6 pm to 10 pm)                                                                                                                    | Night (10 pm to 12 am)                                                                                              | Night (after 12 am) |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------|
|                         | <ul style="list-style-type: none"> <li>Combined sound power level of 93 dBA at outdoor lawn area and existing rooftop area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>volume music (75 dBA room average) in the proposed marquee.</li> <li>No music elsewhere.</li> </ul> | <ul style="list-style-type: none"> <li>operations to be ceased after 10 pm.</li> <li>No music elsewhere.</li> </ul> |                     |
| <b>Mechanical Plant</b> | <p>The mechanical plant serving the marquee is predicted to comply with the applicable noise criteria. However, the existing mechanical plant serving the existing venue may require additional attenuation of 5 dB during the evening period and 10 dBA during the night period once the development at Lot 11 is completed. This should be confirmed following completion of the development, as background noise levels (and noise criteria) may increase, in which case the additional attenuation may be reduced.</p> |                                                                                                                                            |                                                                                                                     |                     |

**Note a:** Allowable sound limits ultimately depend on speaker design, configuration and orientation. Higher limits are applicable, subject to a more detailed review of proposed speakers for each event. It is recommended that commissioning testing be undertaken to confirm limits.

**Note b:** The above measures assume simultaneous operation of the proposed marquee and existing function building. Where the existing function building operates on its own, any operational requirements (including any noise) are as per the original DA conditions for the existing building.

**Note c:** The acoustic curtain should be left in the closed position. However, during key entry and exit periods where large volumes of patrons move through the door (e.g. during end/start of event), the curtain could be fully open, but any amplified music should be reduced to low background/ambient levels.

The predicted noise levels during the day, evening, and night are compliant at the identified residential sensitive receivers, provided the above recommendations are implemented.

#### Change of ownership of R05 and R06:

- If R05 and R06 were to operate under new ownership (unrelated to the marquee), then these receptors would need to be considered as off-site sensitive receptors for which compliance with noise criteria would be required.
- The additional modelling indicates that it is possible for the marquee to operate under strict operational conditions (please refer to **Table 6.5** and **Table 6.7**) if ownership of the adjoining accommodation changes. Nevertheless, given the inherent uncertainties in predictive modelling and the fact that actual operational data will only become available once the marquee is operating, it is recommended that the site be reassessed following commencement of operations to confirm the prevailing acoustic environment and verify compliance under real operating conditions.

A site-specific Noise Management Plan (NMP) (ref. 257401.0031.R02V01) has been prepared to provide detailed operational controls and management procedures aimed at maintaining acceptable acoustic amenity levels during events. The NMP forms a supporting document to this assessment and should be read in conjunction with the recommendations and assumptions adopted in this report.

Additional attenuation of the existing mechanical plant serving the existing venue may be required. Under the current assessment, attenuation of 5 dB during the evening period and 10 dBA during the night period is required. However, these attenuation requirements may change once the development at Lot 11 is completed, as background noise levels (and noise criteria) may increase, in which case the additional attenuation may be reduced.

## APPENDIX A GLOSSARY

| Parameter or Term | Description                                                                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| dB                | The decibel (dB) is the unit measure of sound. Most noises occur in a range of 20 dB (quiet rural area at night) to 120 dB (nightclub dance floor or concert).                                                                                                                                                                            |
| dBA               | Noise levels are most commonly expressed in terms of the 'A' weighted decibel scale, dBA. This scale closely approximates the response of the human ear, thus providing a measure of the subjective loudness of noise and enabling the intensity of noises with different frequency characteristics (e.g. pitch and tone) to be compared. |
| Day               | The period between 7am and 6pm.                                                                                                                                                                                                                                                                                                           |
| Evening           | The period between 6pm and 10pm.                                                                                                                                                                                                                                                                                                          |
| Night             | The period between 10pm and 7am.                                                                                                                                                                                                                                                                                                          |
| Free-field        | The description of a noise receiver or source location which is away from any significantly reflective objects (e.g. buildings, walls).                                                                                                                                                                                                   |
| L <sub>10</sub>   | The noise level exceeded for 10% of the measurement period. It is sometimes referred to as the average maximum noise level.                                                                                                                                                                                                               |
| L <sub>90</sub>   | The noise level exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.                                                                                                                                                                                                                   |
| Leq               | The equivalent continuous sound level, which is the constant sound level over a given time period, which is equivalent in total sound energy to the time-varying sound level, measured over the same time period.                                                                                                                         |
| Leq,1hour         | As for Leq except the measurement intervals are defined as 1 hour duration.                                                                                                                                                                                                                                                               |
| L <sub>max</sub>  | Maximum A-weighted sound pressure level.                                                                                                                                                                                                                                                                                                  |
| Leq(24 hour)      | The average Leq noise level over the 24-hour period from midnight to midnight.                                                                                                                                                                                                                                                            |

## **APPENDIX B    PROJECT DRAWINGS**

PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)  
AT LOT 11+12 MT WHITSUNDAY DR, AIRLIE BEACH (ELEMENTA)  
FOR JUMBO PROPERTIES PTY LTD

DRAWING INDEX

| DRWG NO. | SUBSET             | DRAWING NAME               | ISSUE |
|----------|--------------------|----------------------------|-------|
| A00      | COVER SHEET        | TITLE PAGE & DRAWING INDEX | A     |
| A01      | NOTES              | LOCATION AND GENERAL NOTES | A     |
| A02      | SITE               | STAGING PLAN               | A     |
| A03      | SITE               | SITE PLAN                  | A     |
| A04      | MARQUEE LEVEL      | FLOOR PLAN                 | A     |
| A05      | MARQUEE LEVEL      | ROOF PLAN                  | A     |
| A06      | BRIDGE & LAWN A... | LAYOUT                     | A     |
| A07      | 3D                 | BRIDGE/LAWN 3D VIEWS       | A     |

CONTACTS

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| <div>• BUILDER</div> <div>CUMBERLAND HOMES<br/>Ray Johannesen<br/>0417 759 103<br/>admin@cumberlandhomes.com.au</div>                                        | <div>• MECHANICAL &amp; ELECTRICAL</div> <div>D&amp;C MECHANICAL ELECTRICAL<br/>Gavin Kerwand<br/>(07) 49483500<br/>gavin@dncme.com.au</div>                                          |
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|                                                                                                                                                              |                                                                                                                                                                                       |

WHILST ALL DUE CARE WILL BE TAKEN TO COORDINATE CONSULTANTS, NO RESPONSIBILITY OR LIABILITY IS TAKEN AS TO THE ACCURACY OF OR ASSURANCE THAT AMENDMENTS OF ANY THIRD PARTY CONSULTANT'S DRAWINGS OR SPECIFICATIONS ARE UP TO DATE. ALL CURRENT INFORMATION ON THESE DRAWINGS WILL BE FORWARDED TO THE RELEVANT CONSULTANTS AND IT IS THEIR RESPONSIBILITY TO ENSURE SYNCHRONISATION OF THEIR INFORMATION IS CARRIED OUT AND DISTRIBUTED ACCORDINGLY.

|      |                                    |              |          | PRELIMINARY                                                                                           |                           |  |               |
|------|------------------------------------|--------------|----------|-------------------------------------------------------------------------------------------------------|---------------------------|--|---------------|
| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div> | Project No: <b>24.020</b> |  | REV. <b>A</b> |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 06.11.24 |                                                                                                       | issued: 19.11.24          |  | DRAWING No:   |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                       | drawn: MJT                |  | <b>A00</b>    |
|      |                                    |              |          |                                                                                                       | scale: N/A                |  |               |

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JUMBO PROPERTIES PTY LTD

CONTACT: GLENN HITCH

SITE ADDRESS

LOT 11+12 MT WHITSUNDAY DR

AIRLIE BEACH (ELEMENTA)

DRAWING

TITLE PAGE & DRAWING INDEX

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)

PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)  
AT LOT 11+12 MT WHITSUNDAY DR, AIRLIE BEACH (ELEMENTA)  
FOR JUMBO PROPERTIES PTY LTD

GENERAL BUILDING NOTES

CLASS 9B BUILDING.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE BCA AND LOCAL BUILDING AUTHORITY AT ALL TIMES.

CHECK ALL DIMENSIONS AND SETOUTS BEFORE COMMENCING WORKS ON SITE.

LEVELS ARE TO BE CONFIRMED ON SITE.

ALL DISCREPANCIES TO BE ADDRESSED IMMEDIATELY TO THE ARCHITECT .

CONTACT THE OWNER OF THE PROPERTY FOR ANY CLARIFICATION OF SCOPE OF WORK AS NECESSARY PRIOR TO COMMENCEMENT OR DURING DEMOLITION.

REFER TO RELEVANT CONSULTANTS DRAWINGS FOR DETAIL INFORMATION RELATED TO MECHANICAL VENTILATION, HYDRAULIC, ELECTRICAL AND OTHER SERVICES AND ENGINEERING ISSUES.

REFER TO CIVIL ENGINEERS DRAWINGS FOR ROAD WORK LEVELS AND ALL OTHER STRUCTURAL WORK.

MATERIALS AND FORMS OF CONSTRUCTION TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS.

REFER TO ENGINEERS DRAWINGS FOR CONCRETE SLABS, FOUNDATION AND FOOTING DETAILS, TIE DOWN DETAILS BEAM SIZES ETC.

NOTIFY ALL RELEVANT LOCAL AUTHORITY DEPARTMENTS FOR CONNECTION AND SEALING PROCEDURES FOR EXISTING SERVICES AS REQUIRED.

EXACT POSITION OF SEWER MAIN AND STORMWATER MAIN TO BE LOCATED BY BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLOTTED LOCATION INDICATIVE ONLY BASED ON EBIMAP INFORMATION.

VERIFY THE LOCATION OF EXISTING SERVICES AND PUBLIC UTILITIES PRIOR TO COMMENCEMENT.

EXCAVATE AS REQUIRED, FALL PLATFORM AWAY FROM BUILDING DRAIN ALL CUTS.

FOR ALL DOWN PIPE LOCATIONS REFER TO HYDRAULIC ENGINEERS DRAWINGS.

COMPLY WITH ALL RELEVANT SAFETY STANDARDS INCLUDING REQUIREMENTS FOR REMOVAL OF HAZARDOUS MATERIALS.

THE EXTERIOR OF THE BUILDING IS TO BE COMPLETELY WEATHERPROOF AT COMPLETION.

TEST AND CERTIFY ALL WARRANTY PAPERS AND MANUALS FOR INSTALLATIONS.

PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA.

BUILDING ANY STRUCTURE WITHIN 2M OF COUNCIL SEWER OR STORMWATER IS NOT PERMITTED UNLESS SPECIALLY APPROVED.

ALL RETAINING WALLS SHALL BE PROVIDED IN STRICT ACCORDANCE WITH ENGINEERS DETAILED DESIGN AND REQUIREMENT.

PROVIDE ALL NECESSARY EXPANSION AND MOVEMENT JOINTS.

NCC COMPLIANCE

BUILDING ACCESS AND MOBILITY DESIGNED IN ACCORDANCE WITH AS/NZS 1428.1:2009.

TACTILE GROUND SURFACE INDICATORS INSTALLED IN ACCORDANCE WITH AS/NZS 1428.4:2002.

EMERGENCY ESCAPE LIGHTING AND EXIT SIGNAGE INSTALLED IN ACCORDANCE WITH AS 2293.1:2018.

AUTOMATIC FIRE SPRINKLER SYSTEM APPROPRIATE TO CLASS 9B BUILDING INSTALLED IN ACCORDANCE WITH AS 2118.1:2006.

FIRE HYDRANT INSTALLED IN ACCORDANCE WITH AS 2419.1:2015

FIRE HOSE REELS INSTALLED IN ACCOORDANCE WITH AS 2441:2005.

OFF-STREET CARPARKING FACILITIES DESIGNED TO COMPLY WITH AS/NZS 2890.1:2004 AND AS/NZS 2891.6 FOR PEOPLE WITH DISABILITIES.

BICYCLE PARKING INSTALLED IN ACCORDANCE WITH AS 2890.3:2015.

WHEELSTOPS INSTALLED IN ACCORDANCE WITH AS 2890.1:2004.

NUMBER AND LOCATION OF EXITS PROVIDED FOR ESCAPE COMPLIES WITH BCA SECTION D1.2 AND D1.4.

ALL HANDRAILS AND BALUSTRADES COMPLY WITH BCA SECTION D.2.16 AND D2.14.

HEADROOM TO ALL STAIRS AND STAIRWELLS COMPLIES WITH BCA SECTION D1.6.

STAIRS COMPLY WITH BCA SECTION D2.14 AND D2.13.

FIREWALLS CARRIED UP TO UNDERSIDE OF ROOF SHEETING AND CONSTRUCTED IN ACCORDANCE WITH BCA SECTION C2.7.

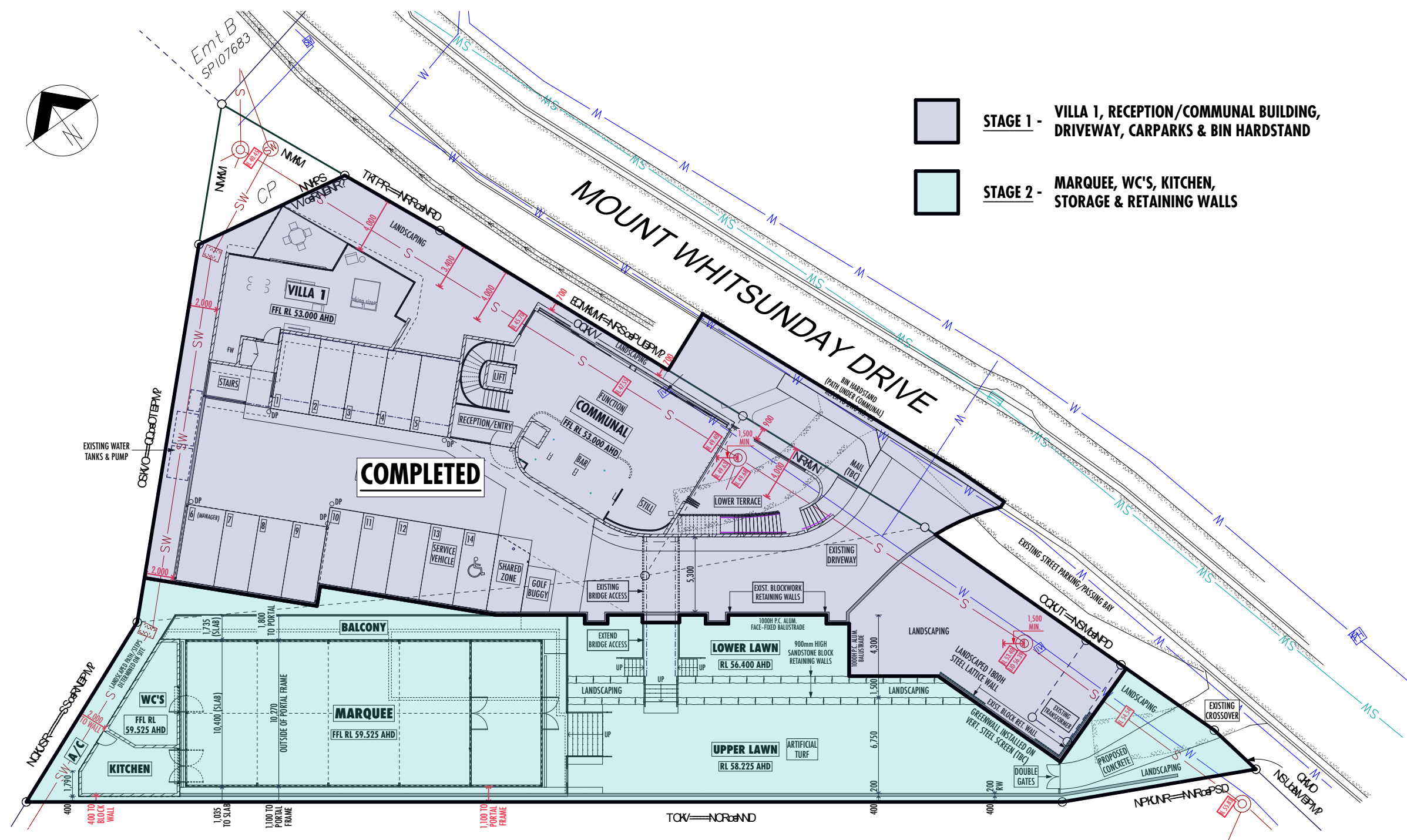
WET AREAS COMPLY WITH BCA SECTION F1.7

WHILST ALL DUE CARE WILL BE TAKEN TO COORDINATE CONSULTANTS, NO RESPONSIBILITY OR LIABILITY IS TAKEN AS TO THE ACCURACY OF OR ASSURANCE THAT AMENDMENTS OF ANY THIRD PARTY CONSULTANT'S DRAWINGS OR SPECIFICATIONS ARE UP TO DATE. ALL CURRENT INFORMATION ON THESE DRAWINGS WILL BE FORWARDED TO THE RELEVANT CONSULTANTS AND IT IS THEIR RESPONSIBILITY TO ENSURE SYNCHRONISATION OF THEIR INFORMATION IS CARRIED OUT AND DISTRIBUTED ACCORDINGLY.



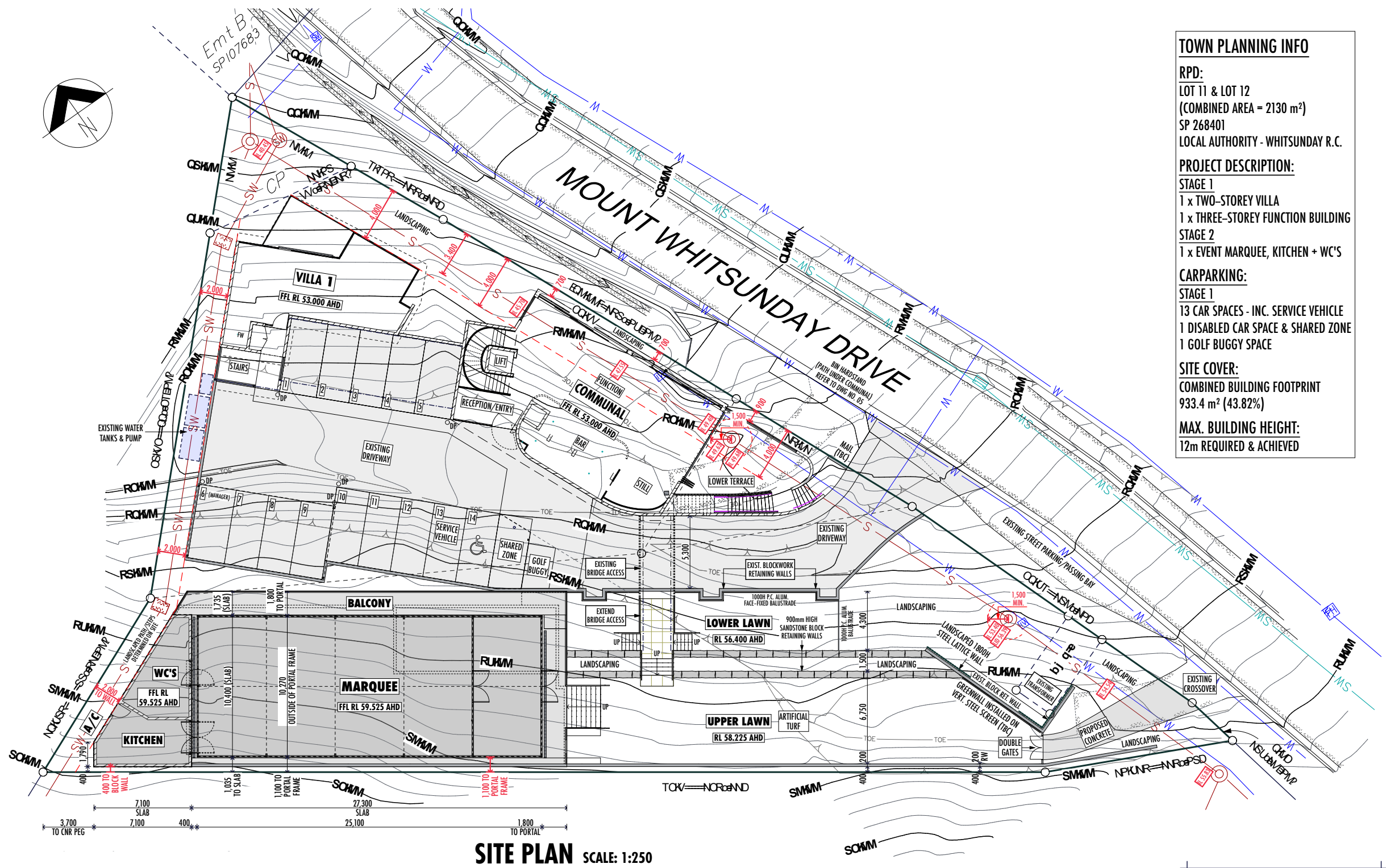
DRAWING INDEX

|                                                                                                                  |                                    |              |          | PRELIMINARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |             |  |
|------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|--|
| REV.                                                                                                             | AMENDMENT DESCRIPTION              | STATUS       | DATE     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |             |  |
| A                                                                                                                | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 06.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |             |  |
| A                                                                                                                | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |             |  |
| <div><div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div></div> |                                    |              |          | <div><div><div>MARK TEUNON</div><div>m. 0402 750 622</div><div>e. mark@brightbuildingdesign.com.au</div><div>QBCC Lic. No. 1271669</div><div>ABN: 73 072 707 632</div></div><div><div>CLIENT</div><div>JUMBO PROPERTIES PTY LTD</div><div>CONTACT: GLENN HITCH</div><div>SITE ADDRESS</div><div>LOT 11+12 MT WHITSUNDAY DR</div><div>AIRLIE BEACH (ELEMENTA)</div></div><div><div>DRAWING</div><div>LOCATION AND GENERAL NOTES</div><div>PROJECT</div><div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div></div></div> |          |             |  |
|                                                                                                                  |                                    |              |          | Project No:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 24.020   | REV. A      |  |
|                                                                                                                  |                                    |              |          | issued:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 19.11.24 | DRAWING No: |  |
|                                                                                                                  |                                    |              |          | drawn:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MJT      |             |  |
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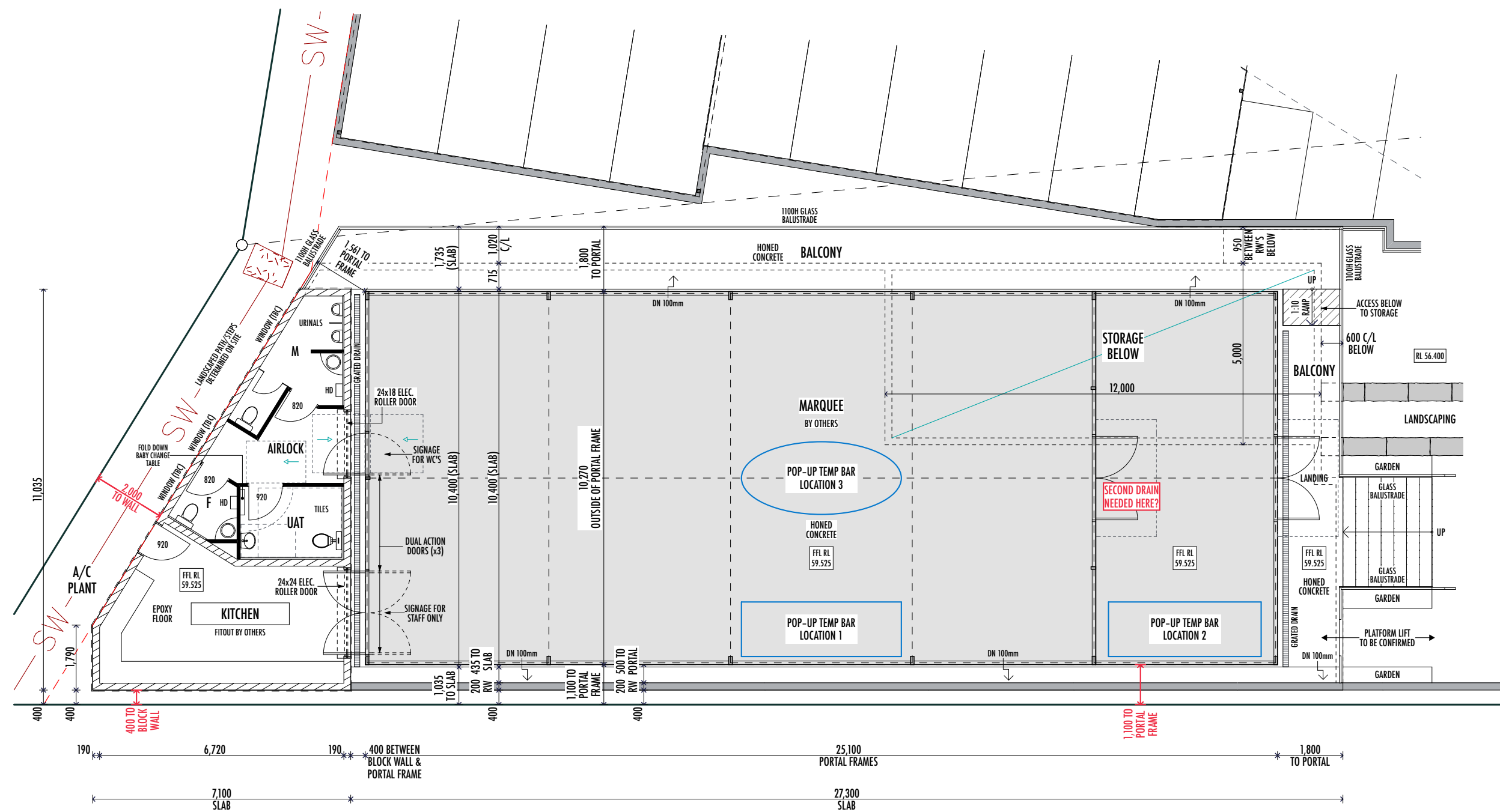


## STAGING PLAN SCALE: 1:250

|      |                                    |              |          | STAGING PLAN                                                                                                     |                                                                                                                                                                         |                                                                                                                                                                                                          |                                                                                                                             | PRELIMINARY        |             |
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| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div></div> | <div><div>MARK TEUNON</div><div>m. 0402 750 622</div><div>e. mark@brightbuildingdesign.com.au</div><div>QBCC Lic. No. 1271669</div><div>ABN: 73 072 707 632</div></div> | <div><div>CLIENT</div><div>JUMBO PROPERTIES PTY LTD</div><div>SITE ADDRESS</div><div>LOT 11+12 MT WHITSUNDAY DR</div><div>AIRLIE BEACH (ELEMENTA)</div></div> <div><div>CONTACT: GLENN HITCH</div></div> | <div><div>DRAWING</div><div>STAGING PLAN</div><div>PROJECT</div><div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div></div> | Project No: 24.020 | REV. A      |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                                  |                                                                                                                                                                         |                                                                                                                                                                                                          |                                                                                                                             | issued: 19.11.24   | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                                  |                                                                                                                                                                         |                                                                                                                                                                                                          |                                                                                                                             | drawn: MJT         | A02         |
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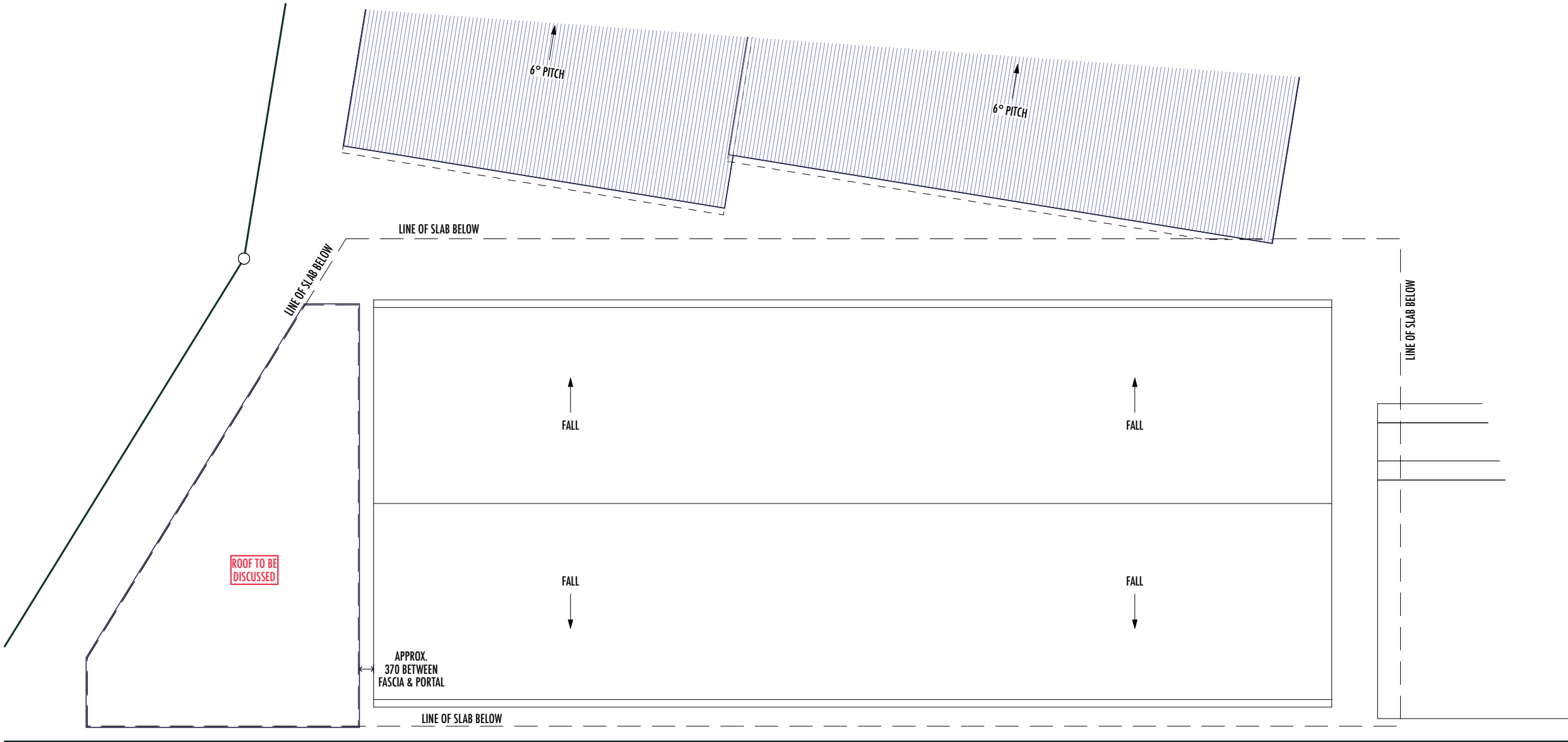


|      |                                    |              |          | PRELIMINARY                                                                                           |                                                                                                                           |                                                                                                                                         |                                                                                      |                    |             |
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| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div> | MARK TEUNON<br>m. 0402 750 622<br>e. mark@brightbuildingdesign.com.au<br><br>QBCC Lic. No. 1271669<br>ABN: 73 072 707 632 | CLIENT<br>JUMBO PROPERTIES PTY LTD<br>CONTACT: GLENN HITCH<br><br>SITE ADDRESS<br>LOT 11+12 MT WHITSUNDAY DR<br>AIRLIE BEACH (ELEMENTA) | DRAWING<br>SITE PLAN<br><br>PROJECT<br>PROPOSED RESIDENTIAL<br>DEVELOPMENT (STAGE 2) | Project No: 24.020 | REV. A      |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                       |                                                                                                                           |                                                                                                                                         |                                                                                      | issued: 19.11.24   | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                       |                                                                                                                           |                                                                                                                                         |                                                                                      | drawn: MJT         | A03         |
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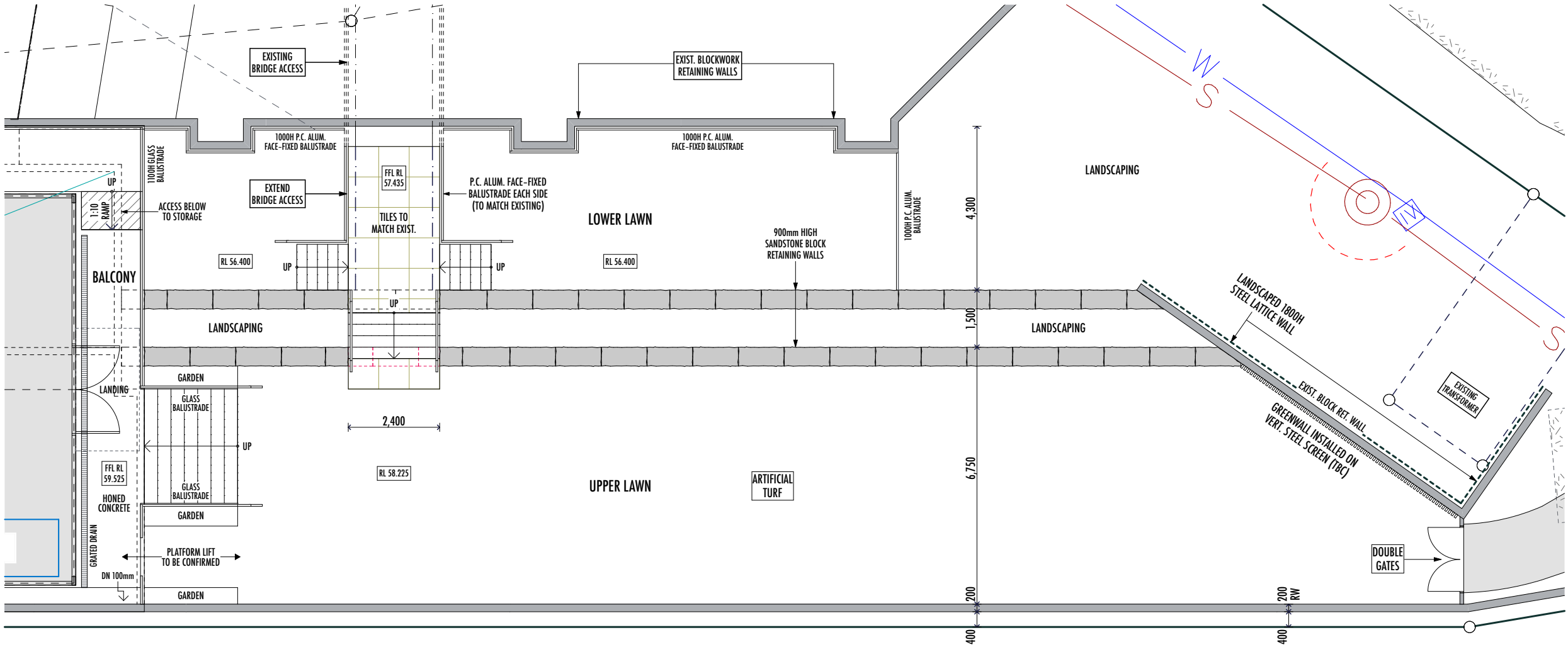
## MARQUEE LEVEL FLOOR PLAN

|      |                                    |              |          | PRELIMINARY                                                                                           |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   |                    |             |
|------|------------------------------------|--------------|----------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div> | <div>MARK TEUNON</div> <div>m. 0402 750 622</div> <div>e. mark@brightbuildingdesign.com.au</div> <div>QBCC Lic. No. 1271669</div> <div>ABN: 73 072 707 632</div> | <div>CLIENT</div> <div>JUMBO PROPERTIES PTY LTD</div> <div>CONTACT: GLENN HITCH</div> <div>SITE ADDRESS</div> <div>LOT 11+12 MT WHITSUNDAY DR</div> <div>AIRLIE BEACH (ELEMENTA)</div> | <div>DRAWING</div> <div>MARQUEE LEVEL - FLOOR PLAN</div> <div>PROJECT</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div> | Project No: 24.020 | REV. A      |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   | issued: 19.11.24   | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   | drawn: MJT         | A04         |
|      |                                    |              |          | scale: 1:100 (A3)                                                                                     |                                                                                                                                                                  |                                                                                                                                                                                        |                                                                                                                                   |                    |             |



MARQUEE LEVEL  
ROOF PLAN

|      |                                    |              |          | PRELIMINARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |             |
|------|------------------------------------|--------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| REV. | AMENDMENT DESCRIPTION              | STATUS       | DATE     | <div><div><div>BRIGHT</div><div>BUILDING DESIGN</div><div>CUSTOM DESIGN &amp; QUALITY DRAFTING</div></div><div><div>MARK TEUNON</div><div>m. 0402 750 622</div><div>e. mark@brightbuildingdesign.com.au</div><div>QBCC Lic. No. 1271669</div><div>ABN: 73 072 707 632</div></div><div><div>CLIENT</div><div>JUMBO PROPERTIES PTY LTD</div><div>CONTACT: GLENN HITCH</div><div>SITE ADDRESS</div><div>LOT 11+12 MT WHITSUNDAY DR</div><div>AIRLIE BEACH (ELEMENTA)</div></div><div><div>DRAWING</div><div>MARQUEE LEVEL - ROOF PLAN</div><div>PROJECT</div><div>PROPOSED RESIDENTIAL DEVELOPMENT (STAGE 2)</div></div></div> | Project No: 24.020 | REV.        |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | issued: 19.11.24   | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | drawn: MJT         | A05         |
|      |                                    |              |          | scale: 1:100 (A3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |             |



BRIDGE & LAWN AREA LAYOUT

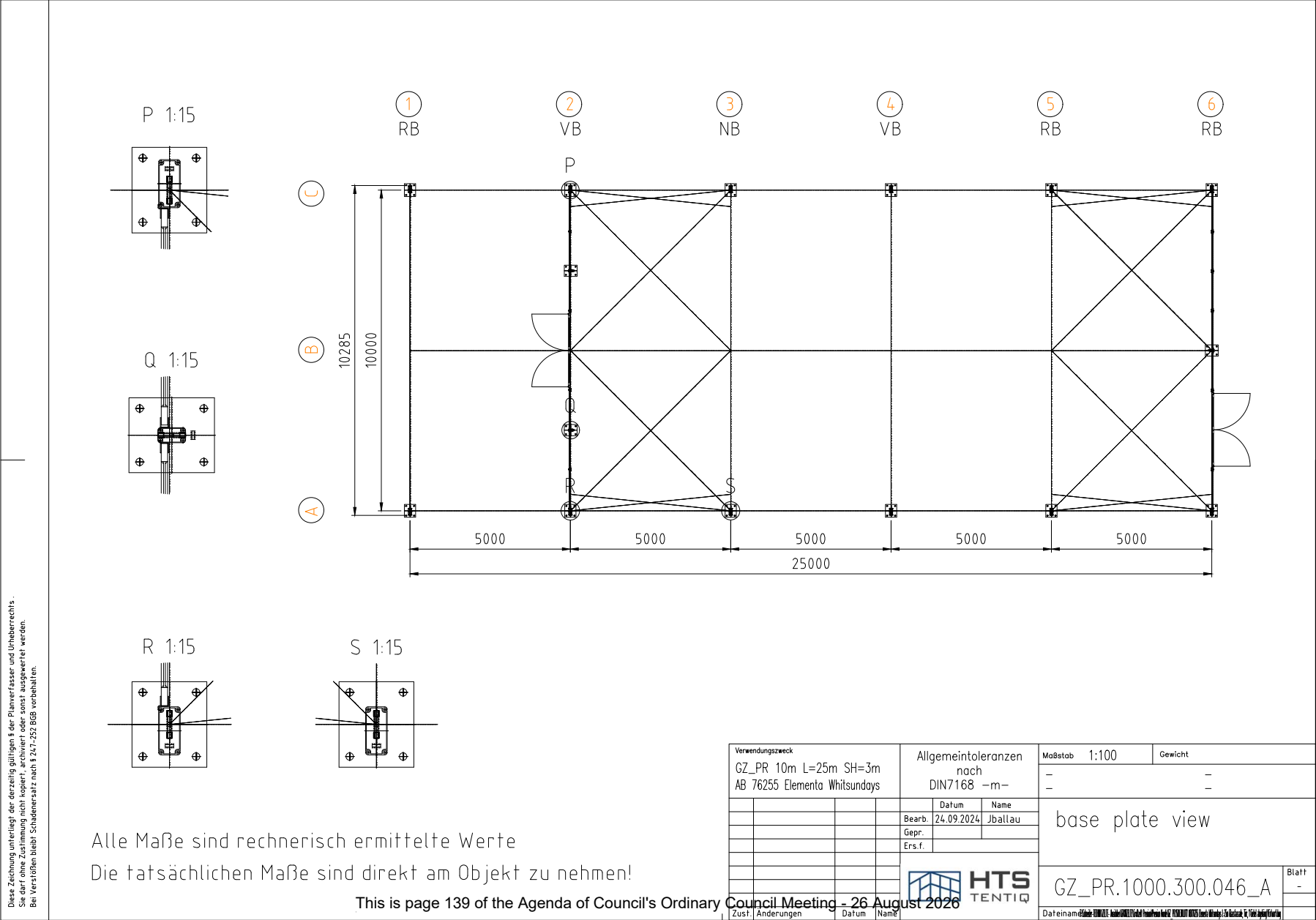
|      |                                    |              |          | PRELIMINARY                                                                                     |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                                |                           |             |
|------|------------------------------------|--------------|----------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------|
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| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 04.11.24 |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                                | issued: 19.11.24          | DRAWING No: |
| A    | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                                | drawn: MJT                | A06         |
|      |                                    |              |          |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                                | scale: 1:100 (A3)         |             |



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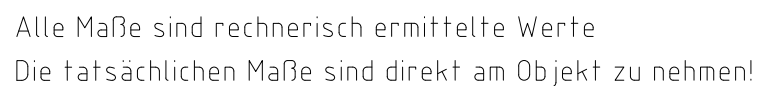
| APPROXIMATE AND ALL FINISHES AND COLOURS SHOWN ARE INDICATIVE. |                                    |              |          | PRELIMINARY                                                                                     |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                     |                           |             |
|----------------------------------------------------------------|------------------------------------|--------------|----------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------|
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| A                                                              | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 06.11.24 |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                     | issued: 19.11.24          | DRAWING No: |
| A                                                              | DRAWINGS FOR REVIEW & COORDINATION | COORDINATION | 19.11.24 |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                     | drawn: MJT                | A07         |
|                                                                |                                    |              |          |                                                                                                 |                                                                                                                                                                         |                                                                                                                                                                                              |                                                                                                                                     | scale: N/A                |             |

Attachment 11.1.6 Operational Management Plan, Noise Impact Assessment, Noise Management Plan



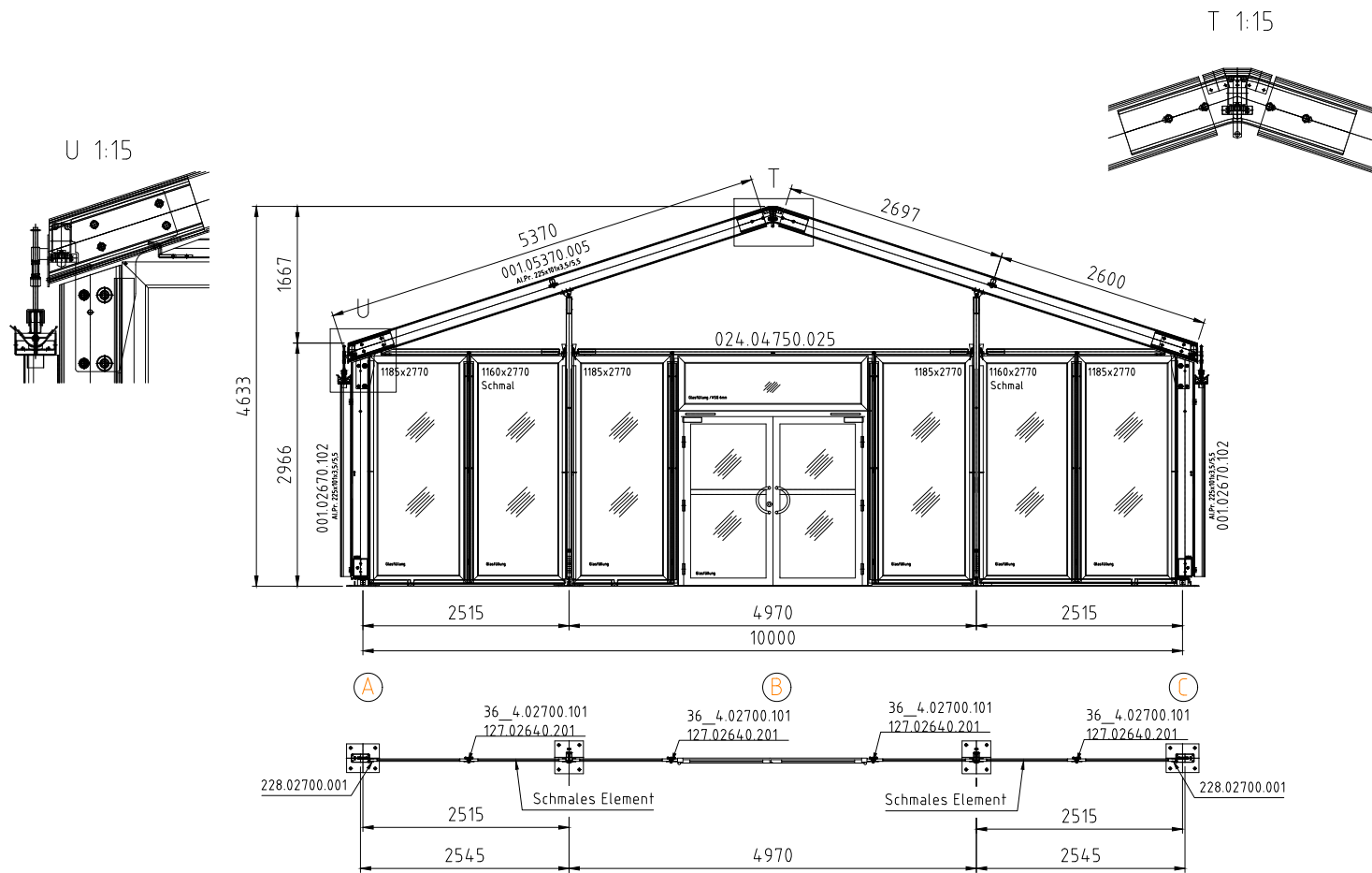
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|                                                                                       |  |  |        |                                            |         |                                     |  |         |  |
|---------------------------------------------------------------------------------------|--|--|--------|--------------------------------------------|---------|-------------------------------------|--|---------|--|
| Verwendungszweck                                                                      |  |  |        | Allgemeintoleranzen<br>nach<br>DIN7168 -m- |         | Maßstab 1:50                        |  | Gewicht |  |
| GZ_PR 10m L=25m SH=3m<br>AB 76255 Elementa Whitsundays                                |  |  |        |                                            |         | -                                   |  | -       |  |
|                                                                                       |  |  |        | Datum                                      | Name    | gable view<br>axis 1                |  |         |  |
|                                                                                       |  |  | Bearb. | 24.09.2024                                 | Jballau |                                     |  |         |  |
|                                                                                       |  |  | Gepr.  |                                            |         |                                     |  |         |  |
|                                                                                       |  |  |        | Ers.f.                                     |         | GZ_PR.1000.300.046_B                |  |         |  |
|                                                                                       |  |  |        |                                            |         |                                     |  |         |  |
|                                                                                       |  |  |        |                                            |         |                                     |  |         |  |
|  |  |  |        |                                            |         | Dateiname: GZ_PR.1000.300.046_B.dwg |  |         |  |
| Council Meeting - 26 August 2026                                                      |  |  |        |                                            |         | Blatt -                             |  |         |  |
| Zust. Änderungen Datum Name                                                           |  |  |        |                                            |         | Dateiname: GZ_PR.1000.300.046_B.dwg |  |         |  |

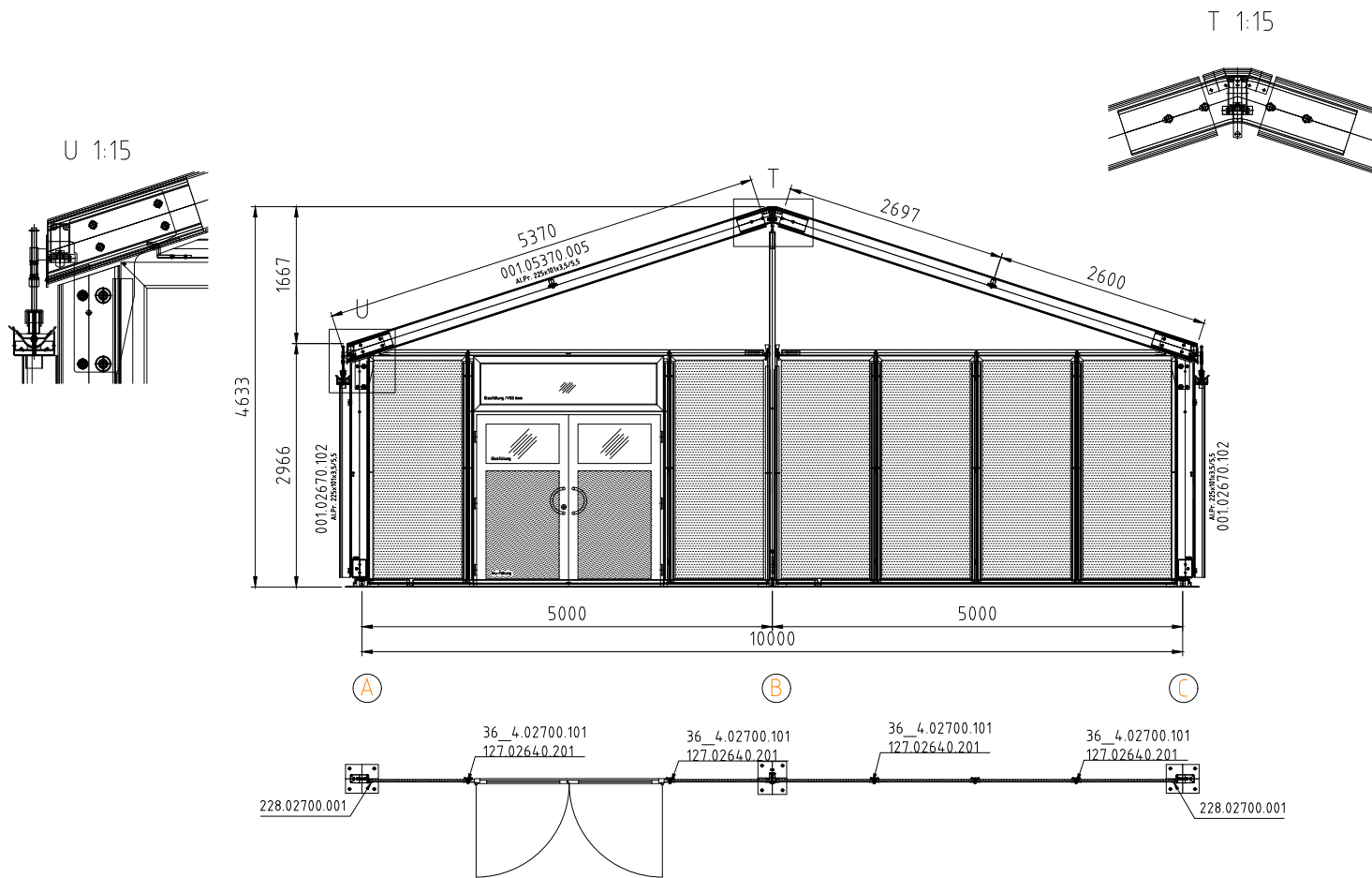


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Die tatsächlichen Maße sind direkt am Objekt zu nehmen!

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|                                                                            |  |                                            |         |                      |         |
|----------------------------------------------------------------------------|--|--------------------------------------------|---------|----------------------|---------|
| Verwendungszweck<br>GZ_PR 10m L=25m SH=3m<br>AB 76255 Elementa Whitsundays |  | Allgemeintoleranzen<br>nach<br>DIN7168 -m- |         | Maßstab 1:50         | Gewicht |
|                                                                            |  |                                            |         | -                    | -       |
|                                                                            |  |                                            |         | -                    | -       |
|                                                                            |  | Datum                                      | Name    | gable view<br>axis 2 |         |
|                                                                            |  | Bearb. 24.09.2024                          | Jballau |                      |         |
|                                                                            |  | Gepr.                                      |         |                      |         |
|                                                                            |  | Ers.f.                                     |         |                      |         |
|                                                                            |  |                                            |         | GZ_PR.1000.300.046_C |         |
|                                                                            |  |                                            |         | Blatt -              |         |
|                                                                            |  |                                            |         | Dateiname            |         |



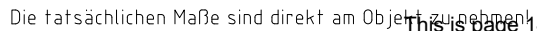
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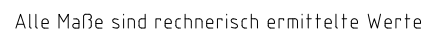
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|                                                                            |  | Datum                                      | Name    | gable view<br>axis 6 |         |
|                                                                            |  | Bearb. 24.09.2024                          | Jballau |                      |         |
|                                                                            |  | Gepr.                                      |         |                      |         |
|                                                                            |  | Ers.f.                                     |         |                      |         |
|                                                                            |  |                                            |         | GZ_PR.1000.300.046_D |         |
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|                                                                            |  |                                            |         | Dateiname            |         |

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Die tatsächlichen Maße sind direkt am Objekt zu nehmen!

|                                                        |       |                                                                                                                   |         |                      |                |
|--------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------|---------|----------------------|----------------|
| <b>Vereinsdruck</b>                                    |       | <b>Allgemeintoleranzen</b>                                                                                        |         | <b>Masstab</b> 1:50  | <b>Gewicht</b> |
| GZ_PR 10m L=25m SH=3m<br>AB 76255 Elementa Whitsundays |       | nach<br>DIN7168 -m-                                                                                               |         | -                    | -              |
|                                                        |       | Datum                                                                                                             | Name    | gable view<br>axis 1 |                |
|                                                        |       | Bearb. 24.09.2024                                                                                                 | Jballau |                      |                |
|                                                        |       | Gepr.                                                                                                             |         |                      |                |
|                                                        |       | Ers.f.                                                                                                            |         |                      |                |
|                                                        |       |  <b>HTS</b><br><b>TENTIQ</b> |         | GZ_PR.1000.300.046_F |                |
| Zust. 2026                                             | Datum | Name                                                                                                              |         |                      |                |

## AWTA PRODUCT TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Product Testing  
A.B.N 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031  
P.O Box 240, North Melbourne, Victoria 3051  
Phone (03) 9371 2400

### TEST REPORT

Client : HTS TENTIQ  
15 Ketch Close  
FOUNTAINDALE NSW 2258

Test Number : 24-002386  
Issue Date : 9/07/2024  
Print Date : 11/07/2024

|                    |                                                                    |
|--------------------|--------------------------------------------------------------------|
| Sample Description | Clients Ref : "Tent IQ Hard Walls"                                 |
|                    | Sandwich panel                                                     |
|                    | Colour : Cream                                                     |
|                    | End Use : Wall Panels                                              |
|                    | Nominal Composition : Colourbond steel with Polyurethane foam core |
|                    | Nominal Mass per Unit Area/Density : Approx: 9.64kg/m2             |
|                    | Nominal Thickness : 40mm                                           |



325072

71491

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Fiona McDonald  
APPROVED SIGNATORY



MICHAEL A. JACKSON B.Sc. (Hons)  
MANAGING DIRECTOR

6204/11/06

# AWTA PRODUCT TESTING

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A.B.N 43 006 014 106

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P.O Box 240, North Melbourne, Victoria 3051  
Phone (03) 9371 2400

## TEST REPORT

Client : HTS TENTIQ  
15 Ketch Close  
FOUNTAINDALE

Test Number : 24-002386  
Issue Date : 9/07/2024  
Print Date : 11/07/2024

AS/NZS 1530.3-1999

### Methods for Fire Tests on Building Materials, Components and Structures Part 3: Simultaneous Determination of Ignitability, Flame Propagation, Heat Release and Smoke Release

Face tested:

Face

Date tested:

09-07-2024

Standard Error

Mean

Ignition time

Nil

Nil min

Flame propagation time

Nil

Nil sec

Heat release integral

Nil

Nil kJ/m<sup>2</sup>

Smoke release, log d

0.0715

-1.0582

Optical density, d

0.0934 / metre

Number of specimens ignited:

0

Number of specimens tested:

6

Regulatory Indices:

Ignitability Index

0 Range 0-20

Spread of Flame Index

0 Range 0-10

Heat Evolved Index

0 Range 0-10

Smoke Developed Index

4 Range 0-10

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MANAGING DIRECTOR

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1st Floor, 191 Racecourse Road, Flemington, Victoria 3031  
P.O Box 240, North Melbourne, Victoria 3051  
Phone (03) 9371 2400

### TEST REPORT

**Client :** HTS TENTIQ  
15 Ketch Close  
FOUNTAINDALE NSW 2258

**Test Number :** 24-002386  
**Issue Date :** 9/07/2024  
**Print Date :** 11/07/2024

Each test specimen had an unattached backing of 4.5mm thick fibre reinforced cement board.

Each test specimen was restrained on the exposed face by a layer of galvanised welded square mesh made from wire of nominal diameter 0.8mm and nominal spacing 12mm in both directions and the assembly clamped in four places.

Ignition is initiated by a pilot flame that is held near, but does not touch the specimen. A material that does not ignite during the standard test may ignite if contacted with a pilot flame during the test.

These results only apply to the specimen mounted, as described in this report. The result of this fire test may be used to directly assess fire hazard, but it should be recognised that a single test method will not provide a full assessment of fire hazard under all fire conditions.

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MICHAEL A. JACKSON B.Sc.(Hons)  
MANAGING DIRECTOR

9204/11/06

---

## **APPENDIX C    NOISE MANAGEMENT PLAN**



## FUNCTION/WEDDING VENUE

24 Mt Whitsunday Drive, Airlie Beach

### Noise Management Plan

**Jumbo Properties Pty Ltd**



---

Date  
2 July 2026

---

Report  
257401.0031.R02V01

---

## DOCUMENT CONTROL

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| Reference          | Date        | Description           | Prepared     | Checked     |
|--------------------|-------------|-----------------------|--------------|-------------|
| 257401.0031.R02V01 | 2 July 2026 | Noise Management Plan | Witold Mazur | Samuel Wong |
|                    |             |                       |              |             |

### Document Approval

Approver Signature



Name

Samuel Wong

Title

Environmental Manager

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## 1. INTRODUCTION

This Noise Management Plan (NMP) has been prepared for the function/wedding venue at 24 Mt Whitsunday Drive, Airlie Beach, to support the operation of the proposed marquee venue and associated function activities.

The plan is based on the supporting acoustic assessment for the venue and sets out the mandatory operational controls, management responsibilities, complaint response procedures and review requirements to be implemented by venue management, staff, event organisers and relevant contractors.

The summary tables included in this section are provided to present the key purpose, scope and principal noise management commitments of the NMP in a clear, accessible format. They are intended to assist venue management, staff, event organisers and contractors to quickly identify the core requirements of the plan and understand how the detailed controls set out in later sections are to be applied in practice.

**Table 1.1 Noise Management Plan Purpose and Scope**

| Item | Description       | Plan Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Objective         | The objectives of this plan are to establish mandatory operational controls for the venue so that noise emissions from marquee activities, patron movements, transport activity and fixed plant are managed in a manner that supports compliance with the applicable approval framework, minimises adverse noise impacts on surrounding sensitive receptors, and provides a clear framework for prevention, response, monitoring and continual improvement. |
| 2    | Application       | This plan applies to the proposed marquee, the existing function building where relevant to shared operations, outdoor patron areas, transport interfaces, and associated mechanical plant serving the venue.                                                                                                                                                                                                                                               |
| 3    | Operating context | The venue is licensed to operate between 8:00 am and midnight. Marquee use is to cease by 10:00 pm, with later event activity to occur within the existing function building only, subject to the management measures in this plan.                                                                                                                                                                                                                         |

**Table 1.2 Key Venue Noise Management Commitments**

| Item | Management Topic           | Trigger / When Required                                                                                                                                                                                                                                         | Commitment                                                                                                                                                                                                                                                                                                                                            |
|------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Building envelope control  | Applies whenever amplified music is operating within the marquee or existing function building.                                                                                                                                                                 | External doors and windows associated with amplified music areas are to remain closed during amplified entertainment except for immediate entry and exit. Acoustic curtains and other acoustic treatments required within the supporting acoustic assessment are to be installed, maintained and used whenever the relevant event space is operating. |
| 2    | Amplified music management | Applies for any event involving amplified music or sound reinforcement. This control is required because compliance depends on music levels, speaker layout and operating periods remaining consistent with the assumptions adopted in the acoustic assessment. | Amplified music is to be controlled by venue management, or a nominated responsible person at all times. Music levels, sound system layout and speaker orientation are to remain consistent with the parameters assumed in the supporting acoustic assessment unless an updated acoustic review confirms an alternative arrangement is acceptable.    |

| Item | Management Topic                | Trigger / When Required                                                                                                                                                                                                                                                          | Commitment                                                                                                                                                                                                                                                           |
|------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3    | Patron and dispersal management | Applies during guest arrival, outdoor gathering, event breaks and departure periods, particularly during the evening and night when patron noise and dispersal activity have the greatest potential to affect nearby sensitive receptors.                                        | Patron congregation, outdoor conversation and late-night dispersal are to be actively managed by staff. Guests awaiting transport are to be retained indoors wherever practicable and are not to be permitted to gather near site boundaries or sensitive receptors. |
| 4    | Transport interface             | Applies wherever guest pick-up, drop-off, bus movement, rideshare activity or other transport interface activity occurs. This is required where vehicle and patron activity near the site frontage, internal access road or sensitive receptors may contribute to noise impacts. | Transport pick-up and drop-off activity is to be coordinated by staff so that idling, door slamming, roadside waiting and patron congregation near sensitive receptors are minimised.                                                                                |
| 5    | Complaint response and review   | Applies whenever a noise complaint is received, where repeated or substantiated complaints occur, where operational changes are proposed, or where venue management or a regulator requires review, monitoring or corrective action to confirm ongoing compliance.               | Noise complaints are to be logged, investigated, responded to within the timeframes in this plan, and used to trigger corrective action, additional monitoring and review of venue controls where required.                                                          |

This plan is to be implemented by venue management, event staff, contractors and relevant operators involved in weddings, functions and associated venue activities.

---

## 2. COMPLIANCE FRAMEWORK

This Noise Management Plan is to be implemented as a mandatory operational control document for the function and wedding venue, and is intended to support maintaining compliance with the applicable development approval, any relevant local government conditions, venue licensing requirements and the recommendations of the supporting acoustic assessment prepared for the site.

This plan is to be read in conjunction with the acoustic report (ref. 257401.0031.R01V03 dated:12/06/2026) for the venue, including the adopted operating assumptions relating to hours of use, patron activity, amplified entertainment, traffic movement, building envelope performance and mechanical plant. Where a condition of approval, licence requirement or formal direction from a regulator imposes a more stringent requirement than this plan, the more stringent requirement is to apply, and the venue is to be operated accordingly.

This NMP should be updated when required to reflect the latest regulatory requirements as they become available (e.g. final development approval).

Venue management is responsible for ensuring that:

- events are operated in accordance with this plan,
- relevant staff, contractors and event organisers are briefed on applicable controls before each event, and
- records of complaints, corrective actions, monitoring and review undertaken under this plan are retained and made available to the relevant authority upon request.

### 3. VENUE DESCRIPTION AND SENSITIVE RECEPTORS

The venue comprises the proposed marquee, the existing function building, associated kitchen and amenities, outdoor circulation areas, parking areas and transport interfaces used by staff, guests and service providers.

The proposed function/wedding marquee is located at Lot 12 on SP268401, 0B24 Mt Whitsunday Drive, Airlie Beach. The subject site is in a low-to-medium density residential zone, surrounded by similar zoning. To the southwest, it is bordered by a recreation and open space area.

The site location is shown in **Figure 2.2**. **Figure 2.2** also shows the location of the site's existing function centre building, the nearest sensitive receptors and adopted noise logging location (discussed further in **Section 5**).

**Figure 3.1 Site Location**



Noise-sensitive receptors in the vicinity include short-term accommodation to the northwest and northeast, on-site accommodation, and residential dwellings to the south. Venue management is to operate the site on the basis that these receivers may be affected by amplified music, patron activity, vehicle movements, door slams and mechanical plant if controls are not applied.

**Table 2.1** summarises these off-site sensitive receptors; their locations are shown in **Figure 2.2**.

**Table 3.1: List of Off-site Sensitive Receptors with UTM Coordinates**

| ID                 | Address                                | Approximate Distance from Site Boundary | Northing (°) | Easting (°) |
|--------------------|----------------------------------------|-----------------------------------------|--------------|-------------|
| R1 (accommodation) | 9A Hermitage Dr, Airlie Beach QLD 4802 | 25 m                                    | -20.2753     | 148.7222    |
| R2 (accommodation) | 3 Hermitage Dr, Airlie Beach QLD 4802  | 100 m                                   | -20.2754     | 148.7236    |

| ID                      | Address                | Approximate Distance from Site Boundary | Northing (°) | Easting (°) |
|-------------------------|------------------------|-----------------------------------------|--------------|-------------|
| R3 (under-construction) | 7 Mount Whitsunday Dr  | 10 m                                    | -20.2754     | 148.7230    |
| R4 (house)              | 62 Mount Whitsunday Dr | 90 m                                    | 20.2770      | 148.7218    |
| R5 (Elementa STA units) | 26 Mt Whitsunday Drive | On-site                                 | -20.2759     | 148.7226    |
| R6 (Villa 1)            | 18 Mt Whitsunday Drive | On-site                                 | -20.2755     | 148.7226    |

Lot 200 on SP165632 (zoned R3) has an existing development approval (DA 20220894) for nineteen (19) residential lots. The identified sensitive receptor refers to the nearest lot to the proposed marquee.

---

## **4. ROLES AND RESPONSIBILITIES**

The venue manager is responsible for implementing and enforcing this plan, briefing staff and event operators on venue noise requirements before each event, maintaining complaint and incident records, initiating corrective action where required and arranging further acoustic review where trigger conditions arise.

Commercial venue users (e.g. event organisers, contractors, entertainers, DJs, bands and transport providers) engaged by the venue are required to comply with the controls in this plan and with any event-specific directions issued by venue management. Non-compliance is to be addressed immediately by venue management, including by directing; modification, reduction or cessation of the relevant activity where necessary.

## 5. OPERATIONAL NOISE CONTROLS

### 5.1 Overview/Summary

**Table 5.1: Noise Management Measures/Controls**

| Topic                        | Noise Management Measures/Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hours of use                 | <ul style="list-style-type: none"> <li>The licensed venue may operate between 8:00 am and midnight.</li> <li>Use of the marquee for event activity is to cease by 10:00 pm.</li> <li>A further acoustic review, and any associated required approval, may confirm that alternative operation is acceptable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Amplified music <sup>1</sup> | <p>Amplified music is to be managed by venue staff or a nominated responsible person and operated in accordance with the levels adopted in the supporting acoustic assessment, as copied below:</p> <p>During the day period (8:00am – 6:00pm):</p> <ul style="list-style-type: none"> <li>amplified music within the existing function building and marquee is to be limited to a room-average reverberant level of 85 dBA, with any outdoor background music at the lawn or rooftop areas limited to a combined sound power level of 93 dBA.</li> </ul> <p>During the evening period (6:00pm – 10:00pm):</p> <ul style="list-style-type: none"> <li>amplified music within the existing function building may operate at 85 dBA reverberant level, however music within the marquee is to be reduced to background music levels (75 dBA room-average level), with no outdoor music at the lawn or rooftop areas.</li> </ul> <p>During the night period (10:00pm – midnight):</p> <ul style="list-style-type: none"> <li>marquee operations are to cease and amplified music is only permitted within the existing function building at up to 85 dBA reverberant level.</li> </ul> <p>After midnight:</p> <ul style="list-style-type: none"> <li>No amplified music is permitted after midnight.</li> </ul> <p>Music levels are to be reduced immediately if complaints are received, if staff identify clearly audible off-site impacts, or if directed by venue management pending further review.</p>                                                                                                                                                                                                                                                                  |
| Building envelope            | <ul style="list-style-type: none"> <li>During the day period (7 am to 6 pm), only the single entrance door to the marquee may remain open; all other doors, windows and openings associated with amplified music areas are to remain closed. During the evening (6 pm to 10 pm) and night (10 pm onwards) periods, all doors, windows and openings are to remain closed.</li> <li>Marquee entry door - Acoustic curtains (or sound lock door systems or similar) as relied upon in the supporting acoustic assessment are to be installed, maintained and used when required (i.e. during the evening and night).</li> <li>Venue management is to nominate a responsible staff member for each event to check before guest arrival that the acoustic curtain is installed correctly, free from damage and capable of full closure without gaps.</li> <li>Any defect, damage or inability to fully close the curtain is to be recorded and rectified before the space is used for amplified entertainment.</li> <li>The curtain is to remain closed during amplified music operation and may only be opened temporarily for immediate guest movement or service access.</li> <li>Where the curtain must remain open for an extended entry or exit period, amplified music is to be reduced to low background level until the curtain is returned to the closed position.</li> <li>Staff are to monitor the entry point during the event and ensure the curtain is not tied back, folded away or otherwise disabled.</li> <li>Where a properly designed sound lock or revolving door is installed in lieu of an acoustic curtain, additional staff monitoring of curtain operation is not required, provided the system maintains acoustic separation during use.</li> </ul> |
| Patron behaviour             | <ul style="list-style-type: none"> <li>Staff are to monitor outdoor patron areas and patron activity during dispersal periods.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>1</sup> The above measures assume simultaneous operation of the proposed marquee and existing function building. Where the existing function building operates on its own, any operational requirements (including any noise) are as per the original DA conditions for the existing building.

| Topic              | Noise Management Measures/Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <ul style="list-style-type: none"> <li>■ Guests are to be directed to leave quietly, avoid loitering near site boundaries and minimise raised voices, shouting and other disruptive behaviour.</li> <li>■ Guests awaiting transport are to remain within controlled indoor areas wherever practicable.</li> </ul>                                                                                                                                                                                                                                                                          |
| Vehicle activity   | <ul style="list-style-type: none"> <li>■ Vehicle speed on site is to remain low, consistent with the assumed 10 km/h site speed.</li> <li>■ Pick-up and drop-off activity is to be supervised where necessary to minimise idling, late-night congregation and waiting close to sensitive receptors.</li> <li>■ Wherever practicable, event organisers and transport providers are to be encouraged to use electric vehicles for guest pick-up and drop-off, particularly during evening and night-time periods, to reduce engine noise associated with arrivals and departures.</li> </ul> |
| Mechanical plant   | HVAC and other mechanical plant are to be selected, installed, maintained and operated so that noise emissions remain are compliant with noise criteria defined in the Environmental Protection 1994 (for fixed plant) and do not give rise to avoidable tonal, intermittent or impulsive characteristics at sensitive receptors.                                                                                                                                                                                                                                                          |
| Service activities | Waste collection, deliveries, maintenance and other non-event service activities are to be scheduled during daytime periods wherever practicable and managed to avoid unnecessary disturbance to nearby sensitive receptors.                                                                                                                                                                                                                                                                                                                                                               |

## 5.2 Traffic Arrangements

Traffic management is to be implemented as part of venue noise control to minimise vehicle queuing, idling, door slamming and guest congregation near sensitive receptors. All event bookings are to be advised that on-site guest parking is not available and that courtesy buses are to be used wherever practicable to transport guests to and from the venue.

For all pre-booked events, the organiser is to be asked to arrange courtesy buses for guest transport. This measure is intended to reduce the number of individual ride share movements and to allow the venue manager to anticipate the number of buses requiring coordination during peak arrival and departure periods.

**Table 5.2 Traffic Management Measures by Event Size**

| Stage     | Events with up to 150 persons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Events with 150 to 350 persons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arrival   | <ul style="list-style-type: none"> <li>■ Courtesy buses and rideshare vehicles are to drop off guests at the <b>front door within the site near the car park.</b></li> <li>■ A staff member is to direct vehicles into the designated drop-off area and guide guests to the venue entry.</li> <li>■ Staff are to ensure vehicles do not park on the private road and that traffic flow remains orderly and unobstructed. Additional staff may be allocated where required.</li> </ul>                                                                                                           | <ul style="list-style-type: none"> <li>■ Courtesy buses and rideshare vehicles are to drop off guests at the <b>designated street-based drop-off zone.</b></li> <li>■ A staff member is to direct vehicles into the designated drop-off area and guide guests to the venue entry.</li> <li>■ Staff are to ensure no parking occurs on the private road and that traffic remains orderly so the private road is not obstructed. Additional staffing may be allocated where required.</li> </ul>                               |
| Departure | <ul style="list-style-type: none"> <li>■ Courtesy buses and rideshare vehicles are to collect guests from the <b>front door within the site near the car park.</b></li> <li>■ A staff member is to direct vehicles into the collection zone and a second staff member is to manage the orderly movement of guests from the venue to their transport.</li> <li>■ Guests are to remain within the building until their vehicle has arrived and are not to wait outside the venue.</li> <li>■ Staff are to ensure the private road remains clear of parked vehicles and is not impeded.</li> </ul> | <ul style="list-style-type: none"> <li>■ Courtesy buses and rideshare vehicles are to collect guests from the designated collection area associated with the <b>street-based drop-off zone.</b></li> <li>■ A staff member is to direct vehicles into the collection zone and a second staff member is to manage the orderly movement of guests from the venue to the transport area.</li> <li>■ Guests are to remain within the building until their transport has arrived and are not to wait outside the venue.</li> </ul> |

|  |                                                    |                                                                                                                                                                |
|--|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Additional staff may be allocated where necessary. | ■ Staff are to ensure the private road remains free of parked vehicles and that traffic flow is not impeded. Additional staff may be allocated where required. |
|--|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

These traffic arrangements are intended to address vehicle and patron management concerns associated with event arrivals and departures and form part of the operational controls in this plan. Further refinement may be undertaken by venue management if operational experience identifies any need for additional measures.

Proposed vehicle movement arrangements are provided in **Appendix A**.

---

## **6. COMPLAINT MANAGEMENT, MONITORING AND REVIEW**

All noise complaints are to be recorded immediately in a complaint register and investigated by the venue manager or delegated representative as soon as practicable. Where complainant contact details are provided, initial acknowledgement should be made within one business day, and a response outlining the outcome of the investigation and any corrective action should be issued within five business days unless a longer investigation period is reasonably required.

If a noise complaint is received, Form 1, as presented below, is to be completed and retained in the complaints register.

Targeted attended noise monitoring is to be undertaken by a suitably qualified person where:

- repeated or substantiated complaints are received,
- the venue layout, entertainment format, sound system configuration, plant or operating hours change materially
- a regulator requests verification, or
- venue management reasonably considers that standard operational controls may not be sufficient.

Venue staff and event coordinators are to be briefed on the requirements of this plan before events are held. The briefing is intended to address applicable hours of use, amplified music control, patron dispersal, traffic management, complaint response and escalation procedures. Refresher briefings are to be provided where recurring issues are identified or where venue operations change.

This plan is to be reviewed at least annually and after any substantiated complaint trend, regulatory action or material operational change.

**Form 1 – Complaints Handling and Reporting**

Part A – Initial Communication (To Be Completed by Complaint Recipient)

|                                                                                                |                         |
|------------------------------------------------------------------------------------------------|-------------------------|
| Date and Time of Complaint                                                                     |                         |
| Name and Address of Complainant                                                                |                         |
| Phone Number                                                                                   |                         |
| Type of Communication (letter, phone call, visit, etc)                                         |                         |
| Site representative to whom complaint was made                                                 | Name:<br><br>Signature: |
| Description of Complaint (e.g. description, noise source, time of impact, duration, location). |                         |
| Reported frequency of occurrence                                                               |                         |

Part B – Action Report (To Be Completed by authorised representative)

|                                                                        |           |
|------------------------------------------------------------------------|-----------|
| Action taken to deal with complaint                                    |           |
| Visit to the complainant                                               | Yes or No |
| Findings of the visit                                                  |           |
| Detailed inspection of site to determine possible source of complaint? | Yes or No |
| Result of Investigation                                                |           |
| Action taken to eliminate cause                                        |           |

Part C – Finalisation (To Be Completed by authorised representative)

|                                                  |           |
|--------------------------------------------------|-----------|
| Was a formal response issued to the complainant? | Yes or No |
| Was the cause of complaint eliminated?           | Yes or No |
| Other Comments                                   |           |

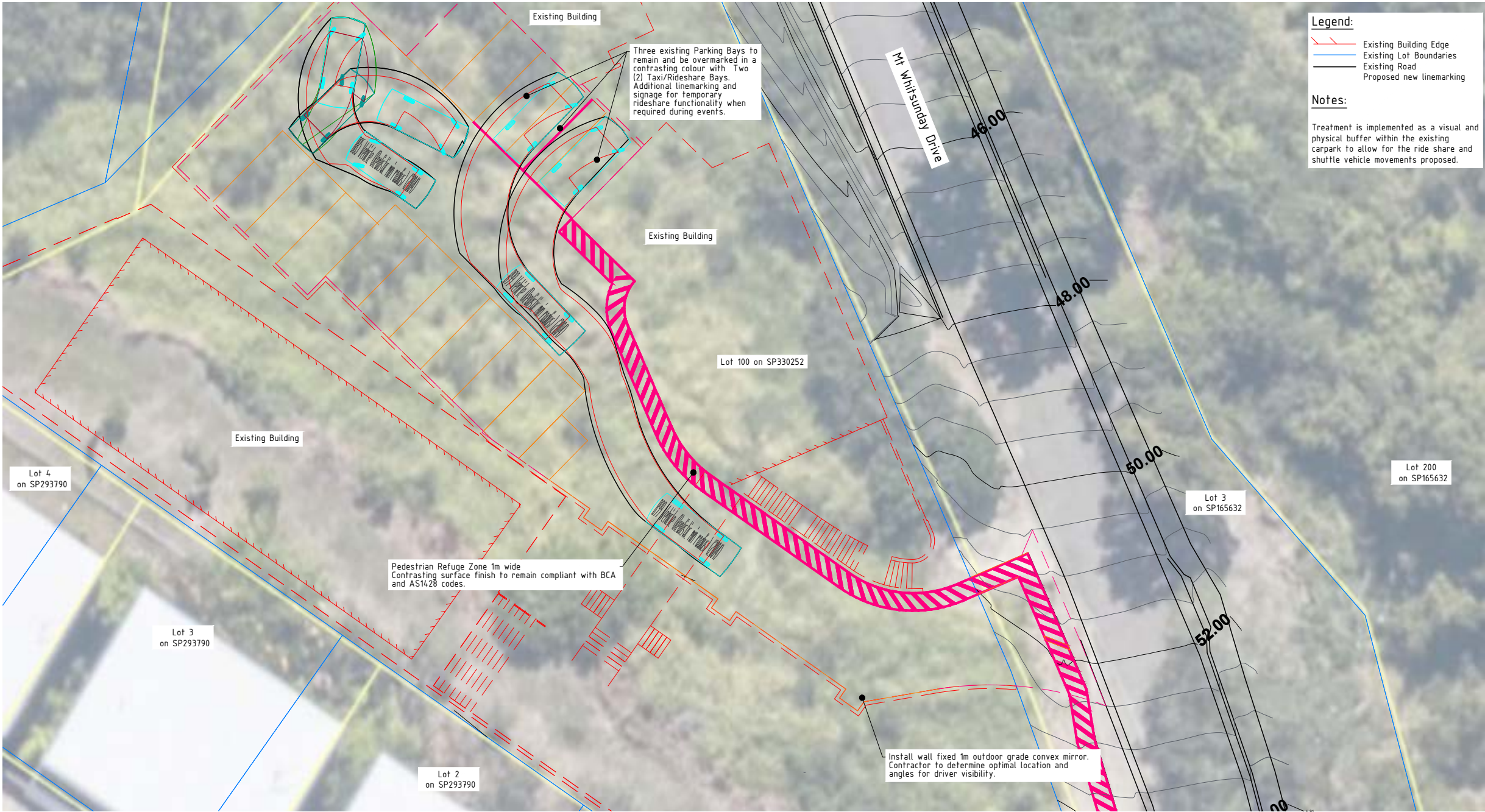
Parts B and C Completed by:

.....  
(Name) (Signature) (Date)

This form must be kept in the complaints register maintained by the authorised representative.

---

## **APPENDIX A    VEHICLE MOVEMENT**



B85&B99 Parking Turn Path, Line Marking and Access Modifications  
Scale 1:200 at A3

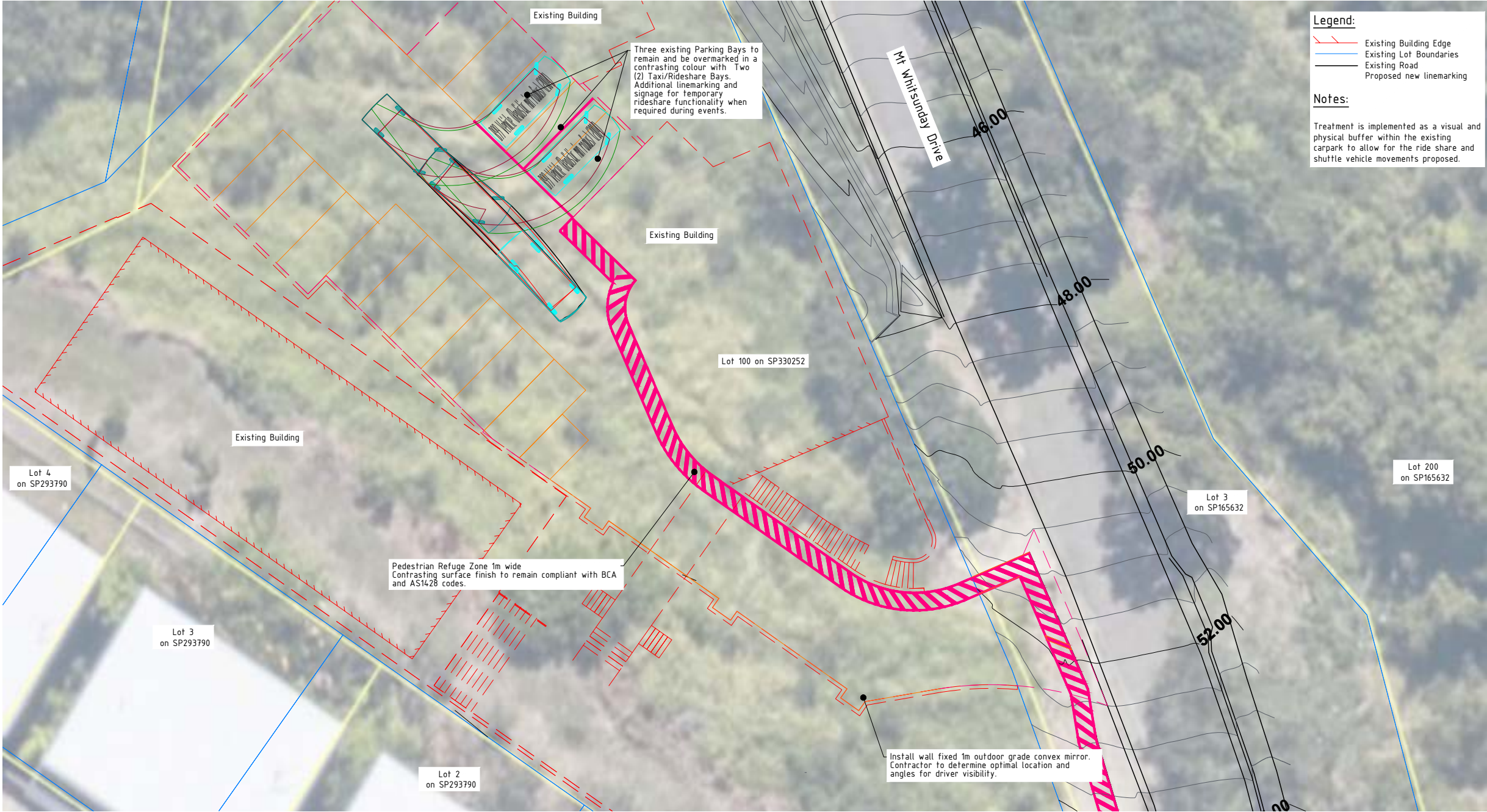
|                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
|                                                  |                                                  |
| <b>B99 Vehicle (Realistic min radius) (2004)</b> | <b>B85 Vehicle (Realistic min radius) (2004)</b> |
| Overall Length                                   | 5.200m                                           |
| Overall Width                                    | 1.940m                                           |
| Overall Body Height                              | 1.878m                                           |
| Min Body Ground Clearance                        | 0.272m                                           |
| Track Width                                      | 1.840m                                           |
| Lock to lock time                                | 4.00s                                            |
| Kerb to Kerb Turning Radius                      | 6.250m                                           |

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**TPA0002-SK01**  
**B85&B99 VEHICLE MOVEMENT**  
Scale 1:200 @ A3 25/06/2026



B99 Parking Turn Path, Line Marking and Access Modifications  
Scale 1:200 at A3

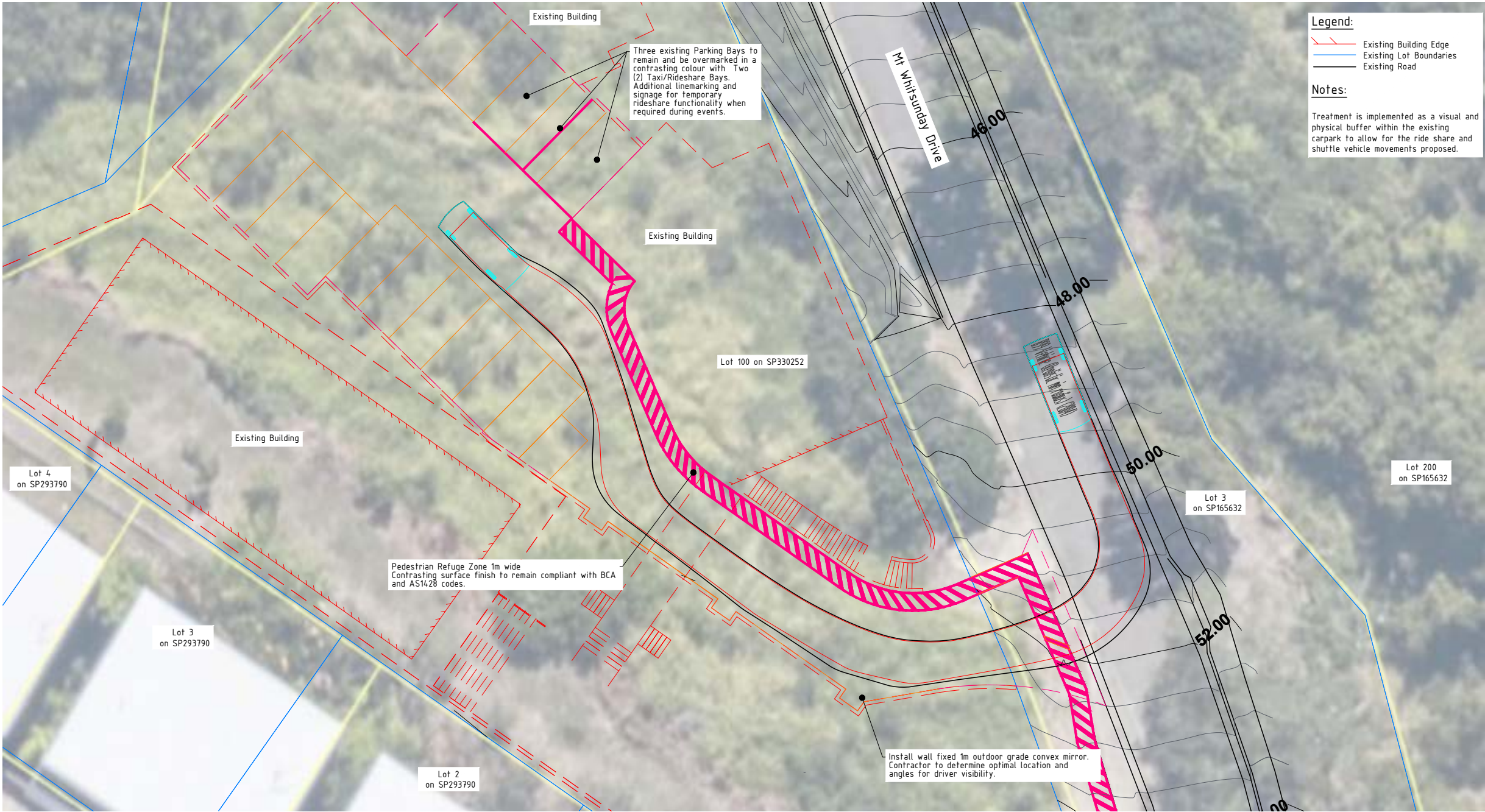
|                                           |        |
|-------------------------------------------|--------|
|                                           |        |
| B99 Vehicle (Realistic min radius) (2004) |        |
| Overall Length                            | 5.200m |
| Overall Width                             | 1.940m |
| Overall Body Height                       | 1.878m |
| Min Body Ground Clearance                 | 0.272m |
| Track Width                               | 1.840m |
| Lock to lock time                         | 4.00s  |
| Kerb to Kerb Turning Radius               | 6.250m |

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**TPA0002-SK02**  
B99 VEHICLE MOVEMENT  
Scale 1:200 @ A3 25/06/2026



B99 Entry Path, Line Marking and Access Modifications  
Scale 1:200 at A3

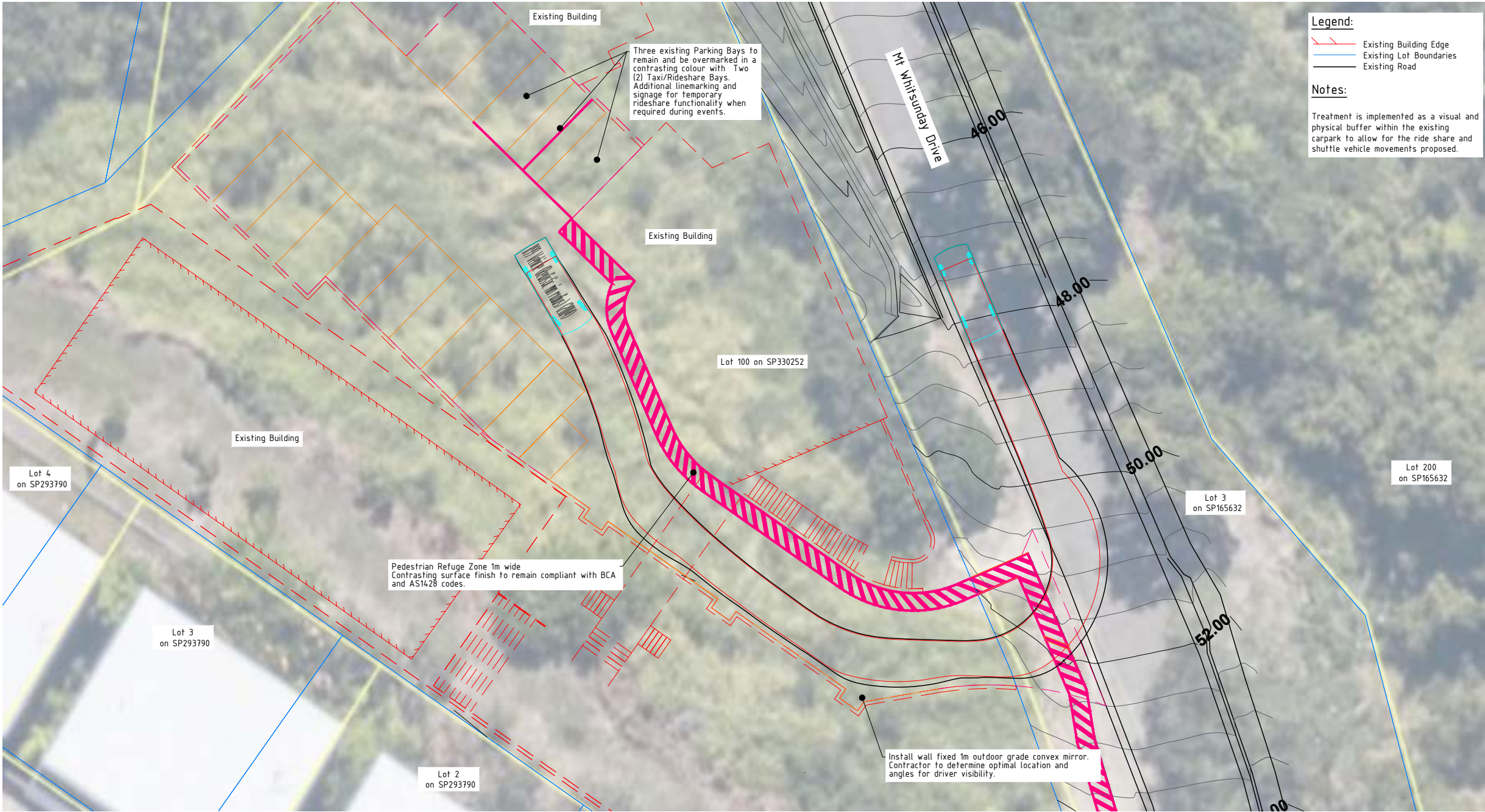
|                                           |        |
|-------------------------------------------|--------|
| 5.2                                       |        |
|                                           |        |
| 0.95 3.95                                 |        |
| B99 Vehicle (Realistic min radius) (2004) |        |
| Overall Length                            | 5.200m |
| Overall Width                             | 1.940m |
| Overall Body Height                       | 1.878m |
| Min Body Ground Clearance                 | 0.272m |
| Track Width                               | 1.840m |
| Lock to lock time                         | 4.00s  |
| Kerb to Kerb Turning Radius               | 6.250m |



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Traffic | Flood Modelling

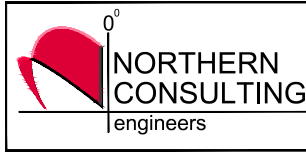
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**TPA0002-SK03**  
**B99 VEHICLE MOVEMENT**  
Scale 1:200 @ A3 25/06/2026



B99 Exit Path, Line Marking and Access Modifications  
Scale 1:200 at A3

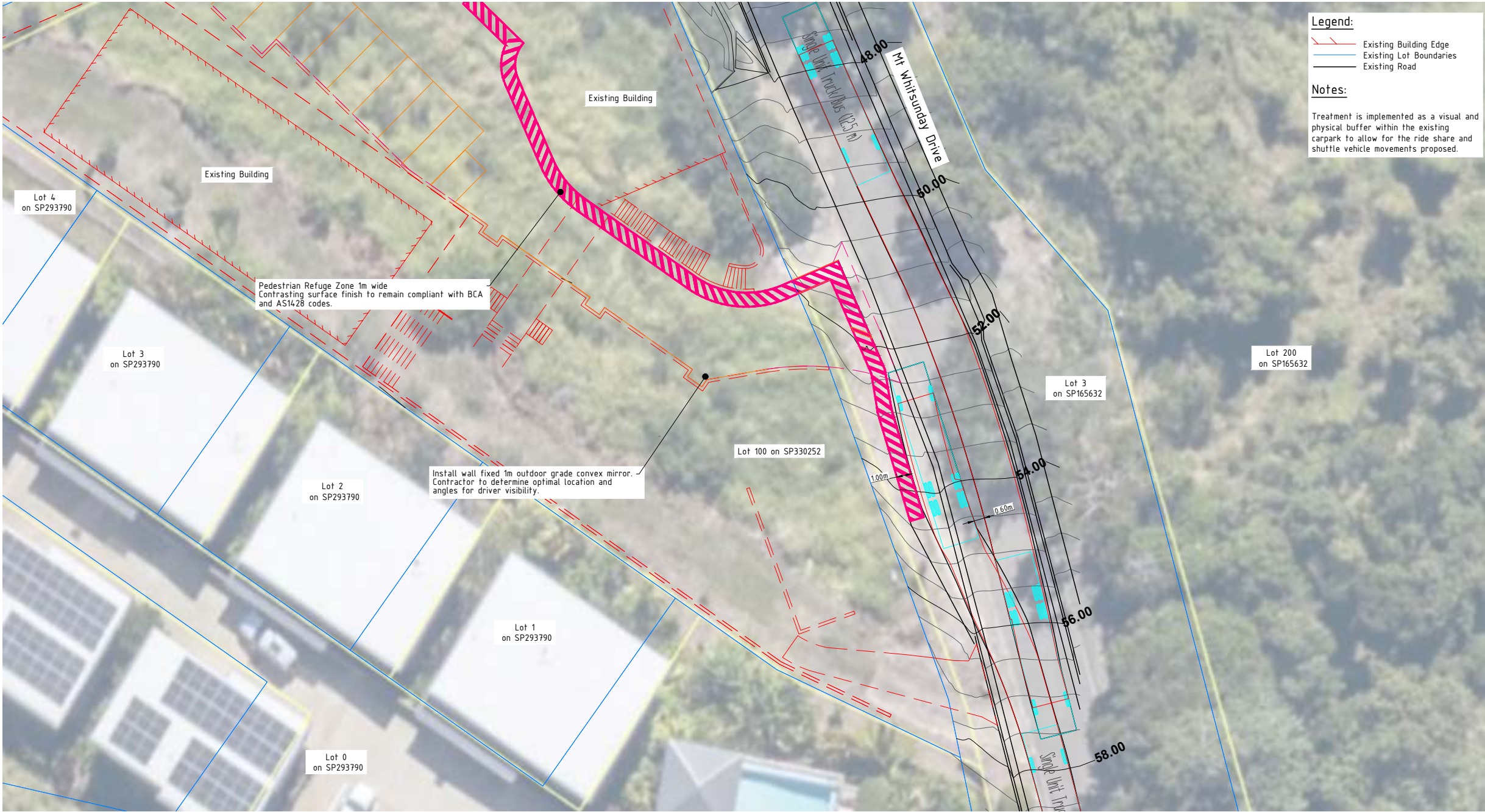
|                                           |        |
|-------------------------------------------|--------|
|                                           |        |
| B99 Vehicle (Realistic min radius) (2004) |        |
| Overall Length                            | 5.200m |
| Overall Width                             | 1.940m |
| Overall Body Height                       | 1.878m |
| Min Body Ground Clearance                 | 0.272m |
| Track Width                               | 1.840m |
| Lock to lock time                         | 4.00s  |
| Kerb to Kerb Turning Radius               | 6.250m |



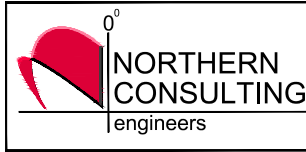
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Traffic | Flood Modelling

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**TPA0002-SK04**  
**B99 VEHICLE MOVEMENT**  
Scale 1:200 @ A3 25/06/2026



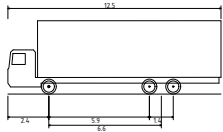
12.5m Single Unit Truck/Bus Vehicle Drop off, Line Marking and Access Modifications  
Scale 1:250 at A3



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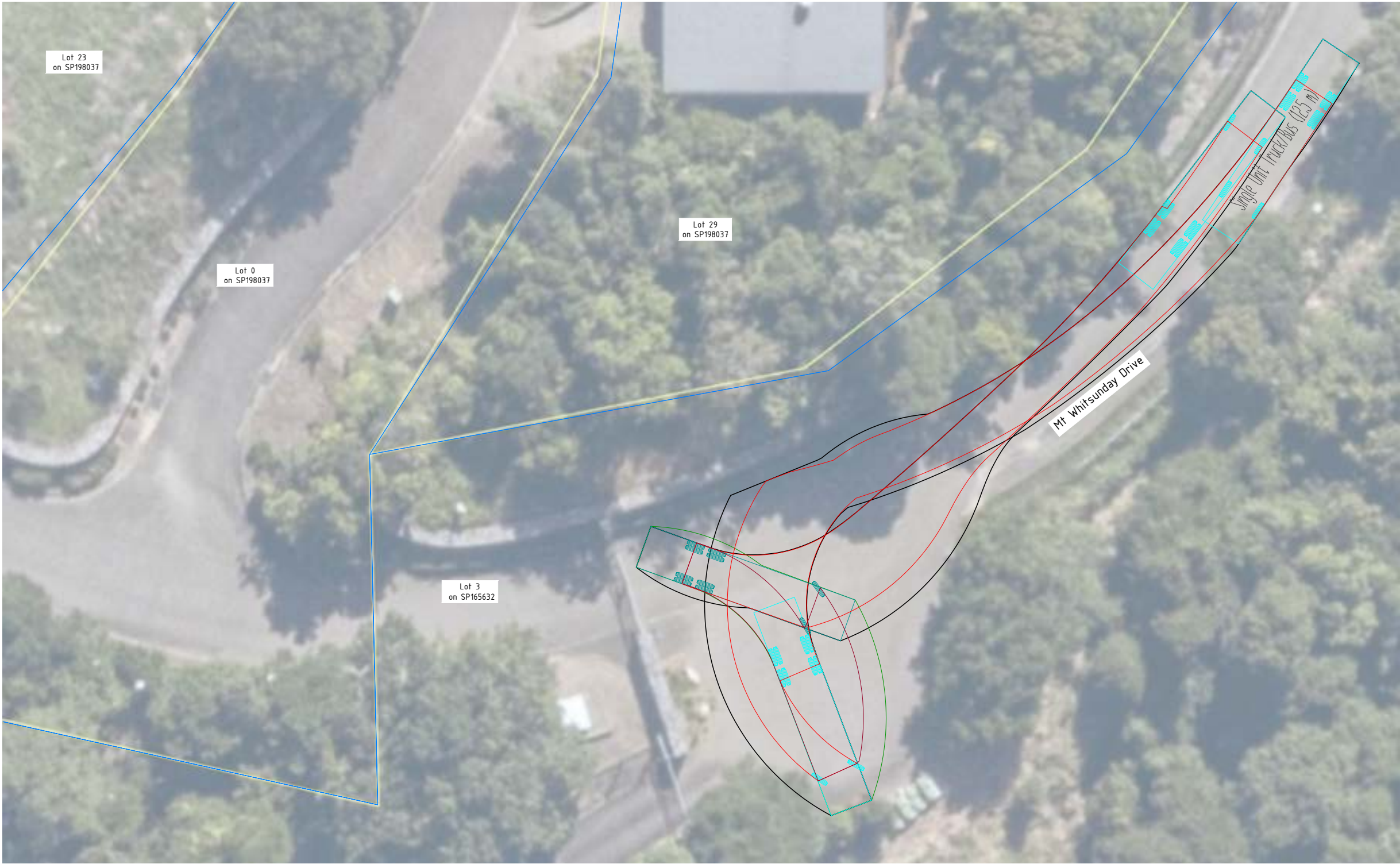


|                             |         |
|-----------------------------|---------|
| HRV - Heavy Rigid Vehicle   | 12.500m |
| Overall Length              | 2.500m  |
| Overall Width               | 4.300m  |
| Overall Body Height         | 0.41m   |
| Min Body Ground Clearance   | 2.500m  |
| Track Width                 | 6.00s   |
| Lock to lock time           | 12.500m |
| Kerb to Kerb Turning Radius |         |

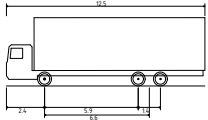
**TPA0002-SK05**

12.5m SINGLE UNIT  
TRUCK/BUS VEHICLE  
MOVEMENT

Scale 1:200 @ A3 25/06/2026



12.5m Single Unit Truck/Bus Vehicle Turn Around  
Scale 1:200 at A3



HRV - Heavy Rigid Vehicle  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock to lock time  
Kerb to Kerb Turning Radius

12.500m  
2.500m  
4.300m  
0.41m  
2.500m  
6.00s  
12.500m

**TPA0002-SK06**

**12.5m SINGLE UNIT  
TRUCK/BUS VEHICLE  
MOVEMENT**

Scale 1:200 @ A3 25/06/2026



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Acoustics • Air Quality • Marine Ecology • Noise • Stack Testing • Water Quality

**11.2 - 20251329 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots & Access Easement (Staged) - 96 Africandar Road, Bowen - Evio Otto C/- TP Assist**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Planner

**ATTAUTHORISING OFFICER:** Director Liveability and Development Services

---

**PURPOSE**

To present the assessment of the development application for a rural residential subdivision at Africandar Road, Bowen and seek Council's determination.

**EXECUTIVE SUMMARY**

The application seeks a Development Permit for Reconfiguring a Lot to subdivide one rural residential allotment into four lots. The application is impact assessable as the proposal creates more than one rear lot and therefore requires the determination of Council.

The subject site comprises a 3.863 ha rural residential allotment improved by an existing dwelling house. The subdivision of the property will result in the following lot sizes:

- Proposed Lot 1 – 2.4 ha
- Proposed Lot 2 – 4498 m<sup>2</sup>
- Proposed Lot 3 – 4550 m<sup>2</sup>
- Proposed Lot 4 – 4550 m<sup>2</sup>

Proposed Lot 3 will have direct access to Africandar Road, while Proposed Lots 1, 2 and 4 will be accessed by a shared internal driveway.

The application is supported by an Engineering Report, On-site Wastewater Management Report and Environmental Features Review.

Assessment of the proposed reconfiguration finds that it is consistent with the overall outcomes of the Reconfiguring a Lot Code. Each lot will have sufficient area to accommodate rural residential development, including a dwelling house, onsite effluent disposal and safe vehicular access.

While Proposed Lot 2 is proposed to be constrained by a flood easement, it retains an approximately 620 m<sup>2</sup> primary development footprint capable of accommodating a modest rural residential dwelling. Additional flood-free areas are also available for ancillary structures. The shared internal driveway will be sealed to provide suitable all-weather access.

The site adjoins established rural residential allotments and existing rural living development. Given the compliant lot sizes, availability of suitable development areas and proposed access arrangements, the reconfiguration is not expected to adversely affect the rural residential character or amenity of the surrounding area.

The application was publicly notified in accordance with statutory requirements, and no properly made submissions were received during the notification period. The application is therefore recommended for approval, subject to reasonable and relevant conditions.

## **OFFICER'S RECOMMENDATION**

That Council approve the Development Application for Development Permit for Reconfiguration of a Lot for One (1) Lot into Four (4) Lots and Access Easement (Staged), made by Evi Otto Pty Ltd as TTE, on L: 138 RP: 898760 and located at 96 Africandar Road, Bowen, subject to the conditions outlined in **Attachment 11.2.4**.

## **BACKGROUND**

The is no background to the application being submitted to Council.

## **DISCUSSION/CURRENT ISSUE**

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

- All new lots will have at least 87.5m of internal width and more than depth of more than 45 m which is adequate for the proposed rural residential purposes.
- Proposed Lot 2 although regular shaped is constrained by a flood easement. This lot will have a main development footprint of approximately 620 m<sup>2</sup> which has room to accommodate a safe access, a small residence and small wastewater treatment system. Other smaller pockets of flood free land are also available for on-site ancillary structures.
- A safe and convenient access location is available to Africandar Road.
- All proposed lots have suitable building envelopes and area available for effluent disposal systems.
- Sufficient area is available on the street frontage for the collection of four refuse collection bins.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of \$49,057.73.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment

Development Engineer

Plumbing Inspector

Environment Officer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

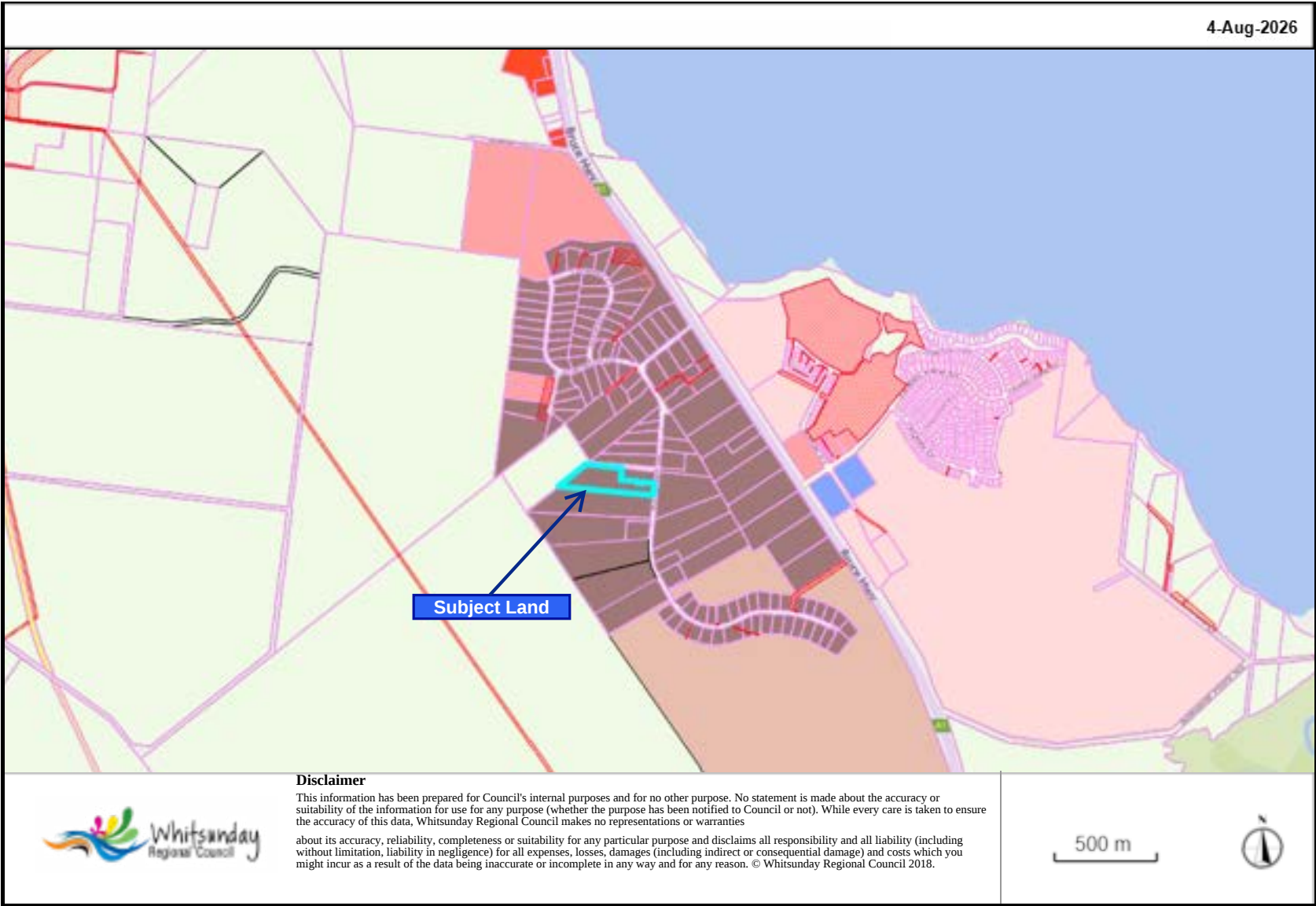
## **STRATEGIC IMPACTS**

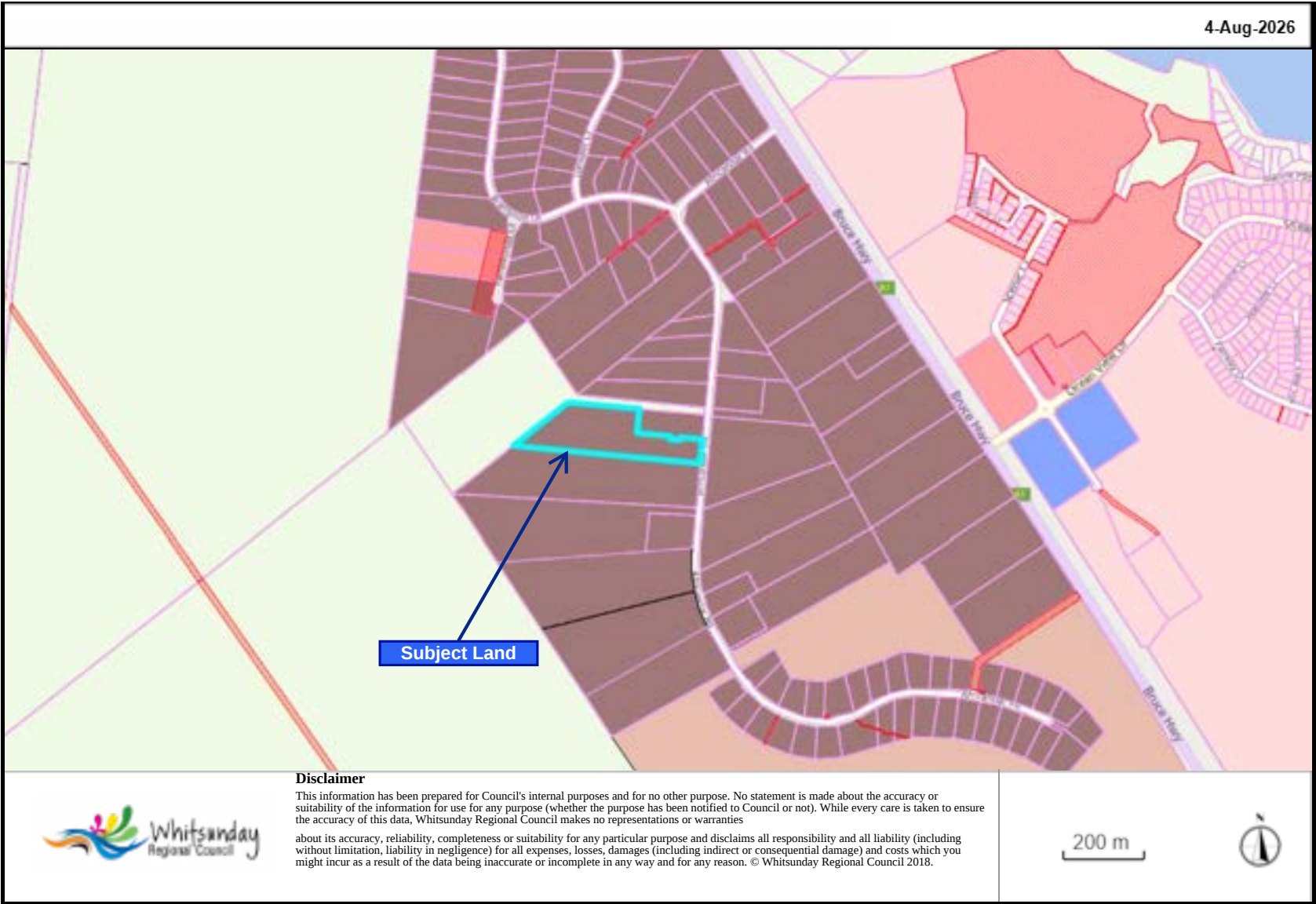
Corporate Plan 2022-2026 Development Services objective 4.

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

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





### PLANNING ASSESSMENT REPORT

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

#### 1. Application Summary

|                         |                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots & Access Easement (Staged) |
| Landowner               | Evi Otto Pty Ltd as TTE                                                                                          |
| Property Address:       | 96 Africandar Road BOWEN                                                                                         |
| Property Description:   | L: 138 RP: 898760                                                                                                |
| Area of Site:           | 3.863 ha                                                                                                         |
| Planning Scheme Zone:   | Rural residential zone                                                                                           |
| Level of assessment     | Impact assessable                                                                                                |
| Overlays:               | Acid Sulfate Soils<br>Biodiversity, Waterways and Wetlands<br>Flood Hazard                                       |
| Existing Use:           | Dwelling house                                                                                                   |
| Existing Approvals:     | NIL                                                                                                              |
| Public Notification:    | 09 February 2026 and 03 March 2026                                                                               |
| Submissions received:   | No submissions                                                                                                   |
| State referrals:        | NIL                                                                                                              |
| Infrastructure charges: | \$49,057.73                                                                                                      |

#### 2. Site Description

The site has frontage to Africandar Road and is currently used for rural residential living. The site is relatively flat. The front portion of the site has been cleared of vegetation for the existing rural residence. The surrounding land uses are characterised as follows:

- North: Rural lot and rural residential allotments.
- East: Africandar Road and rural residential allotments.
- South: Rural residential allotments.
- West: Rural lots.

### 3. Proposal Details

The proposal is for reconfiguration of one 3.863 ha rural residential lot into four lots in stages, as below:

- Proposed Lot 1 – 2.4 ha
- Proposed Lot 2 – 4498 m<sup>2</sup>
- Proposed Lot 3 – 4550 m<sup>2</sup>
- Proposed Lot 4 – 4550 m<sup>2</sup>

The proposed subdivision will create three rear lots. Proposed Lot 3 will retain direct frontage and access to Africandar Road. The remaining three lots will share one access driveway to Africandar Road. An access easement will be established to provide legal access to the relevant lots. The existing dwelling will be retained on Proposed Lot 3.

Easements will also be created over land affected by the 1% Annual Exceedance Probability (AEP) flood extent to ensure flood conveyance and management.

### 4. Planning Assessment

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

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

The application was not referable.

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

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

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

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

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

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

##### 4.4.1. Strategic Framework

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

#### 4.4.2. Strategic Intent

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

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

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

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

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

The site is not within the local or state heritage registers and has been cleared of vegetation. The proposal does not conflict with this theme.

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

Future dwelling can be located outside of the identified natural hazard areas. The proposal does not conflict with this theme.

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

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

#### 4.4.3. Overlay Codes

##### Acid Sulfate Soils Overlay

The land is generally mapped with Acid Sulfate Soil (Land above 5m AHD and below 20m AHD). Any future building works will be managed in accordance with the Queensland Acid Sulfate Soils Technical manual.

##### Biodiversity, Waterways and Wetlands Overlay

The subject site is affected by the Biodiversity, Waterways and Wetlands Overlay. The centre of the site is mapped as containing Matters of State Environmental Significance (MSES) regulated vegetation associated with a watercourse. Specifically, a mapped Stream Order 1 waterway traverses vertically across the site with a minor area of Category R vegetation mapped at the northmost of this waterway.

A Review of Environmental Features was submitted in support of the application. The report is a desktop assessment consisting of publicly available mappings and does not contain ground truthing information to support the development. The flood hazard study by Paradise Engineering has identified the location of Stream Order 1. This watercourse crosses onto proposed Lots 1 and 4. The environmental values of the watercourse have been determined by Council's Catchment Officer as being adequately protected by the flood easement over this section of land.

##### Flood Hazard Overlay

The subject site is affected by the Flood Hazard Overlay, specifically an Identified Flood Hazard Area. An Engineering Report is submitted with the development application. A flood easement will be provided on all four lots affected by the 1% AEP flooding. The future dwellings can be located outside of the flood hazard mapping.

#### 4.4.4. Zone Code

##### Rural residential zone

The proposal is consistent with the purpose of the zone code. The purpose of the Rural residential zone code is to provide larger lots for residential uses and lots that disperses the intensity of rural residential development. The subdivision occurs within an existing rural residential land and will create adequate sizes for rural residential accommodation activities. The adjoining rural lot at its rear is used for residential purposes and not an agricultural use. Matters of environmental significance has been considered in the design of the allotments as discussed in the Biodiversity, Waterways and Wetlands Overlay section above. All lots will have adequate room to establish an on-site wastewater treatment system in the future.

#### 4.4.5. Development Codes

##### Reconfiguring a lot code

The proposal creates four rural residential lots with lot sizes of at least 4000m<sup>2</sup> each. Two out of the four lots do not have a direct road frontage hence are unable to meet the requirements for rear lots. Concurrently, the new lots except proposed Lot 3 are unable to achieve the minimum road frontage width of 40m.

Notwithstanding the non-compliances, it is found that the proposal does not conflict with the overall outcomes of the code, and complies with all other performance outcomes except for creating a rear lot, as follows:

- All new lots will have at least 87.5m of internal width and a depth of more than 45 m which is adequate for the proposed rural residential purposes.
- Proposed Lot 2 although regular shaped is constrained by flood easement. This lot will have a main development footprint of approximately 620 m<sup>2</sup> which has room to accommodate a safe access, a small residence and small wastewater treatment system. Other smaller pockets of flood free land are also available onsite ancillary structures.
- A safe and convenient access location is available to Africandar Road.
- All proposed lots have suitable building envelopes and area available for effluent disposal systems.
- Sufficient area is available on the street frontage for the collection of four refuse collection bins.

##### Excavation and filling code

Although no earthworks are proposed, minimal works are expected for the construction of the internal and external driveways.

##### Infrastructure code

Reticulated water supply is located along the frontage of the subject premises. The premises is located within the Domestic Rural Water Service Area of the Whitsunday Regional Council Domestic Rural Water Services Policy. A referral to Whitsunday Water has ascertained that connections to Council's reticulated water network are non-compulsory. The applicant can subsequently apply for regional domestic water connection in accordance with the policy should they choose to so.

The On-site Wastewater Management Reports for Lots 1, 2 and 4 have been submitted in support of the application. The report concludes that each proposed lot is capable of accommodating an on-site effluent disposal system designed in accordance with the Queensland Plumbing and Wastewater Code. Proposed Lots 1 and 4 can be sized for a four bedroom dwelling. Should the application be approved, conditions of approval will require the submission of detailed on-site wastewater design documentation as part of the subsequent Building Works approval process.

Areas affected by the 1% Annual Exceedance Probability (AEP) stormwater flood extent will be protected through the creation of drainage easement. Construction of the internal access will include a culvert beneath the proposed internal access to capture the 1% AEP flows.

The site is capable of being serviced by essential infrastructure, including electricity, telecommunications and on-site water supply. Fixed wireless internet and mobile telecommunications services are available within the locality. Accordingly, the proposed lots are capable of being adequately serviced for future rural residential development.

#### Landscaping code

Each proposed lot contains sufficient area to accommodate future landscaping associated with a dwelling house.

#### Transport and parking code

Proposed Lot 3 will retain its existing access to Africandar Road. The remaining three lots will be serviced by a shared access driveway established under a reciprocal access easement. The detailed design and construction of all property accesses will be undertaken as part of a subsequent Operational Works approval.

### **5. Public Submissions**

The development application was placed on public notification between 9 February 2026 and 3 March 2026 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 3 March 2026. No submissions were received during this period of Public Notification.

### **6. Infrastructure Charges**

#### **6.1. Adopted Infrastructure Charges Resolution**

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

| Adopted Charge      |                      |                   |              |                |
|---------------------|----------------------|-------------------|--------------|----------------|
| Type of Development | Development Category | Demand Unit & Qty | Charge Rate* | Adopted Charge |
| ROL                 | Residential – 3 or   | 4                 | \$38,029.25  | \$152,117.00   |

## Attachment 11.2.3 Planning Assessment Report

|                           | more bedroom dwelling house                    |                   |              |          |                     |
|---------------------------|------------------------------------------------|-------------------|--------------|----------|---------------------|
| Total Adopted Charge      |                                                |                   |              |          | <b>\$152,117.00</b> |
| Credit                    |                                                |                   |              |          |                     |
| Type of Development       | Development Category                           | Demand Unit & Qty | Charge Rate* | Discount | Total Credit        |
| RAL – existing lawful use | Residential – 3 or more bedroom dwelling house | 1                 | \$38,029.25  | 100%     | \$38,029.25         |
| ROL – Sewer N/A           | Residential – 3 or more bedroom dwelling house | 3                 | \$38,029.25  | 27%      | \$30,803.69         |
| ROL – Water N/A           | Residential – 3 or more bedroom dwelling house | 3                 | \$38,029.25  | 30%      | \$34,226.33         |
| Total Credit              |                                                |                   |              |          | <b>\$103,059.27</b> |
| Total Levied Charge       |                                                |                   |              |          | <b>\$49,057.73</b>  |

**1. ADMINISTRATION**

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

| Plan/Document Name                                                                                                         | Prepared By                          | Plan Number                        | Dated      |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------|------------|
| Reconfiguration of a Lot - Proposed Lots 1 to 4. Cancelling Lot 138 on RP898760. Africandar Road, Bowen (Annotated in Red) | Wynne Planning & Development Pty Ltd | Africandar Road-04-1 Sheet No. 1/1 | 04/08/2026 |
| Engineering Report                                                                                                         | Paradise Engineering                 | 96 Africandar Road, Bowen          | 23/10/2025 |
| Concept Plan                                                                                                               | Paradise Engineering                 | 202534- 1-A Rev.# Sheet 1 of 1     | 23/10/2025 |
| SISD Check                                                                                                                 | Paradise Engineering                 | 202534-2-A Rev.# Sheet 2 of 2      | 23/10/2025 |
| On-site Wastewater Management Report                                                                                       | Ground Environments Pty Ltd          | GE_2511.1320_R ev1_Lot 1           | 18/12/2025 |
| On-site Wastewater Management Report                                                                                       | Ground Environments Pty Ltd          | GE_2511.1320_R ev1_Lot 2           | 18/12/2025 |
| On-site Wastewater Management Report                                                                                       | Ground Environments Pty Ltd          | GE_2511.1320_R ev1_Lot 4           | 18/12/2025 |

- 1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:
- a) Operational Works:
    - i. Internal Access
    - ii. Stormwater; and
    - iii. Erosion Prevention and Sediment Control.

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

- 1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan or commencement of the use, whichever is the sooner.
- 1.6 The development can be undertaken in stages to facilitate the creation of one (1) or more lots at a time.

**2. CLEARING, LANDSCAPING AND FENCING**

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

**3. WATER INFRASTRUCTURE**

- 3.1 Design and construct a potable water supply to Proposed Lots 1, 2 and 4 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.

**4. ON SITE EFFLUENT DISPOSAL**

- 4.1 At future building application stage design and construct an on-site domestic sewerage treatment system to proposed Lots 1, 2 and 4. Such work must be in accordance with the Queensland Plumbing and Wastewater code. The following reports are to be noted at future building application stage:

- i. On-site Wastewater Management Report by Ground Environments Pty Ltd - GE\_2511.1320\_Rev1\_Lot 1 dated 18/12/2025,
- ii. On-site Wastewater Management Report by Ground Environments Pty Ltd - GE\_2511.1320\_Rev1\_Lot 2 dated 18/12/2025, and
- iii. On-site Wastewater Management Report by Ground Environments Pty Ltd - GE\_2511.1320\_Rev1\_Lot 4 dated 18/12/2025.

**5. INFRASTRUCTURE CHARGES**

- 5.1 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 \$58.00 per lot.

**6. ACCESS AND PARKING**

- 6.1 A Development Permit for Operational Works (Internal Access) must be obtained prior to commencement of work on site. Any application for Operational Works (Internal Access) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.2 The applicant must design and construct the internal access driveway from the property boundary with Africandar Road road reserve up to the property access for Proposed Lots 1, 2 and 4 to a minimum 5.5m wide sealed standard, generally in accordance with Paradise Engineering Concept Plan – Drawing No. 202534-1-A dated 23/10/2025, so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's Standard Drawings and Whitsunday Regional Council's Development Manual standard DG 1.17, DG 1.30 and DG 2.12, prior to the signing of the plan of survey of the relevant stage.
- 6.3 At completion of construction and prior to signing of plan of survey of the relevant stage, the Supervising Engineer must provide certification that all access & parking works constructed on site comply with Council's Development Manual, and the Decision Notice of Approval.
- 6.4 Easement documentation required for this internal access is to be provided to Council free of charge prior to the sealing of the survey plan.

- 6.5 The documentation for the proposed Access Easements must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the sealed access within the Easements.
- 6.6 A Road Works permit must be obtained prior to commencement of work for the external access on Africandar Road.
- 6.7 The external access must be constructed in accordance to the Approved Road Works permit prior to the commencement of use or signing of the Survey Plan of the first stage.

### **7. STORMWATER AND FLOODING**

- 7.1 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.2 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 7.3 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.
- 7.4 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).
- 7.5 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
- 7.6 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 7.7 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including 1% AEP flood level.
- 7.8 All habitable dwellings must be constructed to a level not less than 300mm above the 1% AEP flood level for the developed site.
- 7.9 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified RPEQ engineer). The certification must be addressed to Council and must certify that the Roof and Allotment and Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

### **8. ELECTRICITY AND TELECOMMUNICATIONS**

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

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

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

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

**10. 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 \$58.00 per lot.

**11. 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](http://www.datsip.qld.gov.au)

- 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 Africandar 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.

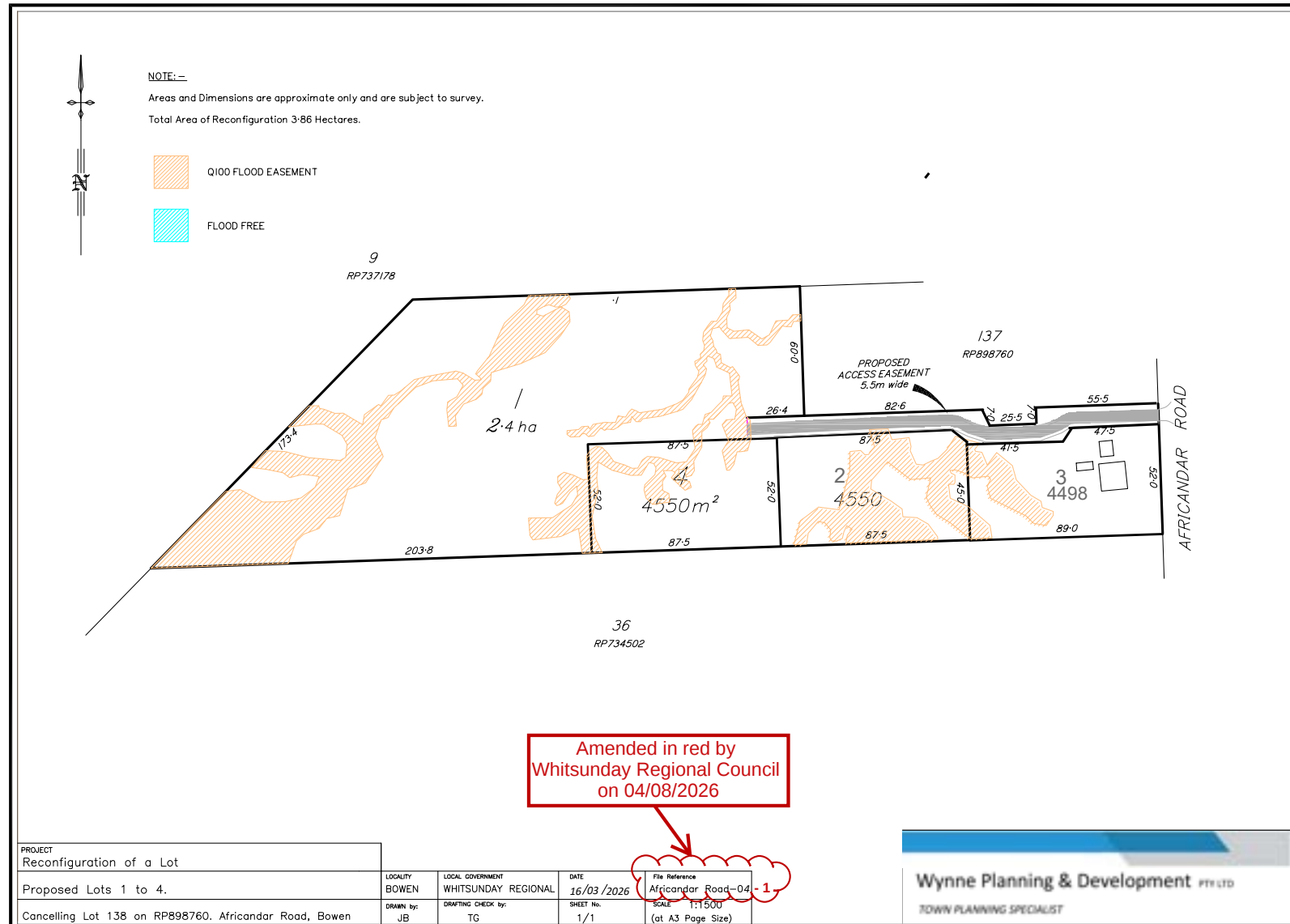
**12. ADVISORY NOTES**

- 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.

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

## Attachment 11.2.5 Plans of Development



### **11.3 - 20260183 – Development Application for a Development Permit for Reconfiguring of a Lot – One (1) Lot into Five (5) Lots and Access Easement — 97 Ecker Road, PRESTON - 10SP293983**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Planner

**AUTHORISING OFFICER:** Director Liveability and Development Services

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#### **PURPOSE**

To present the assessment of a development application for a rural residential subdivision in Preston and seek Council's determination.

#### **EXECUTIVE SUMMARY**

Council has received a development application to create five rural residential lots and an access easement over land at 97 Ecker Road, Preston. The proposal comprises one existing lot and four additional rear rural residential lots accessed via a shared driveway. As the proposal includes more than three rear lots accessed by a common access arrangement, it triggers impact assessment under the Planning Scheme and is therefore presented to Council for determination.

The subject site has an area of approximately 2.3 hectares and is located within the Rural Residential Zone. The site has existing access from Ecker Road, which connects to Shute Harbour Road, and contains an existing dwelling house and ancillary structures.

The proposed subdivision will create one lot retaining the existing dwelling and direct frontage to Ecker Road, together with four rear lots accessed via a shared 5.5-metre-wide access driveway within an access easement. All proposed lots comply with the minimum lot size requirement of 4,000m<sup>2</sup> and provide sufficient area and depth to accommodate future residential development. The rear lots will be serviced by the shared access easement and on-site infrastructure.

Public notification was undertaken between 5 May 2026 and 26 May 2026. Council received 17 properly made submissions opposing the application and one submission in support. The primary concerns raised related to the increased traffic generated by the development, the safety of the Shute Harbour Road/Ecker Road intersection, the condition of Ecker Road, and localised flooding.

Ecker Road is constructed to a Rural Local Access standard and is sealed for approximately 500 metres from its intersection with Shute Harbour Road, with the balance of the road remaining unsealed. In accordance with the Whitsunday Regional Council Development Manual, the additional traffic generated by the development warrants upgrading and sealing Ecker Road from the existing sealed section to the eastern boundary of the subject site. A condition requiring these works is therefore recommended should Council approve the application.

While the remaining section of Ecker Road is currently sealed to an approximate width of 4 metres, it is generally in fair condition. Recent advice from Council's Roads and Drainage Unit confirms that a 4-metre-wide sealed carriageway is acceptable for traffic volumes of up to 150 vehicles per day. As the estimated future traffic volume is 139 vehicles per day, conditions requiring the upgrade of this section are not recommended.

In response to concerns over the safety of Ecker Road / Shute Harbour Road intersection, the application was provided to the Department of Transport and Main Roads (DTMR) for a

third party advice. DTMR reviewed the application material and advised the preferred intersection treatment on Shute Harbour Road is a Basic Right-turn (BAR) / Basic Left-turn (BAL). Further comment from DTMR has been received that notes there will be marginal change to the safety risk at the intersection and has no objection to the intersection remaining in its current condition. Council has also sought peer review comment from SLR Consulting which agreed with the intersection remaining in its current condition.

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 consistent with the purpose and overall outcomes of the Rural Residential Zone code and all relevant assessment benchmarks in the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions.

## OFFICER'S RECOMMENDATION

That Council approves the Development Application for Development Permit for Reconfiguring of a Lot – One (1) Lot into Five (5) Lots and Access Easement at 97 Ecker Road Preston described as Lot 10 on SP293983 subject to relevant and reasonable conditions outlined in **Attachment 11.3.4**.

## BACKGROUND

The site is within the Rural Residential zone and is located within the suburb of Preston, approximately 8km north-east of Proserpine and 12km south-east of Cannonvale. The subject lot is surrounded by rural residential land to the west, south and east, and rural land to the north. The site is on the northern side of the Ecker Road and has a gentle fall of 4% towards the road.

The site has a total area of 2.3ha and access to Ecker Road. Ecker Road is a rural local access road that provides accesses to 19 lots. The road is partially sealed for approximately 500m, with the remainder of the road unsealed. The allotment has frontage and access to the unsealed part of Ecker Road. Ecker Road is impacted by flood hazard overlay approximately 800m to the east of the subject site near Palm Creek and 660m to the west near the intersection of Shute Harbour Road/Ecker Road.

The development on Ecker Road gains access to the state-controlled road network at Shute Harbour Road and Ecker Road intersection. This intersection is in a posted 100kph speed zone and is immediately south of a cane railway crossing controlled by flashing lights. There is approximately 5.0m of bitumen from the road centreline to the edge of seal on Shute Harbour Road on both approaches to the Ecker Road intersection.

## DISCUSSION/CURRENT ISSUE

### Rear lots

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

- All lots will have at least 40m of internal width and more than 50m of internal depth which is adequate for the proposed rural residential purposes.

- Does not compromise the amenity of the surrounding area as the lots are an appropriate form of rural residential development.
- A safe and convenient access location is available to Ecker Road.
- All lots have suitable building envelopes and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared driveway.
- Sufficient area is available on the street frontage for the collection of refuse collection bins.

### Ecker Road

The subject site is accessed from Ecker Road. Proposed Lots 2 to 5 will be serviced by a shared access easement incorporating a 5.5 m wide sealed driveway designed in accordance with the Whitsunday Regional Council Development Manual.

Ecker Road services 17 properties (it is assumed the properties on the eastern side of Palm Creek would join Conway Road) and is constructed to a sealed standard, generally 4m wide, for approximately the first 500m from the intersection from Shute Harbour Road. This pavement width is non-compliant with the current Development Manual requirements which requires a 6m pavement. The remaining section of Ecker Road is unsealed generally to a 6m formation which is compliant for roads carrying less than 100 vehicle movements per day as a rural local access road. The unsealed section of the road is used by 11 properties and continues until it joins to Conway Road.

The Development Manual adopts a planning assumption of 10 vehicle movements per day per dwelling. The proposed subdivision has the potential to facilitate four additional dwellings, resulting in an estimated increase of 40 vehicle movements per day. Ecker Road currently services 17 properties, which equates to an estimated traffic volume of 170 vehicle movements per day at the point of the intersection with Shute Harbour Road. With the additional traffic generated by the proposal, the estimated traffic volume on Ecker Road would increase to approximately 210 vehicle movements per day, exceeding the 200 vehicle movements per day threshold prescribed by Table D1.3 of the Whitsunday Regional Council Development Manual for a Rural Collector road. Accordingly, an upgrade of Ecker Road would be required to accommodate the additional traffic generated by the development.

The applicant has provided traffic count data collected in 2024 which indicates that Ecker Road currently carries an average daily traffic (ADT) volume of approximately 110 vehicles per day. This demonstrates that the existing rural residential development generates fewer vehicle movements than the standard planning assumption of 10 vehicle trips per allotment per day. Based on the existing traffic volumes and the additional traffic expected from the proposed subdivision, the estimated future traffic volume on Ecker Road is approximately 139 vehicles per day. This places the hierarchy of the road as a Rural Access Road for roads between 100-199 vehicle movements per day.

As the development is placing additional traffic demand on Ecker Road it is recommended conditions of approval are imposed that require Ecker Road, from the existing sealed section to the eastern boundary of the subject site to be upgraded to the Rural Access Road standard of a sealed 6m wide pavement. The conditions are considered to be reasonable and relevant conditions as the proposed development will increase ADT on Ecker Road by 26%.

Whilst the remaining section of Ecker Road is currently only sealed to an approximate 4m width, the section of road is generally in fair condition and recent advice from the Roads and Drainage Unit a sealed 4m road width is acceptable up to 150vpd. As the estimated future

traffic volume will be 139vpd it is not recommended to impose conditions for the upgrading of this section.

#### Shute Harbour Road/ Ecker Road Intersection

Due to the distance of the site from Shute Harbour Road and the number of lots proposed, the application was not required to be referred to the State Assessment and Referral Agency. However, several submissions received during public notification raised concerns about the effect of the development on the Shute Harbour Road/Ecker Road intersection. Council therefore sought advice from the Department of Transport and Main Roads (DTMR).

Sight distance to the south of the intersection is restricted to approximately 180 m, which does not meet the Austroads requirements for a 100 km/h speed environment. An existing warning sign is located approximately 350 m south of Ecker Road, beyond the crest, and a cane railway crossing warning sign is located approximately 220 m south of the intersection. While these signs alert motorists to upcoming hazards and may encourage reduced vehicle speeds, an "Overtaking lane 300 m ahead" sign on the same approach may encourage some motorists to accelerate.

DTMR advised that the preferred intersection treatment for the traffic volumes using Ecker Road is a Basic Right Turn Treatment (BAR) and Rural Basic Left-turn Treatment (BAL). Shute Harbour Road currently provides approximately 5 m of sealed pavement between the road centreline and edge of seal on both approaches to the intersection. This does not meet the minimum width of 6 m required for the BAR and BAL treatments.

DTMR previously investigated complaints about the intersection in 2024. The recorded crashes were located north of the cane railway crossing and were not associated with the Ecker Road intersection. Nevertheless, the investigation concluded that a BAR treatment would be the minimum required intersection upgrade. DTMR has no current or proposed planning or funding projects for this section of Shute Harbour Road.

Further comment was sought from DTMR that notes there will be marginal change to the safety risk at the intersection and has no objection to the intersection remaining in its current condition. Council has also sought peer review comment from SLR Consulting which agreed with the intersection remaining in its current condition.

#### **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The applicable infrastructure charge under current Charges Resolution is \$63,073.60.

#### **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineering  
Environmental Officer

#### **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Planning Regulation 2017*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

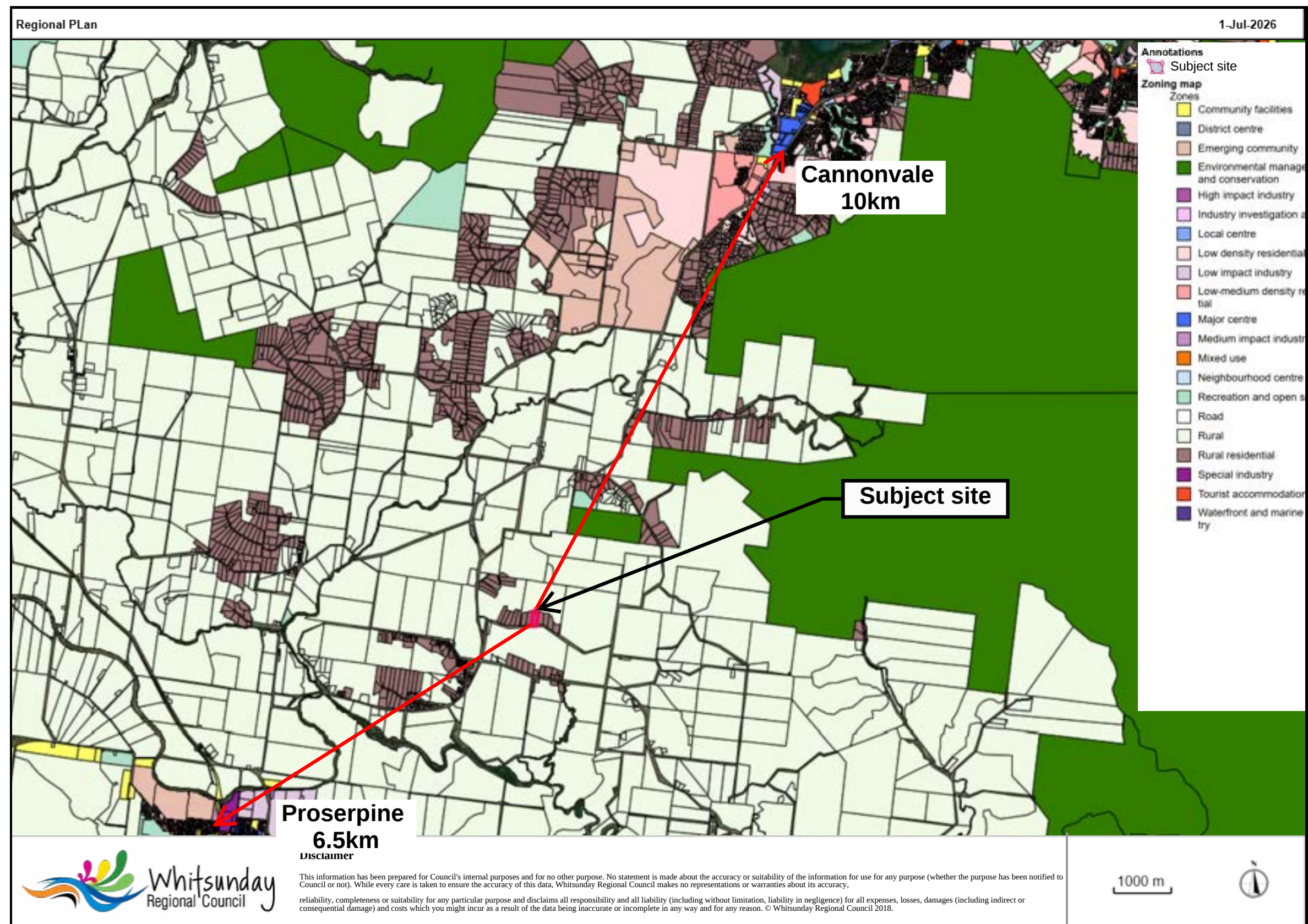
## **STRATEGIC IMPACTS**

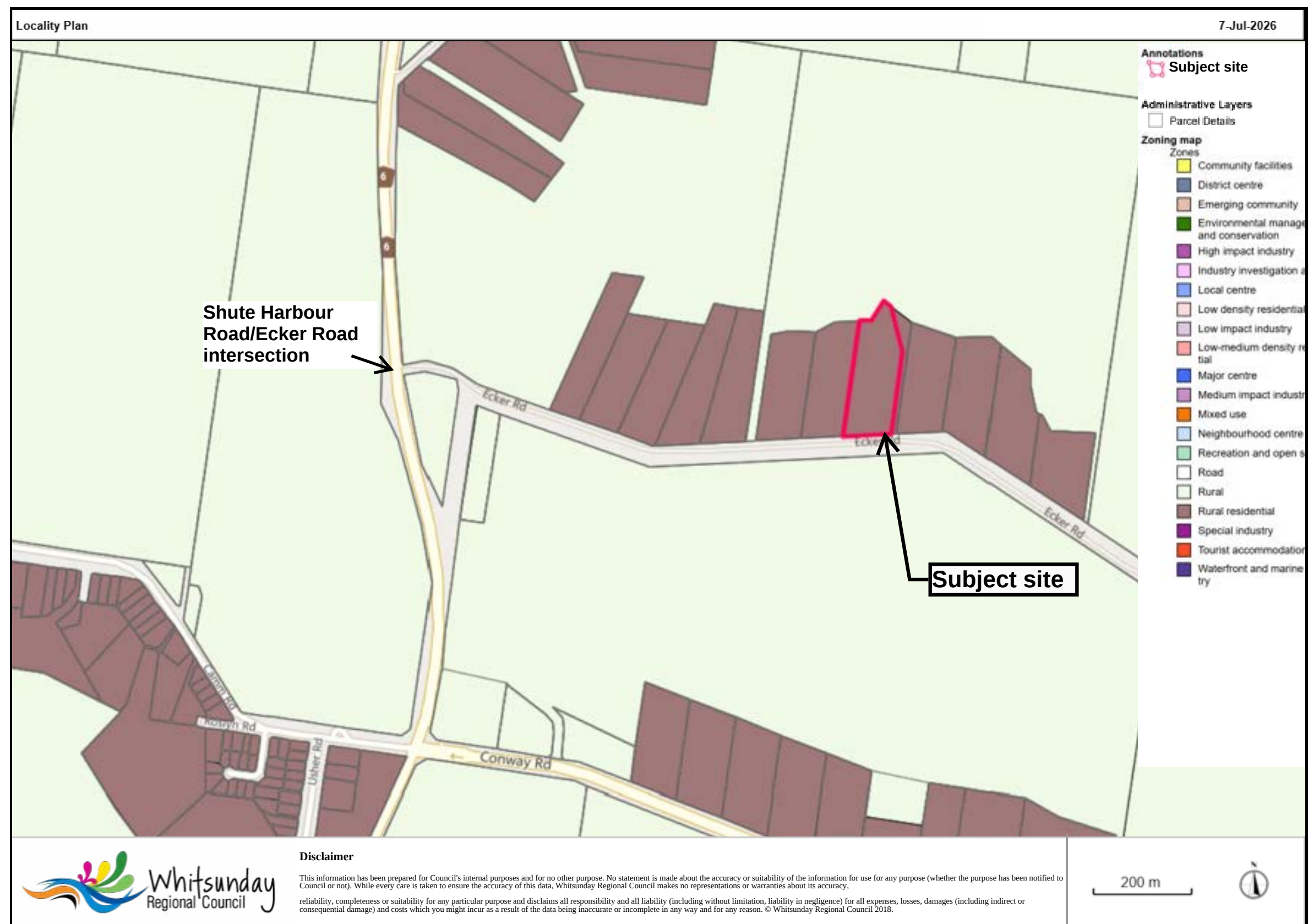
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Plan [**11.3.1** - 1 page]
2. Locality Plan [**11.3.2** - 1 page]
3. Planning Assessment Report [**11.3.3** - 9 pages]
4. Conditions [**11.3.4** - 6 pages]
5. Proposal Plans [**11.3.5** - 4 pages]





### APPLICATION ASSESSMENT

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

#### 1. Application Summary

|                            |                                                                                                                                                                                          |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application:               | Development Application for Development Permit for Reconfiguration of a Lot for One (1) Lot into Five (5) Lots and Access Easement                                                       |
| Applicant:                 | BFPD 2 Pty Ltd ATF BFPD 2 Trust C/ - TP Assist Pty Ltd                                                                                                                                   |
| Property Address:          | 97 Ecker Road, PRESTON QLD 4802                                                                                                                                                          |
| Real Property Description: | L: 10 SP: 293983                                                                                                                                                                         |
| Area of Site:              | 2.3Ha                                                                                                                                                                                    |
| Planning Scheme Zone:      | Rural Residential                                                                                                                                                                        |
| Existing Use:              | Dwelling House                                                                                                                                                                           |
| Existing Approvals:        | None                                                                                                                                                                                     |
| Public Notification:       | Development application was in public notification between 5 May 2026 and 26 May 2026. Council received 17 properly made submissions opposing and 1 supporting the proposed development. |
| State Referrals:           | Nil                                                                                                                                                                                      |
| Third Party Advice         | Department of Transport and Main Roads                                                                                                                                                   |
| Infrastructure charges:    | \$63,073.60                                                                                                                                                                              |

#### 2. Site Description

The subject site is located within the Rural Residential Zone in the locality of Preston, approximately 8 km north-east of Proserpine and 12 km south-east of Cannonvale. The site has an area of approximately 2.3 hectares and is surrounded by rural residential properties to the west, south and east, with rural land to the north. The land has a gentle fall of approximately 4% from the northern boundary towards Ecker Road.

The site has frontage to Ecker Road, a local rural access road servicing approximately 19 properties. The first approximately 500 metres of Ecker Road is sealed, with the remaining section unsealed. The subject site gains direct access from the unsealed section of the road.

Access to the broader road network is provided via the intersection of Ecker Road and Shute Harbour Road, a state-controlled road. The intersection is located within a 100 km/h speed environment immediately south of a cane railway crossing controlled by flashing warning lights. The sealed pavement on Shute Harbour Road extends approximately 5.0 metres from the road centreline to the edge of seal on both approaches to the intersection.

#### 3. Proposal details

The proposal seeks to subdivide the existing rural residential allotment into five lots and create a shared access easement. The existing dwelling house and ancillary shed will be retained on



Proposed Lot 1, while an additional existing shed will be contained within Proposed Lot 2. Proposed Lot 1 will retain the existing driveway access to Ecker Road, with Proposed Lots 2 to 5 being serviced by a shared access easement.

The proposed subdivision comprises:

- Proposed Lot 1 – 5,041m<sup>2</sup> with an approximate width of 61m and depth of 89m, containing the existing dwelling house, ancillary structures and the existing driveway access to Ecker Road.
- Proposed Lot 2 – 4,023m<sup>2</sup> with an approximate width of 50m and depth of 89m, containing an existing shed.
- Proposed Lot 3 – Vacant lot with an area of 4,000m<sup>2</sup>, an approximate width of 48m and depth of 87m.
- Proposed Lot 4 – Vacant lot with an area of 4,020m<sup>2</sup>, an approximate width of 50m and depth of 87m.
- Proposed Lot 5 – Vacant lot with an area of 4,012m<sup>2</sup>, an approximate average width of 51m and depth of 86m.
- Access easement – 1,903m<sup>2</sup> with an approximate average width of 10.04m and length of 194.65m, providing access to Proposed Lots 2 to 5.

#### 4. Planning matters

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

While this development did not trigger referral to State Assessment and Referral Agency (SARA) under the *Planning Regulation 2017*, the application was referred to Department of Transport and Main Roads for a third party advice regarding the Shute Harbour Road and Ecker Road intersection.

##### 4.1 State Planning Policy – July 2017

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

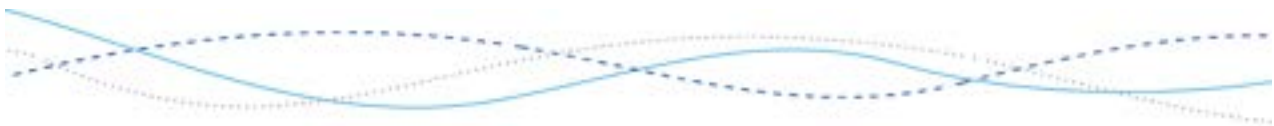
##### 4.2 Mackay Isaac and Whitsunday Regional Plan – February 2012

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 subject site is located within the Regional Landscape and Rural Production area that identifies land with regional landscape, rural production or other non-urban values to protect the land from inappropriate development. However, the regional plan relies on the local planning schemes to consider growth needs for rural residential land in the RLRPA.

##### 4.3 Whitsunday Regional Council Planning Scheme 2017

###### 4.3.1 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. The proposal either supports the relevant Strategic Framework as follows:

### Strategic Intent

- (1) The subject site is within the rural residential area, and the proposed subdivision supports the growth of rural residential development in the region.
- (2) The proposed lots provide for a rural residential lifestyle contributing to variety of housing. The proposed development does not increase risk associated with natural hazards.
- (4) The proposed development is in the established rural residential area of the region and does not negatively impact matters of ecological, environmental or scenic value.

### Liveable communities and housing

#### Land use strategies

- (1) The development site is within the existing rural residential area of Preston and does not involve new residential expansion.
- (7) The proposed development is for subdivision of the existing rural residential lot and does not expand into the rural land.

#### Safety and Resilience to Hazards

- (1) The proposal does not create any hazard issues or have adverse impact on the community's resilience to hazards.

#### Infrastructure

#### Strategic Outcome

- (1) The subject site has access to the unsealed part of Ecker Road. The proposed development will increase demand on the transport infrastructure, and the road upgrade is required to ensure safety and efficiency of the transport infrastructure. All other services will be provided on-site at future building stage.

#### Land use strategies

- (2) comment from DTMR has been received that notes there will be marginal change to the safety risk at the intersection and has no objection to the intersection remaining in its current condition. Council has also sought peer review comment from SLR Consulting which agreed with the intersection remaining in its current condition.

The proposal does not undermine other outcomes and strategies in the Strategic Framework.

### **4.3.2 Overlay Codes**

#### Acid sulfate soils overlay code

The small portion of the south -eastern corner of the subject land is within the Land above 5m AHD and below 20m AHD area of the overlay. The proposed development will avoid acid sulfate soils or manage in accordance with the Queensland Acid Sulfate Soils Technical Manual.

#### Agricultural land overlay code

The subject land is within the State Important Agriculture Area. The subject site is improved by a dwelling house use. The aerial and historical imagery shows no current or previous rural activities within the subject site. The small-scale rural activities compatible with the rural residential use can be carried



within the proposed lots. As such, the proposed development does not result in alienation or diminished productivity of the agricultural land.

### Building heights overlay code

The proposed development does not involve construction of buildings. Therefore, this overlay is not relevant to this development.

### Biodiversity, waterway and wetlands (vegetation) overlay code

The site includes area of MSES Regulated Vegetation (category C). However, the subject site has been cleared from vegetation with remaining vegetation along the drainage line to be retained within the proposed lots 1 and 2. Proposed Lot 1 includes the existing dwelling and proposed Lot 2 will retain the shed and has sufficient area for building envelop within the cleared area. Therefore, it is considered that there are no additional impacts from the proposed development.

### Bushfire hazard overlay code

The subject site is affected by the high bushfire hazard risk and fire danger index (58). The northern portion of the site contains area under very high bushfire hazard risk. The site is mostly cleared from vegetation with a small patch of vegetation remaining at the front of the block. The site is gently sloping from north to south with the uphill vegetation identified 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.

The subject site is in the rural residential zone and does not have access to reticulated water supply. While the proposed subdivision does not change the level of risk to the existing dwelling house, the subdivision is creating new lots and the conditions for water tanks are recommended to ensure that a water tank with water supply solely for fire-fighting purposes is available within each new lot prior to plan sealing if the lot contains the existing dwelling and at future building stage if lots are vacant.

### **4.3.3 Zone Code**

#### Rural residential zone code

The proposed development is infill within the established rural residential area. The proposed lots with areas of 4,000m<sup>2</sup> or greater are sufficient to provide for semi-rural density and rural residential lifestyle.

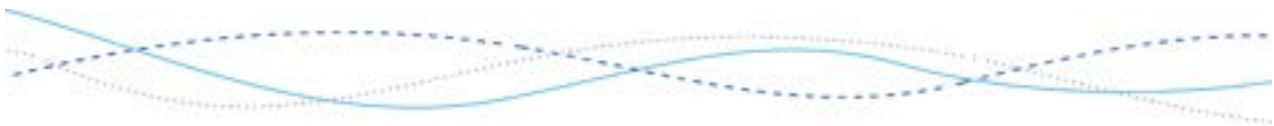
Ecker Road is designed to a Rural Local Access standard and sealed from the intersection with Shute Harbour Road for approximately 500m. The rest of the road is unsealed. The proposed development will increase vehicle trips per day by 40vpd. According to WRC Development Manual, the road must be upgraded and sealed to a minimum Rural Access standard from the existing seal to the eastern property boundary of the subject site. To ensure the safety and efficiency of the road and development a condition is recommended to be imposed for Ecker Road upgrade.

### **4.3.4 Development Code**

#### Reconfiguring a Lot Code

The proposed development will create four rear lots and does not meet the performance outcome PO2 (a) and (e) of the code. Notwithstanding the proposal's non-compliance with this requirement, it is found that the proposal does not conflict with the overall outcomes of the code and complies with all other performance outcomes for the provisions of creating a rear lot, as follows:

- All lots will have at least 40m of internal width and more than 50m of internal depth which is adequate for the proposed rural residential purposes.



- Does not compromise the amenity of the surrounding area as the lots are an appropriate form of rural residential development.
- A safe and convenient access location is available to Ecker Road.
- All lots have suitable building envelopes and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared driveway.
- Sufficient area is available on the street frontage for the collection of refuse collection bins.

### Infrastructure code

The existing structures will be contained within proposed Lots 1 and 2. New services will be provided to additional lots at future building works stage. The reports for on-site wastewater management and foundation investigation provide recommendations for future layout and location of the disposal system within the proposed lots.

Conditions for stormwater management and operational work approval are recommended to ensure that the proposed development discharges stormwater to a lawful point of discharge and does not increase 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.

### Excavation and filling code

The existing driveway will provide access to proposed lot 1. The new access point (contained within the access easement) will be constructed and maintained in accordance with the requirements of D2: Site regrading and S1: Earthworks of PSP SC6.8 WRC development manual. No filling or excavation is included in this proposal. The proposed development does not result in a change in flood flows, velocities or levels external to the development site.

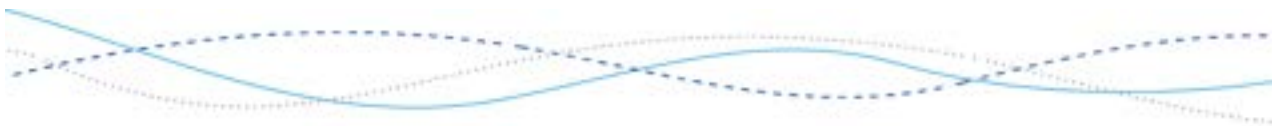
### Transport and parking code

The subject site is accessed from Ecker Road. Proposed Lots 2 to 5 will be serviced by a shared access easement incorporating a 5.5 m wide sealed driveway designed in accordance with the Whitsunday Regional Council Development Manual.

Ecker Road services 17 properties (it is assumed the properties on the eastern side of Palm Creek would join Conway Road) and is constructed to a sealed standard, generally 4m wide, for approximately the first 500m from the intersection from Shute Harbour Road. This pavement width is non-compliant with the current Development Manual requirements which requires a 6m pavement. The remaining section of Ecker Road is unsealed generally to a 6m formation which is compliant for roads carrying less than 100 vehicle movements per day as a rural local access road. The unsealed section of the road is used by 11 properties and continues until it joins to Conway Road.

The Development Manual adopts a planning assumption of 10 vehicle movements per day per dwelling. The proposed subdivision has the potential to facilitate four additional dwellings, resulting in an estimated increase of 40 vehicle movements per day. Ecker Road currently services 17 properties, which equates to an estimated traffic volume of 170 vehicle movements per day at the point of the intersection with Shute Harbour Road. With the additional traffic generated by the proposal, the estimated traffic volume on Ecker Road would increase to approximately 210 vehicle movements per day, exceeding the 200 vehicle movements per day threshold prescribed by Table D1.3 of the Whitsunday Regional Council Development Manual for a Rural Collector road. Accordingly, an upgrade of Ecker Road would be required to accommodate the additional traffic generated by the development.

The applicant has provided traffic count data collected in 2024 which indicates that Ecker Road currently carries an average daily traffic (ADT) volume of approximately 110 vehicles per day. This demonstrates that the existing rural residential development generates fewer vehicle movements than the standard planning assumption of 10 vehicle trips per allotment per day. Based on the existing traffic volumes and the additional traffic expected from the proposed subdivision, the estimated future traffic volume on



Ecker Road is approximately 139 vehicles per day. This places the hierarchy of the road as a Rural Access Road for roads between 100-199 vehicle movements per day.

As the development is placing additional traffic demand on Ecker Road it is recommended conditions of approval are imposed that require Ecker Road, from the existing sealed section to the eastern boundary of the subject site, to be upgraded to the Rural Access Road standard of a sealed 6m wide pavement. The conditions are considered to be reasonable and relevant conditions as the proposed development will increase ADT on Ecker Road by 26%.

Whilst the remaining section of Ecker Road is currently only sealed to an approximate 4m width, the section of road is generally in fair condition and recent advice from the Roads and Drainage Unit a sealed 4m road width is acceptable up to 150vpd. As the estimated future traffic volume will be 139vpd it is not recommended to impose conditions for the upgrading of this section.

#### 4.4 Public notification

The development application was in public notification between 5 May 2026 and 26 May 2026. Council received 17 properly made submissions opposing the proposed development and one submission in support.

The issues raised in the submissions have been summarised as follows:

| Issue                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooding and unsealed road                        | <p>The public submissions raised concerns regarding the impact of the proposed development on the condition of the road infrastructure and worsening of the road conditions during wet season due to unsealed part of the road being prone to flooding and erosion.</p> <p>An assessment of the developments impact on Ecker Road is provided in the transport and parking code assessment. Conditions of approval are recommended to address the standard of Ecker Road.</p>                                                                                                                                                                                                                                                                     |
| Shute Harbour Road/Ecker Road intersection safety | <p>The public submissions raised concern with the intersection at Ecker Road / Shute Harbour Road and the impact of additional vehicle movements.</p> <p>Due to the distance of the site from Shute Harbour Road and the number of lots proposed, the application was not required to be referred to the State Assessment and Referral Agency. However, several submissions received during public notification raised concerns about the effect of the development on the Shute Harbour Road/Ecker Road intersection. Council therefore sought advice from the Department of Transport and Main Roads (DTMR).</p> <p>Sight distance to the south of the intersection is restricted to approximately 180 m, which does not meet the Austroads</p> |



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|                                                                   | <p>requirements for a 100 km/h speed environment. An existing warning sign is located approximately 350 m south of Ecker Road, beyond the crest, and a cane railway crossing warning sign is located approximately 220 m south of the intersection. While these signs alert motorists to upcoming hazards and may encourage reduced vehicle speeds, an "Overtaking lane 300 m ahead" sign on the same approach may encourage some motorists to accelerate.</p> <p>DTMR advised that the preferred intersection treatment for the traffic volumes using Ecker Road is a Basic Right Turn Treatment (BAR) and Rural Basic Left-turn Treatment (BAL). Shute Harbour Road currently provides approximately 5 m of sealed pavement between the road centreline and edge of seal on both approaches to the intersection. This does not meet the minimum width of 6 m required for the BAR and BAL treatments.</p> <p>DTMR previously investigated complaints about the intersection in 2024. The recorded crashes were located north of the cane railway crossing and were not associated with the Ecker Road intersection. Nevertheless, the investigation concluded that a BAR treatment would be the minimum required intersection upgrade. DTMR has no current or proposed planning or funding projects for this section of Shute Harbour Road.</p> <p>Further comment was sought from DTMR that notes there will be marginal change to the safety risk at the intersection and has no objection to the intersection remaining in its current condition. Council has also sought peer review comment from SLR Consulting which agreed with the intersection remaining in its current condition.</p> |
| Conflict with Strategic Framework and Rural Residential Zone code | <p>Submitters are concerned that the proposed development conflicts with the Strategic Framework and Rural Residential Zone code by creating rear lots with shared access inconsistent with the surrounding rural and rural residential large lots.</p> <p>An assessment of the proposal's compliance with the strategic framework and rural residential code has been provided. No grounds for refusal are identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



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|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Stormwater runoff, wastewater, and environmental health risks</p> | <p>To ensure that stormwater from the proposed development will discharge to a lawful point and 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 conditions for stormwater management and operational works approval are recommended.</p> <p>According to site evaluation, Proposed Lot 1 has an existing dwelling and associated effluent system. Proposed Lot 2 has an existing shed, and Proposed lots 3, 4 and 5 are vacant lots.</p> <p>The applicant has submitted Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal for Proposed Lots 2 and 5, and On-site Wastewater Management and Foundation Investigation for Proposed Lots 3 and 4.</p> <p>The reports concluded that the proposed lots have sufficient land areas for dwelling houses and effluent disposal areas via advanced secondary treatment in accordance with the requirements of the Queensland Plumbing and Wastewater Code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>Environmental and amenity impacts</p>                             | <p>Submitters object the proposal due to concerns that development will result in vegetation loss, and increase in hard surface areas, greater development intensity and a corresponding loss of rural outlook and privacy.</p> <p>The application seeks approval for a Reconfiguration of a Lot, and no building or vegetation clearing is proposed as part of this development application. The subject property is primarily cleared of vegetation. The proposed development remains substantial in size, averaging of 4,000m<sup>2</sup> (one acre). Lots of this size provide opportunity for future landscaping and setbacks between future dwelling houses. As a result, the development will retain the semi- rural character consistent with the purpose of the Rural Residential Zone.</p> <p>The rural outlook will be preserved as the existing dwelling with ancillary buildings within the Proposed Lot 1 will be retained. The future dwellings within the proposed rear lots will be screened from the street view. Development of land within the Rural Residential Zone is anticipated by the Planning Scheme, and changes to outlook are an inevitable part of the development. The resulting lots will continue to exhibit rural-residential density, landscaped character consistent with the existing and intended future character of the locality.</p> <p>Future dwelling houses will be required to comply with the applicable planning and building requirements related to setbacks, site coverage and building design. The proposed lots provide for building envelopes that have separation distances from the adjoining lots sufficient to reduce the potential for unreasonable overlooking or privacy impacts.</p> |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dust and noise pollution | <p>Submitters raised concerns regarding the potential dust and noise impacts from the proposed development. Temporary dust and noise impacts may occur during future construction activities. However, these impacts can be managed through established construction practices and legislative requirements.</p> <p>The proposed development is a relatively small scale rural residential subdivision involving the creation of a total of five allotments. Any construction activities associated with civil works, access formation and future dwelling construction will be temporary in nature and limited in duration. Appropriate measures such as dust suppression, erosion and sediment controls, vehicle speed management, and restrictions on construction hours can be implemented to minimise impacts on neighbouring properties.</p> |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

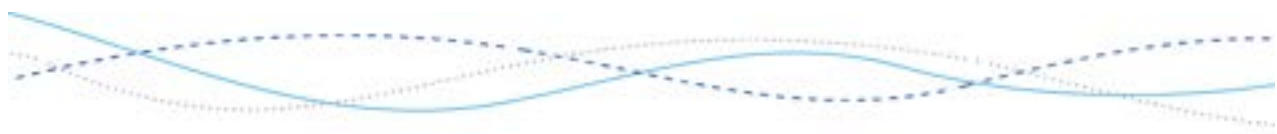
#### 4.5 Internal referrals

The application has been assessed by Development Engineering and Environmental Officer. Draft conditions are recommended to be imposed in relation to infrastructure connections.

#### 5. Infrastructure charges notice

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

|                                                      | Adopted Charge       |                                           |             |                |              |
|------------------------------------------------------|----------------------|-------------------------------------------|-------------|----------------|--------------|
| Type of Development                                  | Development Category | Demand Unit & Qty                         | Charge Rate | Adopted Charge |              |
| Reconfiguring a Lot – One (1) Lot into Five (5) Lots | Residential          | 3 or more bedroom dwelling house<br><br>5 | \$15,768.40 | \$78,842.00    |              |
| Total Adopted Charge                                 |                      |                                           |             | \$78,842.00    |              |
|                                                      | Credit               |                                           |             |                |              |
| Type of Development                                  | Development Category | Demand Unit & Qty                         | Charge Rate | Discount       | Total Credit |
| Dwelling house                                       | Residential          | 3 or more bedroom dwelling house<br><br>1 | \$15,768.40 | N/A            | \$15,768.40  |
| Total Credit                                         |                      |                                           |             |                | \$15,768.40  |
| Total Charge                                         |                      |                                           |             |                | \$63,073.60  |



## 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 5 – Aerial imagery                | Applicant                   | 260211-01 C01 Rev A | 17/02/2026 |
| Reconfiguration of Lot Plan – Proposed Lots 1 to 5                                 | Applicant                   | 260211-01 C01 Rev A | 17/02/2026 |
| Proposed Driveways Layouts and SISD design check                                   | Paradise Engineering        | 202524-1-A Amend B  | 20/04/2026 |
| Proposed Driveways Layouts                                                         | Paradise Engineering        | 202524-2-A Amend A  | 20/04/2026 |
| Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal | CQ Soil Testing             | CQ30951             | 17/04/2026 |
| On-site Wastewater Management and foundation investigation                         | Ground Environments Pty Ltd | GE_2509.1310 _Rev 1 | 26/02/2026 |

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

- Operational Works:
  - Earthworks
  - Stormwater drainage
  - Access (Internal)
  - Erosion Prevention and Sediment Control
  - Road works.

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

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

## 2.0 WATER INFRASTRUCTURE

- 2.1 Design and construct a potable water supply to proposed Lots 2, 3, 4 and 5 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 domestic sewerage treatment system to proposed Lots 2, 3, 4 and 5. Such work must be in accordance with Council's Planning Scheme applicable at the time and Queensland Plumbing and Wastewater code. The Effluent Feasibility Studies by Ground Environments Pty Ltd, dated 26 February 2026 and by CQ Soil Testing, dated 17 April 2026 should be noted at future building stage.

**4.0 STORMWATER AND FLOODING**

- 4.1 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site.
- 4.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.
- 4.3 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
- 4.4 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.
- 4.5 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).
- 4.6 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.
- 4.7 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 4.8 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified RPEQ engineer). The certification must be addressed to Council and must certify that the Roof and Allotment and Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

**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 Proposed 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.
- 5.3 A Development Permit for Operational Works (Internal Access) must be obtained prior to commencement of work on site.
- 5.4 Any application for Operational Works (Internal Access) must be accompanied by engineering design drawings, including calculations and certifications of the design,

demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

- 5.5 At completion of construction and prior to signing of plan of survey, the Supervising Engineer shall provide certification that all External and Internal access works constructed on site comply with Council's Development Manual and this Decision Notice of Approval
- 5.6 The applicant must design and construct the internal access from Ecker Road, Road Reserve for the full length of the access Easements to Proposed Lots 2, 3, and 4 to a sealed standard, 5.5m wide, so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's current Standard Drawing and Whitsunday Regional Council's Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.
- 5.7 At a point past the proposed driveway to proposed Lot 4, the applicant must extend this driveway from a width of 5.5m to a minimum width of 3m sealed standard over a 10m transition extending to the northern property boundary of proposed Lot 5 in accordance with DG 1.17 and DG 1.30, prior to the signing of the plan of survey. Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.
- 5.8 Easement documentation required for this internal access is to be provided to Council free of charge prior to the sealing of the survey plan.
- 5.9 The documentation for the proposed Access Easements must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the sealed access within the Easements.

#### **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 proposed upgrade of Ecker Road shall be designed to meet to a minimum requirement for 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:

##### **Rural Access**

|                |                 |
|----------------|-----------------|
| Pavement Width | - 6m            |
| Formation      | - 8m            |
| Edge treatment | - Nil           |
| Surface        | - Two coat seal |

Ecker Road must be upgraded from the edge of the existing road seal to the west for approximately 500m to the eastern property boundary of Lot 10SP293983.

- 6.4 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable 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 Prior to sealing the plan of survey for Proposed Lot 1, one tank that is below ground or of non-combustible construction is located within 10 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.
- 8.2 At future building application stage for Proposed Lots 2, 3, 4 and 5, 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 \$58.00 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](http://www.datsip.qld.gov.au)

- 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 Ecker 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.

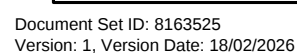
### **12.5 General Safety of Public During Construction**

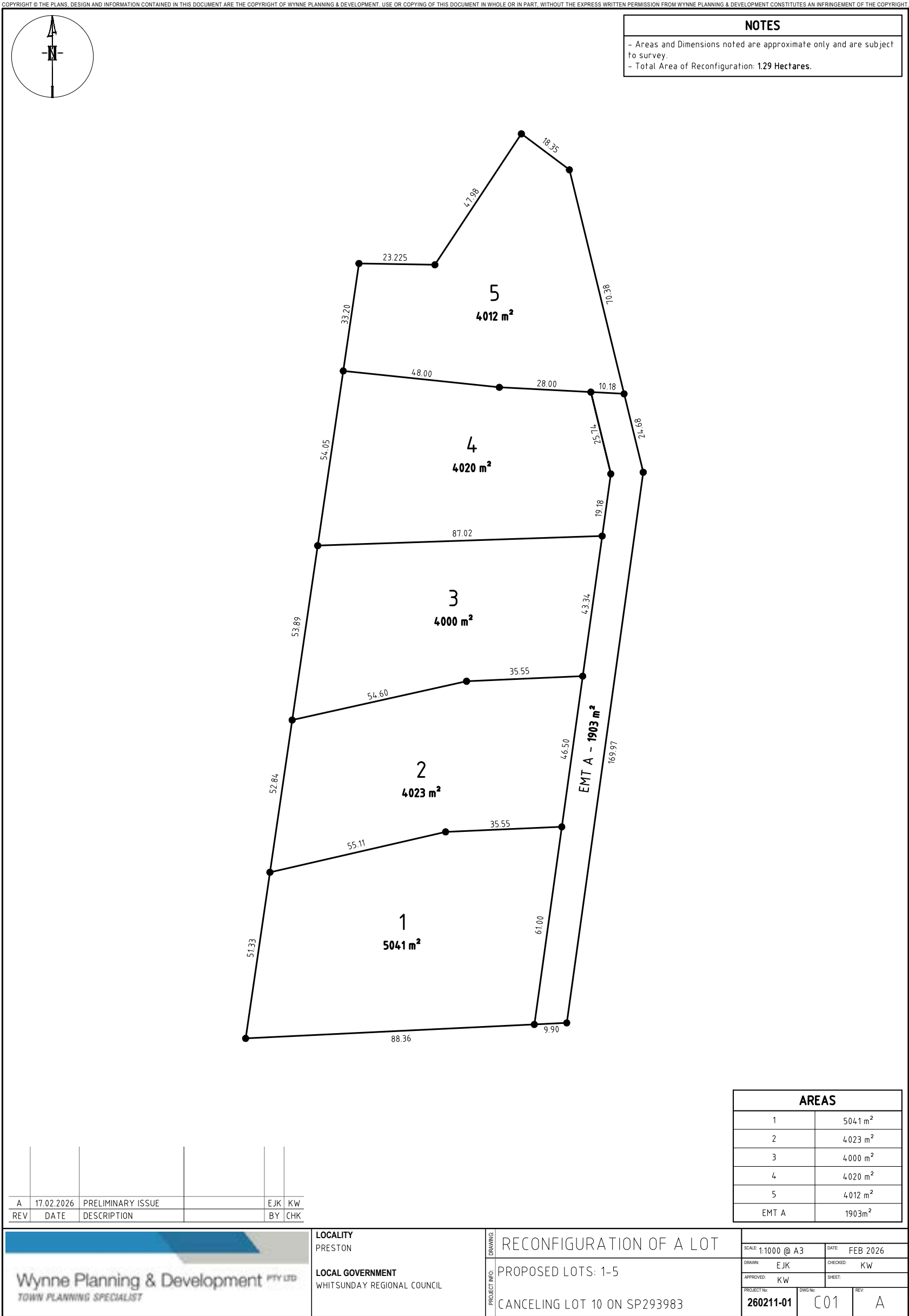
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or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

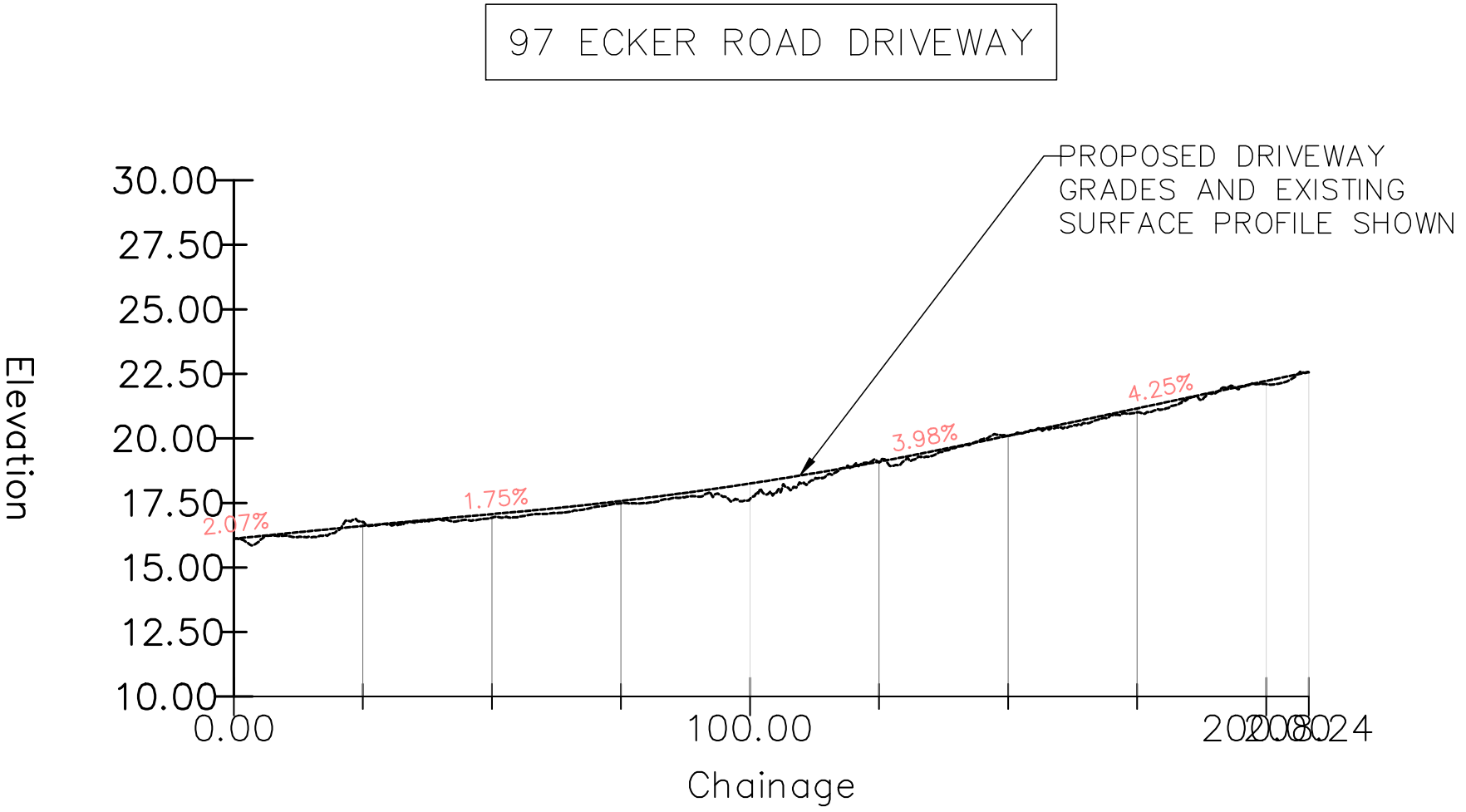
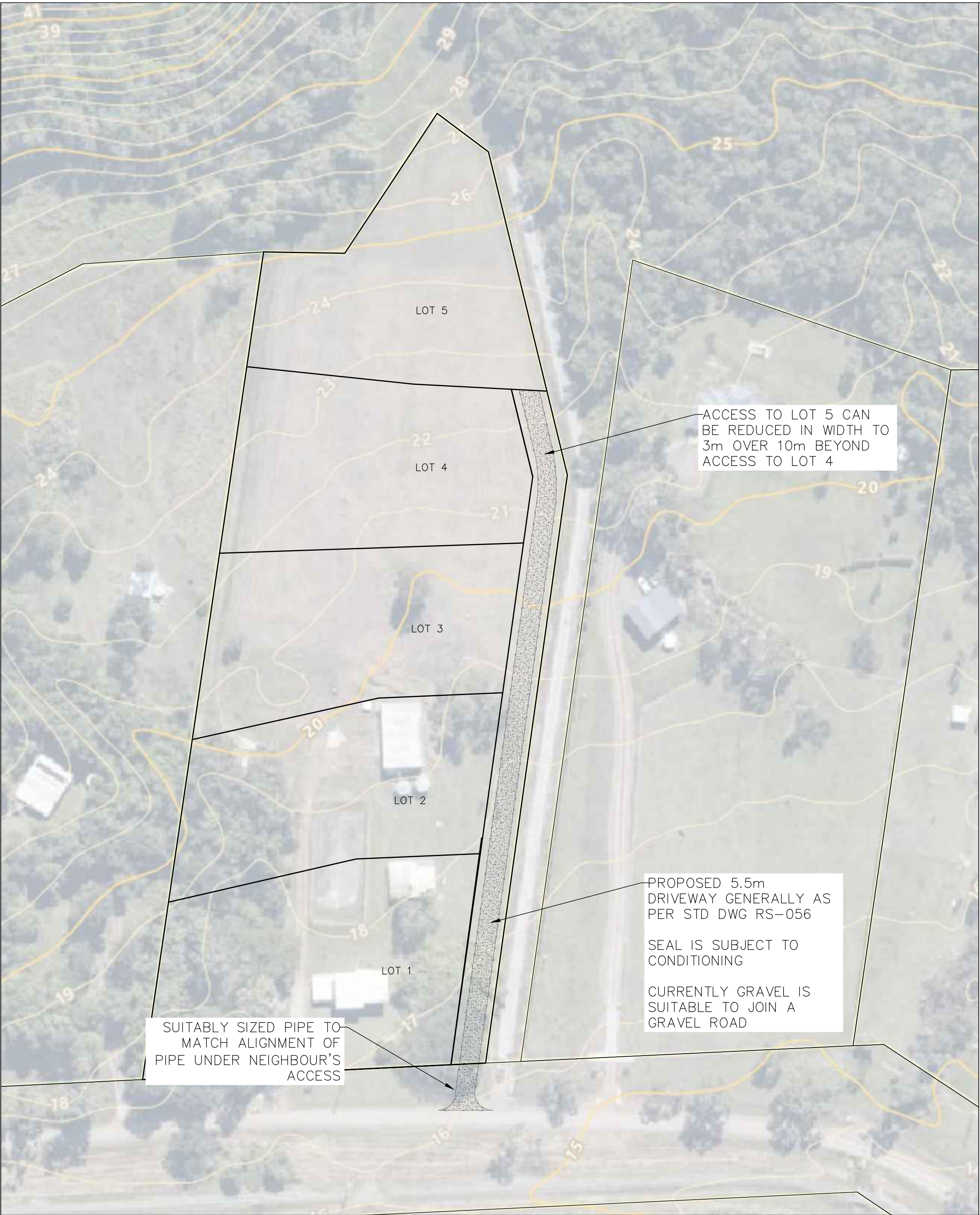
It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's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









|                                                                               |          |              |   |   |             |             |                |        |          |                                                                                       |                           |  |                |  |        |
|-------------------------------------------------------------------------------|----------|--------------|---|---|-------------|-------------|----------------|--------|----------|---------------------------------------------------------------------------------------|---------------------------|--|----------------|--|--------|
| #                                                                             |          | #            | # | # | SURVEYED BY | SCALES (A1) | DRAWN          | SIGNED | DATE     |  | 97 ECKER ROAD             |  | SHEET 2 OF 2   |  |        |
| #                                                                             |          | #            | # | # | N/A         |             | MD             |        | 20/04/26 |                                                                                       | PROPOSED DRIVEWAY DETAILS |  | WORK ORDER No. |  |        |
| #                                                                             |          | #            | # | # | SURVEY DATE |             | DESIGNED       | SIGNED | 20/04/26 |                                                                                       |                           |  | DRAWING No.    |  | AMEND. |
| #                                                                             |          | #            | # | # | N/A         |             | MD             |        | DATE     |                                                                                       |                           |  | 202524-2-A     |  | A      |
| A                                                                             | 20/04/26 | FOR APPROVAL |   |   |             | MD          |                |        |          |                                                                                       |                           |  |                |  |        |
| NO.                                                                           | DATE     | DESCRIPTION  |   |   |             | DRAWN       |                |        |          |                                                                                       |                           |  |                |  |        |
| AMENDMENTS AND REVISIONS                                                      |          |              |   |   |             |             |                |        |          |                                                                                       |                           |  |                |  |        |
| D:\Paradise Engineering\Projects\97 Ecker Road\Execution\97 Ecker Road v2.dwg |          |              |   |   |             |             | RPEQ NAME & No |        | DATE     |                                                                                       |                           |  |                |  |        |

## **11.4 - 20260297 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots and Access Easements - 317 & 319 Sugarloaf Road, Sugarloaf - Fiddlers Green Whitsundays**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Planner

**AUTHORISING OFFICER:** Director Liveability and Development Services

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### **PURPOSE**

To present the assessment of the development application for a rural residential subdivision at Sugarloaf Road, Sugarloaf and seek Council's determination.

### **EXECUTIVE SUMMARY**

The application seeks a Development Permit for Reconfiguring a Lot to reconfigure two existing allotments into three lots. The application is impact assessable as it proposes the creation of more than one rear lot and therefore requires determination by Council.

The proposal involves the subdivision of the existing 1.215 ha rural residential allotment (Lot 3), while the adjoining 55.29 ha rural allotment (Lot 32) will facilitate access to the newly created lots. The proposed lot configuration comprises:

- Proposed Lot 10 – 4,000 m<sup>2</sup>
- Proposed Lot 11 – 4,000 m<sup>2</sup>
- Proposed Lot 12 – 4,153 m<sup>2</sup> (retaining the existing dwelling)

Proposed Lot 12 will retain the existing access to Sugarloaf Road, while Proposed Lots 10 and 11 will share an internal access driveway with Lot 32. Two new access easements will be established to provide legal access to the relevant lots.

The application is supported by an Engineering Report, On-site Wastewater Management Report, Bushfire Hazard Assessment and Management Plan and Landslide Susceptibility Assessment.

Assessment of the proposal finds it is generally consistent with the intent and outcomes of the Reconfiguring a Lot Code and relevant overlay codes. Each proposed lot is of a compliant size and contains sufficient developable area to accommodate a dwelling house, onsite wastewater treatment, bushfire management measures and safe vehicular access. Technical assessments demonstrate that environmental, geotechnical and natural hazard constraints can be appropriately managed through the recommended conditions of approval.

The proposal represents a logical infill subdivision within an established rural residential locality. It is not expected to adversely impact the character or amenity of the surrounding area, nor compromise environmental or agricultural values. The proposed access arrangements provide lawful and practical access to each allotment while maintaining the existing development pattern.

The application was publicly notified in accordance with the *Planning Act 2016*, and no properly made submissions were received during the notification period. Accordingly, the application is recommended for approval, subject to reasonable and relevant conditions.

## **OFFICER'S RECOMMENDATION**

That Council approve the application for Development Application for Development Permit for Reconfiguration of a Lot for One (1) Lot into Three (3) Lots and Access Easement, made by Fiddlers Green Whitsundays Pty Ltd, on L: 3 SP: 354738 & L: 32 RP: 895918 and located at 317 Sugarloaf Road, Sugarloaf & 319 Sugarloaf Road, Sugarloaf, subject to the conditions outlined in Attachment **11.4.4**.

## **BACKGROUND**

There is no background that has led to the application.

## **DISCUSSION/CURRENT ISSUE**

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

- All new lots will have at least 37.3m of internal width and more than depth of more than 85.1 m which is adequate for the proposed rural residential purposes.
- A safe and convenient access location is available to Sugarloaf Road.
- All proposed lots have suitable building envelopes and area available for effluent disposal systems.
- Sufficient area is available on the street frontage for the collection of three refuse collection bins.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of \$32,705.14.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer  
Plumbing Inspector  
Environment Officer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

## **STRATEGIC IMPACTS**

Corporate Plan 2022-2026 Development Services objective 4.

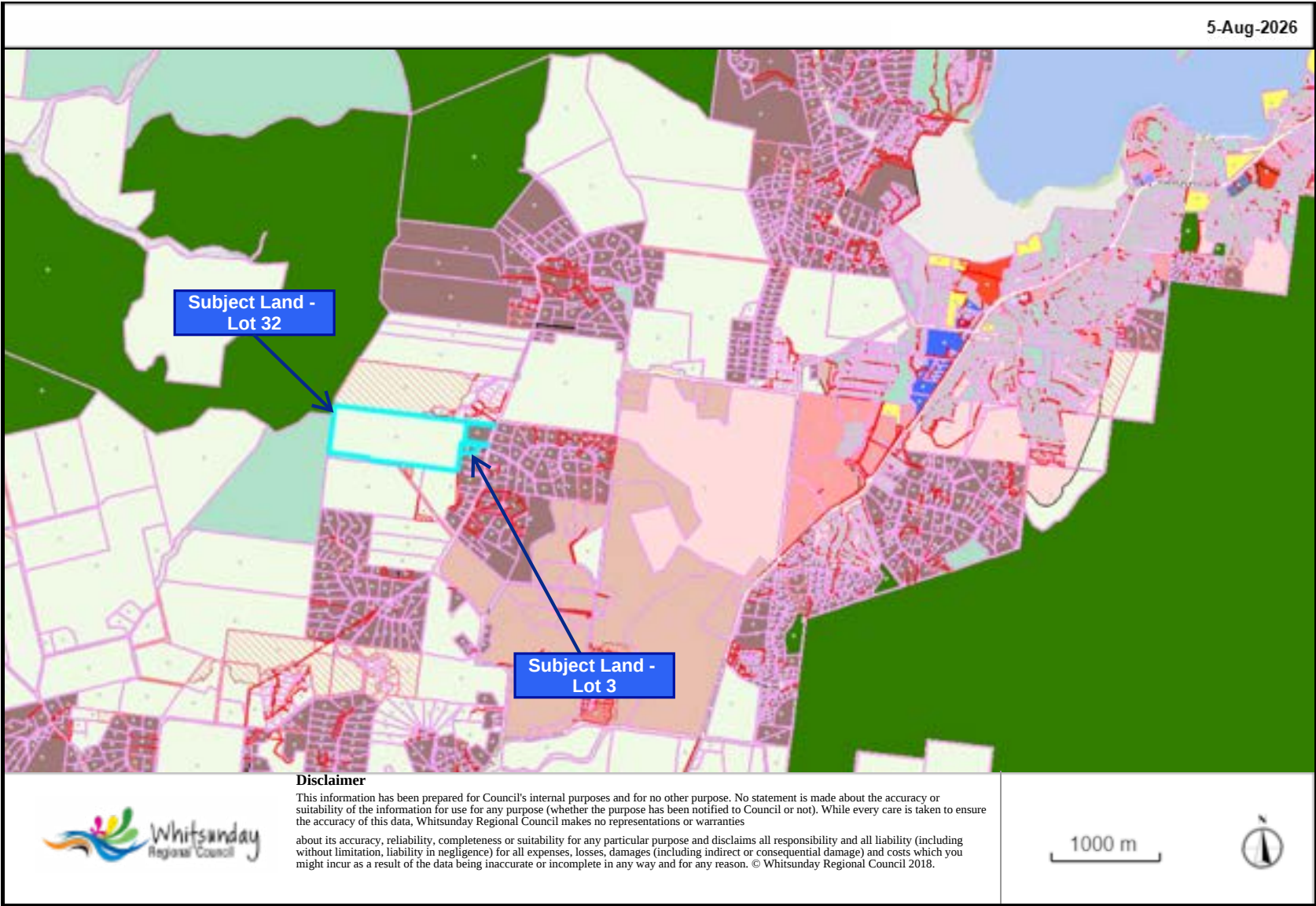
Support the future planning and sustainability of regional key industries.

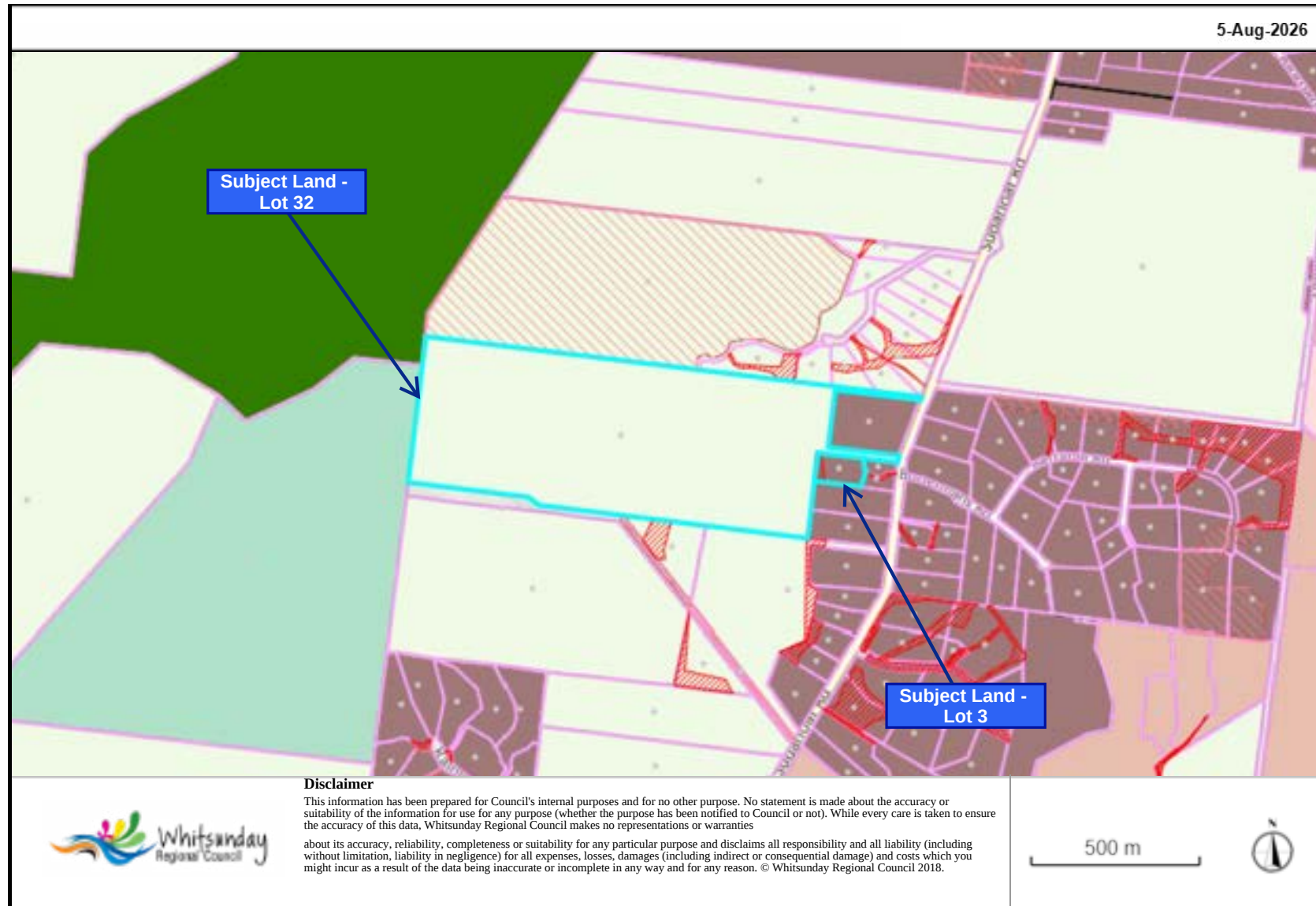
This is page 216 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026



## ATTACHMENTS

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





## PLANNING ASSESSMENT REPORT

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

### 1. Application Summary

|                         |                                                                                                                                                                                                                                                 |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Development Permit for Reconfiguration of a Lot for One (1) Lot into Three (3) Lots and Access Easement                                                                                                             |
| Landowner               | G L Smith                                                                                                                                                                                                                                       |
| Property Address:       | 317 Sugarloaf Road SUGARLOAF,<br>319 Sugarloaf Road SUGARLOAF                                                                                                                                                                                   |
| Property Description:   | L: 3 SP: 354738 T: & EMT B,<br>L: 32 RP: 895918 T: EMT A <50141454>                                                                                                                                                                             |
| Area of Site:           | Lot 3 SP354738 – 1.215 ha,<br>Lot 32 RP895918 – 55.29 ha                                                                                                                                                                                        |
| Planning Scheme Zone:   | Lot 3 SP354738 – Rural residential zone,<br>Lot 32 RP895918 – Rural zone                                                                                                                                                                        |
| Level of assessment     | Impact assessable                                                                                                                                                                                                                               |
| Overlays:               | Agriculture Land<br>Bushfire Hazard<br>Biodiversity, Waterways and Wetlands<br>Infrastructure<br>Landslide Hazard                                                                                                                               |
| Existing Use:           | Dwelling houses                                                                                                                                                                                                                                 |
| Existing Approvals:     | <u>Lot 32 RP895918</u><br>20240446 – OPW – Roadwork, Drainage, Stormwater, Earthworks, Access and Erosion & Sediment Control – approved 06/12/2024<br><br>20220176 – Minor Change – ROL 1 into 3 Lots and Access Easement – approved 16/02/2024 |
| Public Notification:    | 5 June 2026                                                                                                                                                                                                                                     |
| Submissions received:   | No submissions                                                                                                                                                                                                                                  |
| State referrals:        | NIL                                                                                                                                                                                                                                             |
| Infrastructure charges: | \$32,705.14                                                                                                                                                                                                                                     |

### 2. Site Description

Both subject sites are rear lots. Subject Lot 32 benefits from two existing access handles to Sugarloaf Road, whereas subject Lot 3 does not have direct road frontage and instead obtains lawful access to Sugarloaf Road via existing Easement A over neighbouring Lot 2. Both sites are currently developed and used for rural residential purposes.

Lot 3 is characterised by undulating topography, with more than one-third of the site comprising steep land that generally rises from the eastern boundary towards the

western (rear) boundary. The site has been partially cleared of vegetation, with remaining vegetation generally concentrated within the steeper portions of the allotment.

The surrounding land uses are characterised as follows:

- North: Proposed access handle associated with the subdivision and an existing rural residential allotment.
- East: Sugarloaf Road and the Sugarloaf Road–Buttermans Road intersection, with rural residential allotments beyond.
- South: Existing rural residential allotments.
- West: A large rural landholding.

### 3. Proposal Details

The application seeks a Development Permit for Reconfiguring a Lot involving the reconfiguration of two existing allotments comprising a 1.215 ha rural residential lot (Lot 3) and a 55.29 ha rural lot (Lot 32) into three lots. The proposal involves the subdivision of the rural residential allotment, with the adjoining rural allotment facilitating access to the newly created lots.

The proposed lot configuration is as follows:

- Proposed Lot 10: 4,000 m<sup>2</sup>
- Proposed Lot 11: 4,000 m<sup>2</sup>
- Proposed Lot 12: 4,153 m<sup>2</sup> (containing the existing dwelling)

The proposal will result in the creation of three rear lots. Proposed Lot 12 will retain the existing access to Sugarloaf Road, while Proposed Lots 10 and 11 will share a common access driveway with Lot 32 to Sugarloaf Road. Two new access easements will be established to provide legal access to the relevant lots.

Existing easements affecting the subject sites will remain unchanged. In addition, drainage easements will be created over land affected by the 1% Annual Exceedance Probability (AEP) flood extent to maintain flood conveyance and facilitate ongoing stormwater management.

### 4. Planning Assessment

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

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

The application was not referable.

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

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local

government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

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

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

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

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

##### 4.4.1. Strategic Framework

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

##### 4.4.2. Strategic Intent

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

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

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

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

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

The site is not within the local or state heritage registers and has been cleared of vegetation. The proposal does not conflict with this theme.

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

Future dwelling can be located outside of the identified natural hazard areas. The proposal does not conflict with this theme.

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

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

##### 4.4.3. Overlay Codes

###### Agricultural Land Overlay

The mapping incorrectly identifies part of the rural residential allotment (Lot 3) as State Important Agricultural Area. As Lot 3 is an existing rural residential allotment and is not

used for agricultural purposes, the mapping is not considered to accurately reflect the site's existing use or character.

Lot 32, however, is mapped as both a State Important Agricultural Area and Agricultural Land Classification Class A and B. The proposal is limited to utilising a section of the existing internal access handle on Lot 32 to provide shared access to the newly created rural residential lots, while retaining the existing direct access to Sugarloaf Road.

The proposal does not result in the fragmentation or loss of productive agricultural land, nor does it introduce land uses that would compromise the ongoing agricultural potential of Lot 32. Accordingly, the development is not considered to conflict with the intent of the State Important Agricultural Area overlay, which seeks to protect and maintain land of agricultural significance.

### Biodiversity, Waterways and Wetlands Overlay

Both subject sites are affected by the Biodiversity, Waterways and Wetlands Overlay, with areas mapped as Matters of State Environmental Significance (MSES) regulated vegetation.

On Lot 3, the south-western corner of the site contains a mapped Stream Order 1 waterway (Fox Creek), with the remainder of the allotment predominantly mapped as Category B and Category C regulated vegetation. On Lot 32, Fox Creek extends in a north-westerly direction and does not intersect the proposed access handle. While other areas of Lot 32 are also affected by MSES regulated vegetation, the proposed access handle is predominantly mapped as Category C regulated vegetation.

An ecological assessment was not submitted in support of the application, and following its review of the proposal, Council's Environment Officer did not identify the need for further ecological information. A review of recent aerial imagery indicates that Lot 3 has been partially cleared, while photographs contained within the applicant's supporting material demonstrate the site is characterised by scattered eucalypt trees with a grass understorey.

The proposal is limited to the reconfiguration of existing lots and establishment of access arrangements and is not expected to result in significant impacts on mapped environmental values. A conservation covenant is not considered appropriate given the bushfire hazard affecting the site. The existing easement over Fox Creek at the rear of Lot 3 will remain in place, providing an ongoing level of protection for the mapped watercourse.

### Bushfire Hazard Overlay

Lot 3 is predominantly affected by the High Bushfire Hazard Area under the Planning Scheme. A portion of the southern access handle on Lot 32 is also mapped as being subject to the High Bushfire Hazard Overlay.

A Bushfire Hazard Assessment and Management Plan was submitted in support of the application. The report concludes that the bushfire hazard affecting the site can be appropriately managed; however, it does not provide sufficient evidence to substantiate the assertion that the existing vegetation is non-remnant, which is inconsistent with

Council's vegetation mapping. Photographs contained within both the Bushfire Hazard Assessment and the Geotechnical Report indicate the site comprises scattered eucalypt trees with a dense grass understorey. If not appropriately managed, particularly during the dry season, the grass understorey has the potential to contribute to bushfire hazard.

The proposed subdivision is expected to increase the extent of actively managed land by facilitating additional rural residential development, thereby improving ongoing vegetation maintenance and reducing the accumulation of combustible fuel loads across the site.

Conditions of approval are recommended requiring the provision of a compliant fire trail, a dedicated firefighting water supply, and the implementation of ongoing bushfire management measures. Proposed Lot 12 has demonstrated having dedicated water supply for fire fighting in the recent subdivision of the parent parcel and therefore will not require a condition to provide such infrastructure. Subject to these conditions, the proposal is considered capable of achieving an acceptable level of bushfire safety and is therefore consistent with the intent and outcomes of the Bushfire Hazard Overlay Code.

### Infrastructure Overlay

The frontage of Lot 32 is mapped within the Major Electricity Buffer. No sensitive uses are proposed for this premises.

### Landslide Hazard Overlay

Both subject sites are affected by the Landslide Hazard Overlay. The proposed southern access handle on Lot 32 and the rural residential allotment (Lot 3) is mapped as being subject to High and Moderate landslide hazard.

A Landslide Susceptibility Assessment has been submitted in support of the application. The assessment anticipates that cut and fill of less than one metre will be required to establish the proposed driveway access and future building pads. While the report does not specifically consider the proposed stormwater drainage infrastructure for all three lots, Council's Development Engineer has reviewed the proposal and considers these works to be minor in nature and unlikely to alter the conclusions of the geotechnical assessment.

The assessment concludes that the identified geotechnical risks can be appropriately mitigated through site-specific engineering design and implementation of the report's recommendations. It further demonstrates that the long-term landslide risk associated with the proposed development can be reduced to a low level, provided the recommended design, construction and ongoing site management measures are implemented.

Conditions of approval are recommended requiring future operational works and building work to be undertaken in accordance with the recommendations of the Landslide Susceptibility Assessment. Subject to these conditions, the proposal is considered to appropriately respond to the site's geotechnical constraints and is consistent with the outcomes sought by the Landslide Hazard Overlay Code.

#### 4.4.4. Zone Code

### Rural residential zone

The proposal is consistent with the purpose of the zone code. The purpose of the Rural residential zone code is to provide larger lots for residential uses and lots that disperses the intensity of rural residential development. The subdivision occurs within an existing rural residential land and will create adequate sizes for rural residential accommodation activities. The adjoining rural lot at its rear is used for residential purposes and not an agricultural use. Matters of environmental significance has been considered in the design of the allotments as discussed in the Biodiversity, Waterways and Wetlands Overlay section above. All lots will have adequate room to establish an on-site wastewater treatment system in the future.

### Rural zone

As the rural land will continue to be serviced by the existing access handle, the proposal for sharing an access with the new lots on Lot 3 does not conflict with the purpose of the zone code.

#### 4.4.5. Development Codes

##### Reconfiguring a lot code

The proposal creates three rural residential lots with lot sizes of at least 4000m<sup>2</sup> each. All three lots do not have a direct road frontage hence are unable to meet the requirements for rear lots. Concurrently, all new lots are unable to achieve the minimum road frontage width of 40m.

Notwithstanding the non-compliances, it is found that the proposal does not conflict with the overall outcomes of the code, and complies with all other performance outcomes except for creating a rear lot, as follows:

- All new lots will have at least 37.3m of internal width and more than depth of more than 85.1 m which is adequate for the proposed rural residential purposes.
- A safe and convenient access location is available to Sugarloaf Road.
- All proposed lots have suitable building envelopes and area available for effluent disposal systems.
- Sufficient area is available on the street frontage for the collection of three refuse collection bins.

##### Excavation and filling code

Although no earthworks are proposed, minimal works are expected for the construction of the stormwater drainage flow paths and housepads.

##### Infrastructure code

The Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal for Lots 10 and 11 have been submitted in support of the application. The report concludes that each proposed lot is capable of accommodating an on-site effluent disposal system designed in accordance with the Queensland Plumbing and Wastewater Code. Proposed Lots 10 and 11 can be sized for a four bedroom dwelling. Should the application be approved, conditions of approval will require the submission of

detailed on-site wastewater design documentation as part of the subsequent Building Works approval process.

The area affected by the 1% Annual Exceedance Probability (AEP) stormwater flood extent will remain protected through existing drainage Easement B. Construction of new swale drains will route water to discharge into Fox Creek, with new easements provided over the proposed drainage infrastructure.

The site is capable of being serviced by essential infrastructure, including electricity, telecommunications and on-site water supply. Fixed wireless internet and mobile telecommunications services are available within the locality. Accordingly, the proposed lots are capable of being adequately serviced for future rural residential development.

## Landscaping code

Each proposed lot contains sufficient area to accommodate future landscaping associated with a dwelling house.

## Transport and parking code

Proposed Lot 12 will retain its existing access to Sugarloaf Road. The remaining two lots will be serviced by a shared access driveway located on Lot 32 and established under two reciprocal access easements. The detailed design and construction of all property accesses will be undertaken as part of a subsequent Operational Works approval.

## 5. Public Submissions

The development application was placed on public notification between 5 June 2026 and 26 June 2026 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 2 July 2026. No submissions were received during this period of Public Notification.

## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge            |                                                |                   |              |                |              |
|---------------------------|------------------------------------------------|-------------------|--------------|----------------|--------------|
| Type of Development       | Development Category                           | Demand Unit & Qty | Charge Rate* | Adopted Charge |              |
| ROL                       | Residential – 3 or more bedroom dwelling house | 3                 | \$38,029.25  | \$114,087.75   |              |
| Total Adopted Charge      |                                                |                   |              | \$114,087.75   |              |
| Credit                    |                                                |                   |              |                |              |
| Type of Development       | Development Category                           | Demand Unit & Qty | Charge Rate* | Discount       | Total Credit |
| RAL – existing lawful use | Residential – 3 or more bedroom dwelling house | 1                 | \$38,029.25  | 100%           | \$38,029.25  |

# Attachment 11.4.3 Planning Report

|                     |                                                |   |             |     |                    |
|---------------------|------------------------------------------------|---|-------------|-----|--------------------|
| ROL – Sewer N/A     | Residential – 3 or more bedroom dwelling house | 2 | \$38,029.25 | 27% | \$20,535.80        |
| ROL – Water N/A     | Residential – 3 or more bedroom dwelling house | 2 | \$38,029.25 | 30% | \$22,817.56        |
| Total Credit        |                                                |   |             |     | \$81,382.60        |
| Total Levied Charge |                                                |   |             |     | <b>\$32,705.14</b> |

**1. ADMINISTRATION**

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

| Plan/Document Name                                                                                                                            | Prepared By                        | Plan Number       | Dated      |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------|------------|
| Proposed Lots 10-12, Emts C & D in Lot 32 on RP895918, Emt E in Lot 12, Emt F in Lot 11 and Emts G & H in Lot 10 Cancelling Lot 3 on SP354738 | Locus Surveys                      | SA-01 Rev. D      | 01/06/2026 |
| Engineering Infrastructure Report                                                                                                             | MOSAIC                             | 25-0303.R01 Rev.2 | 06/02/2026 |
| Landslide Susceptibility Assessment                                                                                                           | CQ Soil Testing                    | CQ30183 Rev. A    | 10/02/2026 |
| Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal                                                            | CQ Soil Testing                    | CQ30183 Rev. B    | 05/05/2026 |
| Bushfire Hazard Assessment & Management Plan                                                                                                  | Bushfire Attack Level - Queensland | NIL               | 24/02/2026 |

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

- a) Operational Works:
  - i. Internal Access
  - ii. Stormwater; and
  - iii. Erosion Prevention and Sediment Control.

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

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

**2. CLEARING, LANDSCAPING AND FENCING**

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:

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

**3. WATER INFRASTRUCTURE**

- 3.1 Design and construct a potable water supply to proposed Lots 10 and 11 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.

**4. ON SITE EFFLUENT DISPOSAL**

- 4.1 At future building application stage design and construct an on-site domestic sewerage treatment system to proposed Lots 10 and 11. Such work must be in accordance with the Queensland Plumbing and Wastewater code. The Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal by CQ Soil Testing dated 05/05/2026 be noted at future building application stage.

**5. ACCESS AND PARKING**

- 5.1 A Development Permit for Operational Works (Internal Access) must be obtained prior to commencement of work on site. Any application for Operational Works (Internal Access) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 5.2 The applicant must design and construct the internal access driveway from the property boundary Sugarloaf Road road reserve within Lot 32 on RP895918 to the property access for proposed Lot 10 to a minimum of 5.5m wide sealed standard, generally in accordance with Mosaic Consultants Civil Works Layout Plan – Project No: 25-0303 Drawing No. SK001 Rev 0, Version 1 dated 01/04/2026, so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's Standard Drawings and Whitsunday Regional Council's Development Manual standard DG 1.17 and DG 1.30, prior to the signing of the plan of survey.
- 5.3 At a point past the proposed driveway to proposed Lot 10, the applicant must extend this driveway from a width of 5.5m to a minimum width of 3m sealed standard over a 10m transition extending to the northern property boundary of proposed Lot 10 in accordance with DG 1.17 and DG 1.30, prior to the signing of the plan of survey.
- 5.4 At completion of construction and prior to signing of plan of survey/commencement of the use, the Supervising Engineer must provide certification that all access works constructed on site comply with Council's Development Manual, and the Decision Notice of Approval.
- 5.5 Easement documentation required for this internal access is to be provided to Council free of charge prior to the sealing of the survey plan.
- 5.6 The documentation for the proposed Access Easements must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the sealed access within the Easements.
- 5.7 A Road Works permit must be obtained prior to commencement of work for the external access on Sugarloaf Road.
- 5.8 The external access must be constructed in accordance with the Approved Road Works permit prior to the commencement of use or signing of the Survey Plan of the first stage.

**6. STORMWATER AND FLOODING**

- 6.1 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.2 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 6.3 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.
- 6.4 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).
- 6.5 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
- 6.6 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 6.7 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including 1% AEP flood level.
- 6.8 All habitable dwellings must be constructed to a level not less than 300mm above the 1% AEP flood level for the developed site.
- 6.9 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified RPEQ engineer). The certification must be addressed to Council and must certify that the Roof and Allotment and Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

**7. 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 authorised electricity supplier, Ergon, to provide electricity services to the newly

created lots, payment has been received and the connection will be completed at a date in the future.

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

**8. BUSHFIRE PROTECTION PLAN**

- 8.1 Prior to signing of the survey plan for all proposed lots, the applicant must construct and maintain a minimum cleared width of 3 meters bushfire control line along the internal boundary as follows:

- a) along the southern boundary of proposed Lots 10, 11 and 12,
- b) along the western and eastern boundary of proposed Lot 10,
- c) along the western and eastern boundary of proposed Lot 11, and
- d) along the western boundary of proposed Lot 12.

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

- 8.2 At future building application stage for Proposed Lots 10 and 11, one tank that is below ground or of non-combustible construction is located within 10 metres of each Class 1, 2, 3 or 4 building is to be provided as follows:

- e) 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;
- f) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
- g) fire brigade tank fittings (50mm ball valve & male camlock coupling);
- h) above ground water pipes, where fittings are metal; and
- i) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.

**9. 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. The Erosion Prevention and Sediment Control Plan must be prepared in accordance with Council's Development Manual and Best Practice Erosion & Sediment Control – November 2008 (IECA White Book). The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g., turfed, concreted).

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

- 9.3 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been

implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

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

### **10. 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 \$58.00 per lot.

### **11. 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](http://www.datsip.qld.gov.au)

- 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 Sugarloaf 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. 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*.

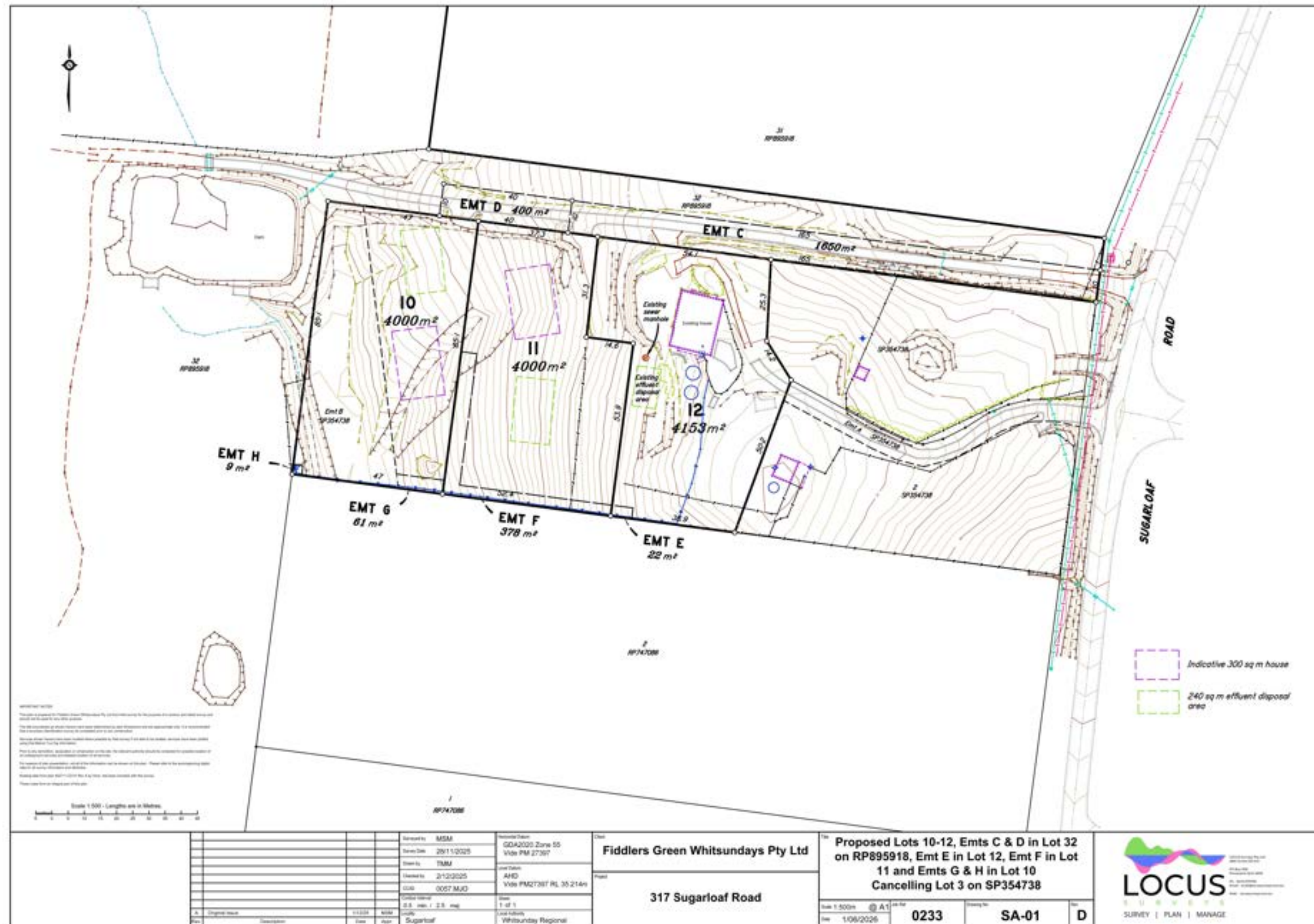
### 12.5 General Safety of Public During Construction

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.

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



## **11.5 - 20250980 - Request for QDC Siting Variation for Dwelling House (Addition) - Front Boundary Setback and Site Cover - 30 Ridge View Road Cannonvale QLD 4802 - 2SP198032**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Planner

**AUTHORISING OFFICER:** Director Liveability and Development Services

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### **PURPOSE**

To present the assessment of an application for concurrence agency response and seek Council's determination.

### **EXECUTIVE SUMMARY**

Council has received a request to vary the front boundary setback and site cover requirements of the Queensland Development Code (QDC) for a Dwelling House extension at 30 Ridge View Road, Cannonvale. Council is a referral agency for the proposed building work, with a private building certifier acting as the assessment manager.

The subject site is located within the Low Density Residential Zone and contains an existing single-storey dwelling house on a 615m<sup>2</sup> allotment. The proposal comprises a single-storey extension at the front of the property to accommodate a walk-in robe.

The proposed extension is setback 1.6m from the front boundary, where the QDC requires a minimum setback of 6m. The proposal would also increase site cover from approximately 52% to 54%, exceeding the maximum 50% site cover prescribed by the QDC.

As the proposal does not comply with Acceptable Solutions of QDC, it has been referred to Council to consider if a reduction to the front setback is appropriate.

While the proposal is modest in scale and is not expected to adversely impact neighbouring amenity or public safety, it is not considered to maintain the established streetscape character due to the significantly reduced front setback. In addition, the increased site cover would further reduce landscaping opportunities on an allotment that is already substantially developed.

The proposal is not considered to satisfy the relevant performance criteria of QDC and is therefore recommended that Council direct the assessment manager (private building certifier) to refuse the building work application.

### **OFFICER'S RECOMMENDATION**

That Council refuse the request for Concurrence Agency Response for Dwelling House (Addition) - Front Boundary Setback and Site Coverage over 50% at 30 Ridge View Road, Cannonvale, Lot 2 SP198032 and direct the assessment manager to refuse the Building Work application for the following reasons:

- The proposed front boundary setback of 1.6m is inconsistent with the established setback pattern and streetscape character of the locality and does not achieve the performance criteria P1 of the QDC MP 1.2; and
- The proposed increase of the site cover to 54% will reduce the area available for landscaping within the front boundary setback and therefore, does not achieve performance criteria P3 of the QDC MP 1.2.

This is page 235 of the Agenda of Council's Ordinary Council Meeting - 26 August 2026



## **BACKGROUND**

On 9 June 2011, Council approved a siting variation for a dwelling house with a front boundary setback of 4.3m.

On 10 June 2011, a private building certifier issued a building approval for a dwelling with a width of 15.61m and a length of 16.97m.

In 2016, a new structure along the western boundary with an approximate area of 46m<sup>2</sup> was identified on the aerial imagery. Council does not have records of an approval for this structure.

On 30 November 2023, a private building certifier issued a building approval for a carport along the western side boundary.

## **DISCUSSION/CURRENT ISSUE**

### **Site description**

The subject site is located within the Low Density Residential Zone and contains an existing single-storey detached dwelling house on a rectangular 615m<sup>2</sup> allotment. The site is burdened by a 3m-wide easement along the rear boundary. Existing buildings and associated structures occupy approximately 52% of the site.

Ridge View Road extends approximately 645m from its intersection with Valley Drive. The subject site is located on the southern side of the road approximately 290m from the intersection and forms part of a block of five allotments. The site adjoins residential properties to the east and west, with four of the five allotments developed with single-storey dwelling houses and the remaining allotment zoned Recreation and Open Space.

The established streetscape is characterised by single-storey detached dwellings with generous landscaped front setbacks, grassed front yards and mature vegetation. Dwellings on the southern side of Ridge View Road generally maintain front setbacks of approximately 4.5m, while dwellings on the northern side are generally setback approximately 6m from the front boundary.

The existing dwelling comprises four bedrooms, open-plan living, dining and kitchen areas, an ensuite and a bathroom. The dwelling presents to the street as a rendered masonry building with rendered columns and a Colorbond roof.

### **Proposal**

The application seeks a siting variation for a proposed single-storey addition to the existing dwelling to accommodate a walk-in robe associated with the master bedroom.

The applicant advises that the extension is required to relocate the walk-in robe from its current position adjoining the ensuite due to moisture issues within that area. Alternative design options, including an extension to the rear of the dwelling, were investigated but were not pursued as they would reduce the limited private open space adjoining the swimming pool and require a larger extension than that proposed.

The proposed addition has a gross floor area of 13.13m<sup>2</sup> and is to be constructed of rendered masonry blockwork with a Colorbond roof to match the existing dwelling.

The addition is proposed to be setback 1.6m from the front boundary and therefore does not comply with Acceptable Solution A1(a) of QDC MP 1.2, which requires a minimum front boundary setback of 6m. The proposal would also increase site cover from approximately 52% to 54%, exceeding the 50% maximum prescribed by Acceptable Solution A3. The

addition would require the removal of existing landscaping within the front setback, including established shrubs and palms.

Assessment against the performance criteria P1 and P3 in the QDC MP 1.2.

*P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for –*

*(a) the bulk of the building or structure; and*

The proposed addition measures approximately 3.75m in width and 3.3m in height and is setback 1.6m from the front boundary to the outermost projection of the roof. The addition is modest in scale and is consistent with the height, bulk and architectural character of the existing dwelling. It is also generally compatible with the predominantly single-storey built form that characterises Ridge View Road.

*(b) the road boundary setbacks of neighbouring buildings or structures; and*

The proposed addition, with a front boundary setback of 1.6m, is not consistent with the established setback pattern of neighbouring dwellings. Dwellings on the southern side of Ridge View Road generally maintain a minimum front setback of approximately 4.5m, while dwellings on the northern side are generally setback approximately 6m from the front boundary.

Although an open carport at 41 Ridge View Road is located approximately 0.6m from the frontage, it is a lightweight, non-habitable ancillary structure that is subordinate to the primary dwelling. Such structures are commonly located within front setback areas and do not establish the prevailing setback pattern for principal dwelling buildings within the streetscape.

In contrast, the proposal involves a permanent extension to the primary dwelling that would become an integral part of the building's front elevation. The addition would project approximately 2.7m forward of the established building line, giving the appearance that the dwelling was originally constructed with a substantially reduced front setback. Unlike a carport, porch or other ancillary structure, the extension would permanently alter the built form of the dwelling and create an ad hoc projection into the established front setback. This would interrupt the consistent building line that characterises Ridge View Road, diminish the openness created by landscaped front setbacks, and establish a built form that is visually inconsistent with the surrounding residential character.

Accordingly, the proposed addition is not considered to facilitate a streetscape that is compatible with the established pattern of development and does not satisfy the intent of Performance Criterion P1(b).

*(c) the outlook and views of neighbouring residents; and*

The proposed addition maintains a 1.5m setback to the eastern side boundary, providing an appropriate separation from the adjoining dwelling. The neighbouring dwelling to the east is further separated from the proposed addition by an existing garage, reducing the potential for visual bulk or overshadowing. Given the modest scale of the addition and the existing separation between buildings, the proposal is not expected to result in any unreasonable impacts on the outlook or views enjoyed by neighbouring residents.

*(d) nuisance and safety to the public.*

The proposal is not expected to create any adverse impacts on public safety or amenity. Ridge View Road incorporates a grassed verge approximately 7m in width between the property boundary and the road carriageway, ensuring the addition would not obstruct sightlines for vehicles entering or exiting adjoining properties or otherwise compromise the safe movement of vehicles, cyclists or pedestrians.

*P3 Adequate open space is provided for recreation, service facilities, and landscaping.*

The proposed addition would increase site cover to 54%, further intensifying development on an allotment that is already substantially developed. Existing buildings, a swimming pool and ancillary structures occupy a significant proportion of the site, limiting the area available for landscaping and contributing to the existing exceedance of the acceptable site cover.

Whilst the proposal is not expected to compromise the site's functionality for private open space or service facilities, it would require the removal of established landscaping within the front setback, including shrubs and palms, and further reduce opportunities for soft landscaping. The established streetscape of Ridge View Road is characterised by generous landscaped front setbacks that soften the built form and contribute to the residential character of the locality. The loss of landscaping and increased building footprint would diminish this established character and is inconsistent with the intent of Performance Criterion P3, which seeks to ensure adequate space is retained for landscaping.

Accordingly, the proposal has not demonstrated that adequate landscaped area would be maintained and is therefore not considered to satisfy Performance Criterion P3 of QDC MP 1.2.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Planning Regulation 2017*

*Queensland Development Code MP 1.2*

## **RISK ASSESSMENT/DEADLINES**

Not applicable.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Locality plan [**11.5.1** - 1 page]
2. Proposal Plans [**11.5.2** - 3 pages]

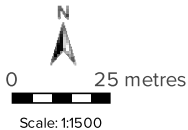
Locality plan



A product of  
 **Queensland Globe**



Legend located on next page



Printed at: A3  
Print date: 3/8/2026  
Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)  
For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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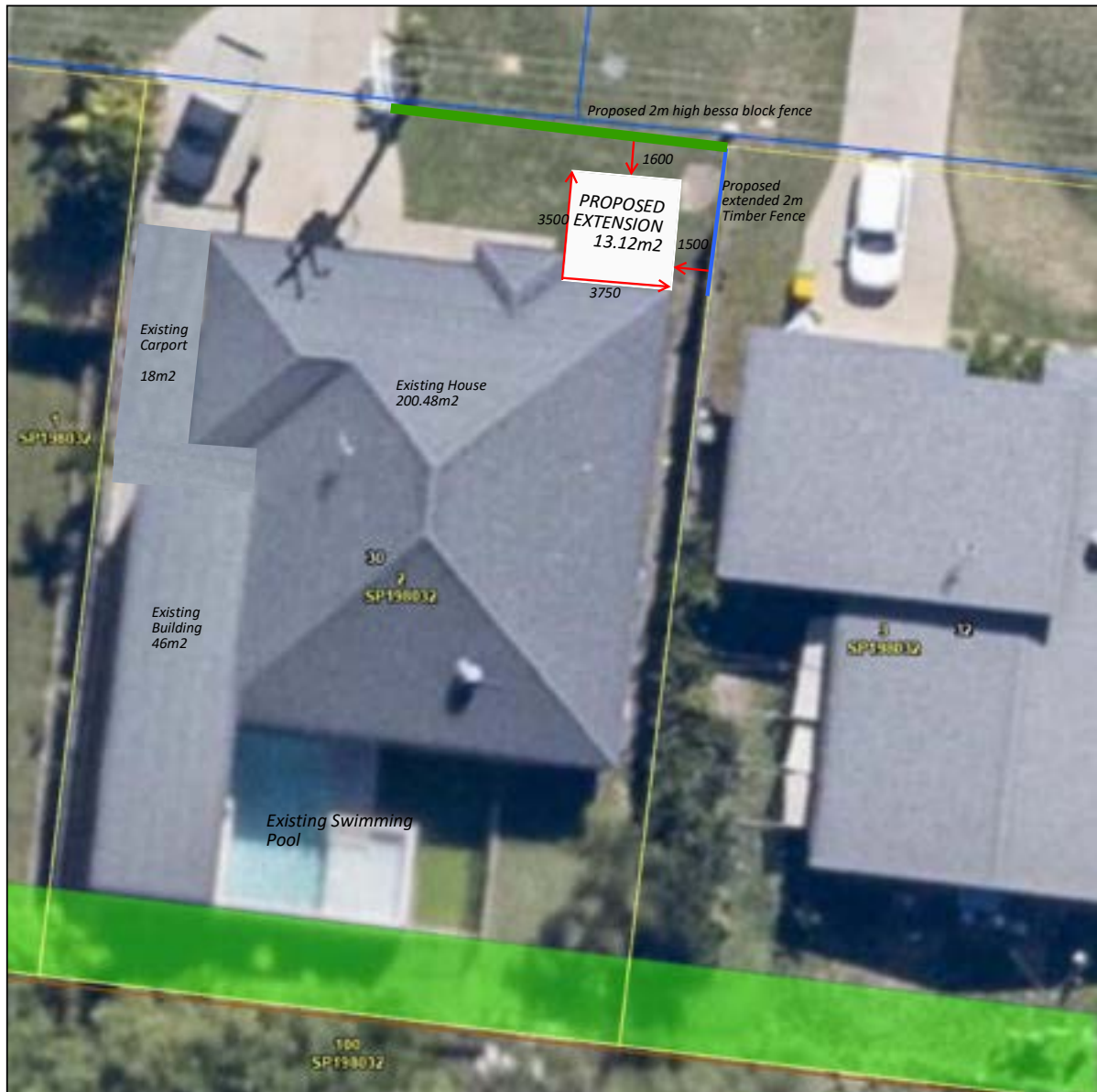
Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

## Proposed Site Plan

30 Ridgeview Road, Cannonvale

20°17'20"S 148°41'21"E

20°17'20"S 148°41'22"E



20°17'21"S 148°41'21"E

20°17'21"S 148°41'22"E

## PROPOSED ELEVATIONS



## Proposed Floor Plan





## 11.6 - Donations, Sponsorships and Grants Approved - July 2026

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Manager Sports, Recreation and Community Development

**AUTHORISING OFFICER:** Director Liveability and Development Services

---

### PURPOSE

To advise Council of the donations, sponsorships and grants approved in July 2026.

### EXECUTIVE SUMMARY

Council receives applications from community organisations seeking financial assistance to support the delivery of projects, initiatives and events that benefit the Whitsunday community. In accordance with Council's Community Support Policy, these applications are assessed and determined under delegated authority. Consistent with Council's resolution of 18 June 2025, this report provides a monthly summary of all approvals made under delegated authority.

Approvals outlined in this report include:

- a) Young Achievers
- b) Donations
- c) Sponsorships
- d) Donation on Council Fees
- e) Sport and Recreation Club Grant
- f) Facility Management Grant

### OFFICER'S RECOMMENDATION

That Council notes the financial assistance approved, under delegated authority, during the month of July 2026 in accordance with the Community Support Policy.

### BACKGROUND

As per resolution SM2026/05/27.4 Council resolved to adopt the amended Community Support Policy.

### DISCUSSION/CURRENT ISSUE

Following the recent endorsement of the new Community Support Policy, Council is undertaking extensive communication, consultation and engagement with local community organisations, schools and regular applicants to support awareness and understanding of the updated policy and application processes.

This includes targeted discussions with key stakeholders, direct communication with existing applicants and ongoing engagement to ensure organisations are well informed and supported through the transition to the new framework.

Significant work is also being undertaken to strengthen Council's approach to in-kind support, including consultation with relevant internal stakeholders to establish a consistent and transparent process.

Accordingly, an in-kind support assessment process was implemented to guide the consideration of requests as they are received, ensuring proposed support is appropriately

assessed, documented and aligned with Council's objectives, available resources and existing funding frameworks. This work will provide greater consistency, accountability and clarity around the provision of in-kind support across Council.

The following provides an overview of the Community Support applications considered and approved during July 2026, including the nature and value of support provided across the month. While the competitive funding rounds have now commenced, some applications were considered on an ad-hoc basis due to the timing and nature of the event or initiative.

#### *Young Achievers*

A total of 11 applications were approved, representing a combined value of \$2,750.

| Name               | Location      | Details                                                   |
|--------------------|---------------|-----------------------------------------------------------|
| Arya Buckley       | Strathdickie  | State Horseball Australian Cup                            |
| Jayden Joubert     | Cannonvale    | CQ Rugby Union Championships                              |
| Jaxon Farley       | Preston       | State Cross Country                                       |
| Kayne Higgins      | Cannonvale    | NQ State Cross Country                                    |
| Eloise Chegwiddden | Cannon Valley | Hancock Prospecting Queensland Short Course Championships |
| Myra McEwen        | Bowen         | State Horseball Australian Cup                            |
| Deja Conn Jennings | Sugarloaf     | State Horseball Australian Cup                            |
| Jayden Edmunds     | Cannon Valley | National Schools Futsal Championship                      |
| Harry Gibbs        | Woodwark      | National Schools Futsal Championship                      |
| Thomas Gibbs       | Woodwark      | National Schools Futsal Championship                      |
| James Gibbs        | Woodwark      | National Schools Futsal Championship                      |

A total of 2 applications were not approved, as the applicants had already received Young Achievers funding during the current financial year.

#### *Donations*

A total of 3 applications were approved, representing a combined value of \$5,565.

| Name                     | Details                          | Cash     | In-Kind |
|--------------------------|----------------------------------|----------|---------|
| RSL Airlie Beach         | Vietnam Veteran's Day            | \$565.00 |         |
| Bowen Potters Group      | Glazing workshop materials       | \$1,000  |         |
| Fauna Rescue Whitsundays | 2026 Fauna Rescue Family Fun Day | \$4,000  |         |

There was one application that was not approved, as the applicant was not an incorporated association and therefore did not meet the eligibility requirements for this funding pathway.

#### *Sponsorships*

A total of 4 applications were approved, representing a combined value of \$24,500.

| Name                               | Details                          | Cash (\$) | In-Kind (\$) |
|------------------------------------|----------------------------------|-----------|--------------|
| Great Barrier Reef Festival        | 2026 Reef Festival               |           | \$17,500     |
| Proserpine Veterans Golf Carnival  | Wintersun Veterans Golf Carnival | \$3,000   |              |
| Collinsville State High School P&C | 2026 Bacon Busters               | \$1,000   |              |
| Whitsunday Running Club            | 2026 Whitsunday Trail Fest       | \$2,000   | \$1,000      |

There was one application that was not approved, as the applicant was not an incorporated association and therefore did not meet the eligibility requirements for this funding pathway.

#### *Donation on Council Fees*

A total of 3 applications were approved, representing a combined value of \$2,935.

| Name                                 | Details                       | Amount (\$) |
|--------------------------------------|-------------------------------|-------------|
| Great Barrier Reef Festival          | Event Licence Application Fee | \$1,093.00  |
| RSL Airlie                           | Event Licence Application Fee | \$1,021.00  |
| Collinsville-Scottville Workers Club | Event Licence Application Fee | \$821.00    |

## **FINANCIAL IMPLICATIONS**

#### *Young Achievers*

Funding for the Young Achievers Program is available under JC: 2967.11074.63150. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 40,000        |
| Actual + Commitment         | 2,750         |
| <b>YTD Remaining Budget</b> | <b>37,250</b> |

#### *Donations*

Funding for the Donations Program is available under JC: 2967.11074.63150. Assistance is awarded via an ad hoc pathway and/or three competitive funding rounds each financial year.

| Description                 | Amount (\$)    |
|-----------------------------|----------------|
| 2026/27 Budget              | 150,000        |
| Actual + Commitment         | 5,565          |
| <b>YTD Remaining Budget</b> | <b>144,435</b> |

#### *Sponsorships*

Funding for the Sponsorships Program is available under JC: 2967.10249.63150. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 50,000        |
| Actual + Commitment         | 6,000         |
| <b>YTD Remaining Budget</b> | <b>44,000</b> |

In-kind assistance is provided under JC:2967.10642.60002. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 40,000        |
| Actual + Commitment         | 18,500        |
| <b>YTD Remaining Budget</b> | <b>21,500</b> |

#### *Donation on Council Fees*

The Donation on Council Fees Program shares the same budget as the Donations Program. Funding is available under JC: 2967.11074.63150. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)    |
|-----------------------------|----------------|
| 2026/27 Budget              | 150,000        |
| Actual + Commitment         | 2,935          |
| <b>YTD Remaining Budget</b> | <b>147,065</b> |

#### *Sport & Recreation Club Grant*

Funding for the Sport & Recreation Club Grant Program is available under JC: 2967.10250.63151. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 60,000        |
| Actual + Commitment         | 0             |
| <b>YTD Remaining Budget</b> | <b>60,000</b> |

There was 1 application not approved, as the applicant did not meet the eligibility requirements for this pathway.

#### *Facility Management Grant*

Funding for the Facility Management Grant is available under JC: 2967.10250.63151. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 60,000        |
| Actual + Commitment         | 0             |
| <b>YTD Remaining Budget</b> | <b>60,000</b> |

#### *RADF Grant*

Funding for the RADF Grant is available under JC: 3640.6405.63151. Assistance is awarded through three competitive funding rounds each financial year.

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2026/27 Budget              | 60,000        |
| Actual + Commitment         | 0             |
| <b>YTD Remaining Budget</b> | <b>60,000</b> |

#### *Total of all Community Support Programs*

| Description              | Amount (\$)    |
|--------------------------|----------------|
|                          | <b>460,000</b> |
| Young Achievers          | 2,750          |
| Donations                | 5,565          |
| Sponsorships             | 24,500         |
| Donation on Council Fees | 2,935          |

|                                |                |
|--------------------------------|----------------|
| Sport & Recreation Club Grants | 0              |
| Facility Management Grants     | 0              |
| RADF Grants                    | 0              |
| <b>YTD Actual + Commitment</b> | <b>35,750</b>  |
| <b>YTD Remaining Budget</b>    | <b>424,250</b> |

### **CONSULTATION/ENGAGEMENT**

Director Liveability and Development Services  
Community Development Officer  
Arts & Community Programs Officer

### **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*  
*Local Government Regulation 2012*  
Community Support 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.

Support for approved activities is to be completed by 30 June 2027 in line with the 2026/27 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**

Nil

## 11.7 - Whitsunday Water Customer Service Standards

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Chief Operating Officer Whitsunday Water

**AUTHORISING OFFICER:** Director Infrastructure Services

---

### PURPOSE

This report seeks Council's adoption of the revised Whitsunday Water Customer Service Standards 2026–2031 (the Standards) and approval to publish the adopted Standards on Council's website, in accordance with Council's legislative obligations as a registered water and sewerage service provider under the *Water Supply (Safety and Reliability) Act 2008 (Qld)*.

### EXECUTIVE SUMMARY

As a registered water and sewerage service provider, Whitsunday Regional Council is legally required to prepare, maintain, review and publish Customer Service Standards that set target levels of service for key performance indicators and describe how services are delivered to customers. The requirements are prescribed under *sections 115 to 120 of the Water Supply (Safety and Reliability) Act 2008 (Qld)*, which mandate a review of the Standards at least every five years, with any revised version to be published within six months of the review.

The existing Whitsunday Water & Waste Customer Service Standards 2020–2025 have reached the end of their five-year cycle and have been reviewed and updated to form the Customer Service Standards 2026–2031. The updated Standards will satisfy Council's statutory obligation for the next five-year period (2026–2031).

The most significant change in this update is the inclusion of Plumbing and Trade Waste Services. Following the recent organisational restructure, Plumbing and Trade Waste services are now consolidated and managed as a single area within Whitsunday Water. The 2026–2031 Standards formally reflect this integration, providing customers with clear, measurable service standards across water supply, sewerage, and plumbing and trade waste for the first time in a single document.

### OFFICER'S RECOMMENDATION

That Council:

1. Approves the Whitsunday Water Customer Service Standards 2026–2031 (Attachment 11.7.1); and
2. Authorises the publication of the draft Whitsunday Water Customer Service Standards 2026–2031 on Council's website and invites public submissions in accordance with sections 115–120 of the *Water Supply (Safety and Reliability) Act 2008 (Qld)*; and
3. Receives a further report following completion of the public consultation process, should there be any submissions seeking material changes to the Whitsunday Water Customer Service Standards 2026–2031.

## BACKGROUND

Whitsunday Water is a business unit of Whitsunday Regional Council responsible for the delivery of water supply and sewerage services to the communities of Proserpine, Airlie Beach/Cannonvale, Bowen, Collinsville and surrounding areas.

Customer Service Standards are a legislative mechanism that inform customers about the terms and conditions of their relationship with their service provider where those terms are not otherwise documented in a written supply agreement. They set target levels of service for key performance indicators and describe how the service provider interacts with customers in relation to service connections, billing, metering, accounting, customer consultation, complaints and dispute resolution.

The current Customer Service Standards were adopted for the 2020–2025 period and are now due for their mandatory five-yearly review. The review has been completed and has resulted in the revised Customer Service Standards 2026–2031 presented for adoption.

## DISCUSSION/CURRENT ISSUE

The Standards have been comprehensively reviewed and refreshed for the 2026–2031 period. The principal update is the incorporation of Plumbing and Trade Waste Services, reflecting the recent organisational restructure that has brought Plumbing and Trade Waste together under a single area within Whitsunday Water.

Key features of the updated Standards include:

- Consolidation of water supply, sewerage, and plumbing and trade waste services into a single, customer-facing standards document.
- Added measurable service standards for Plumbing Services (e.g. application assessment  $\geq 95\%$  within 10 business days) and Trade Waste Services (e.g. application approval  $\geq 95\%$  within 20 business days).
- Updated Levels of Service framework linking functional and technical performance measures to asset management, regulatory compliance and cost recovery.
- Clarified complaints and dispute resolution pathway, including confirmation that external review is provided by the Queensland Ombudsman (EWOQ does not have jurisdiction over council-owned services).

Upon adoption, the Standards will be published on Council's website and made available for inspection at Council offices, satisfying the publication requirements of the Act. The outcome of the review will also be recorded in Council's Drinking Water Service Annual Report.

The standards can also be incorporated into regular reporting on performance of the Water and Wastewater division and form part of the accountability conversations for delivery of outcomes as requested by Council.

## FINANCIAL IMPLICATIONS

There are no direct additional financial implications arising from the adoption and publication of the Standards. The Standards are delivered within existing operational budgets and apply full cost recovery and user-pays principles across water, sewerage, plumbing and trade waste services. Maintaining current and compliant Standards supports sound financial planning by aligning levels of service with asset management and pricing frameworks.

There are some costs associated with collecting and reporting on performance.

## CONSULTATION/ENGAGEMENT

Internal consultation has been undertaken with the Director Infrastructure Services, the Manager of Governance, and the Chief Operating Officer — Whitsunday Water, and the consolidated Plumbing and Trade Waste team. In accordance with section 115 of the Act, the proposed Standards are published to enable customers and interested parties to make submissions, and all submissions are considered prior to finalisation

## STATUTORY/COMPLIANCE MATTERS

Council is a registered water and sewerage service provider and is legally required to prepare, maintain, review and publish Customer Service Standards under the *Water Supply (Safety and Reliability) Act 2008 (Qld)*. The relevant obligations are:

- Section 115 — the service provider must prepare and publish a customer service standard, invite submissions, and prepare a final standard after considering submissions.
- Section 117 — the service provider must comply with its customer service standard when supplying services.
- Section 120 — the service provider must review its customer service standard at least every five years, with any revised standard published within six months of the review.
- Section 142 — the outcome of the review must be recorded in the Drinking Water Service Annual Report for the relevant financial year.

The Standards are also delivered in accordance with the *Water Act 2000 (Qld)*, *Local Government Act 2009 (Qld)*, *Public Health Act 2005 (Qld)*, *Environmental Protection Act 1994 (Qld)*, *Plumbing and Drainage Act 2018 (Qld)*, *Plumbing and Drainage Regulation 2019 (Qld)* and *Information Privacy Act 2009 (Qld)*. Adopting and publishing the 2026–2031 Standards ensures Council remains compliant for the next five-year period.

## RISK ASSESSMENT/DEADLINES

Failure to review and publish updated Customer Service Standards exposes Council to a compliance risk under the *Water Supply (Safety and Reliability) Act 2008 (Qld)*, as the 2020–2025 Standards have reached the end of their statutory five-year cycle. Adopting and publishing the 2026–2031 Standards mitigates this risk and ensures Council meets its obligation to publish the revised Standards within six months of the review. The updated Standards will remain current through to 2031, at which point the next mandatory review will be due.

## 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.

The adoption of the Standards supports the Corporate Plan objective to undertake a business transformation project to support organisational growth, prioritise and streamline service delivery, and deliver improved value to the community. The integration of plumbing and trade waste into a single service area reflects the outcomes of the recent organisational restructure and delivers a clearer, more transparent service framework for the community.

## ATTACHMENTS

1. Whitsunday Water CSS 2026-2031 [11.7.1 - 25 pages]



The poster features a background image of a coastal town with large water storage tanks in the foreground. At the top, the Whitsunday Water logo is displayed, consisting of a colorful wave icon above the text 'Whitsunday Water'. Below the logo, the title 'CUSTOMER SERVICE STANDARDS 2026-2031' is written in large, bold, blue letters. Underneath the title, the phrase 'SAFE. RELIABLE. TRANSPARENT.' is written in smaller, white, all-caps letters.

Below the title, a blue wavy banner contains a circular icon of a hand holding a water drop. To the right of this icon, the text reads: 'Delivering safe, reliable water and sewer services that protect public health and the environment.'

Below this banner, five circular icons are arranged horizontally, each representing a service standard:

- SAFE DRINKING WATER**  
Protecting public health
- RELIABLE INFRASTRUCTURE**  
Well maintained networks
- PROMPT RESPONSE**  
Acting quickly when it matters
- CLEAR COMMUNICATION**  
Keeping you informed
- FAIR & TRANSPARENT SERVICE**  
Accountable and customer focused

Below these standards, a blue box titled 'OUR SERVICE TARGETS (UNDER NORMAL OPERATING CONDITIONS)' contains three circular icons and their corresponding targets:

- WATER FAULT RESPONSE**  
≤ 240 MINUTES
- SEWER FAULT RESPONSE**  
≤ 540 MINUTES
- UNPLANNED INTERRUPTIONS**  
≤ 10 PER 1,000 PROPERTIES PER YEAR

At the bottom of the poster, the Whitsunday Regional Council logo is displayed on the left, and the text '2026-2031 Supporting sustainable and compliant water services' is displayed on the right.

## Whitsunday Water - Customer Service Standards – 2026-2031

**Document Information**

| Field                     | Detail                                                                         |
|---------------------------|--------------------------------------------------------------------------------|
| Document Title            | Whitsunday Water Customer Service Standards 2026–2031                          |
| Version                   | 1.0                                                                            |
| Date Adopted              | [Insert date of Council adoption]                                              |
| Council Resolution Number | [Insert resolution number]                                                     |
| Next Review Due           | 2031                                                                           |
| Supersedes                | Whitsunday Water & Waste Customer Service Standards 2020–2025, v1.0            |
| Document Owner            | Chief Executive Officer – Whitsunday Regional Council                          |
| Contact                   | <a href="mailto:info@whitsundayrc.qld.gov.au">info@whitsundayrc.qld.gov.au</a> |

**Glossary**

| Term  | Definition                                                                                                        |
|-------|-------------------------------------------------------------------------------------------------------------------|
| ADWG  | Australian Drinking Water Guidelines                                                                              |
| EWOQ  | Energy and Water Ombudsman Queensland — does not have jurisdiction over council-owned water and sewerage services |
| KPI   | Key Performance Indicator                                                                                         |
| LOS   | Levels of Service                                                                                                 |
| NAMS+ | National Asset Management System Plus                                                                             |
| OIC   | Office of the Information Commissioner Queensland                                                                 |
| PIA   | Priority Infrastructure Area                                                                                      |
| SWIM  | Statewide Water Information Management (Queensland urban water performance reporting)                             |
| WRC   | Whitsunday Regional Council                                                                                       |



Whitsunday Water - Customer Service Standards – 2026-2031

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Whitsunday Water - Customer Service Standards – 2026-2031

## Foreword

Whitsunday Water proudly provides essential water and sewerage services to the communities of Proserpine, Airlie Beach/Cannonvale, Bowen, Collinsville and the surrounding Whitsunday region. As custodians of this critical infrastructure, we understand that access to safe, reliable water and effective wastewater management underpins the health, wellbeing and prosperity of every household and business we serve.

These Customer Service Standards set out — in clear, accessible terms — what you can expect from us as your service provider, the responsibilities we share as partners in delivering these essential services, and how we will measure, monitor and report our performance over the next five years, through to 2031.

For the first time, this document brings together our water supply, sewerage, and plumbing and trade waste services within a single, integrated framework — reflecting our recent organisational restructure and our commitment to providing customers with one clear, consistent standard across all regulated services.

These Standards embody our enduring commitments to:

- Safe drinking water that consistently meets national health and quality guidelines
- Reliable, resilient services with minimal disruption to our customers
- Transparent, proactive communication, particularly during planned or unplanned outages
- Fair, timely and accountable complaint handling

They also reinforce the long-term financial sustainability of our region's water and sewerage infrastructure, ensuring that today's investments continue to deliver value for future generations of Whitsunday residents.

We welcome your feedback as we work together to deliver the standard of service our community deserves.



**Troy Pettiford**



*Chief Operating Officer — Whitsunday Water*

Whitsunday Water - Customer Service Standards – 2026-2031

## Our Commitment to You (Customer Promise)

Whitsunday Water is committed to delivering essential services that meet community expectations.



## 1. Introduction and Purpose

This Customer Service Standard outlines the services you can expect from Whitsunday Water and your responsibilities in relation to:

- Water supply
- Sewerage services
- Plumbing and drainage regulation
- Trade waste management

It applies to all properties within declared service areas of the Whitsunday Regional Council.

## 2. Legislative Framework and Governance

The following legislation applies to Whitsunday Water's water, sewerage and plumbing services. Current versions are maintained on the Queensland Legislation website.

- [Water Supply \(Safety and Reliability\) Act 2008 \(Qld\)](#)
- [Water Act 2000 \(Qld\)](#)
- [Local Government Act 2009 \(Qld\)](#)
- [Public Health Act 2005 \(Qld\)](#)
- [Environmental Protection Act 1994 \(Qld\)](#)
- [Plumbing and Drainage Act 2018 \(Qld\)](#)
- [Plumbing and Drainage Regulation 2019 \(Qld\)](#)
- [Information Privacy Act 2009 \(Qld\)](#)

This Standard is reviewed at least every five years.

Whitsunday Water - Customer Service Standards – 2026-2031

### 3. Service Delivery Framework (Levels of Service)

Service delivery is based on a Levels of Service (LOS) framework, linking:

- Customer expectations (functional LOS)
- Measurable service targets (technical LOS)
- Regulatory compliance
- Asset management (NAMS+)

Delivery is informed by:

- Risk-based asset management
- Lifecycle planning
- Performance benchmarking (e.g. SWIM)

#### **Outcome:**

Service outcomes are aligned with asset investment, regulatory compliance and long-term financial sustainability.

### 4. Legal Limitations and Service Conditions

Whitsunday Water will take reasonable steps to meet service standards. However:

- Services may be affected by:
  - natural events
  - system failures
  - third-party impacts
  - operational constraints
- Nothing in this Standard:
  - guarantees uninterrupted service
  - creates a contractual entitlement
  - constitutes an admission of liability

Council is not liable for impacts outside its control.

Whitsunday Water - Customer Service Standards – 2026-2031

## 5. Our Services

### 5.1 Water Supply Services

- Safe drinking water supply
- Treatment, storage and distribution
- Compliance with Australian Drinking Water Guidelines

### 5.2 Sewerage Services

- Wastewater collection and treatment
- Network maintenance
- Environmental protection

### 5.3 Plumbing and Trade Waste Services

Whitsunday Water is responsible for the coordination and management of Council's Plumbing and Trade Waste Services, including:

- Statutory plumbing and drainage approvals
- Inspection and compliance activities
- Trade waste approvals and permits
- Regulation and enforcement

**OUR SERVICES**

Whitsunday Water is committed to delivering high-quality, reliable services that support our community and protect our environment.

**SAFE • RELIABLE • TRANSPARENT**

**5.1 WATER SUPPLY SERVICES**

- Safe drinking water supply
- Treatment, storage and distribution
- Compliance with Australian Drinking Water Guidelines

**5.2 SEWERAGE SERVICES**

- Wastewater collection and treatment
- Network maintenance
- Environmental protection

**5.3 PLUMBING AND TRADE WASTE SERVICES**

Whitsunday Water is responsible for the coordination and management of Council's Plumbing and Trade Waste Services, including:

- Statutory plumbing and drainage approvals
- Inspection and compliance activities
- Trade waste approvals and permits
- Regulation and enforcement

**ALL ACTIVITIES ARE DELIVERED IN ACCORDANCE WITH:**

- Queensland legislation and codes
- Council policies and local laws

**OUR OBJECTIVES:**

- Protect public health
- Safeguard infrastructure
- Ensure environmental compliance

**Whitsunday Water**

A Business Unit of Whitsunday Regional Council

Whitsunday Water - Customer Service Standards – 2026-2031

## 6. Service Standards

### 6.1 Water Supply

We will:

- Achieve 100% compliance with drinking water standards
- Maintain continuous supply except during interruptions
- Provide pressure within standard ( $\geq 99\%$  compliance in PIA)

### 6.2 Sewerage Services

We will:

- Minimise blockages and overflows
- Maintain:
  - <10 interruptions per 1,000 properties/year
  - <300 sewer complaints annually

### 6.3 Plumbing and Trade Waste

We will:

- Process applications in line with statutory timeframes
- Undertake inspections and compliance activities
- Apply risk-based regulation
- Enforce compliance where required

**SERVICE STANDARDS** SAFE • RELIABLE • TRANSPARENT

Whitsunday Water is committed to delivering safe, reliable and efficient services to our community with transparency and accountability at the core of everything we do.

| 6.1 WATER SUPPLY                                                                                                                                                                                                                                                               | 6.2 SEWERAGE SERVICES                                                                                                                                                                                                                                              | 6.3 PLUMBING AND TRADE WASTE                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>We will:</b> <ul style="list-style-type: none"><li>✓ Achieve 100% compliance with drinking water standards</li><li>✓ Maintain continuous supply except during interruptions</li><li>✓ Provide pressure within standard (<math>\geq 99\%</math> compliance in PIA)</li></ul> | <b>We will:</b> <ul style="list-style-type: none"><li>✓ Minimise blockages and overflows</li><li>✓ Maintain:<ul style="list-style-type: none"><li>• &lt;10 interruptions per 1,000 properties/year</li><li>• &lt;300 sewer complaints annually</li></ul></li></ul> | <b>We will:</b> <ul style="list-style-type: none"><li>✓ Process applications in line with statutory timeframes</li><li>✓ Undertake inspections and compliance activities</li><li>✓ Apply risk-based regulation</li><li>✓ Enforce compliance where required</li></ul> |

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## Whitsunday Water - Customer Service Standards – 2026-2031

**6.4 Plumbing and Trade Waste – Measurable Standards****Plumbing Services**

| Service Area            | Target                             |
|-------------------------|------------------------------------|
| Application assessment  | ≥95% within 10 business days       |
| Request for information | ≤5 business days                   |
| Inspection response     | 2 days (urban) / 5 days (regional) |
| Compliance inspections  | ≥90% completed                     |
| Compliance rate         | ≥95%                               |

**Trade Waste Services**

| Service Area            | Target                       |
|-------------------------|------------------------------|
| Application approval    | ≥95% within 20 business days |
| Compliance inspections  | ≥90% annually                |
| Non-compliance response | ≤5 business days             |
| Permit compliance       | ≥95%                         |

**PLUMBING AND TRADE WASTE – MEASURABLE STANDARDS**

We are committed to delivering efficient, consistent and compliant services for our community.

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**PLUMBING SERVICES**

| SERVICE AREA            | TARGET                             |
|-------------------------|------------------------------------|
| Application assessment  | ≥95% within 10 business days       |
| Request for information | ≤5 business days                   |
| Inspection response     | 2 days (urban) / 5 days (regional) |
| Compliance inspections  | ≥90% completed                     |
| Compliance rate         | ≥95%                               |

**TRADE WASTE SERVICES**

| SERVICE AREA            | TARGET                       |
|-------------------------|------------------------------|
| Application approval    | ≥95% within 20 business days |
| Compliance inspections  | ≥90% annually                |
| Non-compliance response | ≤5 business days             |
| Permit compliance       | ≥95%                         |

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## Whitsunday Water - Customer Service Standards – 2026-2031

**7. Customer Service Performance Targets**

| Area                     | Target                                        |
|--------------------------|-----------------------------------------------|
| Water fault response     | ≤240 minutes                                  |
| Sewer fault response     | ≤540 minutes                                  |
| Unplanned interruptions  | <10 per 1,000 properties/year                 |
| Water quality compliance | 100%                                          |
| Water main breaks        | ≤40 per 100km (PIA) / ≤70 per 100km (non-PIA) |
| Water losses             | ≤100 L/connection/day                         |
| Sewer complaints         | <300 per year                                 |

## CUSTOMER SERVICE PERFORMANCE TARGETS

We are committed to delivering responsive, reliable and high-quality services to our community.

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| AREA                                                                                                         | TARGET                                        |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
|  Water fault response     | ≤240 minutes                                  |
|  Sewer fault response     | ≤540 minutes                                  |
|  Unplanned interruptions  | <10 per 1,000 properties/year                 |
|  Water quality compliance | 100%                                          |
|  Water main breaks        | ≤40 per 100km (PIA) / ≤70 per 100km (non-PIA) |
|  Water losses             | ≤100 L/connection/day                         |
|  Sewer complaints         | <300 per year                                 |



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Regional Council

Whitsunday Water - Customer Service Standards – 2026-2031

## 8. Communication and Outage Management

### Planned Outages

Notice will be provided where:

- outages exceed 2 hours, or
- multiple properties are affected

### Unplanned Outages

We will:

- Respond within service targets
- Provide updates where:
  - outages exceed 2 hours
  - safety or service continuity is impacted

### Notification Channels

Where notification is required, Whitsunday Water will provide updates via one or more of the following channels, appropriate to the scale and urgency of the event:

- SMS to registered contact numbers
- Whitsunday Water and Whitsunday Regional Council websites
- Official social media channels
- Local media releases where broader public impact is identified
- Door-knock notification for high-impact or vulnerable-customer situations

**COMMUNICATION AND OUTAGE MANAGEMENT**

We are committed to keeping our community informed, safe and supported during planned and unplanned outages.

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| PLANNED OUTAGES                                                                                                                                                      | UNPLANNED OUTAGES                                                                                                                                                                                                                                                        | NOTIFICATION CHANNELS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Notice will be provided where:</b></p> <ul style="list-style-type: none"><li>• outages exceed 2 hours, or</li><li>• multiple properties are affected</li></ul> | <p><b>We will:</b></p> <ul style="list-style-type: none"><li>• Respond within service targets</li></ul> <p><b>Provide updates where:</b></p> <ul style="list-style-type: none"><li>• outages exceed 2 hours</li><li>• safety or service continuity is impacted</li></ul> | <p>Where notification is required, Whitsunday Water will provide updates via one or more of the following channels, appropriate to the scale and urgency of the event:</p> <ul style="list-style-type: none"><li>• SMS to registered contact numbers</li><li>• Whitsunday Water and Whitsunday Regional Council websites</li><li>• Official social media channels</li><li>• Local media releases where broader public impact is identified</li><li>• Door-knock notification for high-impact or vulnerable-customer situations</li></ul> |

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Whitsunday Water - Customer Service Standards – 2026-2031

## 9. Customer Responsibilities

Customers must:

- Maintain private plumbing
- Obtain required approvals
- Comply with trade waste permits
- Prevent prohibited discharges
- Provide safe access
- Pay applicable charges
- Comply with declared water restrictions issued by Whitsunday Regional Council
- Install and maintain testable backflow prevention devices where required under the *Plumbing and Drainage Act 2018 (Qld)*



Whitsunday Water - Customer Service Standards – 2026-2031

## 10. Faults and Infrastructure Responsibility

- Council: infrastructure to property boundary
- Customer: internal plumbing

Council may recover costs for damage caused by customers or third parties.

### Water Meters

The water meter installed at the property always remains the property of Whitsunday Regional Council. Customers must not remove, tamper with, bypass or obstruct access to the meter. Council is responsible for meter maintenance, testing and replacement.

### Concealed Leaks

Where a customer experiences a concealed leak on their private plumbing, Whitsunday Water's Concealed Leak Relief Policy may apply, subject to eligibility criteria and supporting documentation from a licensed plumber. Refer to Council's published policy for full details.

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**FAULTS AND INFRASTRUCTURE RESPONSIBILITY**  
We work together to ensure safe, reliable and sustainable water and sewerage services for our community.

**COUNCIL: INFRASTRUCTURE TO PROPERTY BOUNDARY**  
**CUSTOMER: INTERNAL PLUMBING**

**PROPERTY BOUNDARY**

Council may recover costs for damage caused by customers or third parties.

**WATER METERS**  
The water meter installed at the property always remains the property of Whitsunday Regional Council. Customers must not remove, tamper with, bypass or obstruct access to the meter.  
Council is responsible for meter maintenance, testing and replacement.

**CONCEALED LEAKS**  
Where a customer experiences a concealed leak on their private plumbing, Whitsunday Water's Concealed Leak Relief Policy may apply, subject to eligibility criteria and supporting documentation from a licensed plumber.  
Refer to Council's published policy for full details.

**Whitsunday Water**  
A Business Unit of Whitsunday Regional Council

## Whitsunday Water - Customer Service Standards – 2026-2031

**11. Complaints and Dispute Resolution**

| Stage             | Commitment                                    |
|-------------------|-----------------------------------------------|
| Acknowledgement   | 2 business days                               |
| Simple resolution | 10 business days                              |
| Escalation        | Manager/Director → CEO → Queensland Ombudsman |

**Important Note on External Review**

The Energy and Water Ombudsman Queensland (EWOQ) does not have jurisdiction over council-owned water and sewerage services. External review of unresolved complaints concerning Whitsunday Water services is provided by the Queensland Ombudsman.

Complaints relating to the handling of personal information may be referred to the Office of the Information Commissioner Queensland.

**COMPLAINTS AND DISPUTE RESOLUTION**  
We are committed to listening, responding and resolving your concerns fairly, transparently and in a timely manner.

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| STAGE                    | COMMITMENT                                             |
|--------------------------|--------------------------------------------------------|
| <b>ACKNOWLEDGEMENT</b>   | <b>2 business days</b>                                 |
| <b>SIMPLE RESOLUTION</b> | <b>10 business days</b>                                |
| <b>ESCALATION</b>        | <b>Manager / Director → CEO → Queensland Ombudsman</b> |

**IMPORTANT NOTE ON EXTERNAL REVIEW**

- The Energy and Water Ombudsman Queensland (EWOQ) does not have jurisdiction over council-owned water and sewerage services.
- External review of unresolved complaints concerning Whitsunday Water services is provided by the Queensland Ombudsman.
- Complaints relating to the handling of personal information may be referred to the Office of the Information Commissioner Queensland.

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A Business Unit of Whitsunday Regional Council

Whitsunday Water - Customer Service Standards – 2026-2031

## 12. Continuous Improvement

We will:

- Monitor KPI performance
- Use customer feedback
- Improve service delivery

## 13. Access and Safety

Council officers may access property where required.

Customers must:

- provide safe access
- manage hazards

## 14. Billing and Customer Support

- Biannual billing
- Flexible payment arrangements available

## 15. Privacy

Managed under applicable legislation including:

- *Information Privacy Act 2009 (Qld)*



Whitsunday Water - Customer Service Standards – 2026-2031

## 16. Pricing and Cost Recovery

Whitsunday Water applies full cost recovery principles across all services.

### Key Principles

- Costs reflect:
  - service delivery
  - regulatory activities
  - asset management
- Customers pay based on impact and service demand
- Cross-subsidisation is minimized



## Whitsunday Water - Customer Service Standards – 2026-2031

### 16.1 Plumbing Services

Fees reflect:

- Application assessment
- Inspections and compliance
- Regulatory administration

KPIs ensure efficiency and cost alignment.

### 16.2 Trade Waste Services

Charges reflect:

- Regulatory effort
- Monitoring and enforcement
- Infrastructure and treatment impacts

Higher-risk dischargers contribute proportionately.

### 16.3 Financial Sustainability

Revenue supports:

- Regulatory services
- Asset protection
- Long-term infrastructure planning

**OUR SERVICES ARE FUNDED FOR THE FUTURE**  
Our pricing and charges are designed to ensure fairness, efficiency and long-term sustainability for our community.

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| PLUMBING SERVICES                                                                                                                                                                                                   | TRADE WASTE SERVICES                                                                                                                                                                                                                  | FINANCIAL SUSTAINABILITY                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fees reflect:</b> <ul style="list-style-type: none"><li>Application assessment</li><li>Inspections and compliance</li><li>Regulatory administration</li><li>KPIs ensure efficiency and cost alignment.</li></ul> | <b>Charges reflect:</b> <ul style="list-style-type: none"><li>Regulatory effort</li><li>Monitoring and enforcement</li><li>Infrastructure and treatment impacts</li><li>Higher-risk dischargers contribute proportionately.</li></ul> | <b>Revenue supports:</b> <ul style="list-style-type: none"><li>Regulatory services</li><li>Asset protection</li><li>Long-term infrastructure planning</li></ul> |

**Whitsunday Water**  
A Business Unit of Whitsunday Regional Council

Whitsunday Water - Customer Service Standards – 2026-2031

## 17. Review and Integration

This Standard:

- Is subject to public consultation
- Is integrated with:
  - Asset Management Plans
  - Pricing frameworks
  - Service & Network planning

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# REVIEW AND INTEGRATION

We continually review and integrate our standards to ensure they remain relevant, transparent and aligned with our community's needs.

**THIS STANDARD:**

- Is subject to public consultation

**IS INTEGRATED WITH:**

- Asset Management Plans
- Pricing frameworks
- Service & Network planning

**Whitsunday Water**  
A Business Unit of Whitsunday Regional Council

Whitsunday Water - Customer Service Standards – 2026-2031

## 18. How to Contact Whitsunday Water

### Contacting Whitsunday Water

Whitsunday Water is committed to being accessible, responsive and easy to reach. For faults or emergencies, our team is available 24 hours a day, 7 days a week on **1300 972 753** — please call this number anytime you experience a water or sewerage issue that requires urgent attention.

For general enquiries, account questions or feedback, you can email us at [info@whitsundayrc.qld.gov.au](mailto:info@whitsundayrc.qld.gov.au),

visit our website at [www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au), or write to us at PO Box 104, Proserpine QLD 4800.

You are also welcome to visit us in person at any of our regional offices located in Proserpine, Cannonvale, Bowen and Collinsville.

Whichever way you choose to get in touch, we are here to help and will respond promptly, fairly and transparently.

**HOW TO CONTACT WHITSUNDAY WATER**  
Safe water. Reliable service. Honest communication.

**SAFE • RELIABLE • TRANSPARENT**

**REPORT A FAULT**  
24 HOURS / 7 DAYS  
**1300 972 753**

For urgent faults or emergencies please call 24/7.  
For all other enquiries, please use the contact options below.

**PHONE:** 1300 972 753  
**EMAIL:** [info@whitsundayrc.qld.gov.au](mailto:info@whitsundayrc.qld.gov.au)  
**WEB:** [whitsundayrc.qld.gov.au](http://whitsundayrc.qld.gov.au)  
**POSTAL:** PO Box 104, Proserpine QLD 4800

**OUR OFFICES**

- PROSERPINE
- CANNONVALE
- BOWEN
- COLLINSVILLE

**Whitsunday Water**  
A Business Unit of Whitsunday Regional Council

## Whitsunday Water - Customer Service Standards – 2026-2031

**Appendix A — W&S Levels of Service***Functional and Technical Performance Framework***A1. Water & Sewer Functional and Technical Performance Framework**

This appendix defines the relationship between:

- Customer experience (Functional Levels of Service)
- Measurable performance targets (Technical Levels of Service)

These measures support:

- Compliance with legislative requirements
- Performance monitoring (including SWIM reporting)
- Alignment with asset management and pricing frameworks

**A2. Levels of Service Framework**

| Type           | Description                                                      |
|----------------|------------------------------------------------------------------|
| Functional LOS | How customers experience the service                             |
| Technical LOS  | Measurable service performance indicators                        |
| Strategic LOS  | Outcomes linked to asset management and financial sustainability |

**A3. Water Supply – Levels of Service**

| Functional LOS     | Customer Outcome              | Performance Measure                            | Target                    |
|--------------------|-------------------------------|------------------------------------------------|---------------------------|
| Supply reliability | Water available when needed   | Water main breaks (per 100 km)                 | ≤40 (PIA) / ≤70 (non-PIA) |
| Service continuity | Minimal interruptions         | Unplanned interruptions (per 1,000 properties) | <10                       |
| Fault response     | Rapid restoration             | Response time – water incidents (minutes)      | ≤240                      |
| Water pressure     | Adequate pressure at property | % compliance with pressure standards           | ≥99%                      |
| Water quality      | Safe drinking water           | Compliance with guidelines                     | 100%                      |
| Water efficiency   | Sustainable supply            | Real water losses (L/connection/day)           | ≤100                      |
| Water efficiency   | Network performance           | Losses (kL/km/day)                             | ≤5                        |

## Whitsunday Water - Customer Service Standards – 2026-2031

**A4. Sewerage Services – Levels of Service**

| Functional LOS           | Customer Outcome         | Performance Measure                                     | Target        |
|--------------------------|--------------------------|---------------------------------------------------------|---------------|
| Supply reliability       | Sewer services available | Reportable sewer main breaks / blockages (annual count) | ≤40 annually  |
| Network performance      | Controlled failure rates | Sewer main breaks per 100 km of network (rate)          | ≤70           |
| Service continuity       | Minimal disruption       | Unplanned interruptions (per 1,000 properties)          | <10           |
| Fault response           | Timely response          | Response time – sewer incidents (minutes)               | ≤540          |
| Environmental protection | Reduced overflows        | Overflows per 100 km                                    | ≤5            |
| Customer protection      | Minimal property impact  | Overflows to property                                   | ≤5 per year   |
| Regulatory compliance    | Environmental compliance | Reportable incidents                                    | ≤2 per year   |
| Customer experience      | Service quality          | Sewer complaints                                        | <300 per year |

**A5. Customer Service Levels**

| Functional LOS         | Customer Outcome    | Performance Measure                | Target                      |
|------------------------|---------------------|------------------------------------|-----------------------------|
| Responsiveness         | Timely response     | Enquiry response time              | Within standard timeframes  |
| Complaint handling     | Fair process        | Acknowledgement                    | ≤2 business days            |
| Complaint resolution   | Timely resolution   | Resolution timeframe               | ≤10 business days (simple)  |
| Communication          | Clear information   | Outage notifications               | Provided where triggers met |
| Reliability            | Reduced disruption  | Interruptions per 1,000 properties | <10                         |
| Continuous improvement | Feedback acted upon | Feedback tracking                  | 100% reviewed               |

**A6. Alignment with Asset Management and Pricing**

These service levels are directly linked to:

- Asset Management Plans (NAMS+)
- Capital and maintenance programs
- Full cost recovery pricing models

This ensures:

**Service levels → Asset performance → Service costs → Pricing outcomes**

#### Whitsunday Water - Customer Service Standards – 2026-2031

Higher levels of service require:

- Increased operational effort
- Higher capital investment
- Corresponding pricing to maintain sustainability

#### **A7. Relationship to Regulatory and Reporting Requirements**

These performance measures support:

- Compliance with the *Water Supply (Safety and Reliability) Act 2008 (Qld)*
- Queensland urban water performance reporting requirements
- Benchmarking against industry standards (e.g. SWIM)

Whitsunday Water - Customer Service Standards – 2026-2031

## Appendix B — Plumbing and Trade Waste

### *Service Standards and Cost Recovery Alignment*

#### **B1. Plumbing & Trade Waste Service Standards & Cost Recovery Alignment**

This appendix outlines detailed service measures for plumbing and trade waste regulatory functions.

#### **B2. Framework**

| Level      | Description            |
|------------|------------------------|
| Functional | Customer experience    |
| Technical  | Measurable KPIs        |
| Regulatory | Legislative compliance |

#### **B3. Cost Drivers**

- Applications
- Inspections
- Monitoring
- Enforcement
- Infrastructure impact

#### **B4. Cost Recovery Alignment**

| KPI           | Cost Link                   |
|---------------|-----------------------------|
| Approval time | Staffing / assessment costs |
| Inspections   | Operational workforce       |
| Compliance    | Risk reduction              |
| Enforcement   | Legal / compliance cost     |

#### **B5. User-Pays Principle**

Trade waste pricing ensures:

- High-impact users pay appropriate costs
- Infrastructure impacts are recovered
- Environmental protection is maintained

#### **B6. Asset Management Integration**

Regulation supports:

- Network reliability
- Reduced asset failure

Whitsunday Water - Customer Service Standards – 2026-2031

- Lower long-term costs

**B7. Continuous Improvement**

Performance:

- Monitored
- Reported
- Used to refine pricing and service delivery

## 11.8 - Annual Christmas Closure 2026

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Coordinator Human Resources

**AUTHORISING OFFICER:** Director Corporate Support Services

---

### PURPOSE

This report seeks the endorsement of Council for the annual Christmas closure of Council buildings, offices, and depots for 2026.

### EXECUTIVE SUMMARY

It is proposed that the annual Christmas closure for Council commences from Wednesday 23 December 2026, resuming normal operating hours on Monday 4 January 2027.

The public holidays during this period are Friday, 25 December 2026, Christmas Day; Monday 28 December 2026 (in lieu of Boxing Day); and Friday 1 January 2027, New Years Day.

During the closure skeleton crews and/or on-call arrangements will be scheduled for Infrastructure Services, Aviation and Tourism, Local Laws and Innovation and Technology teams to address any urgent matters that may arise. These include the following services:

- Parks & Gardens will still be doing BBQ's and essential maintenance at high usage areas
- Street sweeper will still be active
- Road closures for events still happening
- On call will still function across all areas
- Some operational staff will be on deck progressing projects
- Water and wastewater treatment plants will be running
- Plumbers will be working/on call
- Landfills and transfer stations and waste collection oversight will still be occurring
- Local Laws compliance
- Recreation Services will attend to Aquatic facility problems
- Commercial businesses will trade as normal, other than Quarry Operations and Economic Development Department which will have closures

The Whitsunday Regional Council Certified Agreement Annual Christmas Closure, states that Council will provide notice of closure dates to affected staff by 1 September each year.

### OFFICER'S RECOMMENDATION

That Council:

1. Endorse the closure of Council offices and libraries, customer service centres and depots during the Christmas/New Year period commencing from Wednesday 23 December 2026 and resuming normal operating hours on Monday 4 of January 2027; and
2. Note that other facilities will be operating throughout this period including after-hours service, skeleton works crews and waste services.

## **BACKGROUND**

Historically Whitsunday Regional Council shuts down over the end of year holiday period (December / January). The community is advised of these changes to Council operations through media releases, notices on Facebook, the Council website, and notices in Council public locations such as customer service areas.

The administration centres and library phones are diverted to the call centre who are provided with emergency contacts to respond to any events requiring immediate action, otherwise basic enquiries are handled, and the more complex enquiries are logged for action upon return to the office.

## **DISCUSSION/CURRENT ISSUE**

Compulsory closure arrangements for the Christmas and New Year period are based on the benefits that result from closure during a traditionally low productivity period and providing the opportunity for staff to have a substantial break for family or other reasons.

The closure arrangements will apply only where departmental requirements permit the absence of employees. Limited staffing arrangements may need to be implemented in some areas of departments to meet essential Council and public needs

## **FINANCIAL IMPLICATIONS**

Associated costs are funded from the approved salaries & wages budget and staff use leave allocations during the closure period.

## **CONSULTATION/ENGAGEMENT**

Executive Leadership Team

## **STATUTORY/COMPLIANCE MATTERS**

Whitsunday Regional Council Certified Agreement, Annual Christmas Closure

Whitsunday Regional Council Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2014.

## **RISK ASSESSMENT/DEADLINES**

Managed within existing risk management guidelines.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

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

## **ATTACHMENTS**

Nil

## 11.9 - Council Meeting Dates 2027

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Director Corporate Support Services

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### PURPOSE

To propose the Ordinary Council Meeting dates and locations for the 2027 calendar year, for Council's consideration.

### EXECUTIVE SUMMARY

Council is required to adopt the 2027 Ordinary Council Meeting calendar and the dates for each meeting have been provided for consideration.

### OFFICER'S RECOMMENDATION

That Council:

1. Adopts the indicative schedule of Ordinary Council Meeting dates for the 2027 calendar year as outlined below:
  - 27 January 2027
  - 24 February 2027
  - 24 March 2027
  - 28 April 2027
  - 26 May 2027
  - 16 June 2027
  - 28 July 2027
  - 25 August 2027
  - 29 September 2027
  - 27 October 2027
  - 24 November 2027
  - 8 December 2027
2. Authorises the Chief Executive Officer, in consultation with the Mayor, to amend the adopted 2027 Ordinary Council Meeting schedule where operational requirements, Council business commitments, conferences, emergencies, or other unforeseen circumstances necessitate a change, with any amendments to be communicated to Councillors and publicly notified as required.
3. Notes that the location of each meeting will be held at one of Council's public offices, determined administratively and may vary depending on operational requirements, community engagement opportunities, or weather conditions.
4. Notes that Councillors, staff, and members of the public may attend meetings virtually, in accordance with Council's meeting procedures and technology capabilities.

## BACKGROUND

At its Ordinary Meeting held on 24 September 2025, Council resolved that a further report be presented to the October 2026 Ordinary Meeting with the proposed schedule of meeting dates for 2027.

Ordinary Council Meetings are Council's primary decision-making forum and are generally held on the fourth Wednesday of each month, unless otherwise resolved by Council.

In accordance with section 257(1) of the *Local Government Regulation 2012*, a local government must hold at least one meeting each month. Council traditionally adopts an annual meeting schedule, with Ordinary Meetings alternating between Bowen and Proserpine to provide residents across the region with equitable opportunities to attend meetings and raise matters of concern.

Council Briefing Sessions are generally scheduled on the first, second and third Wednesdays of each month. These sessions provide Councillors with an opportunity to seek clarification, ask questions and obtain additional information on matters prior to formal consideration by Council, supporting informed decision-making.

Unlike Ordinary Meetings, Briefing Session dates do not require formal adoption by Council and may be determined by the Chief Executive Officer in consultation with the Mayor.

## DISCUSSION/CURRENT ISSUE

Regular Council meetings play a critical role in establishing policy direction and maintaining effective communication between Councillors, Council officers and the broader community. Ordinary Meetings are the formal decision-making forums of Council and are open to the public, providing transparency in local government decision-making and opportunities for public participation in accordance with legislative requirements and Council processes.

The proposed meeting schedule includes an extended period between the June and July Ordinary Meetings. This scheduling arrangement accommodates Council's annual budget adoption process and the mid-year school holiday period, providing additional flexibility for Councillors and staff while ensuring compliance with legislative meeting requirements.

At the time of preparing this report, no conference or industry event commitments have been identified for 2027 that would affect the proposed meeting schedule. However, Council-related commitments, conferences, operational requirements or unforeseen circumstances may arise throughout the year which could impact scheduled meeting dates. To provide flexibility in managing such situations, it is proposed that Council authorise the Chief Executive Officer, in consultation with the Mayor, to amend the adopted meeting schedule where necessary, with any changes to be appropriately communicated and publicly notified.

It is also proposed that the December 2027 Ordinary Meeting be held earlier than the customary fourth Wednesday due to the proximity of the Christmas and New Year public holidays and Council's annual shutdown period.

## FINANCIAL IMPLICATIONS

The adoption of the proposed Ordinary Council Meeting dates for 2027 will incur minimal financial impact. Associated costs are limited to catering and meeting supplies. There are no additional expenses for venue hire or travel, as all meetings will be held using internal Council facilities and resources. This approach contrasts with past practices where external venues were sometimes utilised, resulting in additional costs.

## **CONSULTATION/ENGAGEMENT**

Director Corporate Support Services  
Manager Governance  
Executive Assistant to the CEO  
Councillor Support Officer  
Executive Assistant to the Mayor

## **STATUTORY/COMPLIANCE MATTERS**

Local Government Regulation 2012

## **RISK ASSESSMENT/DEADLINES**

In accordance with the *Local Government Act 2009*, an Ordinary Meeting of Council must be held at least monthly, either in Council's public offices, or other locations fixed by Council. Council risks breaching legislation requirements by not holding these meetings accordingly.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Ensuring good governance, agile procurement, consolidated systems and robust financials

## **ATTACHMENTS**

Nil

## 11.10 - Council Resolution Register

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Councillor Support Officer

**AUTHORISING OFFICER:** Director Corporate Support Services

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### PURPOSE

To provide Council with a status update on the implementation of resolutions passed at Ordinary, Confidential and Special Meetings during the 2025/26 financial year, including progress on any open resolutions carried forward from previous reporting periods.

### EXECUTIVE SUMMARY

Council resolutions are a key outcome of the democratic decision-making process and provide the mechanism through which Council's strategic direction, policies, budgets, and other decisions are implemented. To support transparency, accountability, and effective governance, Council is periodically provided with an update on the implementation status of its resolutions.

The Resolution Register recorded a total of 294 resolutions during the reporting period, comprising 73 resolutions carried forward from previous reporting periods and 221 resolutions made during the 2025/26 financial year. During the year, 271 resolutions were completed, demonstrating the continued implementation of Council decisions. At the end of the reporting period, 23 resolutions remained open and continue to progress through the implementation process.

The status of all open resolutions is detailed in Attachment 11.10.1 for Council's information and oversight.

### OFFICER'S RECOMMENDATION

That Council receive and note the status of the Council Resolution Register as presented at **Attachment 11.10.1**.

### BACKGROUND

Council meetings are a cornerstone of local government democracy and the principal forum for Council decision-making. It is through these meetings that Council sets strategic direction, adopts policies and corporate plans, approves budgets, and makes local laws. The resolutions arising from Council meetings are a key demonstration of transparent, accountable, and effective local government decision-making.

The Chief Executive Officer is responsible for ensuring that Council resolutions are implemented without undue delay and, when requested, reporting to Council on the implementation of those decisions. **Attachment 11.10.1** provides Council with an update on the implementation status of resolutions and promotes transparency and accountability to the community.

### DISCUSSION/CURRENT ISSUE

The Resolution Register recorded 294 resolutions during the reporting period, comprising 73 resolutions carried forward from previous reporting periods and 221 resolutions made during the 2025/26 financial year.

During 2025/26, 271 resolutions were completed, with 23 resolutions remaining open at the end of the reporting period. The status of each open resolution is detailed in Attachment 1.

| Resolution Register 2025/26 | Number |
|-----------------------------|--------|
| Brought Forward             | 73     |
| New Resolutions             | 221    |
| Completed                   | 271    |
| Open at 30 June 2026        | 23     |

## **FINANCIAL IMPLICATIONS**

There are no financial implications as this function is part of normal business operations and is provided for within Council's annual budget.

## **CONSULTATION/ENGAGEMENT**

Executive Leadership Team

## **STATUTORY/COMPLIANCE MATTERS**

Resolutions are entered into the register after each meeting and the reporting officer is advised of each resolution. Once the action has been completed the register is updated. Any overdue actions are discussed at management level to ensure that there are no issues with finalising the resolution.

## **RISK ASSESSMENT/DEADLINES**

Failure to implement Council resolutions may result in Council decisions not being actioned in a timely manner, or remaining outstanding without appropriate oversight and accountability. This may impact Council's ability to give effect to its decisions, meet community expectations, and demonstrate transparent and effective governance.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Ensuring good governance, agile procurement, consolidated systems and robust financials

## **ATTACHMENTS**

1. Open Action Items as at 30 June 2026 [11.10.1 - 11 pages]

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                         | Item No. | Item                                  | Status        | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assignee/s  | Action Taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Due Date  | Days Overdue |
|--------------|--------------------------------------------------|----------|---------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------|
| 24-09-2025   | Confidential Council Meeting - 24 September 2025 | 13.5     | Agistment Lease Bowen                 | - In progress | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/09/24.26<br/>Moved By: CR M WRIGHT<br/>Seconded By: CR C BAUMAN</p> <p>That Council resolves to award the contract 500.2025.0021 Lease for Agistments for part of land at Lot 31 Bowen Development Road, Bowen, more particularly known as Lot 31 on CP HR1970, to Troy MacDonald and delegate authority to the Chief Executive Officer to negotiate and execute a lease agreement.</p> <p>MEETING DETAILS<br/>The motion was Carried 6 / 0.<br/>CARRIED<br/>~~~~~</p> | Paul Hanlon | <p>23/10/2025 Stacie Thomas<br/>Alicia Fletcher<br/>Letter has been issued to successful proponent of the Tender confirming the Council Resolution.<br/>Negotiations have commenced with Mr MacDonald to finalise the Agistment Lease for signing. Confirmation of lease plan requirements currently being confirmed with Titles Queensland.</p>                                                                                                                                      | 9-10-2025 | 301          |
| 24-09-2025   | Confidential Council Meeting - 24 September 2025 | 13.6     | Agistment Lease Collinsville          | - In progress | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/09/24.27<br/>Moved By: CR M WRIGHT<br/>Seconded By: CR J FINLAY</p> <p>That Council resolves to award the contract 500.2025.0021 Lease for Agistments for part of land at 50 Walker Street, Collinsville, more particularly known as Lot 16 on CP C7404 to David Garton-Dodd and delegate authority to the Chief Executive Officer to negotiate and execute a lease agreement.</p> <p>MEETING DETAILS<br/>The motion was Carried 7 / 0.<br/>CARRIED<br/>~~~~~</p>      | Paul Hanlon | <p>23/10/2025 Stacie Thomas<br/>Alicia Fletcher<br/>Letter has been issued to successful proponent of the Tender confirming the Council Resolution. Negotiations have commenced with Mr Garton-Dodd to finalise an Agistment Lease for signing.<br/>Surveyor engaged to complete survey sketch plan for agistment area.</p> <p>01/12/2025 Peter Shuttlewood<br/>Draft lease agreement issued to proposed lessee. Surveyor onsite to draft lease plan prior to execution of lease.</p> | 9-10-2025 | 301          |
| 24-09-2025   | Confidential Council Meeting - 24 September 2025 | 13.7     | New Lease - Hidden Court Storage Shed | In progress   | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/09/24.28<br/>Moved By: CR C BAUMAN<br/>Seconded By: CR J CLIFFORD</p> <p>That Council resolves to award the contract 500.2025.0035 Lease of Storage Shed located at 5-9 Hidden Court, Cannonvale and authorise the Chief Executive Officer to negotiate and execute a five (5) year peppercorn lease agreement with Whitsunday Triathlon Club.</p> <p>MEETING DETAILS</p>                                                                                              | Paul Hanlon | <p>23/10/2025 Stacie Thomas<br/>Alicia Fletcher<br/>Letter has been issued to successful proponent of the Tender confirming the Council Resolution. Negotiations have commenced with Whitsunday Triathlon Club and a site meeting is booked for Monday 27/10/25 to finalise negotiations on lease area.</p>                                                                                                                                                                           | 9-10-2025 | 301          |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                     | Item No. | Item                                               | Status      | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assignee/s                        | Action Taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Due Date   | Days Overdue |
|--------------|----------------------------------------------|----------|----------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
|              |                                              |          |                                                    |             | The motion was Carried 7 / 0.<br>CARRIED<br>~~~~~                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |              |
| 24-09-2025   | Ordinary Council Meeting - 24 September 2025 | 11.9     | Proserpine Junior Sporting Complex - Lease Renewal | In progress | Please action as per Council resolution.<br><br>RESOLUTION OM2025/09/24.13<br>Moved By: CR J COLLINS<br>Seconded By: CR C BAUMAN<br><br>That Council authorise the Chief Executive Officer to enter into negotiations and execute a ten (10) year peppercorn trustee lease with Proserpine Junior Sporting Complex for part of the land being Lot 26 on CP HR1946 (Lease A) also known as 333 Crystalbrook Road, Proserpine in accordance with Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012.<br><br>MEETING DETAILS<br>The motion was Carried 7 / 0.<br>CARRIED<br>~~~~~ | Paul Hanlon                       | 23/10/2025 Stacie Thomas<br>Alicia Fletcher<br>Letter has been issued to Proserpine Junior Sporting Complex confirming the Council Resolution. Drafting of new Lease has commenced and will be sent to lessee for signing prior to the expiration date of their current lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7-10-2025  | 303          |
| 29-10-2025   | Ordinary Council Meeting - 29 October 2025   | 11.1     | Bowen Foreshore Master Plan                        | In progress | Please action as per Council resolution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paul Hanlon                       | 09/12/2025 Warren Bunker<br>Please ensure the five-year action plan is created.<br><br>09/12/2025 Paul Hanlon<br>Endorse the Bowen Foreshore Master Plan (Attachment 11.1.1). [ DONE ]<br>Adopt the Bowen Foreshore Master Plan as the Land Management Plan for the subject area, [ NOTED - No Further Action Currently ]<br>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, [ NOTED - No Further Action Currently ]<br>Authorise the Chief Executive Officer to prepare and implement an initial first stage five-year action plan, [ UNDERWAY - DRAFT BEING COMPLETED ]<br>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. [ ONGOING ACTION OVER TIME ] | 19-11-2025 | 260          |
| 29-10-2025   | Ordinary Council Meeting - 29 October 2025   | 11.3     | Halpannel Basketball Court - Proserpine            | In progress | Please action as per Council resolution.<br><br>RESOLUTION OM2025/10/29.7<br>Moved By: CR J COLLINS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Ashley Cronin, Erin Finau, Amanda | 27/01/2026 Nicole Lorraway<br>Another round of public consultation is being organised over the next few weeks to get further community feedback. Once feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 30-06-2026 | 38           |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                    | Item No. | Item                                  | Status               | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assignee/s              | Action Taken                                                                                                                                                                                                                                               | Due Date   | Days Overdue |
|--------------|---------------------------------------------|----------|---------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
|              |                                             |          |                                       |                      | <p>Seconded By: CR M WRIGHT</p> <p>That Council:</p> <p>Note the petition received from adjoining residents, opposing the construction of a full-sized basketball court at Halpannel Park, Proserpine,</p> <p>Defer the basketball court project pending further investigation of options,</p> <p>Consider the proposal further once the outcomes of the investigations and consultation, including cost estimates, community feedback, and recommended next steps,</p> <p>Receive a further report prior to 30 June 2026 on the outcome of the additional consultation,</p> <p>Advise the petitioners of Council's resolution regarding the petition, including a copy of this report.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 7 / 0.</p> <p>CARRIED</p> <p>~~~~~</p>                       | Pugh, Mark<br>Callaghan | received from the Community, next steps will be considered. <p>02/04/2026 Nicole Lorraway<br/>Report to go back to Council to close out, no funding for new infrastructure and no out cry from public to reinstate basketball court at Les Stagg Oval.</p> |            |              |
| 26-11-2025   | Ordinary Council Meeting - 26 November 2025 | 11.10    | New Lease - Hidden Court Storage Shed | In progress          | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/11/26.12</p> <p>Moved By: CR C BAUMAN</p> <p>Seconded By: CR J CLIFFORD</p> <p>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) &amp; 2 of the Local Government Regulation 2012.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 7 / 0.</p> <p>CARRIED</p> <p>~~~~~</p>                                                                                                                                                                                               | Paul Hanlon             | 15/12/2025 Peter Shuttlewood<br>New lease document has been drafted and locks provided to separate the premises.                                                                                                                                           | 10-12-2025 | 240          |
| 26-11-2025   | Ordinary Council Meeting - 26 November 2025 | 13.7     | Strategic Purchase                    | Land Not started yet | <p>Please action as per Council resolution.</p> <p>Cr Gary Simpson declared a prescribed conflict of interest in item 13.7 regarding Strategic Land Purchase 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; Cr Gary Simpson is a close associate of the applicant.</p> <p>The nature of the councillor's relationship with the entity: Cr Gay Simpson is a close associate of the applicant.</p> <p>As a result of this conflict of interest, Cr Gary Simpson advised that he will leave the meeting and take no part in the discussion or decision making of this matter.</p> <p>Cr Gary Simpson left the room at 1:41pm</p> <p>~~~~~</p> | Paul Hanlon             |                                                                                                                                                                                                                                                            | 10-12-2025 | 240          |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                    | Item No. | Item                                                                                        | Status      | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assignee/s  | Action Taken                                                                                                                                                                                                                       | Due Date   | Days Overdue |
|--------------|---------------------------------------------|----------|---------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
|              |                                             |          |                                                                                             |             | <p>RESOLUTION OM2025/11/26.24<br/> Moved By: CR C BAUMAN<br/> Seconded By: CR J CLIFFORD<br/> That:<br/> 1. Council is satisfied that acquiring a parcel of land in fee simple in Cannonvale is necessary for the performance of Council's functions relevant to its management of assets and delivering effective services to its community; and<br/> 2. Council delegates to the Chief Executive Officer all powers to:<br/> a) enter into negotiations and finalise, on behalf of Council, to acquire a parcel of land in fee simple in Cannonvale; and<br/> b) take any incidental steps to gain approvals under legislation for the arrangement if required.</p> <p>MEETING DETAILS<br/> The motion was Carried 6 / 0.</p> <p>CARRIED<br/> ~~~~~<br/> Cr Simpson returned to the meeting at 1:42pm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                                                                                                                                                                                                                                    |            |              |
| 10-12-2025   | Ordinary Council Meeting - 10 December 2025 | 11.4     | Update - Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2024 | In progress | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/12/10.7<br/> Moved By: CR C BAUMAN<br/> Seconded By: CR J CLIFFORD<br/> That Council resolves to:<br/> Accept the further changes outlined in this report and update the proposed Local Law;<br/> Propose to make Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2025, as amended (the Proposed Subordinate Local Law).<br/> Delegate to the Chief Executive Officer the process and responsibilities to take all steps the Chief Executive Officer considers desirable under Chapter 3 of the Local Government Act 2009, including:<br/> consulting with the public about the Proposed Subordinate Local Law and conducting a public interest test in relation to anti-competitive provisions contained within the Proposed Subordinate Local Law for at least 21 days (Consultation Period); and<br/> considering every submission properly made to Council about the Proposed Subordinate Local Law during the Consultation Period.</p> <p>MEETING DETAILS<br/> The motion was Lost 3 / 4.</p> <p>LOST<br/> ~~~~~<br/> RESOLUTION OM2025/12/10.8<br/> Moved By: CR J FINLAY<br/> Seconded By: CR C BAUMAN<br/> That Council resolves to:<br/> Accept the further changes outlined in this report and update the proposed Local Law. Including:</p> | Amanda Pugh | <p>23/02/2026 Stacie Thomas<br/> 20/2/26 – Community consultation timeline proposed – 27 Feb – 29 March</p> <p>30/07/2026 Stacie Thomas<br/> The community consultation report will be presented at a future Council briefing.</p> | 31-08-2026 |              |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                    | Item No. | Item                                              | Status      | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assignee/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action Taken | Due Date   | Days Overdue |
|--------------|---------------------------------------------|----------|---------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|--------------|
|              |                                             |          |                                                   |             | <p>Adding 3(b)(c) "Emailing Council with-in 24 hours of each complaint with the reason for the complaint and how it was attended to.";</p> <p>Propose to make Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2025, as amended (the Proposed Subordinate Local Law).</p> <p>Delegate to the Chief Executive Officer the process and responsibilities to take all steps the Chief Executive Officer considers desirable under Chapter 3 of the Local Government Act 2009, including:</p> <p>consulting with the public about the Proposed Subordinate Local Law and conducting a public interest test in relation to anti-competitive provisions contained within the Proposed Subordinate Local Law for at least 21 days (Consultation Period); and</p> <p>considering every submission properly made to Council about the Proposed Subordinate Local Law during the Consultation Period.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 5 / 2.</p> <p>CARRIED</p> <p>~~~~~</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |            |              |
| 10-12-2025   | Ordinary Council Meeting - 10 December 2025 | 13.3     | Bowen Gardens Community                           | Not started | yet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/12/10.19</p> <p>Moved By: CR J FINLAY</p> <p>Seconded By: CR M WRIGHT</p> <p>That Council award the contract 500.2025.0063 Part of land lease B – 65a Williams Street, Bowen to Gardening Community of Bowen Inc and authorise the Chief Executive Officer to negotiate and execute a two (2) year peppercorn lease.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 7 / 0.</p> <p>CARRIED</p> <p>~~~~~</p>                                                                                                                                       | Paul Hanlon  | 24-12-2025 | 226          |
| 29-04-2026   | Ordinary Council Meeting - 29 April 2026    | 11.4     | Queensland Railways Institute Inc - Lease Renewal | Not started | yet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/04/29.7</p> <p>Moved By: CR M WRIGHT</p> <p>Seconded By: CR J FINLAY (DEPUTY MAYOR)</p> <p>That Council authorise the Chief Executive Officer to enter into negotiations and execute a ten (10) year peppercorn lease with Queensland Railways Institute Inc. for part of the land being Lot 1 on CP HR1822 (Lease Q) also known as 50E George Street, Bowen in accordance with Section 2361(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 7 / 0.</p> <p>CARRIED</p> <p>~~~~~</p> | Paul Hanlon  | 7-04-2026  | 121          |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                 | Item No. | Item                                                                                             | Status          | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assignee/s  | Action Taken                                     | Due Date   | Days Overdue |
|--------------|------------------------------------------|----------|--------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------|------------|--------------|
| 29-04-2026   | Ordinary Council Meeting - 29 April 2026 | 12.4     | Major Events Sponsorships Panel Recommendation - Competitive Round 1 2026                        | Not started yet | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/04/29.23<br/> Moved By: CR J CLIFFORD<br/> Seconded By: CR M WRIGHT</p> <p>That Council endorse the funding allocations for Round 1 of the 2025/26 financial year Major Events and Conferences Sponsorship Program as outlined in the Panel Assessment Summary and authorise the Chief Executive Officer to enter into funding agreement with the successful applicants.</p> <p>Successful Applications:<br/> Airlie Beach Festival of Music (Jimmys Entertainment Pty Ltd)<br/> Viking Cup 10s Junior Rugby (Whitsunday Junior Rugby Union)<br/> Don River Dash (Burdekin Offroaders Inc)<br/> Airlie Beach Triathlon (Whitsunday Triathlon Club)<br/> Airlie Beach Marathon (Whitsunday Running Club Inc)</p> <p>Unsuccessful Applications:<br/> Bowen Polocrosse (Bowen Polocrosse Club Inc)<br/> Queensland Track Championships (Whitsunday Dirt Riders Club Inc)<br/> SICYC Rendezvous (Shag Islet Cruising Yacht Club)</p> <p>MEETING DETAILS<br/> The motion was Carried 6 / 1.</p> <p>CARRIED<br/> ~~~~~</p> | Paul Hanlon |                                                  | 7-04-2026  | 121          |
| 27-05-2026   | Ordinary Council Meeting - 27 May 2026   | 12.1     | Acquisition of Easements Incorporating Strategic Value and Business Interruption to a Land Owner | Not started yet | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/05/27.17<br/> Moved By: CR M WRIGHT<br/> Seconded By: CR J FINLAY (DEPUTY MAYOR)</p> <p>That Council:<br/> Approves the acquisition of two easements over the property listed in Attachment 12.1.1 - Property Details;<br/> Endorses the recommended compensation payment to the landowner, noting that the amount exceeds the assessed land value but is supported by the estimated business interruption impacts and the strategic importance of the project; and<br/> Delegates authority to the Chief Executive Officer to negotiate, finalise and execute all necessary documentation associated with the easement acquisitions.</p> <p>MEETING DETAILS<br/> The motion was Carried 6 / 1.</p> <p>CARRIED<br/> ~~~~~</p> <p>RESOLUTION OM2025/05/27.18</p>                                                                                                                                                                                                                                                      | Paul Hanlon | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 10-06-2026 | 57           |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                               | Item No. | Item                               | Status      | Action Required                                                                                                                                                                                                                                                                                                                             | Assignee/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action Taken | Due Date                                         | Days Overdue  |
|--------------|----------------------------------------|----------|------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------|---------------|
|              |                                        |          |                                    |             | <p>Moved By: MAYOR R COLLINS<br/>Seconded By: CR J CLIFFORD</p> <p>That Council:<br/>Delegate the Chief Executive Officer to report back to council on negotiated outcomes of land tenure and purchases to guide consistency across the organisation.</p> <p>MEETING DETAILS<br/>The motion was Carried 7 / 0.</p> <p>CARRIED<br/>~~~~~</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                  |               |
| 27-05-2026   | Ordinary Council Meeting - 27 May 2026 | 12.2     | Land and Easement Acquisition      | Not started | yet                                                                                                                                                                                                                                                                                                                                         | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/05/27.19<br/>Moved By: CR G SIMPSON<br/>Seconded By: CR J COLLINS</p> <p>That Council:<br/>Approves the acquisition of the parcels of land and easements listed in Attachment 12.2.1 - Property Details; and</p> <p>Delegates authority to the Chief Executive Officer to negotiate, finalise and execute all necessary documentation associated with acquisitions and easements.</p> <p>MEETING DETAILS<br/>The motion was Carried 7 / 0.</p> <p>CARRIED<br/>~~~~~</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Paul Hanlon  | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 10-06-2026 57 |
| 27-05-2026   | Ordinary Council Meeting - 27 May 2026 | 12.3     | Regional Activation Fund Easements | Not started | yet                                                                                                                                                                                                                                                                                                                                         | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2025/05/27.20<br/>Moved By: CR J FINLAY (DEPUTY MAYOR)<br/>Seconded By: MAYOR R COLLINS</p> <p>That Council:</p> <ol style="list-style-type: none"> <li>Endorses the acquisition of easements over the land parcels described in Attachment 12.3.1 - Property Details for the purpose of delivering infrastructure associated with the Residential Activation Fund project;</li> <li>Delegates authority to the Chief Executive Officer, pursuant to section 257 of the Local Government Act 2009, to negotiate, finalise and execute all documents necessary to secure the required easements;</li> <li>Authorises the Chief Executive Officer to determine and agree compensation amounts and associated acquisition terms, provided all costs remain within the approved capital budget allocations for the project; and</li> <li>Authorises the Chief Executive officer to do all things reasonably necessary to give effect to this resolution.</li> </ol> | Paul Hanlon  | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 10-06-2026 57 |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                | Item No. | Item                                   | Status          | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assignee/s  | Action Taken                                      | Due Date   | Days Overdue |
|--------------|-----------------------------------------|----------|----------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------|------------|--------------|
|              |                                         |          |                                        |                 | MEETING DETAILS<br>The motion was Carried 7 / 0.<br><br>CARRIED<br>~~~~~                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                                                   |            |              |
| 27-05-2026   | Ordinary Council Meeting - 27 May 2026  | 12.4     | Capital Budget Related Easements       | Not started yet | <p>Please action as per Council resolution.</p> <p>Cr John Finlay declared a prescribed conflict of interest in item 12.4 regarding Capital Budget Related Easements 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: A landowner in the report is a client of SSB Partners, to which Cr Finlay is a manager.<br/>Details of the councillor's, and any other entity's, interest in the matter: Cr Finlay is a manager at SSB Partners.</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 12:51pm.</p> <p>~~~~~</p> <p>RESOLUTION OM2025/05/27.21<br/>Moved By: MAYOR R COLLINS<br/>Seconded By: CR M WRIGHT</p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Endorse the acquisition of easements over land parcels listed in Attachment 12.4.1 - Property Details;</li> <li>2. Delegates authority to the Chief Executive Officer to negotiate, finalise and execute all documents necessary to secure the required easements;</li> <li>3. Authorises the Chief Executive Officer to determine and agree compensation amounts and associated acquisition terms, provided all costs remain within the approved capital project, program or emerging project budget allocations; and</li> <li>4. Authorises the Chief Executive officer to do all things reasonably necessary to give effect to this resolution.</li> </ol> <p>MEETING DETAILS<br/>The motion was Carried 6 / 0.<br/><br/>CARRIED<br/>~~~~~</p> <p>Cr Finlay returned to the room at 12:51pm.</p> | Paul Hanlon | 06/07/2026 Warren Bunker Reassign to Paul Hanlon  | 10-06-2026 | 57           |
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 8.0.1    | Petitions/Questions on Notice - Agenda | On hold         | <p>Please action as per Council resolution.</p> <p>Cr John Collins noted that a petition submitted to him in regards to being against a proposed development at Brandy Creek which was handed into the relevant directorate for response.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Amanda Pugh | 07/07/2026 Tanya Scells Applicant placed on hold. | 1-07-2026  | 36           |

| Meeting Date | Document                                | Item No. | Item                                                                               | Status | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assignee/s  | Action Taken                                     | Due Date  | Days Overdue |
|--------------|-----------------------------------------|----------|------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------|-----------|--------------|
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.1     | Land Acquisition at Not Hamilton Plains with started Compensation Offset Component | yet    | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2026/06/17.19<br/> Moved By: CR J CLIFFORD<br/> Seconded By: CR J FINLAY (DEPUTY MAYOR)<br/> That Council:<br/> Approves the acquisition of the parcel of land listed in Attachment 12.1.1 - Property Details;<br/> Approves a compensation offset arrangement under section 21 of the Acquisition of Land Act 1967 (Qld); and<br/> Pursuant to section 257 of the Local Government Act 2009 (Qld), delegates authority to the Chief Executive Officer to negotiate, finalise and execute all necessary documentation associated with the acquisition and compensation settlement arrangement.</p> <p>MEETING DETAILS<br/> The motion was Carried 7 / 0.</p> <p>CARRIED<br/> ~~~~~</p> | Paul Hanlon | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 1-07-2026 | 36           |
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.2     | Agistment Lease Not Renewal at Collinsville started                                | yet    | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2026/06/17.20<br/> Moved By: CR M WRIGHT<br/> Seconded By: CR J COLLINS<br/> That Council:<br/> Resolves to dispose of an interest in land by renewal of the agistment lease identified in Attachment 12.2.1 – Lease Details, other than by tender or auction, in accordance with section 236(1)(c)(iii) of the Local Government Regulation 2012; and<br/> Delegates authority to the Chief Executive Officer to negotiate, finalise, and execute the lease, on terms and conditions satisfactory to Council.</p> <p>MEETING DETAILS<br/> The motion was Carried 7 / 0.</p> <p>CARRIED<br/> ~~~~~</p>                                                                                  | Paul Hanlon | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 1-07-2026 | 36           |
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.3     | Acquisition of Land to Not Support Road started Infrastructure                     | yet    | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2026/06/17.21<br/> Moved By: MAYOR R COLLINS<br/> Seconded By: CR J CLIFFORD<br/> That Council:<br/> Endorses the acquisition of the part of land set out in Attachment 12.3.1 – Property Details, for road purposes; and<br/> Delegates authority to the Chief Executive Officer to negotiate, finalise and execute all documents to complete the acquisition on terms satisfactory to Council.<br/> Requests the Chief Executive Officer to ensure appropriate valuation, legal, financial and strategic due diligence is completed prior to finalising the</p>                                                                                                                      | Paul Hanlon | 06/07/2026 Warren Bunker Reassign to Paul Hanlon | 1-07-2026 | 36           |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                | Item No. | Item                                    | Status          | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assignee/s                   | Action Taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Due Date   | Days Overdue |
|--------------|-----------------------------------------|----------|-----------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
|              |                                         |          |                                         |                 | acquisition, and to provide Councillors with a confidential update on the final negotiated outcome.<br><br>MEETING DETAILS<br>The motion was Carried 7 / 0.<br><br>CARRIED<br>~~~~~                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |              |
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.4     | Land Acquisition with Strategic Element | Not started yet | Please action as per Council resolution.<br>Cr Gary Simpson declared a prescribed conflict of interest on item 12.4 regarding Land Acquisition with Strategic Element and left the meeting at 3:31pm not participating in the decision making of this item.<br>RESOLUTION OM2026/06/17.22<br>Moved By: CR J CLIFFORD<br>Seconded By: CR J FINLAY (DEPUTY MAYOR)<br>That Council:<br>Approves the acquisition of the parcel of land listed in Attachment 12.4.1 - Property Details; and<br>Delegates authority to the Chief Executive Officer to negotiate, finalise and execute all necessary documentation associated with acquisition.<br>Requests the Chief Executive Officer to ensure the strategic rationale, due diligence outcomes, lease implications, funding considerations and long-term land use opportunities are documented prior to finalising the acquisition, and that Councillors receive a confidential update on the final negotiated outcome.<br>MEETING DETAILS<br>The motion was Carried 6 / 0.<br><br>CARRIED<br>~~~~~<br>Cr Simpson returned to the meeting at 3.32pm. | Paul Hanlon                  | 06/07/2026 Warren Bunker Reassign to Paul Hanlon                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1-07-2026  | 36           |
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.6     | Growth Corridor Network Plan            | In progress     | Please action as per Council resolution.<br><br>RESOLUTION OM2026/06/17.24<br>Moved By: MAYOR R COLLINS<br>Seconded By: CR J COLLINS<br><br>That Council:<br>Adopt the Proserpine Shute Harbour Road - Intersection Layout version 2 as amended as the basis for advocacy with the Department of Transport and Main Roads and negotiations with developers; and<br>Endorse the Proserpine Shute Harbour Road - Roads Layout as contained within the confidential report as the basis for advocacy and negotiations with landowners, developers and government agencies.<br><br>MEETING DETAILS<br>The motion was Carried 6 / 1.<br><br>CARRIED<br>~~~~~                                                                                                                                                                                                                                                                                                                                                                                                                                          | Gary Murphy, Nicole Lorroway | Intersection layout has been provided to TMR for information. Development Assessment Teram have been advised of adoption of Growth Corridor Network Plan and intersection layout for development conditioning purposes.<br><br>Infrastructure agreements currently underway are using network plan as basis for negotiations.<br><br>Strategic land purchases to facilitate network are progressing<br><br>Some intersection designs have commenced to inform future conditions<br><br>Action is considered complete | 31-08-2026 |              |

# Attachment 11.10.1 Open Action Items as at 30 June 2026

| Meeting Date | Document                                | Item No. | Item                                         | Status      | Action Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assignee/s                   | Action Taken                                                                                                          | Due Date   | Days Overdue |
|--------------|-----------------------------------------|----------|----------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|--------------|
| 17-06-2026   | Ordinary Council Meeting - 17 June 2026 | 12.7     | 100a Mount Nutt Road - Monetary Contribution | In progress | <p>Please action as per Council resolution.</p> <p>RESOLUTION OM2026/06/17.25</p> <p>Moved By: CR M WRIGHT</p> <p>Seconded By: CR J FINLAY (DEPUTY MAYOR)</p> <p>That Council, to address drainage concerns at 100A Mount Nutt Road Bowen:</p> <p>Authorise the Chief Executive Officer to negotiate a financial settlement up to the value of the total estimated cost of a drainage wall as contained within the report; and</p> <p>Authorise the Chief Executive Officer to obtain a deed of settlement as a condition of financial settlement.</p> <p>MEETING DETAILS</p> <p>The motion was Lost 3 / 4.</p> <p>LOST</p> <p>~~~~~</p> <p>RESOLUTION OM2026/06/17.26</p> <p>Moved By: CR G SIMPSON</p> <p>Seconded By: CR J CLIFFORD</p> <p>That no further action be taken to address drainage concerns at 100A Mt Nutt Rd Bowen, pending implementation of development works on adjoining land at 65B Mount Nutt Road Bowen.</p> <p>MEETING DETAILS</p> <p>The motion was Carried 5 / 2.</p> <p>CARRIED</p> <p>~~~~~</p> | Gary Murphy, Nicole Lorraway | <p>Applicant has been informed of Council decision</p> <p>No further communication has been recieved by applicant</p> | 31-08-2026 |              |

## 11.11 - Monthly Finance Report

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Coordinator Strategic Finance

**AUTHORISING OFFICER:** Director Corporate Support Services

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### 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 Unaudited Monthly Finance Reports and sustainability ratios for year-to-date July 2026 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 Unaudited Monthly Financial Report, including the monthly unaudited Financial Statements for year-to-date July 2026.

### 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 11.11.1** contains a summary of the financial performance with commentary around significant items.
- **Attachment 11.11.2** contains monthly unaudited Financial Statements.

The 2025/26 comparative figures in these reports are subject to change following end of financial reconciliations, accruals and other year-end transactions as the Financial Statements are finalised and substantiated with working papers for External Audit in early August 2026. Therefore they are estimated and in draft.

### FINANCIAL IMPLICATIONS

Maintaining a balanced budget throughout the financial year and remaining financially sustainable remain key objectives.

## **CONSULTATION/ENGAGEMENT**

Director Corporate Support Services  
Manager Financial Services and Systems  
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 July 2026 [**11.11.1** - 4 pages]
2. Financial Statements for the period ending 31 July 2026 [**11.11.2** - 5 pages]

# FINANCIAL REPORT

**Financial Year: 2026/27**  
**Period Ending: 31 July 2026**



## 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 2026/27 Original Budget.

## IMPORTANT TIMING UPDATES

The 2026/27 Budget was adopted on Wednesday, 17 June 2026.

The Rates were issued around 13 August 2026 and due for payment on 11 September 2026.

Water Rate notices are still to be prepared for issue in the coming weeks.

## INCOME & EXPENDITURE EXECUTIVE SUMMARY

Overall, Council's Net Operating position is better than expected at the 1-month mark (92% left) for 2026/27.

Material movements to 31 July 2026 include:

- Rates & Charges – The rates have not yet been raised and this is the main cause of the operating deficit position in July.
- Fees and Charges – new budget included for commercial parking. Actuals to commence in August.
- Grants and subsidies – are under budget with the revenue recognition to be reviewed in August.
- Materials and supply costs – Contractors are under budget. Timing to be reviewed.

## Statement of Income & Expenditure to 31 July 2026

|                                    | Current Budget | Actual to date  | Amount Left    | Amount Left |
|------------------------------------|----------------|-----------------|----------------|-------------|
|                                    | \$'000         | \$'000          | \$'000         | %           |
| Rates and charges                  | 125,816        | 58              | 125,758        | 100%        |
| Income from customers              | 45,905         | 4,237           | 41,667         | 91%         |
| Grants and subsidies               | 7,947          | 77              | 7,871          | 99%         |
| Interest earned                    | 6,138          | 383             | 5,755          | 94%         |
| Other revenue                      | 2,867          | 358             | 2,510          | 97%         |
| <b>Total recurrent earnings</b>    | <b>188,674</b> | <b>5,113</b>    | <b>183,560</b> | <b>97%</b>  |
| Staff costs                        | 53,397         | 4,379           | 49,018         | 92%         |
| Materials and supply costs         | 81,453         | 7,864           | 73,590         | 90%         |
| <b>Total direct spend</b>          | <b>134,850</b> | <b>12,243</b>   | <b>122,608</b> | <b>91%</b>  |
| Finance Costs                      | 2,368          | 194             | 2,174          | 92%         |
| Depreciation                       | 39,345         | 3,413           | 35,932         | 91%         |
| <b>Operating Surplus/(Deficit)</b> | <b>12,111</b>  | <b>(10,736)</b> |                |             |

Revenue and expense graphs are below comparing last years actuals to this years YTD budget and actuals

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Income</p>  <p>Revenue - 31 July 2026</p> <p>The graph shows revenue from July to June. The 2026-27 Budget (orange) starts at ~\$10,000 in July and rises to ~\$180,000 in June. The 2026-27 Actual (green) follows the budget closely. The 2025-26 Actual (purple) starts at ~\$10,000 in July, rises to ~\$80,000 in August, then to ~\$150,000 in January, and finally to ~\$180,000 in June.</p> | <p>Expenses</p>  <p>Expenditure - 31 July 2026</p> <p>The graph shows expenditure from July to June. The 2026-27 Budget (orange) starts at ~\$10,000 in July and rises to ~\$180,000 in June. The 2026-27 Actual (green) follows the budget closely. The 2025-26 Actual (purple) starts at ~\$10,000 in July, rises to ~\$80,000 in August, then to ~\$150,000 in January, and finally to ~\$180,000 in June.</p> |
| <p>Notes:</p> <ul style="list-style-type: none"> <li>Minimal differences at this stage in the financial year.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                 | <p>Notes:</p> <ul style="list-style-type: none"> <li>Minimal differences at this stage in the financial year.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                            |

For the period under review, Council's operating deficit stood at \$10.7M after charging depreciation of \$3.4M and is ahead of the YTD budget. The Deficit position is set to change to a surplus once the first issue of rates occurs in August 2026.

#### BALANCE SHEET (COMMUNITY WEALTH) EXECUTIVE SUMMARY

This represents the value of resources Council reports on its balance sheet and represents assets, liabilities and equity for the reporting period. Net Community wealth at the end of the period stood at \$1.4B. The main movements from budget to actuals are explained as follows:

- **Cash and investments** are over budget at 89% due to the timing of capital spend and interest on cash investments with \$93M in Term Deposits at competitive rates to maximise the return on investment. In addition, cash and investments held mainly consist of funds for major projects including Collinsville Community Precinct (RCIF), Residential Activation Funding, Cannonvale Community Facility Hub, Works for Queensland and Disaster Recovery Funding. A key consideration is that as projects progress and cash balances reduce, interest revenue will also decline.
- **Property Plant and other like assets** are lower than budgeted due to being the beginning of the financial year and lower capital spend in July than budgeted. Those capital projects that were not completed by 30 June 2026 will be carried over into the 2026/27 financial year.
- **Debtors and receivables** are above budget mainly due to contract assets and General Debtors outstanding. Total figures have decreased from \$35M in June to \$29.9M in July. A summary of debtors and receivables is below with General debtors.
- **Creditors, accruals and provisions** have increased due to contract liabilities for grants received in advance for the Residential Activation Fund and Queensland Reconstruction Authority (QRA) flood damage funded projects. Contract liabilities are held as in the balance sheet until the works they relate to are delivered and are then recognised as revenue.

**Statement of Financial Position as 31 July 2026**

|                                      | Current Budget   | Actual to Date   | Movement         | Movement      |
|--------------------------------------|------------------|------------------|------------------|---------------|
|                                      | \$'000           | \$'000           | \$'000           | %             |
| Cash and investments                 | 90,214           | 170,691          | 80,476           | 89%           |
| Property Plant and other like assets | 1,590,164        | 1,407,868        | (182,296)        | (11%)         |
| Inventory                            | 1,575            | 2,521            | 946              | 60%           |
| Debtors and receivables              | 25,782           | 29,980           | 4,197            | 16%           |
| <b>Total Assets</b>                  | <b>1,707,736</b> | <b>1,611,059</b> | <b>(96,676)</b>  | <b>(5.7%)</b> |
| Creditors, accruals and provisions   | 87,774           | 132,942          | 45,168           | 51%           |
| Borrowings                           | 67,722           | 60,606           | (7,116)          | (11%)         |
| <b>Total liabilities</b>             | <b>155,496</b>   | <b>193,548</b>   | <b>38,052</b>    | <b>24%</b>    |
| <b>Equity (Community Wealth)</b>     | <b>1,552,240</b> | <b>1,417,511</b> | <b>(134,729)</b> | <b>(9%)</b>   |

**Debtors and borrowings as at 31 July 2026**

| What We Are Owed                 |                   | What We Have Borrowed                               |                                          |                   |
|----------------------------------|-------------------|-----------------------------------------------------|------------------------------------------|-------------------|
| Category                         | Amount            | Loan                                                | Rate                                     | Balance           |
| Rates & Charges                  | 7,909,304         | \$1092 Gen7 08/09 (Road Plant)                      | 6.62%                                    | 1,833,534         |
| General Debtors                  | 11,385,784        | \$1090 Gen8 08/10 (Road Plant)                      | 6.33%                                    | 1,432,138         |
| GST Receivable/(Payable)         | 1,387,354         | \$1089 Gen8 AMSU (Arie Main Street Upgrade)         | 5.07%                                    | 1,461,562         |
| SUB-TOTAL                        | 20,682,442        | \$1093 STP (Sewerage Projects)                      | 5.25%                                    | 11,449,445        |
|                                  |                   | \$1094 WTP (Water Projects)                         | 4.86%                                    | 5,649,201         |
| Contract Assets                  | 3,435,796         | Bowen STP 19/20 (Bowen Sewerage Project)            | 2.20%                                    | 6,979,099         |
| Water Charges not yet levied     | 4,400,000         | WCA Run 19/20 (Airport Runway)                      | 2.20%                                    | 17,098,792        |
| Prepayments                      | 95,668            | Bowen Cell 3 19/20 (Bowen Waste Project)            | 0.91%                                    | 617,993           |
| Provision for Bad Debts          | (634,373)         | Bowen STP 20/21 (Bowen Sewerage Project)            | 1.80%                                    | 4,168,451         |
| SUB-TOTAL                        | 9,297,309         | Balance Sheet - GTC Loan - Bowen Cell 2 (AMB) 25/26 | 4.98%                                    | 7,787,236         |
|                                  |                   | Lease Liabilities                                   |                                          | 2,128,575         |
| <b>GRAND TOTAL</b>               | <b>29,979,551</b> | <b>TOTAL</b>                                        |                                          | <b>60,605,923</b> |
| What We Have Available to Borrow |                   | Facility                                            | Rate                                     | Limit             |
|                                  |                   | GTC Working Capital Facility                        | RBA official Cash Rate + 0.10% Admin Fee | 20,000,000        |
|                                  |                   | Term Loans                                          |                                          | -                 |
|                                  |                   | <b>TOTAL</b>                                        |                                          | <b>20,000,000</b> |

**Cash and Investments as at 31 July 2026**

Cash investments held at the end of the reporting period totalled \$93M in term deposits at competitive interest rates to maximise Council's return on investments with \$40M maturing in August, \$32M maturing in October, \$1M maturing in November and \$20M maturing in March 2027 with YTD interest received reported in the attached Financial Statements.

|                                 | 2026/27<br>\$'000 | 2025/26<br>\$'000 |
|---------------------------------|-------------------|-------------------|
| Queensland Treasury Corporation | 77,691            | 90,529            |
| Term Deposit < 3 Months         | 72,000            | 40,000            |
| Term Deposit > 3 Months         | 21,000            | 53,000            |
| <b>Total</b>                    | <b>170,691</b>    | <b>183,529</b>    |

**Investments Register Maturing < 3 Months**

| Investment Type | Quoted Terms Interest Rate | Compounding Frequency | Market Value as at: 31 July 2026 | Date Invested | Date of Maturity |
|-----------------|----------------------------|-----------------------|----------------------------------|---------------|------------------|
| 12 Monthly      | 4.23%                      | Daily                 | \$ 20,000,000                    | 6/08/2025     | 6/08/2026        |
| 12 Monthly      | 4.18%                      | Daily                 | \$ 20,000,000                    | 25/08/2025    | 25/08/2026       |
| 9 Monthly       | 4.64%                      | Daily                 | \$ 32,000,000                    | 12/01/2026    | 12/10/2026       |

**Investments Register Maturing > 3 Months**

| Investment Type | Quoted Terms Interest Rate | Compounding Frequency | Market Value as at: 31 July 2026 | Date Invested | Date of Maturity |
|-----------------|----------------------------|-----------------------|----------------------------------|---------------|------------------|
| 6 Monthly       | 5.10%                      | Daily                 | \$ 1,000,000                     | 25/05/2026    | 25/11/2026       |
| 12 Monthly      | 5.45%                      | Daily                 | \$ 20,000,000                    | 24/03/2026    | 24/03/2027       |

**CAPITAL DELIVERY** (Including remediation)**Year to Date Capital Delivery and Commitments**

As shown in the graph above, 3% of the capital budget has been expended as at 31 July 2026 at the time this report was run with 53% of the budget either spent or committed for delivery.

**SUSTAINABILITY RATIOS (Unaudited)**

Table provides ratios against target as at 31 July 2026 and 5-year average data. At only 1 month into the year, and the Water and Council Rates to be levied in August, the Operating performance and Debt ratios are temporarily outside the target range.

| Type                    | Measure                           | Target       | 31 July 2026 | 5 Year Average |
|-------------------------|-----------------------------------|--------------|--------------|----------------|
| Liquidity               | Unrestricted cash exp cover ratio | >4 mths      | 109.46 mths  | N/a            |
| Operating performance   | Operating surplus ratio           | > 0%         | (207.28%)    | 4.69%          |
|                         | Operating cash ratio              | > 0%         | (137.33%)    | 28.09%         |
| Asset management        | Asset sustainability ratio        | > 80%        | 52.44%       | 112.79%        |
|                         | Asset consumption ratio           | > 60%        | 41.76%       | 71.69%         |
| Debt servicing capacity | Leverage ratio                    | 0 to 3 times | (8.33)       | 1.67           |

The sustainability ratio targets are determined by the State Government.

# Attachment 11.11.2 Financial Statements for the period ending 31 July 2026

## Whitsunday Regional Council

### Statement of Comprehensive Income For the period ending 31 July 2026

|                                                      | Unaudited                   |                               |                                 |                                     |                                      |
|------------------------------------------------------|-----------------------------|-------------------------------|---------------------------------|-------------------------------------|--------------------------------------|
|                                                      | YTD Actual<br>2026/27<br>\$ | Draft Actual<br>2025/26<br>\$ | Current Budget<br>2026/27<br>\$ | Current Budget<br>YTD 2026/27<br>\$ | Variance to<br>Current<br>YTD Budget |
| <b>REVENUE</b>                                       |                             |                               |                                 |                                     |                                      |
| <b>Recurrent revenue</b>                             |                             |                               |                                 |                                     |                                      |
| Rates and levies                                     | 58,304                      | 120,514,440                   | 125,816,388                     | -                                   |                                      |
| Sale of goods and major services                     | 2,625,808                   | 28,579,219                    | 30,873,682                      | 2,461,040                           | 107%                                 |
| Fees and charges                                     | 497,479                     | 4,971,148                     | 8,234,379                       | 763,282                             | 65%                                  |
| Interest received                                    | 383,387                     | 8,001,002                     | 6,138,002                       | 536,999                             | 71%                                  |
| Sales of contract and recoverable works              | 1,103,780                   | 7,047,346                     | 6,387,455                       | 532,288                             | 207%                                 |
| Rental income                                        | 10,295                      | 319,680                       | 409,306                         | 34,109                              | 30%                                  |
| Grants, subsidies, contributions and donations       | 76,503                      | 11,360,378                    | 7,947,095                       | 182,385                             | 42%                                  |
| Other recurrent income                               | 357,550                     | 3,015,047                     | 2,867,248                       | 245,879                             | 145%                                 |
| <b>Total recurrent revenue</b>                       | <b>5,113,106</b>            | <b>183,808,261</b>            | <b>188,673,556</b>              | <b>4,755,982</b>                    | <b>108%</b>                          |
| <b>Capital revenue</b>                               |                             |                               |                                 |                                     |                                      |
| Grants, subsidies, contributions and donations       | 752,432                     | 45,352,493                    | 101,834,642                     | 8,486,220                           | 9%                                   |
| Other capital income                                 | 162                         | 1,723,100                     | 723,720                         | 60,310                              | 0%                                   |
| <b>Total capital revenue</b>                         | <b>752,593</b>              | <b>47,075,593</b>             | <b>102,558,362</b>              | <b>8,546,530</b>                    | <b>9%</b>                            |
| <b>Total revenue</b>                                 | <b>5,865,699</b>            | <b>230,883,853</b>            | <b>291,231,917</b>              | <b>13,302,511</b>                   | <b>44%</b>                           |
| <b>EXPENSES</b>                                      |                             |                               |                                 |                                     |                                      |
| <b>Recurrent expenses</b>                            |                             |                               |                                 |                                     |                                      |
| Employee expenses                                    | 4,378,820                   | 51,372,962                    | 53,396,662                      | 4,449,722                           | 98%                                  |
| Materials and services                               | 7,863,684                   | 77,795,792                    | 81,453,477                      | 9,667,989                           | 81%                                  |
| Finance costs                                        | 193,808                     | 3,666,372                     | 2,367,617                       | 197,301                             | 98%                                  |
| Depreciation and amortisation                        |                             |                               |                                 |                                     |                                      |
| Property, plant and equipment                        | 3,392,270                   | 38,240,395                    | 39,100,248                      | 3,258,350                           | 104%                                 |
| Intangible assets                                    | -                           | -                             | -                               | -                                   |                                      |
| Right of use assets                                  | 20,734                      | 316,404                       | 245,036                         | 20,420                              | 102%                                 |
| <b>Total recurrent expenses</b>                      | <b>15,849,315</b>           | <b>171,391,925</b>            | <b>176,563,040</b>              | <b>17,593,781</b>                   | <b>90%</b>                           |
| <b>Capital expenses</b>                              | -                           | 46,605,019                    | 13,322,813                      | 1,110,234                           | 0%                                   |
| <b>Total expenses</b>                                | <b>15,849,315</b>           | <b>217,996,944</b>            | <b>189,885,853</b>              | <b>18,704,016</b>                   | <b>85%</b>                           |
| <b>Net operating result</b>                          | <b>(10,736,209)</b>         | <b>12,416,336</b>             | <b>12,110,515</b>               | <b>(12,837,800)</b>                 | <b>84%</b>                           |
| <b>Net result</b>                                    | <b>(9,983,616)</b>          | <b>12,886,910</b>             | <b>101,346,064</b>              | <b>(5,401,504)</b>                  | <b>185%</b>                          |
| <b>Other comprehensive income</b>                    |                             |                               |                                 |                                     |                                      |
| Items that will not be reclassified to net result    |                             |                               |                                 |                                     |                                      |
| Increase/(decrease) in asset revaluation surplus     | -                           | 66,132                        | 0                               | 0                                   |                                      |
| <b>Total other comprehensive income for the year</b> | <b>-</b>                    | <b>66,132</b>                 | <b>-</b>                        | <b>-</b>                            |                                      |
| <b>Total comprehensive income for the year</b>       | <b>(9,983,616)</b>          | <b>12,953,042</b>             | <b>101,346,064</b>              | <b>(5,401,504)</b>                  |                                      |

**Whitsunday Regional Council****Statement of Financial Position****As at 31 July 2026**

|                                      | <b>Unaudited</b>                 |                                        |                                  |
|--------------------------------------|----------------------------------|----------------------------------------|----------------------------------|
|                                      | <b>Actual<br/>2026/27<br/>\$</b> | <b>Draft Actual<br/>2025/26<br/>\$</b> | <b>Budget<br/>2026/27<br/>\$</b> |
| <b>ASSETS</b>                        |                                  |                                        |                                  |
| <b>CURRENT ASSETS</b>                |                                  |                                        |                                  |
| Cash and cash equivalents            | 149,690,764                      | 130,529,334                            | 50,214,448                       |
| Cash Investments                     | 21,000,000                       | 53,000,000                             | 40,000,000                       |
| Receivables                          | 18,660,713                       | 19,899,508                             | 12,206,649                       |
| Inventories                          | 2,420,898                        | 2,464,522                              | 1,575,000                        |
| Contract assets                      | 5,435,796                        | 5,435,796                              | 7,019,563                        |
| Other assets                         | 5,883,043                        | 7,230,212                              | 6,556,250                        |
|                                      | 203,091,213                      | 218,559,372                            | 117,571,910                      |
| Non-current assets held for sale     | 100,000                          | 100,000                                | -                                |
| <b>Total current assets</b>          | <b>203,191,213</b>               | <b>218,659,372</b>                     | <b>117,571,910</b>               |
| <b>NON-CURRENT ASSETS</b>            |                                  |                                        |                                  |
| Receivables                          | -                                | -                                      | -                                |
| Investment property                  | 3,200,000                        | 3,200,000                              | 2,977,850                        |
| Property, plant and equipment        | 1,402,670,404                    | 1,400,238,283                          | 1,585,449,866                    |
| Right of use assets                  | 1,997,706                        | 2,018,440                              | 1,736,076                        |
| <b>Total non-current assets</b>      | <b>1,407,868,110</b>             | <b>1,405,456,724</b>                   | <b>1,590,163,792</b>             |
| <b>TOTAL ASSETS</b>                  | <b>1,611,059,323</b>             | <b>1,624,116,095</b>                   | <b>1,707,735,702</b>             |
| <b>LIABILITIES</b>                   |                                  |                                        |                                  |
| <b>CURRENT LIABILITIES</b>           |                                  |                                        |                                  |
| Payables                             | 17,630,692                       | 20,384,702                             | 16,552,545                       |
| Contract liabilities                 | 56,723,189                       | 56,294,826                             | 12,353,018                       |
| Provisions                           | 19,871,234                       | 20,127,359                             | 9,750,000                        |
| Borrowings                           | 6,931,613                        | 6,931,613                              | 7,366,100                        |
| Lease liabilities                    | 311,533                          | 334,833                                | -                                |
| <b>Total current liabilities</b>     | <b>101,468,261</b>               | <b>104,073,333</b>                     | <b>46,021,663</b>                |
| <b>NON-CURRENT LIABILITIES</b>       |                                  |                                        |                                  |
| Payables                             | 1,586,140                        | 1,586,140                              | 3,100,734                        |
| Provisions                           | 37,131,204                       | 37,043,393                             | 46,018,113                       |
| Borrowings                           | 51,545,736                       | 52,101,631                             | 58,630,481                       |
| Lease liabilities                    | 1,817,041                        | 1,817,041                              | 1,725,080                        |
| <b>Total non-current liabilities</b> | <b>92,080,121</b>                | <b>92,548,205</b>                      | <b>109,474,408</b>               |
| <b>TOTAL LIABILITIES</b>             | <b>193,548,382</b>               | <b>196,621,538</b>                     | <b>155,496,071</b>               |
| <b>NET COMMUNITY ASSETS</b>          | <b>1,417,510,941</b>             | <b>1,427,494,557</b>                   | <b>1,552,239,631</b>             |
| <b>COMMUNITY EQUITY</b>              |                                  |                                        |                                  |
| Asset revaluation reserve            | 544,662,789                      | 544,662,789                            | 544,596,655                      |
| Retained surplus                     | 872,848,152                      | 882,831,768                            | 1,007,642,976                    |
| <b>TOTAL COMMUNITY EQUITY</b>        | <b>1,417,510,941</b>             | <b>1,427,494,557</b>                   | <b>1,552,239,631</b>             |

**Statement of Cash Flows**

For the year ending 30 June 2026/27

Period ending 31 July 2026

|                                                                     | Unaudited          |                     |                     |
|---------------------------------------------------------------------|--------------------|---------------------|---------------------|
|                                                                     | Actuals            | Actual              | Budget              |
|                                                                     | 2026/27            | 2025/26             | 2026/27             |
|                                                                     | \$                 | \$                  | \$                  |
| <b>Cash flows from operating activities:</b>                        |                    |                     |                     |
| Receipts from customers                                             | 6,628,320          | 176,522,385         | 174,265,913         |
| Payments to suppliers and employees                                 | (14,177,112)       | (139,745,533)       | (134,850,140)       |
| Interest received                                                   | 383,387            | 8,001,002           | 6,138,002           |
| Rental income                                                       | 10,295             | 319,680             | 409,306             |
| Non capital grants and contributions                                | 76,503             | 11,624,721          | 7,860,335           |
| Borrowing costs                                                     | (188,859)          | (2,016,796)         | (2,367,617)         |
| <b>Net cash inflow from operating activities</b>                    | <b>(7,267,466)</b> | <b>54,705,460</b>   | <b>51,455,799</b>   |
| <b>Cash flows from investing activities:</b>                        |                    |                     |                     |
| Payments for property, plant and equipment                          | (5,824,390)        | (71,027,643)        | (179,571,670)       |
| Payments for investment property                                    | -                  | (361,958)           | -                   |
| Net movement in loans to community organisations                    | -                  | 4,000               | -                   |
| Proceeds from sale of property, plant and equipment                 | 162                | 270,449             | 723,720             |
| Payment for rehabilitation work                                     | (24,406)           | (421,812)           | (1,888,922)         |
| Grants, subsidies, contributions and donations                      | 856,726            | 74,920,629          | 101,717,453         |
| Net transfer (to) from cash investments                             | 32,000,000         | (43,000,000)        | 33,004,000          |
| <b>Net cash outflow from investing activities</b>                   | <b>27,008,092</b>  | <b>(39,616,336)</b> | <b>(46,015,419)</b> |
| <b>Cash flows from financing activities:</b>                        |                    |                     |                     |
| Proceeds from borrowings                                            | -                  | 7,850,000           | 13,806,500          |
| Repayment of borrowings                                             | (555,895)          | (6,208,405)         | (6,854,473)         |
| Repayments made on leases (principal only)                          | (23,300)           | (305,386)           | (311,742)           |
| <b>Net cash inflow (outflow) from financing activities</b>          | <b>(579,195)</b>   | <b>1,336,209</b>    | <b>6,640,285</b>    |
| <b>Net increase in cash and cash equivalents held</b>               | <b>19,161,431</b>  | <b>16,425,334</b>   | <b>12,080,665</b>   |
| Cash and cash equivalents at beginning of the financial year        | 130,529,333        | 114,104,000         | 38,133,783          |
| <b>Cash and cash equivalents at end of the financial year</b>       | <b>149,690,764</b> | <b>130,529,334</b>  | <b>50,214,448</b>   |
| <b>Summary of Cash and cash equivalents:-</b>                       |                    |                     |                     |
| Investments                                                         | 21,000,000         | 53,000,000          | 40,000,000          |
| Cash & cash equivalents                                             | 149,690,764        | 130,529,334         | 50,214,448          |
| <b>Total Cash and cash equivalents at end of the financial year</b> | <b>170,690,764</b> | <b>183,529,334</b>  | <b>90,214,448</b>   |

**Whitsunday Regional Council****Statement of Changes in Equity****As at 31 July 2026**

|                                         | Unaudited               |                               | Unaudited               |                               | Unaudited                 |                               |
|-----------------------------------------|-------------------------|-------------------------------|-------------------------|-------------------------------|---------------------------|-------------------------------|
|                                         | TOTAL                   |                               | Retained Surplus        |                               | Asset revaluation surplus |                               |
|                                         | Actual<br>2026/27<br>\$ | Draft Actual<br>2025/26<br>\$ | Actual<br>2026/27<br>\$ | Draft Actual<br>2025/26<br>\$ | Actual<br>2026/27<br>\$   | Draft Actual<br>2025/26<br>\$ |
| <b>Total</b>                            |                         |                               |                         |                               |                           |                               |
| Balance at beginning of year            | 1,427,494,556           | 1,414,541,516                 | 882,831,768             | 869,944,860                   | 544,662,788               | 544,596,656                   |
| Assets not previously recognised        | -                       | -                             | -                       | -                             | -                         | -                             |
| Restated opening Balance                | 1,427,494,556           | 1,414,541,516                 | 882,831,768             | 869,944,860                   | 544,662,788               | 544,596,656                   |
| Net Result                              | (9,983,616)             | 12,886,908                    | (9,983,616)             | 12,886,908                    | -                         | -                             |
| Revaluations:                           |                         |                               |                         |                               |                           |                               |
| Property, plant & Equipment             | -                       | -                             | -                       | -                             | -                         | -                             |
| Change in value of future:              |                         |                               |                         |                               |                           |                               |
| Rehabilitaion costs                     | -                       | 66,132                        | -                       | -                             | -                         | 66,132                        |
| Total comprehensive income for the year | (9,983,616)             | 12,953,040                    | (9,983,616)             | 12,886,908                    | -                         | 66,132                        |
|                                         |                         |                               |                         |                               |                           |                               |
| <b>Balance at end of year</b>           | <b>1,417,510,940</b>    | <b>1,427,494,556</b>          | <b>872,848,152</b>      | <b>882,831,768</b>            | <b>544,662,788</b>        | <b>544,662,788</b>            |

**Whitsunday Regional Council****Notes to the Financial Statements  
For the period ending 31 July 2026****Property, plant and equipment**

Basis of measurement

**Asset Value**

|                                                      | Land and<br>Improvements | Building and<br>Other Structures | Plant and<br>Equipment | Transport<br>Infrastructure | Marine<br>Infrastructure | Water<br>Infrastructure | Sewerage<br>Infrastructure | Work in<br>progress   | Total                 |
|------------------------------------------------------|--------------------------|----------------------------------|------------------------|-----------------------------|--------------------------|-------------------------|----------------------------|-----------------------|-----------------------|
|                                                      | Fair Value<br>2026/27    | Fair Value<br>2026/27            | Fair Value<br>2026/27  | Fair Value<br>2026/27       | Fair Value<br>2026/27    | Fair Value<br>2026/27   | Fair Value<br>2026/27      | Fair Value<br>2026/27 | Fair Value<br>2026/27 |
| Opening gross value as at 1 July 2026                | 56,878,892               | 195,410,741                      | 84,734,200             | 975,516,459                 | 46,012,696               | 354,779,190             | 245,842,675                | 92,652,379            | 2,051,827,232         |
| Minor correction to opening balance                  | -                        | -                                | -                      | -                           | -                        | -                       | -                          | -                     | -                     |
| Additions at cost                                    | -                        | -                                | -                      | -                           | -                        | -                       | -                          | 5,824,390             | 5,824,390             |
| 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 2027               | <b>56,878,892</b>        | <b>195,410,741</b>               | <b>84,734,200</b>      | <b>975,516,459</b>          | <b>46,012,696</b>        | <b>354,779,190</b>      | <b>245,842,675</b>         | <b>98,476,769</b>     | <b>2,057,651,622</b>  |
| <b>Accumulated depreciation and impairment</b>       |                          |                                  |                        |                             |                          |                         |                            |                       |                       |
| Opening gross value as at 1 July 2026                | 31,139                   | 65,248,602                       | 45,748,127             | 280,483,746                 | 12,411,038               | 147,005,979             | 100,625,678                | -                     | 651,554,310           |
| Minor correction to opening balance                  | -                        | -                                | -                      | -                           | -                        | -                       | -                          | -                     | -                     |
| Depreciation provided in year                        | -                        | 537,645                          | 458,186                | 1,294,361                   | 227,904                  | 486,594                 | 387,578                    | -                     | 3,392,270             |
| 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 2027               | <b>31,139</b>            | <b>65,786,247</b>                | <b>46,206,313</b>      | <b>281,778,107</b>          | <b>12,638,942</b>        | <b>147,492,574</b>      | <b>101,013,256</b>         | <b>-</b>              | <b>654,946,579</b>    |
| <b>Written down value as at 30 June 2027</b>         | <b>56,847,753</b>        | <b>129,624,494</b>               | <b>38,527,887</b>      | <b>693,738,352</b>          | <b>33,373,754</b>        | <b>207,286,616</b>      | <b>144,829,419</b>         | <b>98,476,769</b>     | <b>1,402,705,043</b>  |

## 11.12 - Liveability and Development Services Quarterly Activity Report – April to June 2026

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 26 August 2026

**AUTHOR:** Personal Assistant to Director Liveability and Development Service

**AUTHORISING OFFICER:** Director Liveability and Development Services

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### PURPOSE

The purpose of this report is to set out an account of statistics pertaining to the functions of each branch within the Liveability & Development Services Directorate for Quarter Four of the 2025-2026 financial year.

### EXECUTIVE SUMMARY

The Liveability & Development Services Directorate provides a wide range of community services, advice and guidance to the development community in assessing applications for changes in how land is used and is responsible for the maintenance and management of Council's parks, open spaces, cemeteries and public amenities assets across the Whitsunday region. 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 Activity Report (**Attachment 11.12.1**).

### OFFICER'S RECOMMENDATION

That Council note the Liveability and Development Services Quarterly Activity Report (**Attachment 11.12.1**) for 2025/2026.

### BACKGROUND

On 25 February 2026, Council adopted the Organisational Restructure 2025/2026. The restructure merges the Community Services and Facilitation, Parks and Gardens and the Regional Strategy and Planning teams.

The Liveability & Development 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, Open Spaces & Cemeteries, Customer Experience & Libraries, Aquatic Facilities, Environmental Health & Local Laws, Natural Resource Management & Climate, Cultural Heritage, Building Compliance, Development Assessment, Development Compliance & associated venues.

### DISCUSSION/CURRENT ISSUE

This report provides an overview of Whitsunday Regional Council's Liveability & Development Services Directorate for the 2025/2026 financial year with particular focus on the fourth quarter.

## **FINANCIAL IMPLICATIONS**

There are no financial implications with Council accepting this report.

## **CONSULTATION/ENGAGEMENT**

Manager Open Spaces and Cemeteries  
Manager Customer Service  
Manager Sport & Recreation  
Manager Development Assessment

## **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:

Ensuring appropriate community engagement to guide Council's decision making and project priorities.

## **ATTACHMENTS**

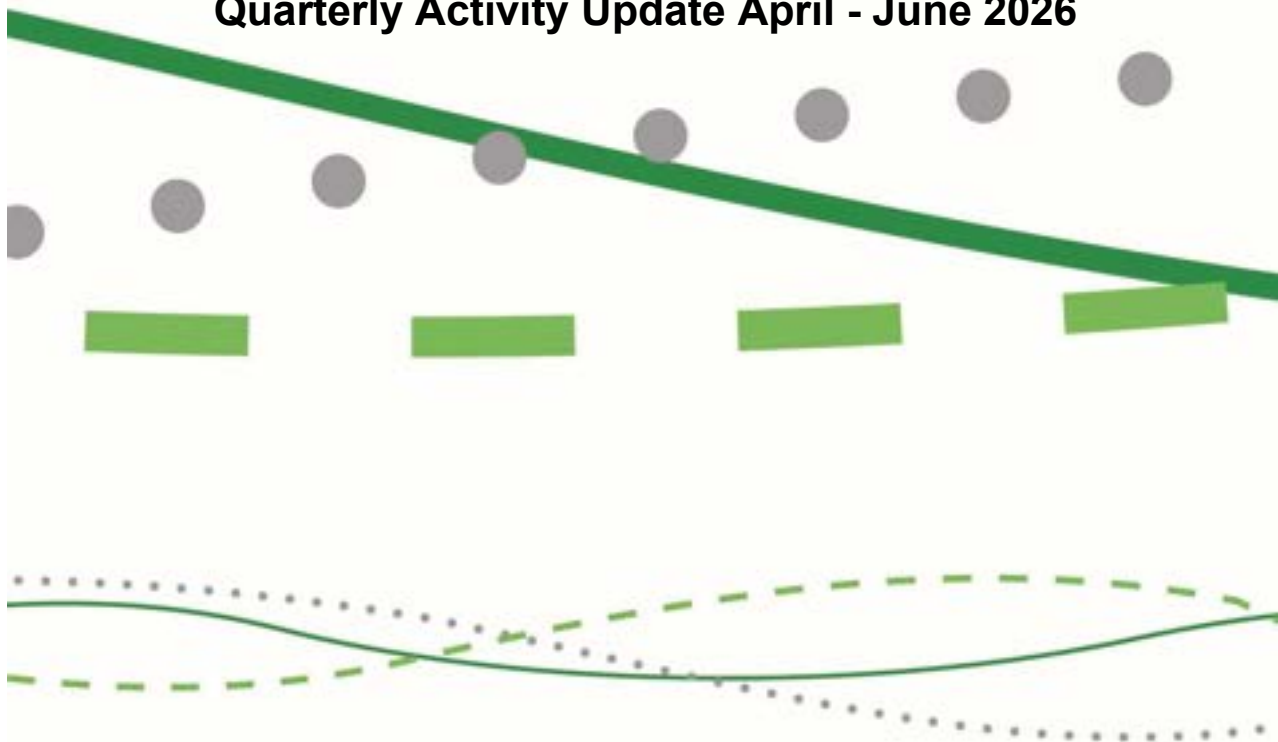
1. LDS Quarterly Activity Update Report April June 2026 [11.12.1 - 30 pages]



## Liveability & Development Services

Community Development  
Aquatic Facilities & RV Park  
Environmental Health & Local Laws  
Natural Resource Management & Climate  
Customer Experience & Libraries  
Cultural Heritage  
Open Space & Cemeteries  
Development Assessment  
Development Compliance  
Building Services

### Quarterly Activity Update April - June 2026



## Liveability & Development Services Quarterly Activity Update April – June 2026

# Activity Update

This quarter marked a significant milestone for the Liveability & Development Services Directorate, with the retirement of long-serving Director Julie Wright after many years of dedicated service to Whitsunday Regional Council and the broader community.

Julie has made an outstanding contribution across a range of leadership roles throughout her career with Council, providing operational excellence and a strong commitment to delivering positive outcomes for our communities. Her professionalism, knowledge and passion for local government have left a lasting legacy across the organisation. On behalf of the Directorate, we sincerely thank Julie for her years of service and wish her every happiness and success in her retirement.

The Directorate also welcomed Amanda Pugh as the new Director Liveability & Development Services. Amanda brings extensive local government experience, strong leadership capability and a commitment to supporting sustainable growth, community wellbeing and service excellence across the Whitsunday region. We look forward to working with Amanda as she leads the Directorate into the future.

The fourth quarter of the 2025-2026 financial year was a particularly active and productive period across the Liveability & Development Services Directorate.

Throughout the quarter, the Directorate continued to support the delivery of high-quality services and programs that contribute to the liveability of the Whitsunday region. Strong community participation was evident across events, library programs, recreational facilities and environmental initiatives, while development activity remained at historically high levels, reflecting continued confidence and investment in the region.

### Community Development and Events

A broad range of community events and initiatives were successfully delivered throughout the quarter. April saw 24 Sport and Recreation Clubs receive funding through Council's Club Grant Program totalling \$38,500, while six Junior Elite Athletes were also supported through Council's grant programs.

Further, Council celebrated National Reconciliation Week with a community Flag Raising Ceremony and Smoking Ceremony in

Proserpine, promoting reconciliation and cultural awareness across the region.

The quarter concluded with several significant community celebrations, including a Citizenship Ceremony welcoming almost 70 new Australian citizens from more than 20 nations, a highly successful Multicultural Night at the Bowen Sound Shell, and school holiday outdoor movie events at the foreshore which brought together families, residents and visitors.

The My Community Directory and Diary continued to be a valued community resource throughout the quarter, recording more than 23,000 users across the three-month period. Health Services, Sport, Environment and Conservation, Community Clubs and Recreation remained the most visited information categories.

### Libraries and Community Learning

Whitsunday Regional Libraries experienced another strong quarter, delivering a wide range of programs focused on literacy, social connection, creativity, youth engagement and lifelong learning.

A major highlight was the successful completion of the *A Stitch in Time* Textile Memory Book Project, culminating in a regional exhibition at the Proserpine Entertainment Centre attended by approximately 120 community members. The project provided valuable opportunities for seniors across the region to connect through storytelling and creative expression.

Youth engagement continued to strengthen through the *Our Library, Our Space* initiative, with Youth Week activities across all branches attracting strong participation. Bowen Library established a successful Dungeons and Dragons Club which grew to include adult sessions due to community demand, while libraries also expanded access to emerging technologies through the introduction and sharing of 3D printing equipment across branches.

First 5 Forever programs continued to deliver positive outcomes for families and young children, including Under 8's Week celebrations, outreach services to remote communities such as Gumlu, and participation in National Simultaneous Storytime.

Throughout the quarter libraries recorded:

- Attendance exceeding 34,400 visits.

## Liveability & Development Services Quarterly Activity Update April – June 2026

- More than 34,400 physical borrowings.
- Over 11,200 e-Library transactions.
- Continued growth in program participation across youth, adult and senior demographic groups.

Several professional development opportunities were also achieved, including participation in the State Library Queensland Library Leaders Program, Koori Curriculum Training and the Amplify Youth Forum, further strengthening service delivery capacity across the library network.

### Natural Resource Management and Environmental Services

Natural Resource Management teams continued to deliver significant environmental, biosecurity and conservation outcomes across the region.

The annual Declared Weed Control Program on State Controlled Roads was completed, while extensive urban *Leucaena* treatment works targeted invasive weed infestations across private properties, Council-managed land and State-controlled road corridors. During the financial year, 428 private properties and more than 33 hectares of public land were treated.

Feral animal management programs continued across the region, with the Jubilee Pocket and Cannonvale Feral Pig Control Program recording the trapping of 110 feral pigs during the financial year, representing the highest annual result achieved in the past decade.

Council also completed Yellow Crazy Ant treatment programs and secured Commonwealth funding to investigate the economic and environmental impacts of feral deer around Collinsville. The study identified an estimated deer population of 4,000 to 6,000 animals currently contributing approximately \$1.87 million in annual economic impacts and potentially up to \$13 million in environmental impacts if left unmanaged.

Flying Fox monitoring programs recorded increasing populations throughout the quarter, with June counts identifying more than 8,290 Flying Foxes across 12 Collinsville properties.

Additional environmental achievements included:

- Progression of the Reef Plan 2050 review program.
- Ongoing revegetation activities within the Waite Creek Catchment.

- Trialling of innovative water weed management treatments.
- Community bushfire planning for Cape Upstart and Brisk Bay.
- Continued Erosion and Sediment Control Program implementation.
- Collaboration with Eco Barge Clean Seas on marine debris and marine turtle management initiatives.

### Open Spaces and Cemeteries

The quarter marked a significant transition for the former Parks and Gardens team following its integration into the Liveability & Development Services Directorate as the newly expanded Open Spaces and Cemeteries team.

Extensive work was undertaken to integrate additional responsibilities including public amenities and Bowen Work Camp operations while maintaining service standards across the region.

Key achievements included:

- Completion and reopening of Rotary Park in Proserpine following playground, shade sail, seating and landscaping upgrades.
- ANZAC Day and Mother's Day presentation works across cemeteries and memorial sites.
- Support for major regional events including Barra and Boots, Reconciliation Week activities, Welcome to the Whales and Between the Tides.
- Renewal works at Front Beach Skate Park.
- Revitalisation of the Airlie Foreshore grow wall.
- Commencement of playground renewal projects at Keith Johns Park and Rotaract Park.
- Public amenity and building maintenance works throughout the region.
- Emergency turf restoration works prior to the Between the Tides event.

The team also continued to support regional communities despite staffing pressures in some locations while maintaining strong standards across parks, cemeteries, public amenities and open spaces.

### Customer Service and Corporate Support

Customer Service Centres recorded over 4,680

## Liveability & Development Services Quarterly Activity Update April – June 2026

visitor interactions across the quarter.

Across the Directorate, Administration teams completed:

- 5,428 items of correspondence.
- More than 16,600 Civica and ECM registrations.
- Over 4,000 internal and external telephone enquiries.

Customer Service teams continued to support increasing adoption of digital payment methods, with electronic payment options consistently accounting for the majority of customer transactions.

### Aquatic Facilities

Aquatic facilities and the Airlie Beach Lagoon continued to experience strong patronage throughout the quarter.

Combined attendance included:

- Airlie Beach Lagoon: 70,394 visits.
- Bowen Pool: 12,027 visits.
- Proserpine Pool: 21,390 visits.

Swimming programs remained well supported, including squad training, learn-to-swim programs, school swimming programs and aqua aerobics classes. New pool blankets and rollers were installed at the Bowen and Proserpine Swimming Pools to assist with operational efficiencies during cooler months.

Lagoon visitation continued to be boosted by cruise ship visitation, with thousands of passengers visiting Airlie Beach throughout the quarter.

### Regulatory Services

Environmental Health and Local Laws teams received 777 complaints and service requests throughout the quarter.

Common complaint categories included:

- Abandoned vehicles.
- Overgrown private properties.
- Illegal parking.
- Illegal camping.
- Illegal dumping.

### Development Compliance

Our Coordinator of Development Compliance

continued to investigate a broad range of matters, including pool safety, unlawful building works, drainage and stormwater issues, temporary accommodation and development compliance matters.

A significant focus remained on swimming pool safety education and compliance, including industry engagement initiatives.

### Development Services

Development activity across the Whitsundays remained exceptionally strong throughout the quarter.

A total of 121 development applications were lodged between April and June, including a record 58 applications received during June alone and an unprecedented 42 Material Change of Use applications during that month.

Operational Works applications continued to support major residential, infrastructure and community developments throughout the region, including subdivision projects, utility upgrades and significant community infrastructure works.

Private Certifier activity also remained strong with 143 building applications lodged across the quarter, demonstrating continued confidence within the local construction industry.

Council Engineers completed 136 development and infrastructure inspections during the quarter, supporting compliance, construction monitoring and infrastructure delivery outcomes.

Major projects continuing through assessment or construction phases include:

- Edenvale Master Planned Community.
- Whitsunday Regional Sportspark.
- Multiple residential subdivision developments across Cannonvale, Bowen and Proserpine.
- Critical water, sewer and road infrastructure projects.

Overall, the sustained volume of development applications, engineering inspections and compliance activity reflects ongoing investment, population growth and economic confidence within the Whitsunday region.

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

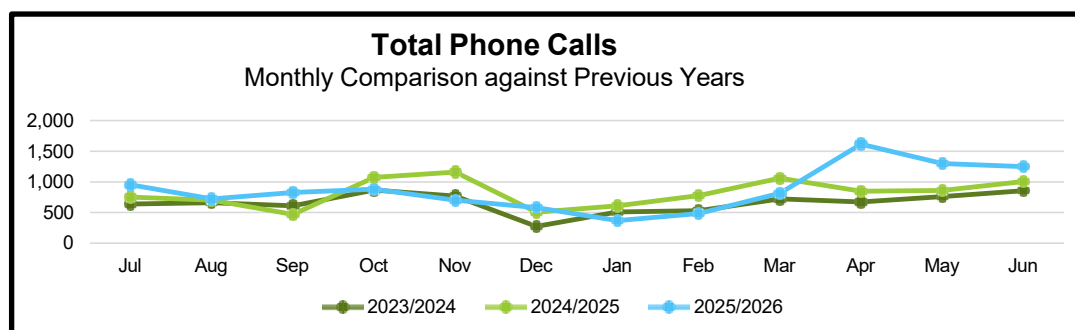
## General

The Liveability & Development 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, Open Spaces & Cemeteries, Customer Experience & Libraries, Aquatic Facilities & RV Park, Environmental Health & Local Laws, Natural Resources Management & Climate, Cultural Heritage, Building Compliance, Development Assessment, Development Compliance and associated venues.

### Administration Officers

| Service                         | QTD   | Apr   | May   | Jun   | Quarterly Trend |
|---------------------------------|-------|-------|-------|-------|-----------------|
| <b>Correspondence Generated</b> | 5,428 | 1,320 | 2,282 | 1,826 | ↔               |
| <b>ECM Task List</b>            | 4,113 | 1,571 | 1,434 | 1,108 | ↔               |
|                                 |       |       |       |       |                 |
| <b>Civica Registers</b>         | 6,142 | 2,313 | 2,330 | 1,499 | ↔               |
| <b>Data Input</b>               | 2,017 | 292   | 861   | 864   | ↔               |
|                                 |       |       |       |       |                 |
| <b>CRMs Generated</b>           | 339   | 108   | 110   | 121   | ↔               |
| <b>CRMs Closed</b>              | 577   | 228   | 171   | 178   | ↔               |
|                                 |       |       |       |       |                 |
| <b>Phone Calls - Internal</b>   | 2,243 | 740   | 770   | 733   | ↔               |
| <b>Phone Calls - External</b>   | 1,918 | 875   | 529   | 514   | ↔               |
| <b>Phone Calls - Total</b>      | 4,161 | 1,615 | 1,299 | 1,247 | ↔               |
|                                 |       |       |       |       |                 |
| <b>ECM Registering</b>          | 5,303 | 2,018 | 1,978 | 1,307 | ↔               |
|                                 |       |       |       |       |                 |
| <b>Purchase Orders</b>          | 228   | 75    | 74    | 79    | ↔               |
| <b>Receipt Invoices</b>         | 342   | 124   | 94    | 124   | ↔               |
|                                 |       |       |       |       |                 |
| <b>Reports</b>                  | 248   | 22    | 92    | 134   | ↔               |



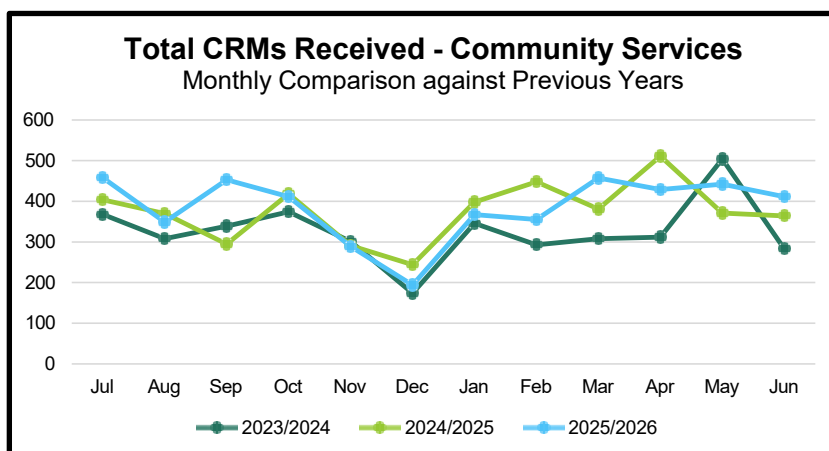
## Liveability & Development Services

### Quarterly Activity Update April – June 2026

#### Customer Request Management (CRM)

| Service                                                      | QTD   | Apr | May | Jun | Quarterly Trend |
|--------------------------------------------------------------|-------|-----|-----|-----|-----------------|
| <b>Community Development</b>                                 |       |     |     |     |                 |
| CRM Received                                                 | 31    | 12  | 6   | 13  | ⇔               |
| CRM Completed                                                | 20    | 8   | 4   | 8   | ⇐               |
| <b>Library Services</b>                                      |       |     |     |     |                 |
| CRM Received                                                 | 52    | 0   | 51  | 1   | ⇐               |
| CRM Completed                                                | 51    | 0   | 51  | 0   | ⇐               |
| <b>Aquatic Facilities</b>                                    |       |     |     |     |                 |
| CRM Received                                                 | 6     | 1   | 1   | 4   | ⇐               |
| CRM Completed                                                | 1     | 0   | 1   | 0   | ⇐               |
| <b>Environmental Health &amp; Local Laws</b>                 |       |     |     |     |                 |
| CRM Received                                                 | 777   | 270 | 257 | 250 | ⇐               |
| CRM Completed                                                | 553   | 200 | 184 | 169 | ⇐               |
| <b>Parking</b>                                               |       |     |     |     |                 |
| CRM Received                                                 | 5     | 0   | 3   | 2   | ⇐               |
| CRM Completed                                                | 5     | 0   | 3   | 2   | ⇔               |
| <b>NRM &amp; Climate</b>                                     |       |     |     |     |                 |
| CRM Received                                                 | 93    | 21  | 39  | 33  | ⇐               |
| CRM Completed                                                | 24    | 6   | 7   | 11  | ⇐               |
| <b>Customer Service / E-Services</b>                         |       |     |     |     |                 |
| CRM Received                                                 | 6     | 2   | 2   | 2   | ⇐               |
| CRM Completed                                                | 4     | 2   | 1   | 1   | -               |
| <b>Open Spaces</b>                                           |       |     |     |     |                 |
| CRM Received                                                 | 214   | 86  | 58  | 70  | ⇐               |
| CRM Completed                                                | 133   | 57  | 35  | 41  | ⇐               |
| <b>Development Services</b>                                  | 0     |     |     |     |                 |
| CRM Received                                                 | 88    | 34  | 22  | 32  | -               |
| CRM Completed                                                | 76    | 32  | 18  | 26  | -               |
| <b>Cemeteries</b>                                            | 0     |     |     |     |                 |
| CRM Received                                                 | 10    | 3   | 3   | 4   | ⇔               |
| CRM Completed                                                | 7     | 2   | 3   | 2   | ⇔               |
| <b>Total CRMs for Liveability &amp; Development Services</b> |       |     |     |     |                 |
| CRM Received                                                 | 1,282 | 429 | 442 | 411 | ⇔               |
| CRM Completed                                                | 874   | 307 | 307 | 260 | ⇔               |

**Liveability & Development Services**  
Quarterly Activity Update April – June 2026



## Liveability & Development Services

### Quarterly Activity Update April – June 2026

# 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                                    | QTD    | Apr    | May    | Jun    | Quarterly Trend |
|--------------------------------------------|--------|--------|--------|--------|-----------------|
| <b>Grant Applications</b>                  |        |        |        |        |                 |
| Facility Management - Approved             | 1      | 0      | 1      | 0      | ⇐               |
| Facility Management - Approved (\$)        | 20,000 | 0      | 20,000 | 0      | -               |
| Junior Elite Athlete - Approved            | 24     | 6      | 13     | 5      | ⇔               |
| Junior Elite Athlete - Approved (\$)       | 6,000  | 1,500  | 3,250  | 1,250  | ⇔               |
| RADF - Received                            | 4      | 4      | 0      | 0      | ⇐               |
| RADF - Approved                            | 3      | 0      | 3      | 0      | ⇐               |
| RADF - Approved (\$)                       | 16,793 | 0      | 16,793 | 0      | ⇐               |
| RADF - Acquittals                          | 1      | 0      | 0      | 1      | -               |
| Special Projects - Received                | 5      | 5      | 0      | 0      | ⇔               |
| Special Projects - Approved                | 4      | 0      | 4      | 0      | ⇔               |
| Special Projects - Approved (\$)           | 15,368 | 0      | 15,368 | 0      | ⇔               |
| Special Projects - Acquittals              | 2      | 0      | 1      | 1      | ⇔               |
| Sport & Rec Club - Received                | 15     | 3      | 4      | 8      | ⇐               |
| Sport & Rec Club - Approved                | 36     | 24     | 3      | 9      | ⇔               |
| Sport & Rec Club - Approved (\$)           | 56,000 | 38,500 | 4,500  | 13,000 | ⇔               |
| <b>Donation &amp; Sponsorship Requests</b> |        |        |        |        |                 |
| Donation Requests - Received               | 18     | 8      | 9      | 1      | ⇔               |
| Donation Requests - Approved               | 16     | 8      | 8      | 0      | ⇔               |
| Donation Requests - Approved (\$)          | 31,385 | 25,110 | 6,275  | 0      | ⇔               |
| Fee Waivers - Approved                     | 6      | 0      | 3      | 3      | ⇔               |
| Fee Waivers - Approved (\$)                | 4,910  | 0      | 2,033  | 2,877  | ⇔               |
| Sponsorships - Received                    | 8      | 2      | 4      | 2      | ⇐               |
| Sponsorships - Approved                    | 6      | 2      | 3      | 1      | ⇐               |
| Sponsorships - Approved (\$)               | 17,000 | 7,000  | 9,000  | 1,000  | ⇐               |
| Sponsorships - Approved (in kind)          | 2      | 1      | 1      | 0      | ⇔               |
| Sponsorships - Acquittals                  | 1      | 1      | 0      | 0      | ⇔               |
| Rates Donations – Received                 | 2      | 1      | 1      | 0      | ⇐               |
| Rates Donations – Approved                 | 0      | 0      | 0      | 0      | -               |
| Rates Donations – Approved (\$)            | 0      | 0      | 0      | 0      | -               |
| Rates Donations – Water Approved (\$)      | 0      | 0      | 0      | 0      | -               |
| Rates Donations - Declined                 | 0      | 0      | 0      | 0      | -               |
| <b>Events</b>                              |        |        |        |        |                 |
| Council Events - External - Completed      | 4      | 0      | 1      | 3      | ⇔               |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

|                                                 |     |    |    |     |   |
|-------------------------------------------------|-----|----|----|-----|---|
| <b>Council Events - External - Participants</b> | 710 | 0  | 60 | 650 | ↔ |
| <b>Council Events - Internal - Completed</b>    | 0   | 0  | 0  | 0   | - |
| <b>Council Events - Internal - Participants</b> | 0   | 0  | 0  | 0   | - |
| <b>External Event Applications Received</b>     | 30  | 13 | 10 | 7   | ↔ |

### Cruise Ship Statistics

| Statistics                            | QTD    | Apr    | May    | Jun    | Quarterly Trend |
|---------------------------------------|--------|--------|--------|--------|-----------------|
| <b>Total Ships</b>                    | 15     | 6      | 4      | 5      | ←               |
| <b>Total Passengers</b>               | 42,352 | 14,865 | 12,309 | 15,178 | ←               |
| <b>Off Ship Passengers &amp; Crew</b> | 32,114 | 10,170 | 9,974  | 11,970 | ←               |
| <b>Through Marina</b>                 | 32,114 | 10,170 | 9,974  | 11,970 | ←               |
| <b>Town Visits</b>                    | 24,693 | 7,259  | 7,838  | 9,596  | ←               |
| <b>Local Tours</b>                    | 7,421  | 2,911  | 2,136  | 2,374  | ←               |

### Junior Elite Athlete Recipients for the quarter:

| Name              | Sport                                      | Value (\$) |
|-------------------|--------------------------------------------|------------|
| Miller Eaves      | QLD State Swimming Championships           | 250        |
| Matthew Logan     | 2026 U16 State Cricket Challenge           | 250        |
| Tora Delac        | 2026 Australian Age Swimming Championships | 250        |
| Bonnie Moretto    | U16 NQ Girls Rugby League                  | 250        |
| Will Bidgood      | 10-12yr Boys AFL State Championships       | 250        |
| Molly Smith       | Junior State Age Netball                   | 250        |
| Javarn Yasso      | 10-12 yrs NQ AFL                           | 250        |
| Jasmine Brodhurst | Junior State Age Netball                   | 250        |
| Mitchell Hearn    | 13-15 yrs NQ Boys Netball                  | 250        |
| Shannon Matthews  | NQ State Football (Soccer)                 | 250        |
| Raiden Finau      | 11-12 yrs NQ Rugby Union                   | 250        |
| Lincoln Douglas   | 14-15 yrs NQ Rugby Union                   | 250        |
| Nathaneal Nomoa   | 10-12 yrs NQ AFL                           | 250        |
| Klarissa Croucher | Junior State Age Netball                   | 250        |
| Kaydance Croucher | Junior State Age Netball                   | 250        |
| Frankie Leeder    | 10-11 yrs NQ Boys Rugby League             | 250        |
| Billy Shaw        | 10-12 yrs NQ AFL                           | 250        |
| Roman Leapai      | 14-15 yrs NQ Rugby Union                   | 250        |
| Grace Savolio     | 12 yrs NQ Girls Netball                    | 250        |
| Faith Lawn        | 13-15 yrs NQ Volleyball                    | 250        |
| Colten Ward       | 10-12 yrs NQ Golf                          | 250        |
| Harrison O'Brien  | 11-12 yrs NQ Rugby Union                   | 250        |
| Elodie Robertson  | 10-12 yrs NQ Girls Football                | 250        |
| Xavier Watson     | National School Futsal Championships       | 250        |

### Donation Requests Approved for the quarter:

| Name                             | Sport                     | In Kind (\$) | Value (\$) |
|----------------------------------|---------------------------|--------------|------------|
| Dingo Beach Progress Association | 2026 Whitfunday Event     | 3,000        |            |
| Whitsunday Swimming Club         | Cate Campbell Swim Clinic |              | 5,500      |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

|                                                    |                                            |       |       |
|----------------------------------------------------|--------------------------------------------|-------|-------|
| Zonta Club of Bowen                                | Zonta Area Meeting                         |       | 2,600 |
| Bowen Probus Club                                  | Bus to Morning Melodies at PEC             |       | 4,810 |
| Mt Coolon Campdraft Association                    | 2026 Mt Coolon Campdraft                   | 5,000 |       |
| Collinsville Lions Club                            | BBQ's at RV Park                           |       | 1,000 |
| Collinsville Community Association                 | Road Closures for May Day Event            | 2,700 |       |
| Koori Kids                                         | NAIDOC Week School Initiatives             |       | 500   |
| Whitsunday Neighbourhood Centre                    | Purchase chairs for community meeting room |       | 750   |
| Eco Barge Clean Seas                               | Waste disposal fee's                       |       | 1,000 |
| Proserpine State School P&C                        | School Fete - PEC Vouchers                 | 125   |       |
| Whitsunday Allstars Cheerleading                   | Ambrose Golf Fundraiser                    |       | 500   |
| Bowen Netball Association                          | Annual Club Carnival                       |       | 2,000 |
| Bowen Junior Golf Association                      | Bowen Junior Golf Open 2026                |       | 400   |
| Bowen State School P&C                             | 2026 Challenge Games Camp                  |       | 1,000 |
| Collinsville and Scottville Community Kindergarten | Musical Bingo Fundraiser                   |       | 500   |

**Donation Requests Declined for the quarter:**

| Organisation                  | Item                 | Item                                                           |
|-------------------------------|----------------------|----------------------------------------------------------------|
| The Christmas Party Mackay    | 2026 Christmas Party | Out of Region                                                  |
| Whitsunday Catchment Landcare | Donation of Mulch    | Organisation previously received Special Project Grant \$7,484 |

**Sponsorship Requests Received for the quarter:**

| Organisation                       | Item                                    | In Kind (\$) | Value (\$) |
|------------------------------------|-----------------------------------------|--------------|------------|
| Whitsunday Swimming Club           | Whitsunday Short Course Transition Meet |              | 2,000      |
| Whitsunday Marine Conservation Inc | Welcome Whales Event                    | 3,000        |            |
| Proserpine Kennel Club             | 2026 Dog Show                           |              | 2,000      |
| Whitsunday Sailing Club Ltd        | Airlie Beach Race Week (2026)           |              | 5,000      |
| Whitsunday Lions Club              | Lions Charity Golf Day                  |              | 1,000      |
| Bowen Pastoral Agricultural Assoc  | 2026 Bowen Show                         |              | 3,000      |
| Great Barrier Reef Festival        | 2026 Great Barrier Reef Festival        | 17,850       |            |
| Collinsville State High School P&C | 2026 Bacon Busters                      |              | 1,000      |

**Sponsorship Requests Declined for the quarter:**

| Organisation               | Item            | Reason for Decline                        |
|----------------------------|-----------------|-------------------------------------------|
| Mackay Hospital Foundation | 2026 Giving Day | Organisation outside of Whitsunday region |

**Events:****External:**

- Reconciliation Week – Flag Raising Ceremony
- Citizenship Ceremony – 270 pax
- Multicultural Festival – 500 pax
- Double Movie Night – 100 pax

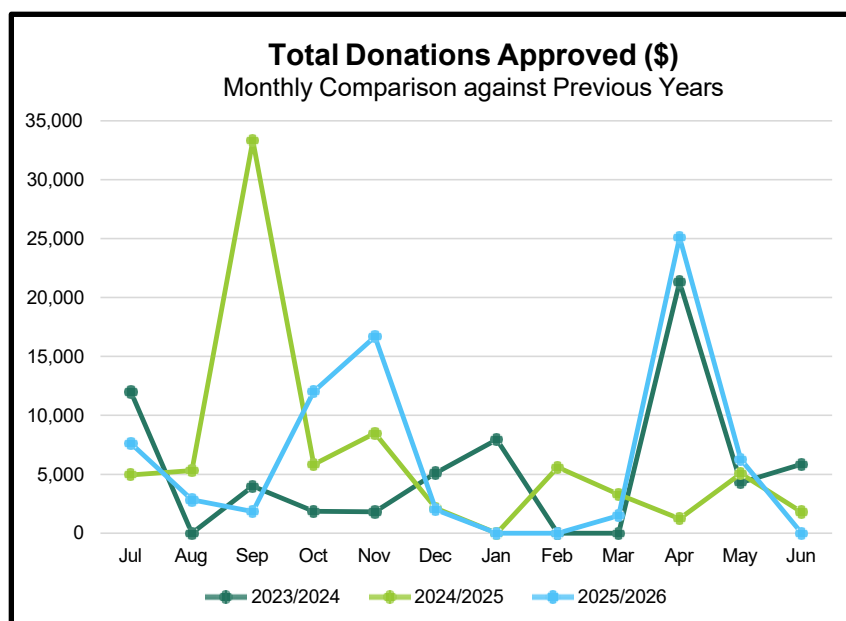
**Liveability & Development Services**  
Quarterly Activity Update April – June 2026

**Internal:**

- Nil

**Special Project Grants Successful Recipients:**

- Bowen Rugby Union - \$7,500
- Bowen Flexi Care - \$4,240
- Whitsunday Kyokushin Karate Proserpine - \$2,000
- Proserpine & District Canegrowers Co-Operation - \$1,628



## Liveability & Development Services

### Quarterly Activity Update April – June 2026



My Community Directory + Diary have supplied the following stats for the quarter:

| Year | Month | Listing Views | Results Views | Users  | Events |
|------|-------|---------------|---------------|--------|--------|
| 2026 | April | 6,324         | 4,092         | 10,955 | 99     |
| 2026 | May   | 2,956         | 4,669         | 6,967  | 79     |
| 2026 | June  | 1,982         | 4,274         | 5,546  | 93     |

Top categories viewed for the quarter:

| Rank | Category                          | Listing Views |
|------|-----------------------------------|---------------|
| 1    | Health Services                   | 3,955         |
| 2    | Sport                             | 954           |
| 3    | Environment & Conservation        | 817           |
| 4    | Community Clubs & Interest Groups | 750           |
| 5    | Recreation & Leisure              | 648           |

List of Health Services searched:

| Rank | Service                    |
|------|----------------------------|
| 1    | Pharmacies                 |
| 2    | Allied Health              |
| 3    | Hospitals                  |
| 4    | General Practice/Doctor    |
| 5    | Mental Health Services     |
| 6    | Dental & Oral Health       |
| 7    | Specialists                |
| 8    | General Health Services    |
| 9    | Emergency Departments      |
| 10   | Drug & Alcohol             |
| 11   | Health Rehabilitation      |
| 12   | Aboriginal Health Services |

## Liveability & Development Services

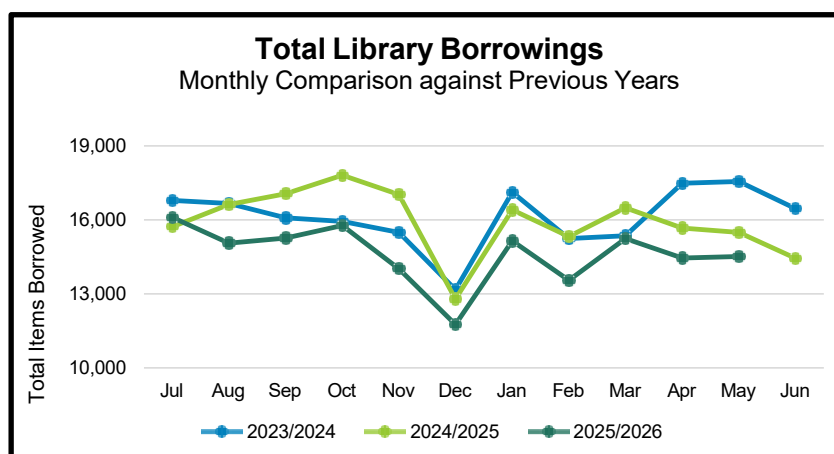
### Quarterly Activity Update April – June 2026

## 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

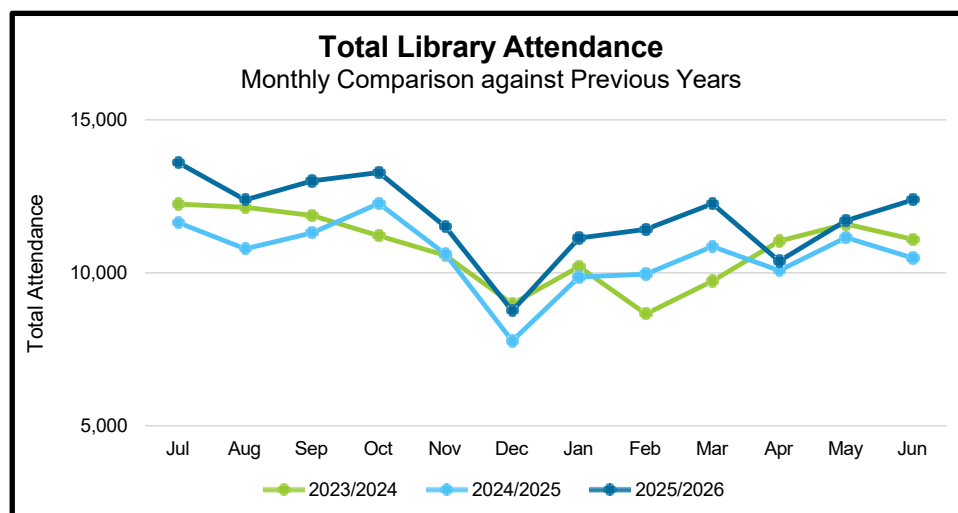
| Service                                   | QTD    | Apr   | May   | Jun   | Quarterly Trend |
|-------------------------------------------|--------|-------|-------|-------|-----------------|
| <b>Library Resources Acquired</b>         |        |       |       |       |                 |
| <b>Bowen &amp; Collinsville Libraries</b> | 856    | 421   | 150   | 285   | ↔               |
| <b>Cannonvale Library</b>                 | 1,145  | 591   | 421   | 133   | ↔               |
| <b>Proserpine Library</b>                 | 796    | 290   | 302   | 204   | ↔               |
| <b>e-Library</b>                          | 1,946  | 717   | 548   | 681   | ↔               |
| <b>Library Resources Borrowed</b>         |        |       |       |       |                 |
| <b>Bowen Library</b>                      | 9,883  | 3,269 | 3,200 | 3,414 | ←               |
| <b>Cannonvale Library</b>                 | 11,811 | 4,063 | 3,685 | 4,063 | ←               |
| <b>Collinsville Library</b>               | 989    | 237   | 390   | 362   | ↔               |
| <b>Proserpine Library</b>                 | 10,411 | 3,262 | 3,613 | 3,536 | ←               |
| <b>e-Library</b>                          | 11,212 | 3,621 | 3,625 | 3,966 | ↔               |
| <b>Mobile Library</b>                     | 0      | 0     | 0     | 0     | -               |
| <b>Library Attendance</b>                 |        |       |       |       |                 |
| <b>Bowen Library</b>                      | 10,372 | 3,047 | 3,402 | 3,923 | ↔               |
| <b>Cannonvale Library</b>                 | 12,090 | 3,901 | 4,031 | 4,158 | ←               |
| <b>Collinsville Library</b>               | 1,184  | 163   | 482   | 539   | ←               |
| <b>Proserpine Library</b>                 | 10,820 | 3,269 | 3,791 | 3,760 | ↔               |
| <b>Library Website</b>                    |        |       |       |       |                 |
| <b>Website Visits</b>                     | 2,157  | 844   | 568   | 745   | ←               |



## Liveability & Development Services

### Quarterly Activity Update April – June 2026

| Service                                           | QTD | Apr | May | Jun | Quarterly Trend |
|---------------------------------------------------|-----|-----|-----|-----|-----------------|
| <b>First 5 Forever (F5F)</b>                      |     |     |     |     |                 |
| Resources - Acquired                              | 44  | 7   | 10  | 27  | ⇔               |
| Resources - Borrowed by Branches                  | 90  | 17  | 45  | 28  | ⇔               |
| Community Partnership Interactions                | 54  | 30  | 12  | 12  | ←               |
| Toolkits Distributed                              | 34  | 7   | 21  | 6   | -               |
| <b>F5F In Library - Activities Held</b>           |     |     |     |     |                 |
| Bowen Library                                     | 28  | 4   | 14  | 10  | ⇔               |
| Cannonvale Library                                | 32  | 8   | 14  | 10  | ⇔               |
| Collinsville Library                              | 10  | 3   | 4   | 3   | ⇔               |
| Proserpine Library                                | 34  | 8   | 15  | 11  | ⇔               |
| <b>F5F In Library - Activities Attendance</b>     |     |     |     |     |                 |
| Bowen Library                                     | 461 | 73  | 234 | 154 | ←               |
| Cannonvale Library                                | 635 | 151 | 261 | 223 | ⇔               |
| Collinsville Library                              | 27  | 2   | 25  | 0   | ⇔               |
| Proserpine Library                                | 592 | 138 | 249 | 205 | ←               |
| <b>F5F Community Outreach - Events Held</b>       |     |     |     |     |                 |
| Bowen Library                                     | 5   | 0   | 3   | 2   | ⇔               |
| Cannonvale Library                                | 1   | 1   | 0   | 0   | ⇔               |
| Collinsville Library                              | 0   | 0   | 0   | 0   | -               |
| Proserpine Library                                | 8   | 0   | 5   | 3   | ⇔               |
| <b>F5F Community Outreach - Events Attendance</b> |     |     |     |     |                 |
| Bowen Library                                     | 303 | 0   | 98  | 205 | ⇔               |
| Cannonvale Library                                | 9   | 9   | 0   | 0   | ⇔               |
| Collinsville Library                              | 0   | 0   | 0   | 0   | -               |
| Proserpine Library                                | 749 | 0   | 703 | 46  | ⇔               |



**Liveability & Development Services**  
Quarterly Activity Update April – June 2026

| Service                                        | QTD   | Apr | May | Jun | Quarterly Trend |
|------------------------------------------------|-------|-----|-----|-----|-----------------|
| <b>In Library Programs - Events Held</b>       |       |     |     |     |                 |
| Bowen Library - Adults                         | 20    | 4   | 7   | 9   | ⇔               |
| Bowen Library - Children                       | 28    | 12  | 8   | 8   | ⇔               |
| Cannonvale Library - Adults                    | 18    | 5   | 8   | 5   | ⇔               |
| Cannonvale Library - Children                  | 28    | 10  | 9   | 9   | ⇔               |
| Collinsville Library - Adults                  | 4     | 3   | 1   | 0   | ⇔               |
| Collinsville Library - Children                | 9     | 8   | 0   | 1   | ⇔               |
| Proserpine Library - Adults                    | 39    | 9   | 14  | 16  | ⇔               |
| Proserpine Library - Children                  | 32    | 11  | 10  | 11  | ⇔               |
| <b>In Library Programs - Events Attendance</b> |       |     |     |     |                 |
| Bowen Library - Adults                         | 83    | 19  | 16  | 48  | ⇔               |
| Bowen Library - Children                       | 457   | 317 | 55  | 85  | ⇔               |
| Cannonvale Library - Adults                    | 191   | 18  | 148 | 25  | ⇔               |
| Cannonvale Library - Children                  | 803   | 220 | 279 | 304 | ⇔               |
| Collinsville Library - Adults                  | 14    | 14  | 0   | 0   | ⇔               |
| Collinsville Library - Children                | 36    | 32  | 0   | 4   | ⇔               |
| Proserpine Library - Adults                    | 424   | 80  | 99  | 245 | ⇔               |
| Proserpine Library - Children                  | 576   | 247 | 208 | 121 | ⇔               |
| <b>Community Outreach - Events Held</b>        |       |     |     |     |                 |
| Bowen Library - Adults                         | 14    | 4   | 4   | 6   | ⇔               |
| Bowen Library - Children                       | 0     | 0   | 0   | 0   | -               |
| Cannonvale Library - Adults                    | 7     | 2   | 2   | 3   | ⇔               |
| Cannonvale Library - Children                  | 0     | 0   | 0   | 0   | -               |
| Collinsville Library - Adults                  | 3     | 3   | 0   | 0   | ⇔               |
| Collinsville Library - Children                | 0     | 0   | 0   | 0   | -               |
| Proserpine Library - Adults                    | 13    | 5   | 4   | 4   | ⇔               |
| Proserpine Library - Children                  | 0     | 0   | 0   | 0   | -               |
| <b>Community Outreach - Events Attendance</b>  |       |     |     |     |                 |
| Bowen Library - Adults                         | 64    | 18  | 19  | 27  | ⇔               |
| Bowen Library - Children                       | 0     | 0   | 0   | 0   | -               |
| Cannonvale Library - Adults                    | 35    | 10  | 10  | 15  | ⇔               |
| Cannonvale Library - Children                  | 0     | 0   | 0   | 0   | -               |
| Collinsville Library - Adults                  | 36    | 36  | 0   | 0   | ⇔               |
| Collinsville Library - Children                | 0     | 0   | 0   | 0   | -               |
| Proserpine Library - Adults                    | 152   | 63  | 43  | 46  | ⇔               |
| Proserpine Library - Children                  | 0     | 0   | 0   | 0   | -               |
| <b>Public Computer Usage</b>                   |       |     |     |     |                 |
| Bowen Library                                  | 1,026 | 322 | 368 | 336 | ⇔               |
| Cannonvale Library                             | 1,172 | 348 | 403 | 421 | ⇔               |
| Collinsville Library                           | 4     | 0   | 3   | 1   | ⇔               |
| Proserpine Library                             | 863   | 282 | 285 | 296 | ⇔               |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## Bowen Work Camp

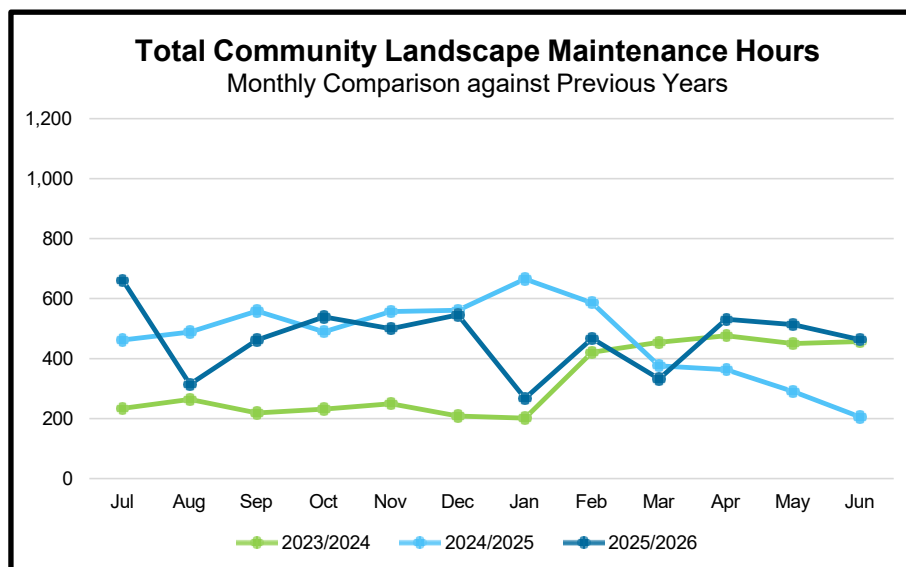
Council partners with Queensland Corrective Services to provide beneficial works projects for the community and rehabilitate offenders with their return to society. They perform a multitude of tasks including maintenance of fences, cemeteries, sportsgrounds and showgrounds, propagation of plants and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

### Operations

| Service                                   | QTD   | Apr   | May    | Jun    | Quarterly Trend |
|-------------------------------------------|-------|-------|--------|--------|-----------------|
| Community Landscape Maintenance Hours     | 531   | 531   | 513.25 | 463.25 | ↩               |
| Community Indoor Tasks Hours              | 69    | 69    | 63     | 48.75  | ↩               |
| New Project Assessment Hours              | 0     | 0     | 0      | 0      | -               |
| WRC Landscape Maintenance Hours           | 38.75 | 38.75 | 47.5   | 55     | ↩               |
| WRC Nursery Maintenance/Propagation Hours | 2     | 2     | 3.75   | 13.5   | ↩               |
| WRC Indoor Tasks Hours                    | 0     | 0     | 0      | 0      | -               |
| QCS Compound Duties Hours                 | 46    | 46    | 45     | 26     | ↩               |

### Projects

| Project                                                        | Status   | % Complete | Budget |
|----------------------------------------------------------------|----------|------------|--------|
| Bowen Golf Course – Replant native plants on dunes for erosion | Complete | 100%       | ✓      |



## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## Aquatic Facilities & RV Park

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 park and aquatic facilities, and master planning for future sport and recreation assets.

### Aquatic Facilities – Operations

| Service                              | QTD    | Apr    | May    | Jun    | Quarterly Trend |
|--------------------------------------|--------|--------|--------|--------|-----------------|
| Airlie Beach Lagoon – Total Users    | 70,394 | 28,896 | 24,269 | 17,229 | ⇐               |
| Airlie Beach Lagoon – Total Offences | 190    | 70     | 57     | 63     | ⇐               |
| Pool Attendance – Bowen              | 12,027 | 5,789  | 3,708  | 2,530  | ⇐               |
| Pool Attendance – Collinsville*      | 944    | 944    | 0      | 0      | ⇐               |
| Pool Attendance – Proserpine         | 21,390 | 8,975  | 8,435  | 3,980  | ⇐               |

\*Collinsville Pool closed during Winter

### RV Park

| Service                  | QTD      | Apr   | May   | Jun    | Quarterly Trend |
|--------------------------|----------|-------|-------|--------|-----------------|
| Collinsville RV Park     |          |       |       |        |                 |
| Occupancy (total people) | 1,458    | 264   | 460   | 734    | ⇔               |
| Receipt Totals           | \$34,589 | 2,664 | 8,143 | 23,782 | ⇔               |

### Aquatic Facilities Update

#### Bowen Swimming Pool

- Bowen Swimming Pool had 603 attendees at Squad this quarter. Along with 516 people attending Aqua Aerobics classes. Learn to Swim had 653 children attending.

#### Proserpine Swimming Pool

- Throughout the quarter, Proserpine Swimming Pool had 2519 children participating in Squad. Aqua Aerobics had 921 people attend over the quarter. Learn to Swim had 2226 Children attend.

#### Collinsville Swimming Pool

- The pool is now closed for winter. It will reopen on 1 September 2026.

#### Airlie Beach Lagoon

- The water temperature is around the 19 - 24 degree mark for most of the quarter
- There have been 15 cruise ships this quarter, with elevated attendance numbers on these days.
- Facility hours are temporarily reduced awaiting delivery and installation of replacement lights. The change of operating hours has not resulted in a decrease in attendance for the Lagoon for the quarter

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## 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                                                    | QTD    | Apr    | May    | Jun    | Quarterly Trend |
|------------------------------------------------------------|--------|--------|--------|--------|-----------------|
| <b>Environmental Health</b>                                |        |        |        |        |                 |
| Environmental Health – Plan Approval Applications Received | 17     | 5      | 7      | 5      | ↔               |
| Environmental Health Applications Received                 | 23     | 6      | 10     | 7      | ↔               |
| Liquor Licence Referrals Received                          | 8      | 2      | 4      | 2      | ↔               |
| Food Business - Inspections                                | 37     | 14     | 10     | 13     | ↔               |
| Food Business - Re-Inspections                             | 1      | 0      | 0      | 1      | -               |
| Food Safety Programs Audit Reports Reviewed                | 1      | 0      | 0      | 1      | ↔               |
| Food Safety Supervisor Approval Reviewed                   | 13     | 3      | 8      | 2      | ↔               |
| Food Business Licence Enquiries                            | 28     | 10     | 5      | 13     | ↔               |
| Other Environmental Health Enquiries                       | 11     | 4      | 5      | 2      | ↔               |
| Other Environmental Health Inspections                     | 5      | 0      | 5      | 0      | ↔               |
| Development Applications Referrals Received                | 6      | 0      | 1      | 5      | ↔               |
| Accommodation - Inspections                                | 6      | 5      | 1      | 0      | ↔               |
| Accommodation - Re-inspections                             | 0      | 0      | 0      | 0      | -               |
| Complaints Received - EH General                           | 24     | 7      | 7      | 10     | ↔               |
| Event Application Assessment                               | 7      | 1      | 2      | 4      | ↔               |
| <b>Food Inspection Compliance Categories</b>               |        |        |        |        |                 |
| Receiving (%)                                              | 100.00 | 100.00 | 100.00 | 100.00 | ↔               |
| Storage (%)                                                | 92.02  | 93.33  | 95.24  | 87.50  | ↔               |
| Processing (%)                                             | 86.39  | 100.00 | 79.17  | 80.00  | ↔               |
| Display (%)                                                | 82.50  | 87.50  | 80.00  | 80.00  | ↔               |
| Packaging (%)                                              | 93.27  | 92.31  | 100.00 | 87.50  | ↔               |
| Transportation & Distribution (%)                          | 33.33  | 100.00 | 0      | 0      | ↔               |
| Recalls/Food Disposal (%)                                  | 94.44  | 100.00 | 100.00 | 83.33  | -               |
| Health, Hygiene & Knowledge (%)                            | 83.49  | 98.67  | 74.29  | 77.50  | ↔               |
| Premises and Hygiene (%)                                   | 85.61  | 97.71  | 87.68  | 71.43  | ↔               |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

#### Local Laws – Operations

| Service                                  | QTD | Apr | May | Jun | Quarterly Trend |
|------------------------------------------|-----|-----|-----|-----|-----------------|
| <b>Local Laws</b>                        |     |     |     |     |                 |
| Local Law Applications Received          | 47  | 29  | 15  | 3   | ⇐               |
| Complaints Received - Animal Management  | 257 | 79  | 90  | 88  | ⇐               |
| Complaints Received - Other Local Law    | 422 | 144 | 146 | 132 | ⇐               |
| Compliance Notices Issued                | 95  | 24  | 37  | 34  | ⇐               |
| Renewal/Reminder/Final Notices           | 30  | 13  | 10  | 7   | ⇔               |
| Infringement Responses                   | 151 | 23  | 66  | 62  | ⇔               |
| Dog Registrations                        | 95  | 34  | 27  | 34  | ⇔               |
| Cat Registrations                        | 8   | 2   | 2   | 4   | ⇐               |
| Short-term Accommodation Inspections     | 21  | 7   | 10  | 4   | ⇐               |
| Short-term Accommodation Licences Issued | 34  | 12  | 18  | 4   | ⇐               |
| Parking Infringements - Issued           | 321 | 152 | 95  | 74  | ⇐               |
| Parking Infringements - Waived           | 46  | 20  | 12  | 14  | ⇔               |
| Other Infringements - Issued             | 106 | 21  | 40  | 45  | ⇔               |
| Other Infringements - Waived             | 11  | 0   | 4   | 7   | ⇔               |
| Infringement Reminder Notices Sent       | 217 | 40  | 108 | 69  | ⇐               |

#### Complaint Categories – Other Local Laws

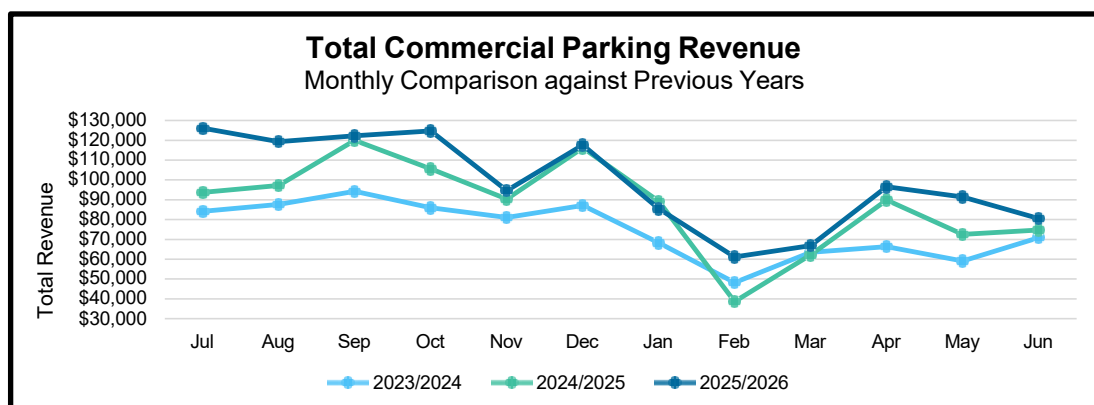
1. Abandoned Vehicle
2. Illegal Parking
3. Overgrown Property
4. Illegal Camping
5. Illegal Dumping

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

### Commercial Parking – Operations

| Car Parks                                 | QTD      | Apr      | May      | Jun      | Quarterly Trend |
|-------------------------------------------|----------|----------|----------|----------|-----------------|
| <b>Heart of the Reef Transit Facility</b> |          |          |          |          |                 |
| Occupancy (no.)                           | 0        | 0        | 0        | 0        | -               |
| Revenue (\$)                              | 0        | 0        | 0        | 0        | -               |
| <b>Port of Airlie</b>                     |          |          |          |          |                 |
| Average Spend (\$)                        | 18.74    | 19.78    | 19.28    | 17.17    | ↔               |
| Average Tariff                            | 12-24hrs | 12-24hrs | 12-24hrs | 12-24hrs | -               |
| No. of tickets purchased                  | 4,941    | 1,753    | 1,607    | 1,581    | ↔               |
| Revenue (\$)                              | 92,798   | 34,671   | 30,979   | 27,148   | ↔               |
| <b>Airlie Creek</b>                       |          |          |          |          |                 |
| Average Spend (\$)                        | 6.85     | 6.71     | 6.96     | 6.88     | ↔               |
| Average Tariff                            | 2-4hrs   | 2-4hrs   | 2-4hrs   | 2-4hrs   | -               |
| No. of tickets purchased                  | 9,139    | 3,294    | 3,107    | 2,738    | ↔               |
| Revenue (\$)                              | 62,623   | 22,116   | 21,661   | 18,846   | ↔               |
| <b>Broadwater Avenue</b>                  |          |          |          |          |                 |
| Average Spend (\$)                        | 6        | 5.87     | 5.80     | 5.77     | -               |
| Average Tariff                            | 1-2hrs   | 1-2hrs   | 1-2hrs   | 1-2hrs   | -               |
| No. of tickets purchased                  | 5,323    | 2,426    | 1,466    | 1,431    | ↔               |
| Revenue (\$)                              | 30,997   | 14,232   | 8,505    | 8,260    | ↔               |
| <b>Abell Point Marina</b>                 |          |          |          |          |                 |
| Average Spend (\$)                        | 10.74    | 10.71    | 11.02    | 10.49    | ↔               |
| Average Tariff                            | 4-12hrs  | 4-12hrs  | 4-12hrs  | 4-12hrs  | -               |
| No. of tickets purchased                  | 5,659    | 1,735    | 2,033    | 1,891    | ↔               |
| Revenue (\$)                              | 60,823   | 18,578   | 22,394   | 19,851   | ↔               |
| <b>Coconut Grove</b>                      |          |          |          |          |                 |
| Average Spend (\$)                        | 6.76     | 6.70     | 6.93     | 6.65     | ↔               |
| Average Tariff                            | 4-12hrs  | 4-12hrs  | 4-12hrs  | 4-12hrs  | -               |
| No. of tickets purchased                  | 3,129    | 1,031    | 1,139    | 959      | ↔               |
| Revenue (\$)                              | 21,175   | 6,905    | 7,893    | 6,377    | ↔               |



**Liveability & Development Services**  
Quarterly Activity Update April – June 2026

## 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                                                          | QTD   | Apr   | May   | Jun | Quarterly Trend |
|------------------------------------------------------------------|-------|-------|-------|-----|-----------------|
| Complaints Received - Pest & Weed                                | 37    | 8     | 6     | 23  | ←               |
| Complaints Received - Environmental                              | 34    | 13    | 11    | 10  | ←               |
| Property Pest Management Plan (PPMP) Implemented/Reviewed        | 9     | 0     | 3     | 6   | ←               |
| PPMP Annual Reviews Completed                                    | 0     | 0     | 0     | 0   | -               |
| Landholder Access - Herbicide Rebate                             | 20    | 2     | 6     | 12  | ←               |
| Landholder Access - Mechanical Rebate                            | 1     | 0     | 1     | 0   | -               |
| Letters/Emails to Landholders - Weeds                            | 329   | 140   | 125   | 64  | ←               |
| Property Visit/Inspections - Weeds                               | 215   | 80    | 66    | 69  | ←               |
| Property Visit/Inspections - Feral Animals                       | 39    | 6     | 32    | 1   | ←               |
| Feral Animals - Traps Set                                        | 5     | 1     | 4     | 0   | ←               |
| Feral Animals - Trapped                                          | 42    | 1     | 12    | 29  | ↔               |
| Aerial Shooting - Flights                                        | 0     | 0     | 0     | 0   | -               |
| Aerial Shooting - Feral Animals Shot                             | 0     | 0     | 0     | 0   | -               |
| Properties Baited (Feral Animals & Yellow Crazy Ants)            | 19    | 6     | 11    | 2   | ←               |
| Baits Laid (kg) (1080 & ANTOFF)                                  | 4,035 | 1,645 | 2,105 | 285 | ↔               |
| Length of Road Reserve Sprayed (km)                              | 0.0   | 0     | 0     | 0   | ←               |
| 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  | 192   | 60    | 67    | 65  | ←               |
| Property Visit/Site Inspection – Environment/Bushfire Management | 93    | 32    | 22    | 39  | ←               |
| PIN's/Biosecurity Orders/Compliance Notices Issued - Environment | 3     | 1     | 0     | 2   | ←               |
| Project Reports - not to Council                                 | 9     | 4     | 2     | 3   | ↔               |
| Briefing / Council Reports                                       | 0     | 0     | 0     | 0   | ←               |
| Bushfire Hazard Reduction Burns                                  | 3     | 0     | 3     | 0   | ↔               |
| DA's Assessed (including RFI & Conditions & Advice) Completed    | 20    | 6     | 2     | 12  | ←               |
| Walking Tracks – Airlie Beach                                    | 2,067 | 1,437 | 630   | -   | ↔               |
| Walking Tracks - Bowen                                           | 3,160 | 1,749 | 1,411 | -   | ↔               |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

# Customer Service

## Call Centre – Operations

| Service                                 | QTD    | Apr    | May    | Jun    | Quarterly Trend |
|-----------------------------------------|--------|--------|--------|--------|-----------------|
| <b>Business Hours Call Centre</b>       |        |        |        |        |                 |
| Calls Received – Total Customer Service | 20,411 | 7,093  | 6,503  | 6,815  | ↔               |
| Calls Received – Presented              | 7,997  | 2,875  | 2,547  | 2,575  | ←               |
| Calls Answered                          | 6,854  | 2,443  | 2,197  | 2,214  | ←               |
| Calls Overflowed                        | 857    | 330    | 256    | 271    | ↔               |
| Calls Abandoned                         | 238    | 85     | 82     | 71     | ←               |
| Calls Abandoned (%)                     | 2.98%  | 2.96%  | 3.22%  | 2.76%  | ↔               |
| Untracked Calls (Voice Msg)             | 48     | 17     | 12     | 19     | ←               |
| *ASL - Average Service Level (%)        | 81.9%  | 81.2%  | 82.6%  | 81.1%  | ←               |
| *ASA - Average Speed of Answer          | 26     | 28     | 30     | 22     | ↔               |
| *AHT - Average Handle Time/Secs         | 230    | 234    | 235    | 224    | ↔               |
| <b>After Hours Call Centre</b>          |        |        |        |        |                 |
| Calls Answered – (Charged)              | 293    | 90     | 107    | 96     | ←               |
| Calls Abandoned (%)                     | 0.00%  | 0.00%  | 0.00%  | 0.00%  | ↔               |
| *ASL - Average Service Level (%)        | 93.17% | 92.22% | 95.33% | 91.67% | ↔               |
| *ASA - Average Speed of Answer          | –      | 14     | 15     | 14     | ↔               |
| *AHT - Average Handle Time/Secs         | –      | 218    | 225    | 217    | ←               |

## Customer Transactions

| Service                         | QTD          | Apr        | May        | Jun        | Quarterly Trend |
|---------------------------------|--------------|------------|------------|------------|-----------------|
| Receipts                        | 37,487       | 16,731     | 11,468     | 9,288      | ←               |
| eServices Receipts              | 499          | 296        | 137        | 66         | ←               |
| eServices Receipts (%)          | 1.33%        | 1.77%      | 1.19%      | 0.71%      | ←               |
| Total Requests (Logged CRM)     | 5,530(2,876) | 1,662(923) | 1,755(976) | 2,113(977) | ←               |
| Counter Stats at FPOC (pay/req) | 4,681        | 1,720      | 1,345      | 1,616      | ←               |
| eServices CRMs                  | 6            | 2          | 2          | 2          | ←               |
| eServices CRMs (%logged)        | 0.21%        | 0.22%      | 0.20%      | 0.12%      | ↔               |

## Top Issues

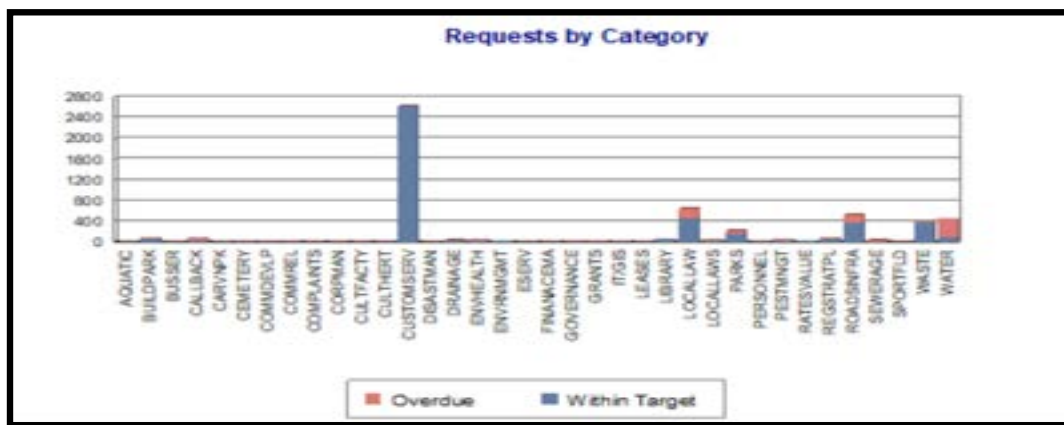
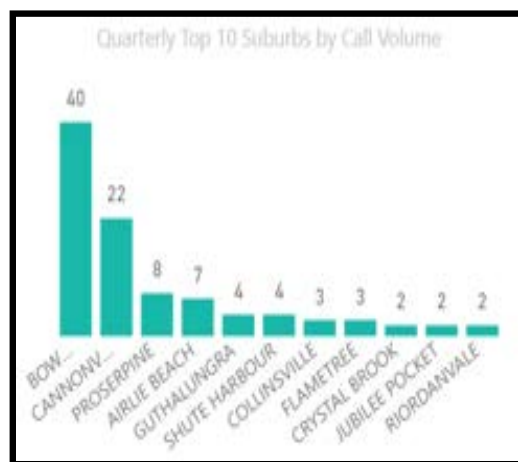
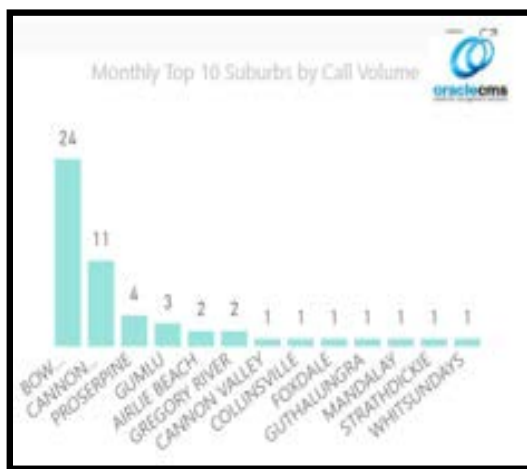
| Service                 | QTD | Apr | May | Jun | Quarterly Trend |
|-------------------------|-----|-----|-----|-----|-----------------|
| <b>Counter Receipts</b> |     |     |     |     |                 |
| Rates Search            | 385 | 125 | 132 | 128 | ←               |
| Rates Receipt           | 322 | 127 | 98  | 97  | ←               |
| Special Water Meter     | 179 | 52  | 56  | 71  | ←               |
| Water Charges           | 179 | 578 | 102 | 38  | ←               |
| House Drainage Plan     | 89  | 31  | 31  | 27  | ←               |

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

|                                                  |       |     |     |     |   |
|--------------------------------------------------|-------|-----|-----|-----|---|
| <b>Rates/Water Billing</b>                       | 1,100 | 470 | 310 | 320 | ⇐ |
| <b>General</b>                                   | 878   | 371 | 288 | 219 | ⇔ |
| <b>Local Laws/Compliance and Environment</b>     | 468   | 130 | 146 | 192 | ⇔ |
| <b>Waste (Bins/Recycling/Refuse Centres)</b>     | 332   | 82  | 109 | 141 | ⇐ |
| <b>Building/Plumbing/Planning &amp; Develop.</b> | 458   | 104 | 116 | 123 | ⇔ |

### Afterhours Calls



## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## 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                          | QTD | Apr | May | Jun | Quarterly Trend |
|----------------------------------|-----|-----|-----|-----|-----------------|
| Meetings with Traditional Owners | 0   | 0   | 0   | 0   | –               |

### Projects

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

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## Open Spaces & Cemeteries

The Open Spaces & Cemeteries Branch is responsible for the management, maintenance and enhancement of Council's parks, open spaces, cemeteries, public amenities, and recreational assets across the region. Through the delivery of landscape maintenance, cemetery operations, asset renewal programs and public space improvements, the branch contributes to the liveability, accessibility and visual appeal of the Whitsunday region while supporting community wellbeing, recreation, and tourism outcomes.

The branch maintains more than 120 parks, 3 active and 5 historic cemeteries, 93 playgrounds, outdoor fitness equipment, public barbeques and over 742 hectares of parkland and recreational areas. The branch also plays a key role in strategic open space planning, regional master planning initiatives and the management of public amenities and Bowen Work Camp, ensuring Council's public spaces remain safe, functional, and fit for purpose for current and future generations.

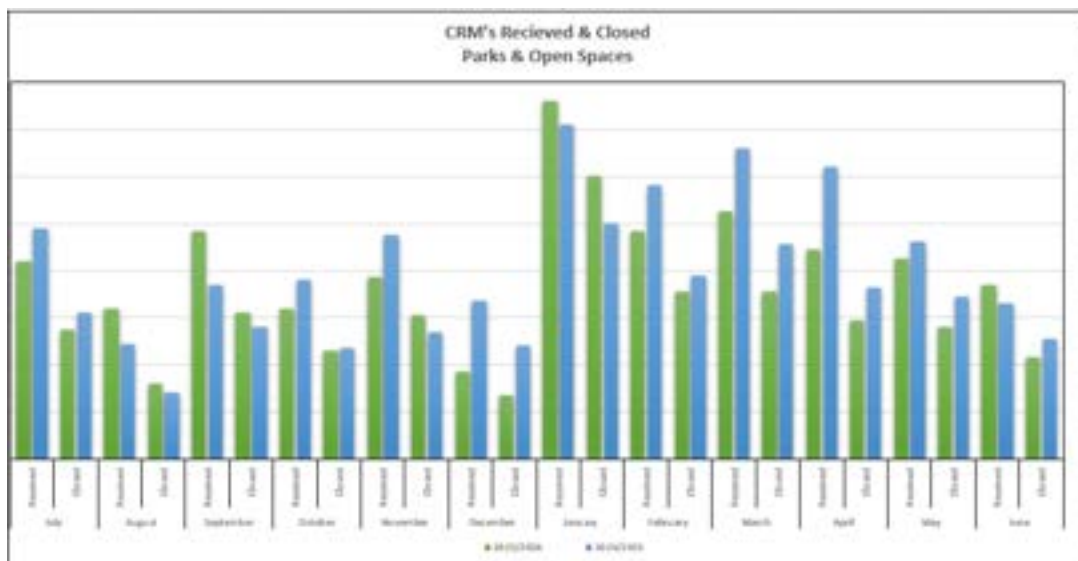
### Quarterly overview of Open Spaces and Cemeteries levels of service and CRM statistics.

| Levels of Service Area                            | Division 1 - Cr Jan Clifford | Division 2 - Cr Clay Bauman | Division 3 - Cr John Collins | Division 4 - Cr Michelle Wright | Division 5 - Cr Gary Simpson | Division 6 - Cr John Finlay | Regional Service Quarterly Total |
|---------------------------------------------------|------------------------------|-----------------------------|------------------------------|---------------------------------|------------------------------|-----------------------------|----------------------------------|
| <b>Public Parks Available as Advertised</b>       | 100%                         | 100%                        | 97.2%                        | 99.3%                           | 94.4%                        | 100%                        | 98.8%                            |
| <b>Levels of Service Overview</b>                 |                              |                             |                              |                                 |                              |                             |                                  |
| <b>High Profile Parks:</b>                        | 99.3%                        | 88%                         | 94.7%                        | 63%                             | 97.7%                        | 89.3%                       | 88%                              |
| <b>Medium Profile Parks:</b>                      | 91.3%                        | 100%                        | 100%                         | 95%                             | 100%                         | 83.3%                       | 92.7%                            |
| <b>Road Reserves:</b>                             | 68%                          | 88%                         | 100%                         | 42.3%                           | N/A                          | 68.7%                       | 81.5%                            |
| <b>Low Profile Parks:</b>                         | 100%                         | 100%                        | 66.7%                        | 100%                            | 100%                         | 100%                        | 95%                              |
| <b>Scheduled Playground Inspections Completed</b> | 76.7%                        | 100%                        | 100%                         | 88%                             | 78%                          | 96.7%                       | 89.7%                            |

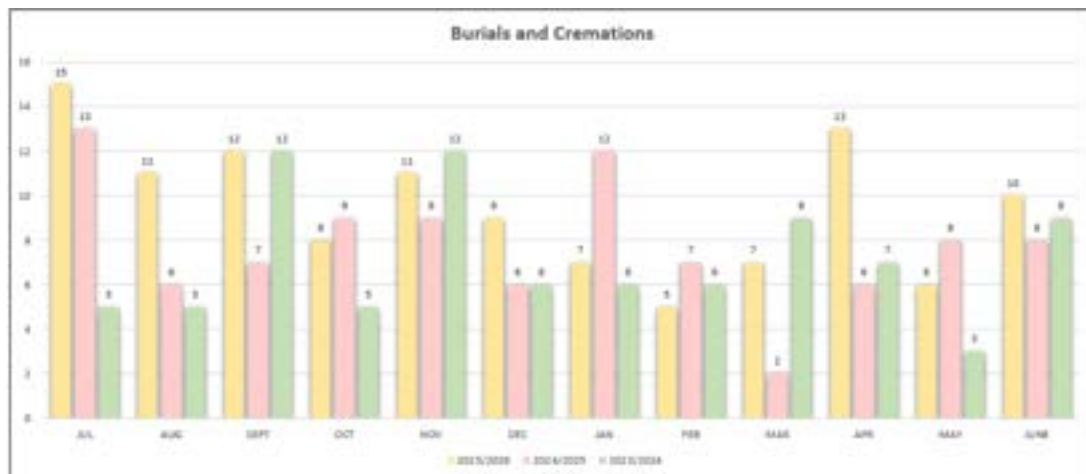
The above total figures for 2025/2026 are current as at the end of June 2026.

## Liveability & Development Services

### Quarterly Activity Update April – June 2026



Blue represents the previous financial year 2024/2025. Green represents current financial year 2025/2026.



Green and Pink represent previous financial years 2023/2024 & 2024/2025. Yellow represents current financial year 2025/2026.

## Liveability & Development Services

### Quarterly Activity Update April – June 2026

## Development Services

The Development Services branch is responsible for building, planning, development assessment and compliance services across the region, including the processing and assessment of development and building applications, statutory approvals, planning and development certificates, maintenance of relevant registers, regulatory functions, development inspections, compliance monitoring and enforcement activities, to support safe, orderly and sustainable development throughout the Whitsundays. The functions of the team include Development assessment, Referrals and subdivision review, Planning and project review, Certificate preparation and Development inspections.

| Service                                        | QTD | Apr | May | Jun | Quarterly Trend |
|------------------------------------------------|-----|-----|-----|-----|-----------------|
| <b>Development Assessment</b>                  |     |     |     |     |                 |
| Total Applications Lodged                      | 115 | 30  | 27  | 58  | ↔               |
| Total Applications Decided                     | 84  | 27  | 28  | 29  | ↔               |
| <b>Reconfiguration of a Lot</b>                |     |     |     |     |                 |
| ROL Applications Lodged                        | 14  | 4   | 1   | 9   | ↔               |
| ROL Applications Decided                       | 27  | 8   | 11  | 8   | ↔               |
| <b>Operational Works</b>                       |     |     |     |     |                 |
| Operational Works Application Lodged           | 19  | 4   | 8   | 7   | ↔               |
| Operational Works Application Decided          | 13  | 4   | 4   | 5   | ↔               |
| <b>Short Term Accommodation</b>                |     |     |     |     |                 |
| STA Applications Lodged                        | 17  | 7   | 4   | 6   | ↔               |
| <b>Material Change of Use</b>                  |     |     |     |     |                 |
| MCU Applications Lodged                        | 82  | 22  | 18  | 42  | ↔               |
| MCU Applications Decided                       | 44  | 15  | 13  | 16  | ↔               |
| <b>Building Services</b>                       |     |     |     |     |                 |
| Private Certified Building Applications Lodged | 175 | 35  | 78  | 62  | ↔               |
| <b>Development Compliance</b>                  |     |     |     |     |                 |
| PIN Issued                                     | 11  | 1   | 2   | 8   | ↔               |
| Compliance Inspections                         | 28  | 10  | 7   | 12  | ↔               |

\*\*Private Certified Building Applications Lodged for April 2026 include Plumbing Applications also.

## Liveability & Development Services Quarterly Activity Update April – June 2026

### Development Assessment

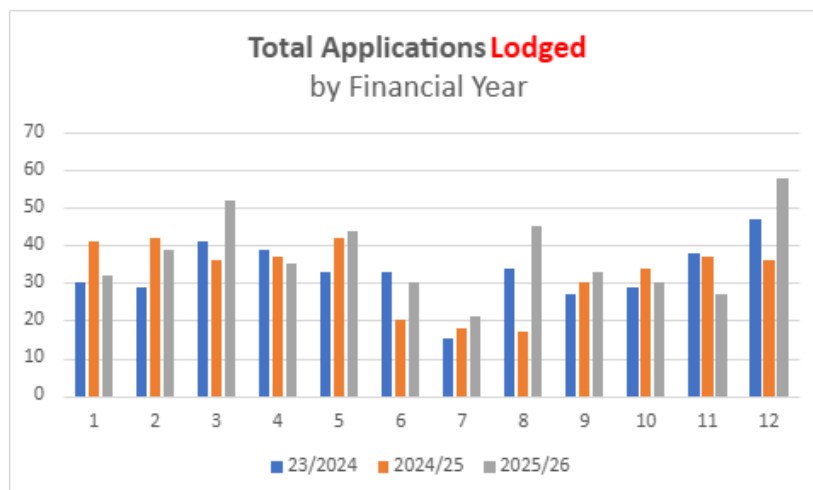
This summary provides the Development Services Update for the period April to June 2026. Throughout this period, the Development Assessment Team maintained a high level of performance, with strong development activity continuing across the region.

A total of 115 development applications were lodged, and 84 applications were decided during the quarter. This included a record 72 Material Change of Use applications, demonstrating a high level of investment interest and a diverse pipeline of proposed development opportunities. The team also processed 88 submissions relating to development applications and issued 12 planning and development certificates.

Subdivision activity remained strong, with 14 reconfiguring a lot applications proposing 80 new lots, while 40 lots were sealed and able to progress to registration and development. These figures demonstrate continued momentum in residential and rural residential development across the region. Key development applications currently under assessment include Edenvale, Cannon Valley, Poppy Hills, Whitsunday Green, and the Central Avenue Commercial subdivision, all of which represent significant projects that will contribute to the region's future growth.

The Development Engineering Team completed 132 construction inspections during the quarter, supporting active construction across a number of major developments, including Lagoon Gardens (Proserpine), Hidden Valley Stage 6, Saint James Drive (Jubilee Pocket), and Springvale Stages 4 and 5. Construction of Airlie Summit Stages 3 and 4 was also completed during the reporting period. These results reflect the continued progression of approved developments into construction and the delivery of new residential lots and supporting infrastructure across the region.

Looking ahead, development activity is expected to remain strong, with several significant applications anticipated in the coming quarter and construction continuing across major approved developments. The Team remains focused on delivering timely and efficient assessment, certification and inspection services while supporting the region's strategic growth and development objectives.



## Development Compliance

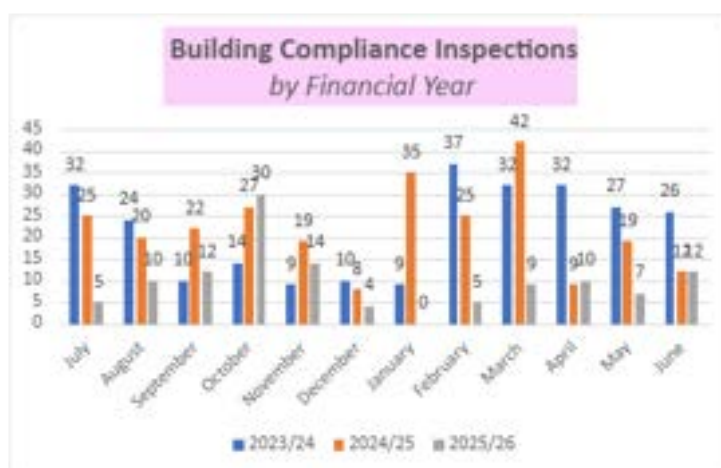
The Development Compliance section has continued to deliver proactive compliance and enforcement activities across the Building and Planning sectors throughout the Region, with a strong focus on education, stakeholder engagement and resolving compliance matters. Since the Plumbing Compliance function has transitioned to the Whitsunday Water team, the section has continued to provide support and assistance on general plumbing compliance matters, working collaboratively with Whitsunday Water as many compliance matters involve both divisions.

During the quarter, a pilot information session was delivered to a local real estate agency to improve awareness of Queensland's pool safety requirements and the responsibilities of property owners, property managers and pool safety inspectors. The session was well received and provided an opportunity to discuss common compliance issues, legislative obligations and practical guidance for managing pool safety matters. Following the positive feedback received, Council will explore opportunities to expand this initiative to other interested industry groups as an educational tool to encourage voluntary compliance and strengthen community understanding of regulatory requirements.

The Coordinator Development Compliance has continued to respond to a broad range of compliance matters, including pool safety, unapproved building works, planning compliance, retaining walls, earthworks and development approval conditions. Investigations have focused on achieving practical and timely resolutions while ensuring legislative requirements are met and community safety remain a priority.

The division has also continued progressing outstanding matters recorded on the Compliance Register, with a focus on reducing long-standing cases and improving overall case management. This has included ongoing liaison with property owners, private certifiers, builders and other regulatory agencies to facilitate compliance and achieve appropriate outcomes.

Throughout the quarter, Liveability and Development Services has maintained a balanced approach to compliance by combining education, collaboration and enforcement where necessary. This approach continues to encourage voluntary compliance while ensuring Council's legislative obligations are met and community expectations are upheld.



## Liveability & Development Services

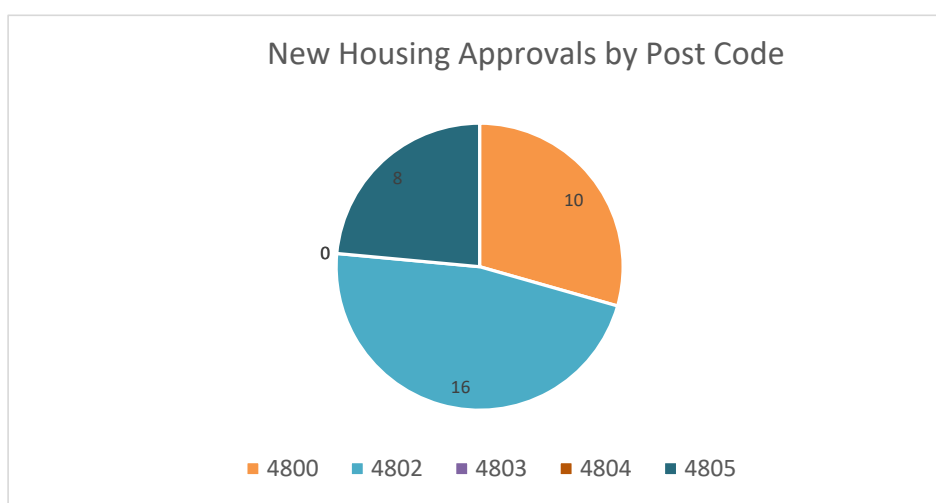
### Quarterly Activity Update April – June 2026

## 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.

In this quarter, a total of 175 Building Approvals were lodged with Council by Private Building Certifiers. This figure reflects a decrease of 29 approvals when compared to the same quarter in the previous year.

Of the approvals received, 34 were for new dwellings. Unremarkably, 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 16 new dwelling house approvals recorded in this locality alone. This concentration suggests constant residential demand and development pressure in this part of the region.



**12.1 - Water and Sewer Network Planning and Hydraulic Modelling****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.*

## 12.2 - Cape Gloucester Eco Resort Infrastructure Agreement

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

## 12.3 - Paluma Industrial Pty Ltd & Whitsunday Regional Council – Infrastructure Agreement Variation

### CONFIDENTIAL

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

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

## 12.4 - Shute Harbour Recreational Boat Ramp Project

### CONFIDENTIAL

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

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

## 12.5 - Strategic Land Acquisition

### CONFIDENTIAL

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

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

## 12.6 - CEO Performance Review

### CONFIDENTIAL

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

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

## 13 MATTERS OF IMPORTANCE

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