



Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers, on **Wednesday 28 January 2026**, commencing at **9:00 AM** and the Agenda is attached.

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



Warren Bunker

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at
Council Chambers, on Wednesday 28 January 2026 commencing at **9:00 AM**

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

TABLE OF CONTENTS

1	APOLOGIES/LEAVE OF ABSENCE	5
2	CONDOLENCES	6
3	CONFIRMATION OF MINUTES	7
4	BUSINESS ARISING	33
4.1	Lift Tabled Matter - 20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Rd, Strathdickie	34
4.2	20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie	35
5	MAYORAL MINUTE	75
6	NOTICES OF MOTION	76
7	DEPUTATIONS	77
8	PETITIONS / QUESTIONS ON NOTICE	78
9	QUESTIONS FROM THE PUBLIC GALLERY	79
10	COMMITTEES REPORTS	80
11	OFFICERS REPORTS	81
11.1	Airlie Beach Master Plan	81
11.2	Galbraith Park Master Plan	186
11.3	Cemetery Master Plan Adoption	248
11.4	20250004 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots (Staged) and Access Easements - 54 Buttermans Road, Riordanvale - 6SP274357 - LJ & M Pendrey	306
11.5	20080306 – Request for Extension of Currency Period - Preliminary Approval and Development Permit for Reconfiguring of a Lot – One (1) Lot into One Hundred and Twelve (112) Lots – Stages 5 to 8 of the Sanctuary Estate — Jubilee Pocket Road, Jubilee	325
11.6	20250287 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) lot into Three (3) lots - 410 Shute Harbour Road Mount Julian - B R Little & S L Little	368
11.7	20250315 - Development Application for Development Permit for Material Change of Use for Forty (40) Short Term Accommodation Units - 1 Loop Road Jubilee Pocket - Queensland Venue Co	383
11.8	Donations, Sponsorships and Grants Approved - December 2025	414

11.9 Sport & Recreation Facility Management Grant - Bowen Sporting Complex Co-Ordinating Association Inc.	421
11.10 Inquiry into Local Government Funding and Fiscal Sustainability.....	424
11.11 Update to Council Meeting Dates 2026	429
11.12 Council Endorsement of Motions for Submission to the 2026 National General Assembly.....	432
11.13 Office of the Mayor & CEO Activity Report	438
11.14 Corporate Services Activity Report	453
11.15 Monthly Finance Report	478
12 CONFIDENTIAL MATTERS	491
12.1 Planning & Environment Court Appeal No. 3181 of 2025.....	491
12.2 Planning & Environment Court Appeal No. 2192 of 2025	492
12.3 Purchase of land - Bowen	493
12.4 Sole Supplier Listing Update - Major Projects.....	494
13 MATTERS OF IMPORTANCE	495

1 APOLOGIES/LEAVE OF ABSENCE

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

2 CONDOLENCES

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

3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 January 2026

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Director Corporate Services & CFO

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 10 December 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 10 December 2025.

BACKGROUND

In accordance with s254F of the *Local Government Regulation 2012*, minutes were taken at Council's Ordinary Council Meeting held on 10 December 2025 under the supervision of the person presiding at the meeting. These unconfirmed minutes were reviewed and are available on Council's website for public inspection.

DISCUSSION/CURRENT ISSUE

Council's options are:

Confirm the Minutes of the Ordinary Council Meeting held on 10 December 2025.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 10 December 2025 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Council Meeting held on 10 December 2025 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 10 December 2025 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

FINANCIAL IMPLICATIONS

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

CONSULTATION/ENGAGEMENT

Manager Governance
Director Corporate Services & CFO

STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared conflicts of interest. At the Ordinary Council Meeting held on 10 December 2025, the following conflicts of interests were declared and recorded in the

Councillor/Officer	Prescribed or Declarable	Report No.	Particulars of the interest
Mayor Ry Collins	Declarable	11.3	<p>Mayor Ry Collins acknowledged a declarable conflict of interest in item 11.3 regarding 200717962 DA07081 – Other Change Application for Development Permit for Material Change of Use - Indoor Sport and Recreation (Fitness Centre), Health Care Services, and Food and Drink Outlet at 33 Murroona Street, Bowen, as defined by section 150EQ of the <i>Local Government Act 2009</i>, due to the following:</p> <p>Nature of the Conflict of Interest: Applicant is the mayor's chiropractor</p> <p>The name of the related party: Dr Brett Smith</p> <p>The nature of the relationship of the related party to the Councillor: Mayor pays him for medical services.</p> <p>The nature of the related party's interests in the matter: Applicant</p> <p>That pursuant to section 150ES (3) of the <i>Local Government Act 2009</i>, Councillors resolved that the mayor may participate in the decision despite the Councillors conflict of interest.</p>

Local Government Regulation 2012

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

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

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

RISK ASSESSMENT/DEADLINES

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

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	Resolution Number	Summary	Status
26 November 2025	OM2025/11/26.5	That the item lie on the table pending further discussion.	This item is due to be lifted from the table at the 28 January 2026 Ordinary Council Meeting.

ATTACHMENTS

1. 10 December 2025 - Unconfirmed Ordinary Council Meeting Minutes [3.1.1 - 23 pages]



UNCONFIRMED

Minutes of the Ordinary Council Meeting held on Wednesday 10 December 2025 at Council Chambers, 83-85 Main Street, Proserpine

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

Councillors Present:

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

Council Officers Present:

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

Other Officers Present (Partial Attendance):

Peter Shuttlewood (Executive Manager Procurement, Property and Fleet); Scott Hardy (Manager Natural Resource Management and Climate); and Paul Hanlon (Manager Investment Attraction and Growth),

The meeting commenced at 09:00am
The meeting adjourned for morning tea at 10:32am
The meeting reconvened from morning tea at 10:54am
The meeting concluded at 12:20pm

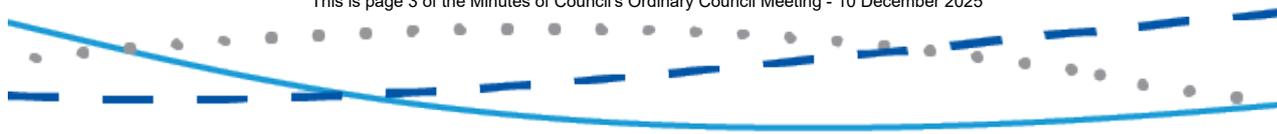
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TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	4
2 CONDOLENCES	4
3 CONFIRMATION OF MINUTES	5
4 BUSINESS ARISING	6
4.1 Public Question Response - 26 November 2025	6
5 MAYORAL MINUTE	7
6 NOTICES OF MOTION	7
7 DEPUTATIONS	7
8 PETITIONS / QUESTIONS ON NOTICE	7
9 QUESTIONS FROM THE PUBLIC GALLERY	7
10 COMMITTEES REPORTS	8
10.1 25 November 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes	8
11 OFFICERS REPORTS	9
11.1 Whitsunday Regional Sports Precinct Master Plan	9
11.2 Car Parking Policy	10
11.3 200717962 (DA07081) - Other Change Application for Development Permit for Material Change of Use for Indoor Sport and Recreation (Fitness Centre), Health Care Services and Food and Drink Outlet - 33 Murroona Street, Bowen	11
11.4 Update - Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2024	12
11.5 Donations, Sponsorships and Grants Approved November 2025	14
11.6 LGAQ Special Meeting Notice and Voting Paper	15
11.7 Infrastructure Services Quarter 1 Report July to September 2025	16
11.8 Commercial Businesses Quarterly Report - July to September 2025	17
11.9 Monthly Finance Report	18
12 LATE REPORT ITEMS	19
13 CONFIDENTIAL MATTERS	19
13.1 Strategic Events - Major Events & Conferences Policy	20
13.2 Bowen Aerodrome Hangar Licence Opportunity	21
13.3 Bowen Community Gardens	22
14 MATTERS OF IMPORTANCE	23
15 CLOSURE OF MEETING	23

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This is page 3 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025



This is page 12 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026

UNCONFIRMED

1 APOLOGIES/LEAVE OF ABSENCE

There were no apologies/leaves of absences requested for this meeting.

The Mayor welcomed to the new Director Corporate Services & Chief Financial Officer, Patty Johnson who joined the meeting via Microsoft Teams.

Patty brings more than 30 years of experience in finance, governance, corporate services, and strategic leadership across local government, state agencies, and audit offices.

A Fellow of CPA Australia, Patty has held senior executive roles including Director – People and Corporate Services at Huon Valley Council and Assistant Auditor-General at the Tasmanian Audit Office.

Her expertise spans financial management, organisational transformation, enterprise bargaining, and digital innovation, including the integration of AI technologies to improve service delivery and operational efficiency.

We look forward to Patty's contribution to the Executive Team and are confident her leadership, insight, and energy will strengthen our organisation.

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**2 CONDOLENCES**

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

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3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 26 November 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 26 November 2025.

RESOLUTION OM2025/12/10.1

Moved By: CR M WRIGHT

Seconded By: CR C BAUMAN

That Council confirms the Minutes of the Ordinary Meeting held on 26 November 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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Cr John Finlay wanted to note a minor amendment regarding the condolences from the previous minutes.

Cr John Finlay also requested how attachments are noted in the minutes regarding the release of information for the Financial Reports for Water, Sewage and Waste General Fund that was resolved at the 26 November 2025 Ordinary Council Meeting to be released into open council, and how this would be reflected in the Quarterly Report.

The Chief Executive Officer advised that the requested information will be included in the Quarterly Report and provided on our website.

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**4 BUSINESS ARISING**

**4.1 - Public Question Response - 26 November 2025**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 10 December 2025

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Chief Executive Officer  
Director Regional Strategy and Planning

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There was one public question presented at the Ordinary Council Meeting held on the 26 November 2025 by the below individual:

- Jeff Boyle

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

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5 MAYORAL MINUTE

There was no mayoral minute for this meeting.

The Mayor took the opportunity to extend his gratitude and thanks to the Councillors and staff for the 2025 year for their support.

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**6 NOTICES OF MOTION**

There were no notices of motion for this meeting.

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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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9 QUESTIONS FROM THE PUBLIC GALLERY

There were no public questions submitted during this meeting.

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10 COMMITTEES REPORTS

**10.1 - 25 November 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes**

**PURPOSE**

To confirm the Audit and Risk Committee Meeting Minutes held on 25 November 2025.

**OFFICER'S RECOMMENDATION**

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment to come**) held on 25 November 2025.

**RESOLUTION OM2025/12/10.2**

Moved By: CR J FINLAY

Seconded By: CR J CLIFFORD

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (Attachment 10.1.1) held on 25 November 2025.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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11 OFFICERS REPORTS

11.1 - Whitsunday Regional Sports Precinct Master Plan

PURPOSE

The purpose of this report is to seek Council's endorsement of the Whitsunday Sports Precinct Master Plan.

OFFICER'S RECOMMENDATION

That Council:

1. Endorse the Whitsunday Regional Sports Precinct Master Plan (**Attachment 11.1.1**),
2. 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,
3. Authorise the Chief Executive Officer to prepare and implement the funded first stage actions,
4. Authorise the Chief Executive Officer to utilise the Whitsunday Regional Sport Precinct Master Plan for investment attraction through external funding including grant applications and advocacy.

RESOLUTION OM2025/12/10.3

Moved By: CR G SIMPSON

Seconded By: CR R COLLINS (MAYOR)

That Council:

1. **Endorse the Whitsunday Regional Sports Precinct Master Plan (Attachment 11.1.1),**
2. **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,**
3. **Authorise the Chief Executive Officer to prepare and implement the funded first stage actions,**
4. **Authorise the Chief Executive Officer to utilise the Whitsunday Regional Sport Precinct Master Plan for investment attraction through external funding including grant applications and advocacy.**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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This is page 9 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025

This is page 18 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026

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## 11.2 - Car Parking Policy

### PURPOSE

The purpose of this report and proposed policy is to provide a process and rationale to facilitate development and to encourage business growth across the local government area by providing a basis for Council to enter into an Infrastructure Agreement, where the obligation upon a development to provide onsite car parking spaces cannot be met.

The policy can improve the streetscape and pedestrian safety by removing conflicts between vehicles and pedestrians. The policy confirms Council's strategic intent, requiring developments to provide for their parking demand and provide a basis for the exercise of Council discretion where it is either physically impossible or undesirable for developments to provide sufficient onsite carparking.

### OFFICER'S RECOMMENDATION

That Council

1. Adopt the Car Parking Administrative Policy as contained in **Attachment 11.2.1** to this report.
2. Adopt the Car Parking Area Plans as contained in Appendix 1 of **Attachment 11.2.1** to this report.
3. In accordance with Section 262(3) of the *Local Government Act 2009(QLD)*, adopt the table of monetary contributions as contained in Appendix 2 of **Attachment 11.2.1** to this report.
4. Delegate to the Chief Executive Officer, the authority to negotiate and finalise Infrastructure Agreements arising from the application of the Car Parking Administrative Policy.

### RESOLUTION OM2025/12/10.4

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That Council:

1. Adopt the Car Parking Administrative Policy as contained in Attachment 11.2.1 to this report. Subject to:
  - a) Amend 4.1. to - Council must ensure that monetary contributions in lieu of onsite car parking are held in operational and/or capital reserve for the sole use of parking facilities in the area collected.
  - b) Delete 4.3. In utilising the contributions to improve parking, regards will be given to the parking priorities across the whole local government area.
2. Adopt the Car Parking Area Plans as contained in Appendix 1 of Attachment 11.2.1 to this report.
3. In accordance with Section 262(3) of the *Local Government Act 2009(QLD)*, adopt the table of monetary contributions as contained in Appendix 2 of Attachment 11.2.1 to this report.
4. Delegate to the Chief Executive Officer, the authority to negotiate and finalise Infrastructure Agreements arising from the application of the Car Parking Administrative Policy.

This is page 10 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025

### MEETING DETAILS

The motion was Carried 6 / 1.

**CARRIED**

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Mayor Ry Collins acknowledged a declarable conflict of interest in item 11.3 regarding 200717962 DA07081 – Other Change Application for Development Permit for Material Change of Use - Indoor Sport and Recreation (Fitness Centre), Health Care Services, and Food and Drink Outlet at 33 Murroona Street, Bowen, as defined by section 150EQ of the *Local Government Act 2009*, due to the following:

Nature of the Conflict of Interest: Applicant in the Mayor's chiropractor

The name of the related party: Dr Brett Smith

The nature of the relationship of the related party to the Councillor: Mayor pays him for medical services.

The nature of the related party's interests in the matter: Applicant

That pursuant to section 150ES (3) of the *Local Government Act 2009*, Councillors resolved that the Mayor may participate in the decision despite the Councillors conflict of interest.

RESOLUTION OM2025/12/10.5

Moved By: CR M WRIGHT

That the councillors resolved for the mayor to stay in the room and participate in the decision despite the conflict of interest.

MEETING DETAILS

The motion was Carried 6 / 0.

CARRIED

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**11.3 - 200717962 DA07081 - Other Change Application for Development Permit for Material Change of use for Indoor Sport And Recreation (Fitness Centre), Health Care Services And Food and Drink Outlet At 33 Murroona Street, Bowen**

### PURPOSE

To present the assessment of the development application for Other Change for the Indoor Sport and Recreation (Fitness Centre), Health Care Services, and Food and Drink Outlet and seek Council's determination.

### OFFICER'S RECOMMENDATION

That Council approve the Application for Other Change to the Development Permit for Material Change of Use - Indoor Sport and Recreation (Fitness Centre), Health Care Services, and Food and Drink Outlet at 33 Murroona Street, Bowen, subject to reasonable and relevant conditions in **Attachment 11.3.4**.

UNCONFIRMED

**RESOLUTION OM2025/12/10.6**

**Moved By: CR M WRIGHT**

**Seconded By: CR J FINLAY**

**That Council approve the Application for Other Change to the Development Permit for Material Change of Use - Indoor Sport and Recreation (Fitness Centre), Health Care Services, and Food and Drink Outlet at 33 Murroona Street, Bowen, subject to reasonable and relevant conditions in Attachment 11.3.4.**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

**11.4 - Update - Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2024**

**PURPOSE**

The report seeks a resolution to make Subordinate Local Law (Amending) Subordinate Local Law No.1 (Administration) 2024 to exclude a number of accommodation activities that are currently included by the definition of 'Operation of Short-Term Accommodation' within Schedule 19 of Subordinate Local Law (SLL) No.1 (Administration) 2014.

The SLL is one component of Councils strategy for managing Short-Term Accommodation (STA) through an integrated framework comprising land use planning controls, local law licensing, and a differential rating mechanism. However, following further input some proposed changes to the (SLL) have been suggested, Council is asked to consider these further changes to finalise the amendment.

**OFFICER'S RECOMMENDATION**

That Council resolves to:

1. Accept the further changes outlined in this report and update the proposed Local Law;
2. Propose to make Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2025, as amended (the Proposed Subordinate Local Law).
3. 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:
  - 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
  - considering every submission properly made to Council about the Proposed Subordinate Local Law during the Consultation Period.

This is page 12 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025

This is page 21 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026

UNCONFIRMED

**RESOLUTION OM2025/12/10.7**

**Moved By: CR C BAUMAN**

**Seconded By: CR J CLIFFORD**

**That Council resolves to:**

1. **Accept the further changes outlined in this report and update the proposed Local Law;**
2. **Propose to make Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2025, as amended (the Proposed Subordinate Local Law).**
3. **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:**
  - **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**
  - **considering every submission properly made to Council about the Proposed Subordinate Local Law during the Consultation Period.**

**MEETING DETAILS**

The motion was Lost 3 / 4.

**LOST**

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RESOLUTION OM2025/12/10.8

Moved By: CR J FINLAY

Seconded By: CR C BAUMAN

That Council resolves to:

1. **Accept the further changes outlined in this report and update the proposed Local Law. Including:**
 - a) **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.";**
2. **Propose to make Subordinate Local Law (Amending) Subordinate Local Law No. 1 (Administration) 2025, as amended (the Proposed Subordinate Local Law).**
3. **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:**
 - **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**

This is page 13 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025

UNCONFIRMED

- considering every submission properly made to Council about the Proposed Subordinate Local Law during the Consultation Period.

MEETING DETAILS

The motion was Carried 5 / 2.

CARRIED

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### 11.5 - Donations, Sponsorships and Grants Approved November 2025

#### PURPOSE

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

#### OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Donation applications approved for the month of November 2025 to the applicants identified in **Attachment 11.5.1**.
2. Note the Financial Support for Sponsorship applications approved for the month of November 2025 to the applicants identified in **Attachment 11.5.2**.
3. Note the Donation on Council Fee applications approved for the month of November 2025 to the applicants identified in **Attachment 11.5.3**.

#### RESOLUTION OM2025/12/10.9

Moved By: CR J CLIFFORD

Seconded By: CR J COLLINS

That Council:

1. Note the Financial Support for Donation applications approved for the month of November 2025 to the applicants identified in Attachment 11.5.1.
2. Note the Financial Support for Sponsorship applications approved for the month of November 2025 to the applicants identified in Attachment 11.5.2.
3. Note the Donation on Council Fee applications approved for the month of November 2025 to the applicants identified in Attachment 11.5.3.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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UNCONFIRMED

11.6 - LGAQ Special Meeting Notice and Voting Paper

PURPOSE

To inform Council of the Local Government Association of Queensland (LGAQ) Special General Meeting scheduled to be held on 17 December 2025 via postal vote, and to seek Council's position on the proposed State Government amendment to section 155 of the *Local Government Act 2009* regarding councillor eligibility when nominating for State Parliament.

OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to:

1. submit a postal vote to the LGAQ by 5:00 pm on 17 December 2025, indicating Council's position on the proposed amendment to section 155 of the *Local Government Act 2009*; and
2. make a submission to the parliamentary committee inquiry into the *Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025*, consistent with Council's position.

RESOLUTION OM2025/12/10.10

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR J CLIFFORD

That Council authorise the Chief Executive Officer to submit a postal vote to the LGAQ by 5:00 pm on 17 December 2025, indicating Council's support to retain the current policy (no resignation required).

MEETING DETAILS

The motion was Carried 5 / 2.

CARRIED

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**RESOLUTION OM2025/12/10.11**

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR J CLIFFORD

That Council authorise the Chief Executive Officer to make a submission to the parliamentary committee inquiry into the *Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025*, consistent with Council's position.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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This is page 15 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025



11.7 - Infrastructure Services Quarter 1 Report July to September 2025

PURPOSE

The purpose of this report is to provide an update pertaining to the functions of each branch within the Infrastructure Services Directorate for the period of July to September 2025.

OFFICER'S RECOMMENDATION

That Council receive the Infrastructure Services Quarterly Report (Q1) (**Attachment 11.7.1**) for 2025/2026.

RESOLUTION OM2025/12/10.12

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council receive the Infrastructure Services Quarterly Report (Q1) (**Attachment 11.7.1**) for 2025/2026.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

Director Julie Wright left the meeting at 10:23am, and was replaced by Scott Hardy, Manager Natural Resource Management and Climate.

The meeting adjourned for morning tea at 10:32am.

The meeting reconvened from morning tea at 10:54am.

UNCONFIRMED

11.8 - Commercial Businesses Quarterly Report - July to September 2025

PURPOSE

To advise Council of the activities of the Commercial Businesses Directorate from July to September 2025 .

OFFICER'S RECOMMENDATION

That Council endorse the Commercial Businesses Directorate Quarterly Report from July to September 2025 as per **Attachment 11.8.1**.

RESOLUTION OM2025/12/10.13

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That Council endorse the Commercial Businesses Directorate Quarterly Report from July to September 2025 as per Attachment 11.8.1.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

UNCONFIRMED

11.9 - Monthly Finance Report

PURPOSE

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

OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 25th November 2025.

RESOLUTION OM2025/12/10.14

Moved By: CR M WRIGHT

Seconded By: CR J COLLINS

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 25th November 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

UNCONFIRMED

12 LATE REPORT ITEMS

There were no late reports for this meeting.

~~~~~

**13 CONFIDENTIAL MATTERS**

**PROCEDURAL MOTION - CLOSURE OF MEETING (CONFIDENTIAL SESSION)  
OM2025/12/10.15**

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council close the meeting to the public at 11:14am in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:

**13.1 – Strategic Events – Major Events & Conferences**

*– (i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.*

**13.2 – Bowen Aerodrome Hangar Licence Opportunity**

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

**13.3 – Strategic Events – Major Events & Conferences**

*– (i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.*

**MEETING DETAILS:**

The procedural motion was Carried 7 / 0

**CARRIED**

~~~~~

PROCEDURAL MOTION - REOPEN MEETING OM2025/12/10.16

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council reopen the meeting to the general public at 12:17pm.

MEETING DETAILS:

The motion was Carried 7 / 0

CARRIED

~~~~~

This is page 19 of the Minutes of Council's Ordinary Council Meeting - 10 December 2025



**13.1 - Strategic Events - Major Events & Conferences Policy**

**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—*
  - i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.*

**RESOLUTION OM2025/12/10.17**

**Moved By: CR J CLIFFORD**

**Seconded By: CR C BAUMAN**

**That Council authorises the Chief Executive Officer to negotiate and enter into sponsorship agreements for the 2026 Between the Tides (Queensland Music Festival) and Clipper Round the World Yacht Race Prize Giving events, including the incorporation of Key Performance Indicators such as visitation and economic impact to guide future sponsorship.**

**MEETING DETAILS**

The motion was Carried 6 / 1.

**CARRIED**

~~~~~

UNCONFIRMED

13.2 - Bowen Aerodrome Hangar Licence Opportunity

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

RESOLUTION OM2025/12/10.18

Moved By: CR J FINLAY

Seconded By: CR M WRIGHT

That Council:

- 1. authorise the Chief Executive Officer to execute a Licence Agreement with Russell Aviation and endorses entering into a 2+2+2 year Licence Agreement with the successful proponent, subject to performance and Council requirements; and**
- 2. authorise the removal and remediation of the Bowen aircraft hangar will occur at end of life, with funds allocated from scrapping the steel and out of the annual licence agreement used for this undertaking.**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

**13.3 - Bowen Community Gardens**

**CONFIDENTIAL**

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

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

**RESOLUTION OM2025/12/10.19**

**Moved By: CR J FINLAY**

**Seconded By: CR M WRIGHT**

**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.**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

UNCONFIRMED

14 MATTERS OF IMPORTANCE

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

Cr Gary Simpson took the time to acknowledge the Director Regional Strategy and Planning, Neil McGaffin, the planning and legal team for recommendation and advice on the Whitsunday Paradise Court case. The subject has been on the news for the last month, and came to council over 4 years ago. This resulted in a good outcome, with funding received.

~~~~~

**15 CLOSURE OF MEETING**

The Meeting closed at 12:20pm.

Confirmed as a true and correct recording this 28 January 2026.

---

**Cr Ry Collins**

**MAYOR**

UNCONFIRMED

#### **4 BUSINESS ARISING**

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

**4.1 - Lift Tabled Matter - 20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Rd, Strathdickie**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Governance Administration Officer

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

---

**PURPOSE**

To present a tabled report for Councils consideration.

**OFFICER'S RECOMMENDATION**

That the item titled "20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie", which was ordered to lie on the table at the November 2025 Ordinary Meeting of Council, be now taken from the table and considered.

**RATIONALE**

This motion enables the Council to resume consideration of the item in accordance with meeting procedures and ensures timely decision-making on matters previously deferred.

**ATTACHMENTS**

Nil

**20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road Strathdickie**

**MEETING DETAILS:** Ordinary Council Meeting – Wednesday 26 November 2025

**AUTHOR:** Senior Planner

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

---

## **PURPOSE**

To present the assessment of the Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units (four separate houses) in Strathdickie and seek Council's determination.

## **EXECUTIVE SUMMARY**

The proposal is for a Preliminary Approval (Variation Request) to facilitate the future development of three additional dwellings on a rural property at 371 Strathdickie Road, Strathdickie.

The subject property is located within the rural zone that is improved by an existing dwelling house and ancillary structures. The existing dwelling is accessed via an access easement off Strathdickie Road that is approximately 320m long.

The applicant has outlined that the purpose behind the development application is to establish three additional dwellings for their immediate family. An objective of the development is not to jeopardise a future subdivision of the land.

The Preliminary Approval requests to vary the Planning Scheme so that the intended future development for the land is assessable against the Boyle Family Development Scheme (the BFDS). The proposal varies the effect of the following Codes:

- Short-term Accommodation and Multi-Unit Uses Code
- Dwelling House Code
- Infrastructure Code
- Landscaping Code
- Transport and Parking Code

The BFDS reduces the level of assessment to accepted development (subject to requirements) and consists of a reworked Dwelling House Code to facilitate three additional dwellings that are proposed in the elevated areas of the subject land. The BFDS provides assessment benchmarks for dwelling placement on the land, services and utilities, and restricts additional secondary dwellings.

An assessment of the variations finds the proposal is in conflict with the Rural Zone Code and Agricultural Land Overlay Code as it introduces additional dwellings onto a rural zoned property within 400m of existing cane farming operations. This will create additional contested land impacting the adjoining agricultural use. A secondary issue results from the variation to the Transport and Parking Code whereby future development will not be subject to the requirements of the Development Manual that includes the requirements for shared accesses to be sealed and widened to 5.5m.

Public notification occurred from 5 September 2025 to 20 October 2025, with two submissions received from adjoining landowners who utilise the access easement and

operate the cane farm. The submissions oppose the development, citing existing issues with the unsafe nature of additional vehicle movements on the access driveway, particularly when cane harvesting is occurring, dust nuisance and flooding from the causeway along the access. Submissions also highlighted concerns that the proposal is likely to impact cane production yields, as contested land places cane farming operations under additional pressure, and no wider community benefit for the proposal to offset this has been provided.

In consideration of the issues highlighted in the assessment, the application is recommended for refusal.

## **OFFICER'S RECOMMENDATION**

That Council refuse the Development Application for a Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units, made by JA & JB Boyle Pty Ltd as Trustee, on L: 1 SP: 152054 and located at 371 Strathdickie Road Strathdickie, for the following reasons:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
  - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate the predicted demand.
  - b. The proposal is unable to comply with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
  - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f), (h), (i), and (j).
  - d. The proposal is not consistent with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)-(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
  - e. The proposal is not consistent with the Transport and Parking Code, specifically AO1.1/ PO1 and AO2.1/PO2, as the development does not propose to provide an access for future development that ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users.
  - f. The proposal removes the site access requirements of the Development Manual without providing a suitable alternative.

## **BACKGROUND**

The 'Right of Way' access easement to the subject land was created in 1990.

## **DISCUSSION/CURRENT ISSUE**

The proposed variations are inconsistent with the intent of the Rural Zone, as they seek to establish a rural residential density that is not supported within the zone. A stated objective is not to compromise future subdivision of the land. The proposal does not achieve or align with the zone's intent to manage residential density on rural land and to protect viable agricultural land from residential encroachment.

The proposed location of dwelling house 2 is approximately 90m away from cane farming operations undertaken at 367 Strathdickie Road. Any dwelling within 400m of an existing rural activity poses a threat by creating contested land that can result in conflicts including noise, dust or hours of operation. The proposal aims to provide three additional dwellings within this range without a community need being demonstrated. Consequently, the proposal adds no economic benefit and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent land.

The Preliminary Approval seeks to establish site-specific assessment benchmarks for the proposed development. The development application submitted is for Multiple Dwelling Units. However, the submitted code varies the Dwelling House land use. It is noted that a Dwelling House is already classified as Accepted Development under the Rural Zone in the current Planning Scheme and therefore the BFDS does not enable a multi dwelling development.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

No Infrastructure Charges are applicable for a Preliminary Approval.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

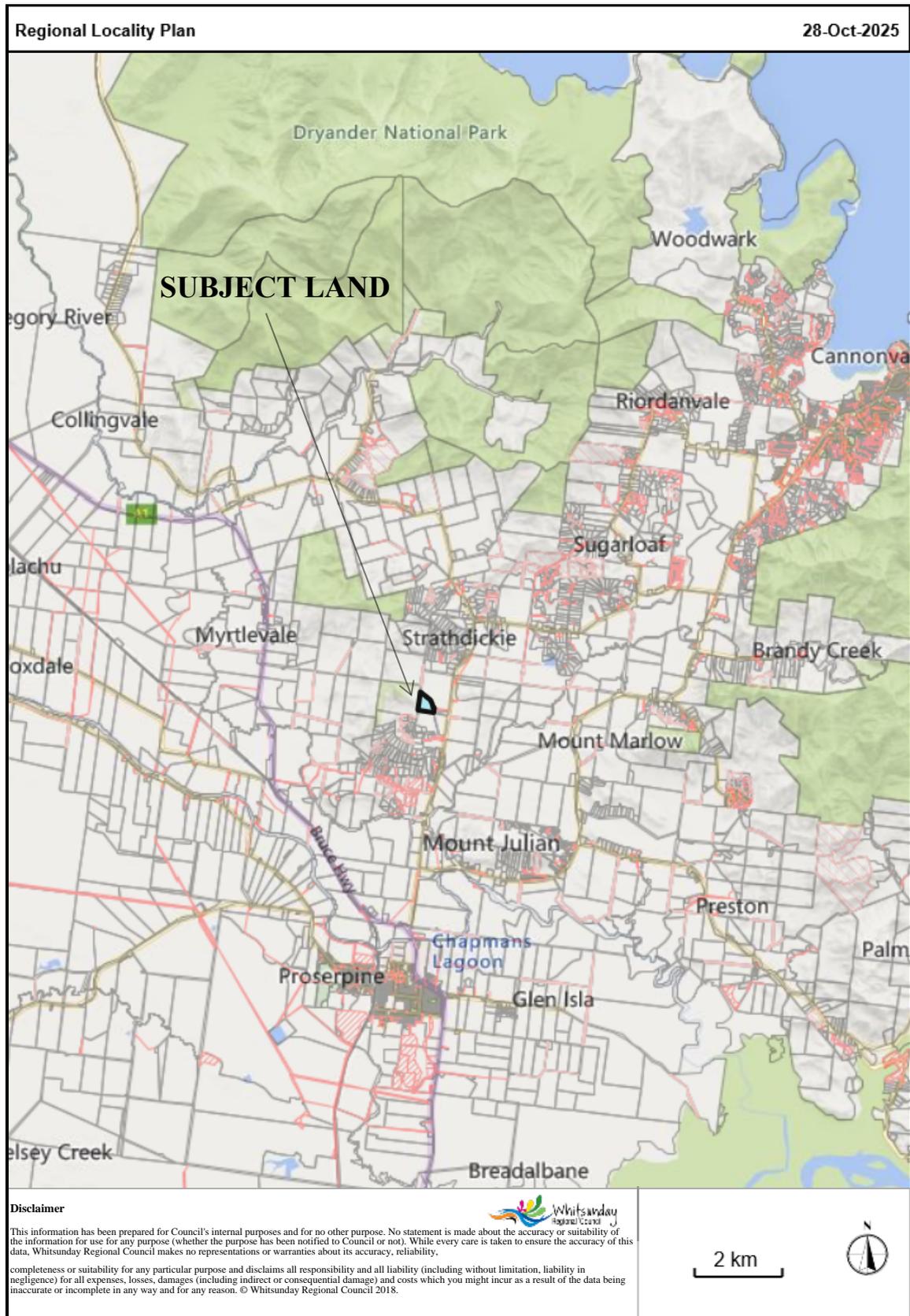
## **STRATEGIC IMPACTS**

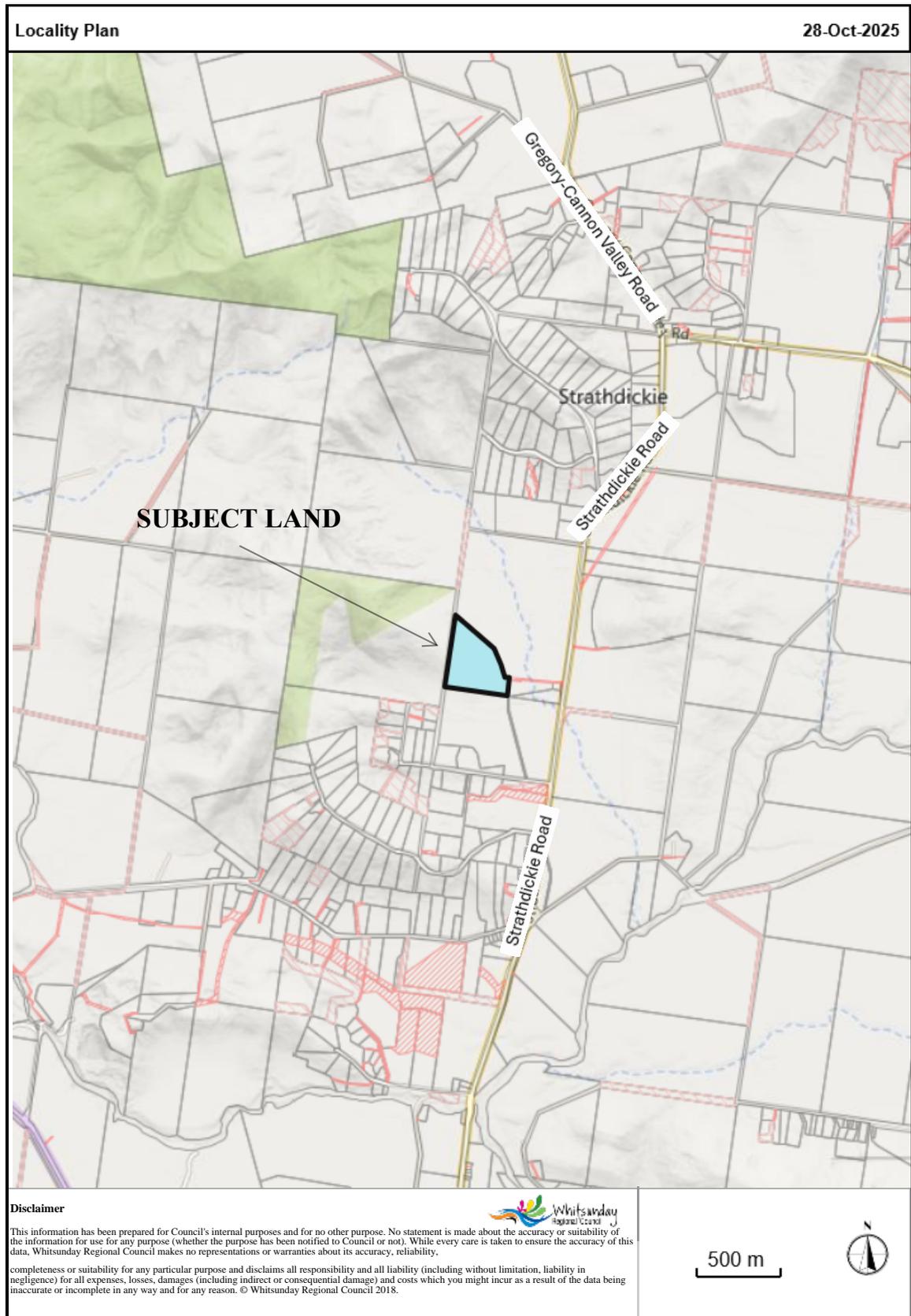
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Locality Plan [4.2.1 - 1 page]
2. Locality Plan [4.2.2 - 1 page]
3. Boyle Family Development Scheme (BFDS) [4.2.3 - 18 pages]
4. Planning Assessment Report [4.2.4 - 16 pages]
5. Proposal Plan [4.2.5 - 1 page]





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**Development Scheme**  
**Four (4) Multiple Dwellings**  
**Boyle Family**

**Street Address:** 371 Strathdickie Road,  
Strathdickie

**Property Description:** Lot 1 SP152054

**Applicant:** JA & JB Boyle Pty Ltd  
(Trustee)

**Our Ref:** 2024WRC060

Telephone: (07) 4948 3362  
Email: [info@wynneplanninganddevelopment.com.au](mailto:info@wynneplanninganddevelopment.com.au)  
Address: Office 3, 20 Carlo Drive, Cannonvale Qld 4802

**TABLE OF CONTENTS**

1. INTRODUCTION ..... 3  
    1.1. Application ..... 3  
    1.2. Site Details ..... 3  
2.0 Interpretation ..... 4  
3.0 Purpose ..... 4  
4.0 Assessment Provisions ..... 4  
    4.1 Structure ..... 4  
    4.2 Applicable Assessment Benchmarks ..... 4  
    4.3 Overlays ..... 5  
    4.4 Infrastructure Charges ..... 5  
5.0 TABLE OF ASSESSMENT ..... 5  
    Table 5-1 Table of Assessment - Material Change of Use ..... 5  
6.0 Whitsunday Enterprise Park Development Code ..... 5  
    6.1 Boyle Family development Code ..... 6  
        6.1.1 Application ..... 6  
4.0 Mapping ..... 8



## 2.0 INTERPRETATION

This Development Scheme is to be interpreted as if it were a code within the *Whitsunday Regional Council Planning Scheme 2017*. Any future Material Change of Use is to be assessed in accordance with the provisions of the *Boyle Family Development Scheme*, where applicable.

The BFDS should be read in conjunction with the Plan of Development provided (POD). The POD anticipates the general scale and locations for the future dwelling houses.

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

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

## 3.0 PURPOSE

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

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

The Development Code seeks to deliver three (3) additional dwelling houses on the subject site for family members. The POD also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision.

## 4.0 ASSESSMENT PROVISIONS

### 4.1 STRUCTURE

Future dwelling houses are to be assessed in accordance with the Table of Assessment specified within Section 5.0 of this Development Scheme.

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

### 4.2 APPLICABLE ASSESSMENT BENCHMARKS

Future applications for Building Works will be assessed against the Boyle Family Development Scheme Code provided within Section 5.0 of this Development Scheme.

**4.3 OVERLAYS**

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

**4.4 INFRASTRUCTURE CHARGES**

Infrastructure Charges will apply to future development in accordance with the Whitsunday Regional Council's charging regime at the commencement of the use for each dwelling house.

**5.0 TABLE OF ASSESSMENT**

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

**TABLE 5-1 TABLE OF ASSESSMENT - MATERIAL CHANGE OF USE**

| <b>Use</b>                         | <b>Categories of development and assessment</b>                                          | <b>Assessment benchmarks for assessable development and requirements for accepted development</b> |
|------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Accommodation activities</b>    |                                                                                          |                                                                                                   |
| Dwelling house                     | Accepted development if complying with the acceptable outcomes of the applicable code(s) | Boyle Family Development Scheme                                                                   |
|                                    | Otherwise Code Assessment                                                                | Boyle Family Development Scheme                                                                   |
| All other accommodation activities | Impact Assessment                                                                        | The Planning Scheme                                                                               |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

**6.0 WHITSUNDAY ENTERPRISE PARK DEVELOPMENT CODE**

The *Boyle Family Development Scheme Code* acts as a replacement for the Rural Zone Code (Part 6) and the Dwelling House Code (Part 9) of the *Whitsunday Regional Planning Scheme 2017*. The purpose of the Code is to deliver the intent of the overall Preliminary Approval through that detailed as part of Section 3.0 of this Development Scheme.

The purpose of the Boyle Family Development Scheme is to allow for the construction of three (3) new additional dwelling houses (in addition to the existing dwelling house) on the subject site.

- (2) The purpose of this code in the local government area is to allow for the construction of three (3) new additional dwelling houses (in addition to the existing dwelling house) in a manner that does not disrupt the surrounding locality, safe operation of infrastructure, and does not result in over developing the subject site.
- (3) The purpose of the code will be achieved through the following overall outcomes:

- (a) The proposed development will provide permanent residences for 4 x families (the owners and their immediate family members);
- (b) To maintain the low intensity character and rural residential amenity of the zone, development has a low-rise built form;
- (c) development enhances and protects the unique local, scenic, environmental, cultural or historic character of the locality;
- (d) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;
- (e) development incorporates a high level of residential amenity, personal health and safety and protection for property;
- (f) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (g) development is reflective of, and responsive to, the environmental constraints of the land;
- (h) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;
- (i) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (j) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## 6.1 BOYLE FAMILY DEVELOPMENT CODE

### 6.1.1 APPLICATION

This code applies to accepted and assessable development:

- (a) being material change of use; and
- (b) identified as requiring assessment against the Boyle Family Development Scheme Code by the table of assessment in Part 5 of this Development Scheme.

### Assessment Benchmarks

**Table 6.1 Benchmarks for accepted and assessable development**

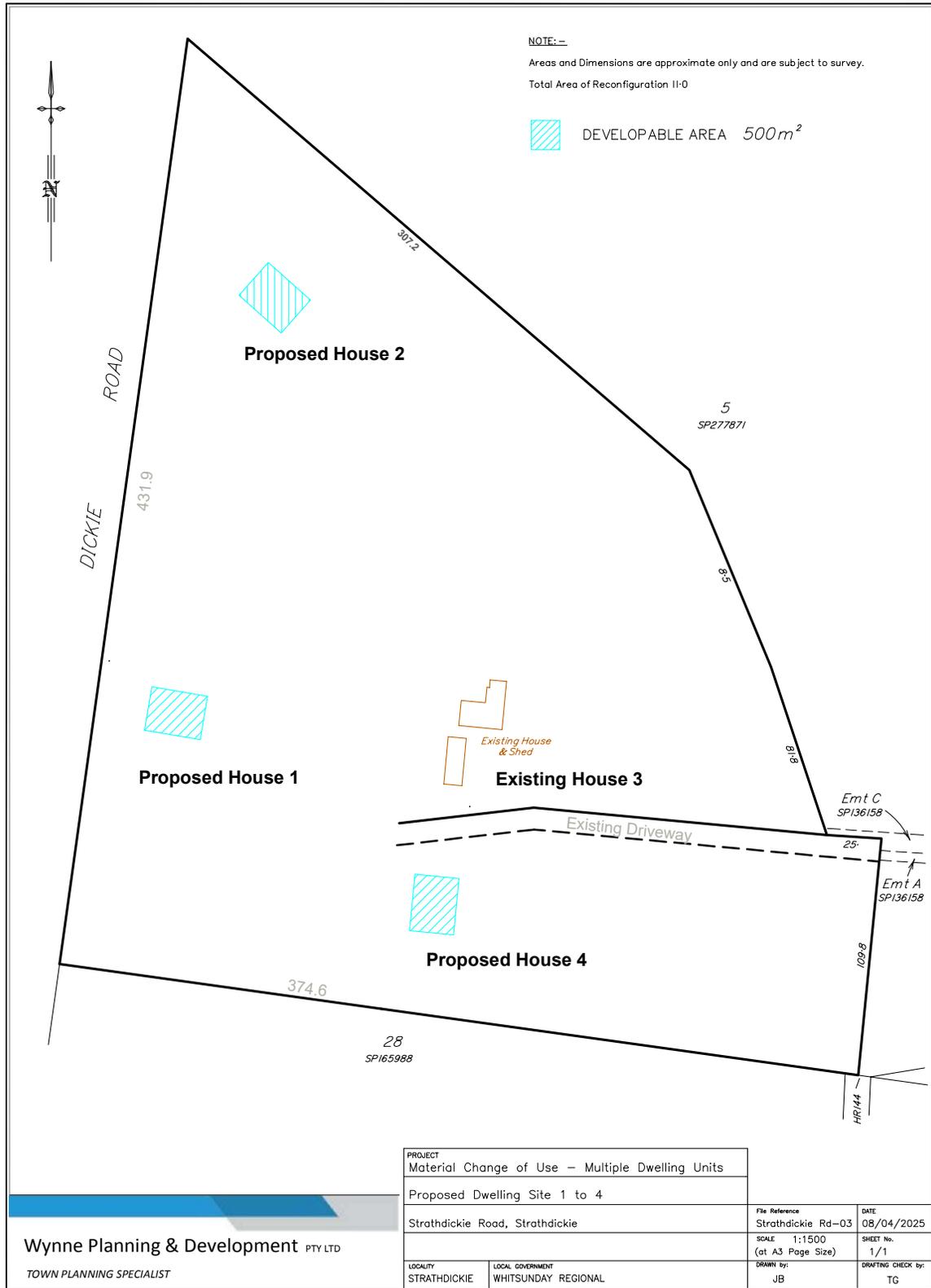
| Performance Outcomes   |                                                                                                                                                                                                                                                                 | Acceptable Outcomes |                                                                                                                                                                                                                                                                                                                                                |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building design</b> |                                                                                                                                                                                                                                                                 |                     |                                                                                                                                                                                                                                                                                                                                                |
| <b>PO1</b>             | A Dwelling house is of a scale, location and built form that: <ul style="list-style-type: none"> <li>(a) contributes positively to the streetscape;</li> <li>(b) has a design and built form that complements the residential character of the area;</li> </ul> | <b>AO1.1</b>        | Dwelling houses, excluding domestic outbuildings, promote the local residential character, through variations in building façade and roof form, including: <ul style="list-style-type: none"> <li>(a) roof pitch of at least 5 degrees; and</li> <li>(b) front façade treatments that differentiate between upper and lower levels.</li> </ul> |

| Performance Outcomes          |                                                                                                                                                                                          | Acceptable Outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | (c) ensure adequate provision of area for all residential buildings and associated ancillary uses onsite; and<br>(d) avoids negative impacts on the streetscape or adjoining properties. |                     | Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house.                                                                                                                                                                                                                                                                                                                   |
|                               |                                                                                                                                                                                          | <b>AO2.1</b>        | One dwelling house to be established on each of the proposed dwelling sites as per the plan of development.                                                                                                                                                                                                                                                                                                                                                |
| <b>Services and utilities</b> |                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO2</b>                    | The dwelling house is provided with and connected to essential infrastructure and services.                                                                                              | <b>AO3.1</b>        | The dwelling house, where in a Rural or Rural residential zone, is connected to the electricity network and is connected to a:<br><br>(a) reticulated water supply; or potable water supply and water storage collection system having:<br>(i) a minimum storage capacity of 70,000 litres; and<br>(ii) a first flush system;<br>(b) on site effluent and wastewater treatment system consistent with the <i>Queensland Plumbing and Wastewater Code</i> . |
| <b>PO3</b>                    | Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.                                        | <b>AO4.1</b>        | Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).                                                                                                                                                                                                                                                                                     |
| <b>Additional Dwellings</b>   |                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO4</b>                    | A maximum density of four (4) dwelling houses is permitted on site.                                                                                                                      | <b>AO5.1</b>        | Only four dwellings can be established on site.                                                                                                                                                                                                                                                                                                                                                                                                            |
|                               |                                                                                                                                                                                          | <b>AO4.2</b>        | A minimum of two on site car parking space is provided to service each of the dwellings.                                                                                                                                                                                                                                                                                                                                                                   |
|                               |                                                                                                                                                                                          | <b>AO4.3</b>        | No additional secondary dwellings can be constructed on site.                                                                                                                                                                                                                                                                                                                                                                                              |

4.0 MAPPING

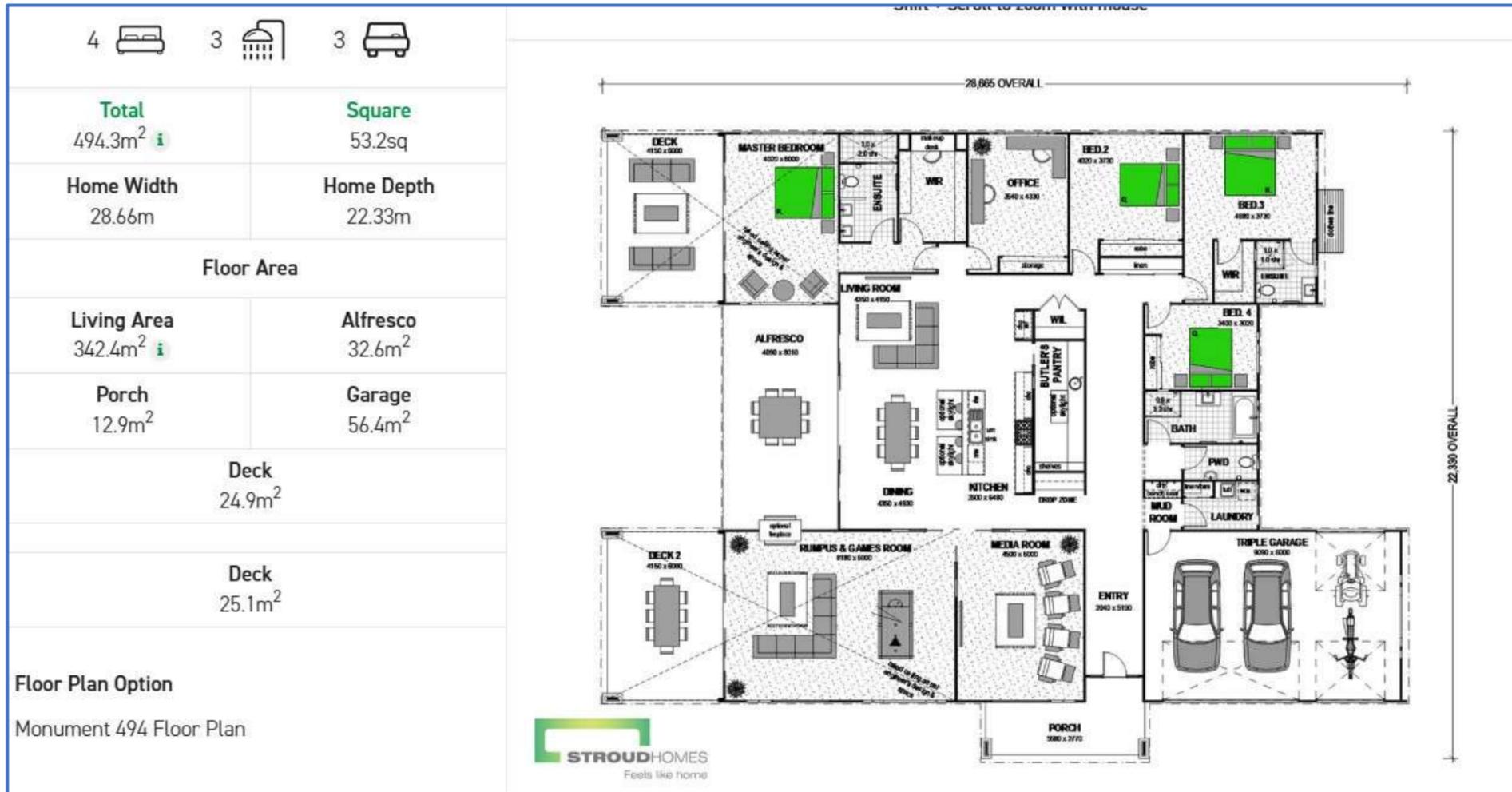
Map 1 – Site Plan

Attachment 4.2.3 Boyle Family Development Scheme (BFDS)



Map 2 – Dwelling House Plans

### Proposed Dwelling Site 1



|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 1 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |

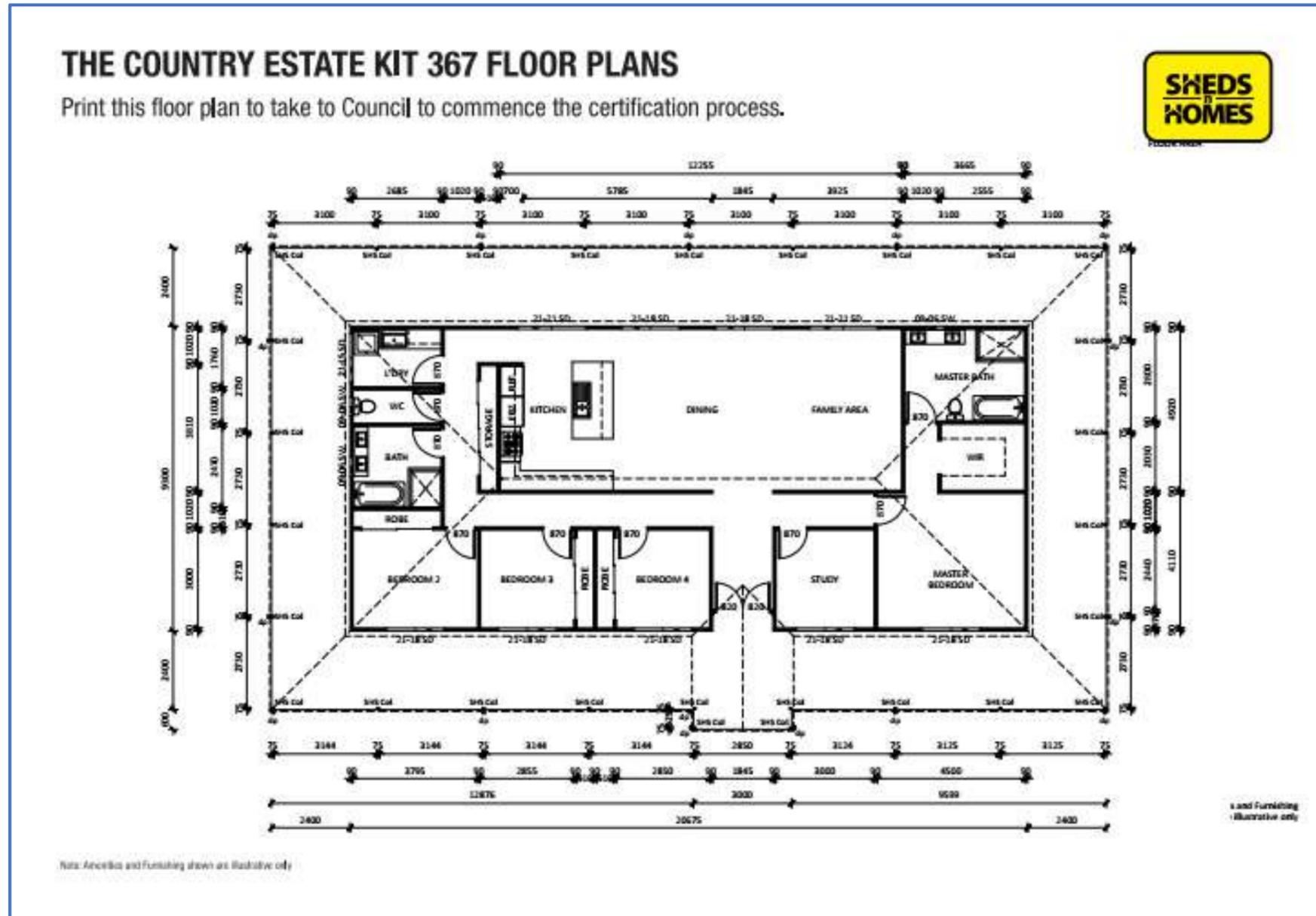




|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 2 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |


  
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**Proposed Dwelling Site 2**



|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 3 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |

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 TOWN PLANNING SPECIALIST

## THE COUNTRY ESTATE KIT 367 ELEVATIONS

Print this elevation to take to Council to commence the certification process.



ELEVATION 1  
ELEVATION 1



ELEVATION 3

3.0 ELEVATIONS

Note: Annotations and Finishing shown are illustrative only

|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 4 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |



### Proposed Dwelling Site 3

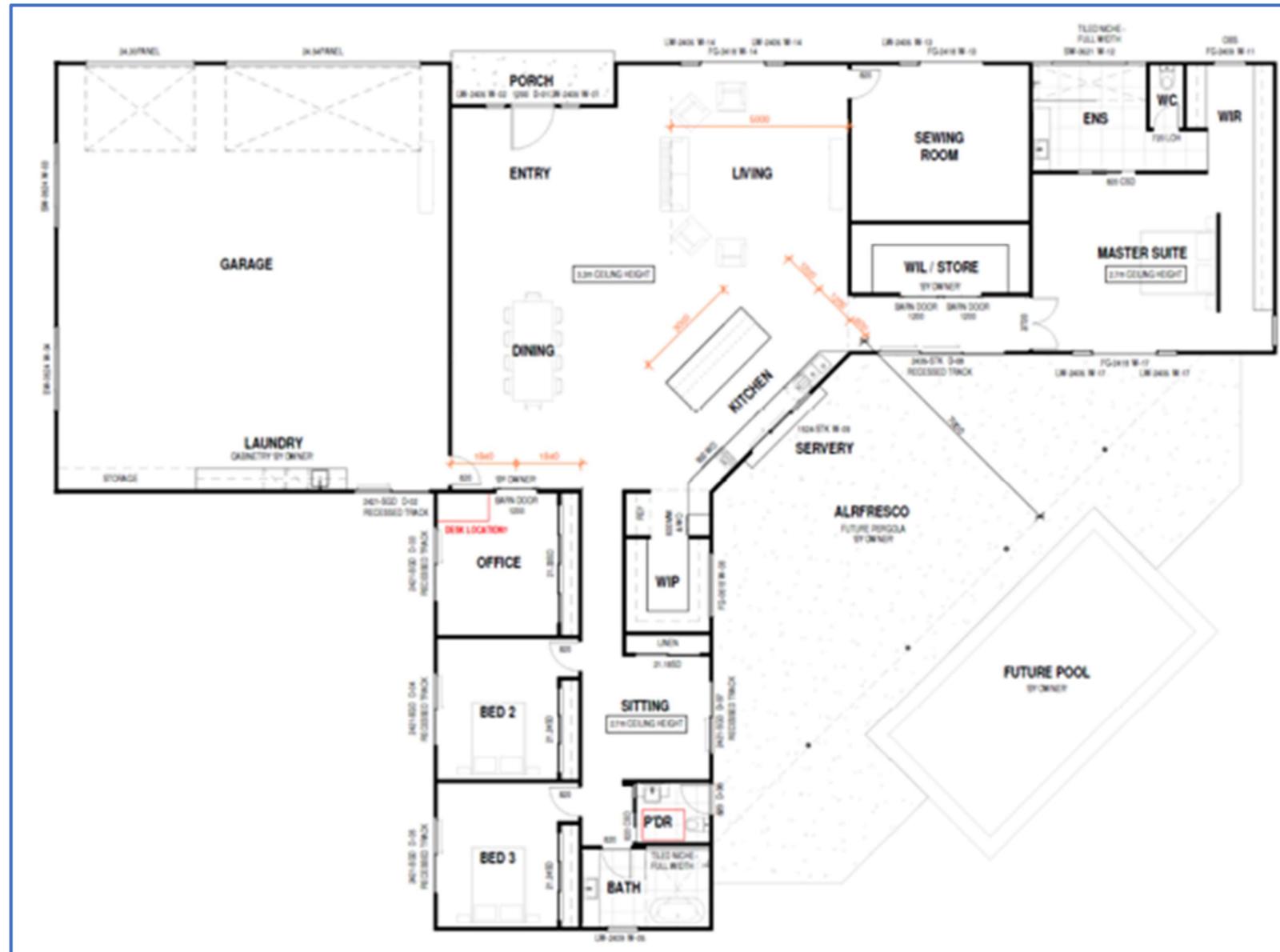
### Existing Dwelling House and Ancillary Structures



|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 5 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |

  
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### Proposed Dwelling Site 4



|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 6 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |

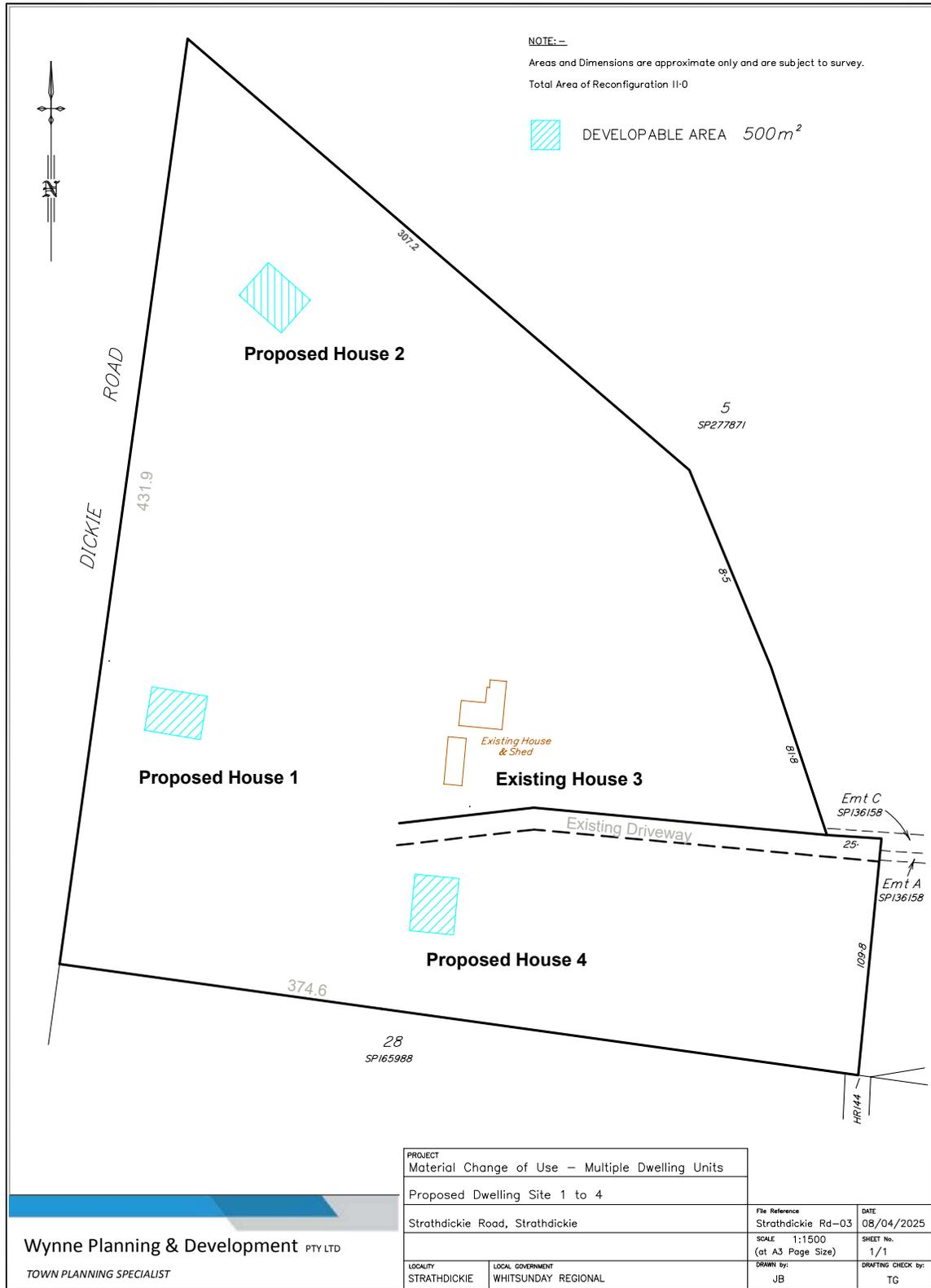
  
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|                                                           |                                  |                                                 |                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>PROJECT:</b><br>Four (4) Multiple Dwelling Units       |                                  |                                                 |                                      |
| Map 2 – Dwelling House Plans                              | <b>LOCALITY:</b><br>Strathdickie | <b>LOCAL GOVERNMENT:</b><br>Whitsunday Regional | <b>DATE:</b><br>29/01/2025           |
| <b>PROPERTY:</b><br>Lot 1 SP152054, 371 Strathdickie Road | <b>DRAWN BY:</b><br>KW           | <b>SHEET No:</b><br>Sheet 7 of 7                | <b>FILE REFERENCE:</b><br>2024WRC060 |

  
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Attachment 4.2.3 Boyle Family Development Scheme (BFDS)



**PLANNING ASSESSMENT REPORT**

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

**1. Application Summary**

|                         |                                                                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) |
| Landowner               | JAJB Properties Pty Ltd as TTE                                                                                                                                                  |
| Property Address:       | 371 Strathdickie Road Strathdickie                                                                                                                                              |
| Property Description:   | L: 1 SP: 152054 T: EMT A/RP804103 & L: 5 SP: 277871 (Excluded Premises)                                                                                                         |
| Area of Site:           | 11ha                                                                                                                                                                            |
| Planning Scheme Zone:   | Rural zone                                                                                                                                                                      |
| Level of assessment     | Impact Assessable                                                                                                                                                               |
| Overlays:               | Agricultural land<br>Bushfire hazard<br>Flood Hazard<br>Landslide hazard                                                                                                        |
| Existing Use:           | Dwelling House                                                                                                                                                                  |
| Existing Approvals:     | Nil                                                                                                                                                                             |
| Public Notification:    | 5 September 2025 / 20 October 2025                                                                                                                                              |
| Submissions received:   | Two                                                                                                                                                                             |
| State referrals:        | Nil                                                                                                                                                                             |
| Infrastructure charges: | Nil                                                                                                                                                                             |

**2. Site Description**

The subject site has a total area of 11ha and is accessed from Strathdickie Road via Easement A which burdens 367 Strathdickie Road, Strathdickie. The site is relatively steep with an average slope exceeding 15% and is densely vegetated along the western boundary.

Easement A consists of a 3.7m-wide gravel driveway that is shared by three properties including providing access to the cane farm that covers approximately 90% of 367 Strathdickie Road. The access has two waterway crossings that create pinch-points along the driveway. The first pinch point occurs at the culvert causeway crossing over Palm Tree Creek, and the second occurs at the smaller culvert crossing to the west of Palm Tree Creek.

### 3. Proposal Details

The proposal is for a Preliminary Approval that includes a Variation Request (to the *Whitsunday Regional Planning Scheme, 2017 v4.7*) for Material Change of Use (MCU) to establish three new dwellings, in addition to the existing dwelling house on the subject site.

The additional dwellings are intended to be regulated under the proposed BFDS, which will effectively become a new Planning Scheme over the site to facilitate development.

The purpose statement within the BFDS:

*The Development Code seeks to deliver three additional dwelling houses on the subject site for family members. The Plan of Development also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision.*

The proposal nominates dwelling houses accepted development when complying with the BFDS.

It is necessary to outline that a Dwelling House is not the correct land use to vary. The Dwelling House definition exclusively allows a single dwelling and one secondary dwelling and cannot be redefined to allow three additional dwellings. The correct land use for four dwellings on the same parcel is a Multiple Dwelling, as has been applied for.

The applicant nominated that it did not wish to receive an information request and wished to proceed to decision with what was lodged. The assessment of the Preliminary Approval is based on the proposed applied for.

The purpose of the Preliminary Approval Code confirms that the long-term intent of the variation request is to facilitate grounds for a future subdivision to allow separate tenure on each dwelling site identified on the Plan of Development (POD).

#### Variation Request

The application involves a Preliminary Approval (Variation Request) to enable future development to be subject to assessment against the BFDS. The effect of the variation will be reducing the level of assessment for multiple dwelling houses to accepted development (subject to requirements) and the future assessment to be against the BFDS and the *Whitsunday Regional Planning Scheme, 2017 v4.7*, where applicable.

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

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

## Attachment 4.2.4 Planning Assessment Report

| Step | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PA section |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1    | <p>Consideration of the Proposed Development</p> <p>(a) Council <b>must</b> assess against the assessment benchmarks in the Planning Scheme for the development.</p> <p>(b) Council <b>must</b> have regard to any other matter prescribed by regulation for section 45(5)(a) of the PA, which is listed in Schedule 10 of the <i>Planning Regulation 2017 (PR)</i> (per section 31 of the PR). This includes, relevantly:</p> <ul style="list-style-type: none"> <li>(i) any development approval for, and any lawful use of, the premises or adjacent premises;</li> <li>(ii) the common material;</li> <li>(iii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and</li> <li>(iv) the 2017 State Planning Policy.</li> </ul> <p>(c) Council <b>may</b> assess against or have regard to any other relevant matter, other than a person's personal circumstances.</p>                                           | 45(5)      |
| 2    | <p>Council <b>must</b> decide to approve all or part, approve all or part with conditions or refuse the Proposed Development, after carrying out the assessment at step 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 60(3)      |
| 3    | <p>Consideration of the variation request:</p> <p>After steps 1 and 2 Council <b>must</b> consider:</p> <p>(a) The result of the assessment of the Proposed Development undertaken as step 1 (and the ultimate decision, being step 2).</p> <p>(b) The consistency of the proposed BFDS with the current planning controls for the Land under the Planning Scheme.</p> <p>(c) The fact that the variations sought propose to remove submission rights for later development applications for multiple dwellings on the site. The proposed tables of assessment (Table 5-1) makes such development accepted or code assessable.</p> <p>(d) The matters prescribed by section 32 of the PR, being relevantly:</p> <ul style="list-style-type: none"> <li>(i) the common material;</li> <li>(ii) the Mackay, Isaac and Whitsunday Regional Plan 2012; and</li> <li>(iii) the State Planning Policy (July 2017).</li> </ul> | 61(2)      |
| 4    | <p>Council <b>must</b> decide to approve all or some of the variations sought, or different variations from those sought, or refuse the variations sought.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 61(3)      |

### 4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the *Whitsunday Regional Council Planning Scheme, 2017* and cannot be conditioned to comply. Specifically:
  - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate the predicted demand.
  - b. The proposal is unable to comply with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
  - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f), (h), (i), and (j).
  - d. The proposal is not consistent with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)–(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
  - e. The proposal is not consistent with the Transport and Parking Code, specifically AO1.1/ PO1 and AO2.1/PO2, as the development does not propose to provide an access for future development that ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users.
  - f. The proposal removes the site access requirements of the Development Manual without providing a suitable alternative.

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

The application was not referable.

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

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

## Attachment 4.2.4 Planning Assessment Report

of State Planning Provisions. Commentary against the relevant interests of the SPP is provided below.

### State Interest – Agriculture

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

- Class A – land that is suitable for a wide range of current and potential crops and has nil to moderate limitations on production.
- Class B – land that is marginal for current and potential crops (due to severe limitations) but is highly suitable for pastures for grazing.
- Class D – land that has severe limitations that restrict its use for sustained agricultural production.

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

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

The proposal creates fragmentation of the Class B agricultural land by giving rights for three additional dwellings which will create contested land with the existing cane farming operations on the adjacent premises of 367 Strathdickie Road, Strathdickie. The focus for this policy in the SPP is the protection of all ALC Class A and Class B land within the rural zone for ongoing agricultural use. The proposal results in fragmentation of Class B land and is therefore unable to comply with this policy criteria.

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

Two of the proposed new dwellings and the existing dwelling house will be completely within the Class B area of the site and will contain permanent infrastructure that will have an irreversible impact on the Class B land, creating contested land which conflicts with this aspect of the policy criteria.

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

The development will be unable to keep or enhance existing land conditions as two new dwellings will be wholly proposed within the Class B area of the site, reducing the productive capacity of the land and creating contested land for existing cane operations on the adjacent Lot 5. The proposed development is unable to comply with the SPP State Interest for Agriculture which therefore forms grounds for refusal.

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

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

## Attachment 4.2.4 Planning Assessment Report

opportunities which may arise. The proposal conflicts with the following benchmarks of the Regional Plan:

### Strategic direction – Managing Growth

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

### Strategic direction – Natural Resource Management

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

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

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

##### *4.4.1. Strategic Framework*

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

##### *4.4.2. Strategic Intent*

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked to its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. An assessment of the development against the key themes of the Strategic Intent is as followed:

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

The proposed development effectively seeks to establish rural residential density on land zoned for rural purposes, with the apparent intent of facilitating future subdivision of the proposed dwellings. The WRC Urban Growth Study has modelled the projected demand

## Attachment 4.2.4 Planning Assessment Report

and supply of rural residential land and confirms that sufficient land is already zoned to meet future demand.

The increased density proposed under the Preliminary Approval would permanently constrain the land's capacity for rural production. The site is surrounded by rural land on all sides and directly adjoins cane farming operations. The location of Proposed House 2 is likely to result in contested land with the adjoining cane farm as it will be located approximately 90m away.

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

### Strategic Intent – Theme 2 - Economic Growth

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

The presence of additional residential dwellings within proximity of the adjacent cane farm presents unacceptable risk of contested land. The applicant's primary planning justification for the proposal is "that relocating immediate family members to the site will allow their existing urban dwellings to be sold and thus contribute to housing supply." Whilst acknowledged, this justification is not strong and could be equally achieved if the family members were to purchase properties elsewhere, without introducing additional land use conflict or compromising rural land integrity.

It is considered that the proposal adds no economic benefit, negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands, which conflicts with the Economic Growth Strategic Intent.

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

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

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

The site is mapped as being subject to both bushfire and landslide risk and an associated hazard report has been provided for each hazard which provides the necessary site mitigation strategy to ensure these hazard risks are minimised. The BFDS does not propose to vary any overlay codes and therefore these hazards would be addressed again at future building stage. The proposal does not conflict with this theme.

### Strategic Intent – Theme 5 – Infrastructure

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

#### 4.4.3. Overlay Codes

Section 4.3 of the BFDS relates to the application of overlays for the development scheme. This section confirms that where dwellings are identified within an Overlay in accordance with the Planning Scheme in effect, assessment against the relevant Overlay Code of said Planning Scheme will continue to apply. No variations to the overlay codes are proposed.

## Attachment 4.2.4 Planning Assessment Report

An assessment against each applicable overlay has been provided to address the suitability of the site for the intended development.

### Agriculture Land Overlay

This overlay will continue to remain as a benchmark for future development on the land, however, cannot escalate the level of assessment. In reference to s61(2), it is suitable that this overlay remains applicable to future development.

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

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

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

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

The proposed location of dwelling house 2 is approximately 90m away from cane farming operations undertaken at 367 Strathdickie Road. Any dwelling within 400m of an existing rural activity poses a threat by creating contested land that can result in conflicts from noise, dust or hours of operation. The proposal aims to provide three additional dwellings within this range.

It is noted that the proposed variation intends to facilitate four dwellings on one lot and acknowledges not limiting the future subdivision of these dwellings in the future. The proposal is therefore in conflict with the code.

### Bushfire Hazard Overlay

The application is supported by a Bushfire Management Plan (BMP) that addresses the requirements of the Bushfire Hazard Overlay Code. The BMP includes a development footprint plan that aligns with the code's provisions. It demonstrates that the proposed dwellings can achieve a radiant heat flux level of 29 kW/m<sup>2</sup> or less through the establishment of Asset Protection Zones (APZs) identified in the report.

All APZ distances can be achieved, as the on-site vegetation is mapped as Category X and therefore not subject to clearing restrictions.

Future development on the site can comply with the BMP and overlay code requirements, provided that additional on-site water storage is installed in accordance with the code, being a water tank with a take-off connection positioned to allow for a static water supply of at least 10,000 litres adjacent to all Class 1 – 5 structures.

### Landslide Hazard Overlay

## Attachment 4.2.4 Planning Assessment Report

The site is triggered for moderate and high-risk landslide. A Geotechnical report was undertaken for the site and provides a risk mitigation strategy and conditions for development to ensure the landslide hazard risk is mitigated to Low. This overlay will continue to remain as a benchmark for future development on the land which is acceptable for the configuration of the code and suitable for future development.

### 4.4.4. Rural Zone Code

The proposal seeks to vary the provisions of the Rural Zone Code and replace them with the BFDS. The consistency of the proposed variations with the intent and overall outcomes of the Rural Zone Code has been assessed below.

The proposed variations are inconsistent with the intent of the Rural Zone, as they seek to establish a rural residential density that is not supported within the zone and with an objective to not compromise the future subdivision of the land stated.

While the application material states that the land is unsuitable for agricultural use, approximately 70% of the site is mapped as Class B agricultural land. In addition, the adjoining cane farm contains Class A agricultural land. The variation results in all three new dwellings being within 400m of an active cane farm, one of which being 90m away, resulting in contested land impacting the productive capacity of the farm.

Upon review of the overall outcomes of the Rural Zone Code, the proposal does not achieve or align with the zone's intent to manage residential density on rural land and to protect viable agricultural land from residential encroachment. The proposal is therefore inconsistent with the following overall outcomes:

- 1(a)–(c): The proposal does not provide for agricultural uses and instead seeks to establish a multiple dwelling land use that is incompatible with the Rural Zone. The increased residential density constrains the use of both the subject site and adjoining land for primary production.
- 2: The proposal does not include or support any rural activities, nor does it introduce complementary or service-related uses for the rural area.
- 3(a), (b), (d), (f), (h), (i), and (j):
  - No rural activities are proposed (a).
  - The proposed multiple dwelling use is not listed as a compatible use within the zone (b).
  - Additional dwellings constraining the ongoing operation and expansion of surrounding agribusinesses (d, f).
  - The proposal contributes to further fragmentation of rural land and does not demonstrate an overriding community or economic need to justify the departure from the zone intent (h).
  - The proposed density and built form do not integrate with, or complement, the established rural character and landscape values of the area (i).
  - No geotechnical reporting has been provided to confirm that the land can safely accommodate the proposed development in relation to building and site stability (j).

## Attachment 4.2.4 Planning Assessment Report

In summary, the proposal does not advance the intent or overall outcomes of the Rural Zone and introduces land use conflicts and density outcomes that are inconsistent with the purpose of the zone.

### 4.4.5. Development Codes

#### Short-term Accommodation and Multi-unit Uses Code

The proposal seeks to vary the code and replace it with the BFDS. The consistency of the proposal with the code has been assessed below.

The development site is above the minimum lot size requirement of 800m<sup>2</sup>. The Dwelling house plans provided within the application material depict three additional four-bedroom dwellings to be placed across the property, totalling four dwellings on the site. As there are no development permits being sought as part of this application, the dwelling plans are indicative and are likely not the final product.

Site cover will be beneath the minimum of 60%. As this use code is set up for multi-level structures and the proposal instead provides four separate single-level structures on the one premises, many of the acceptable outcomes in relation to building mass and composition are not applicable or easily achieved due to the proposal being based on single-level dwellings. All future dwellings will be able to comply with the minimum boundary setbacks in Table 9.3.17.3.2 but there are no siting requirements within the BFDS and so there is no guarantee on their placement on the site, other than the provided Site Plan that is non-binding as it is not referenced within the development code for the BFDS.

Similarly, open space and landscaping requirements can be met due to the 11ha size of the site. Each future dwelling plan contains clothes drying facilities and refuse disposal and recycling areas that can be screened from view.

Based on the above, it is acceptable that the Short-term Accommodation and Multi-unit Uses Code is replaced with the BFDS as the proposed development does not result in any substantial conflicts with the code.

#### Dwelling House Code

The proposal seeks to vary the code and replace it with the BFDS. The consistency of the proposal with the code has been assessed below.

Preliminary dwelling plans provided in the material depict a compliant roof pitch above 5 degrees. The site is not within the Mixed use zone and therefore AO1.2/AO1.3 are not applicable. The dwelling plans also do not depict a future pier and pole construction type.

Benchmarks relating to on-site water and wastewater servicing are the same within the code and the BFDS, which is suitable for guiding servicing for future development.

It is therefore concluded that the BFDS suitably addresses the requirements of the Dwelling House Code.

#### Health Waters Code

Not applicable. The proposed development does not meet the prerequisites.

#### Infrastructure Code

## Attachment 4.2.4 Planning Assessment Report

The proposal seeks to vary the code and replace it with the BFDS. No effluent feasibility report was provided with the application material so it is not known whether the land can accommodate the three additional effluent disposal areas that will be required for each future dwelling and therefore the assessment cannot confirm whether the proposed development can comply with the code. However, the code has provisions for wastewater supply which could be addressed in the future.

A Water Contingency Plan was developed in support of the proposal which confirms each dwelling will be provided with the correct amount of potable water. AO3.1 within the BFDS addresses water supply for future development which aligns with the supplied Water Contingency Plan, but only as far as supply the existing Planning Scheme requirements. Any further measures alluded to within the Water Contingency Plan are unable to be utilised as they are not benchmarks within the BFDS.

Despite no effluent feasibility report for the three new dwellings, it is concluded that the BFDS suitably addresses the requirements of the Infrastructure Code.

### Landscaping Code

The proposal seeks to vary the code and replace it with the BFDS. No landscaping plan has been provided; no landscaping is proposed and there are no landscaping benchmarks within the BFDS. The applicant advises that landscaping would be the choice of future landowners.

It is suitable for landscaping to be addressed in the future.

### Transport and Parking Code

The proposal seeks to vary the code and replace it with the BFDS. The only benchmark in relation to access for the proposed development is AO4.1, requiring all accesses to comply with AS2890.

The site is accessed via Easement A on RP804103, which is an unsealed 3.7m-wide access driveway from Strathdickie Road that also provides access to the dwellings on 367 and 369 Strathdickie Road. The access is single lane and widens to 4.5m within 10m of the intersection with Strathdickie Road. A supplementary Existing Access Assessment of this access was provided by the applicant's consulting engineer. However, the report appears to underestimate the total traffic movements using the easement, as it considers only the existing and proposed dwellings and excludes the movements associated with the operating cane farm. The report justifies this exclusion on the basis that the farming operation is a "temporary activity," which is not an appropriate assumption given its continued seasonal use of the access.

The assessment identifies two pinch points along the driveway; the first at the culvert causeway crossing of Palm Tree Creek, and the second at a smaller culvert crossing located west of the creek. In relation to the primary crossing at Palm Tree Creek, the report notes the presence of two DN1050 culverts but does not assess whether they have sufficient capacity to accommodate creek flows. Instead, it simply states that the culverts are currently blocked and require clearing but are otherwise in good condition and fully concreted. Without an analysis of the culvert capacity or the depth x velocity ratio when the crossing is overtopped, it cannot be determined whether access during a flood or heavy rainfall event would be safe or even feasible.

## Attachment 4.2.4 Planning Assessment Report

The report assesses the remaining aspects of the driveway and makes the following recommendations. Council officer comments are provided for each recommendation below:

1. *Existing and proposed traffic generation is not sufficient to warrant the sealing of the unsealed access. Even a low-cost upgrade does not result in a positive benefit due to the limited daily traffic.*

Council's Development Manual requires driveways that require two-way traffic movements to be a minimum of 5.5m-wide. The existing scenario therefore requires two-way traffic movements and to add three more dwellings only increases this need. A living area from the dwelling at 369 Strathdickie Road is directly adjacent to the access and will experience a significant dust impact from the additional vehicle movements proposed on the access. The traffic movement assessment also disregarded cane hauler movements on the easement.

Therefore, it is not accepted that an upgrade to the seal of this driveway is not required. The driveway requires widening and sealing at the minimum to be compliant with the Development Manual.

It is noted that in the applicant's response to submissions received, they have advised that sealing the driveway is now an option that would be considered.

2. *The current road geometry generally meets the requirements of the ARRB Unsealed Roads Best Practice Guide Volume 2 Appendix C.*
  - a. *The lane width at the secondary pinch point will be required to be widened.*
  - b. *Respreading works will need to be completed to provide adequate crossfall for drainage.*

The assessment concludes that lane widening is only required where the second culvert is located where the lane width reduces to 2.6m-wide, and it is proposed to widen it to 3.5m.

As previously stated, the driveway is required at a minimum to be 5.5-wide to be compliant with Council's standards.

3. *The site investigation noted the pavement defects including; loose material, potholes, slippery surfaces and potential foundation defects. NCE suggests that respreading of material including additional fines to bind together loose materials and additional gravel to reduce slippery surfaces is required. Regrading of the surface is required to provide adequate crossfall to reduce slippery surfaces and potholing. The damaged culvert at the secondary culvert will be required to be replaced as part of the widening of the lane to 3.5m at this location to reduce the possibility of generating foundation defects.*

See previous assessment.

4. *There are no significant safety concerns that are not addressed by the pavement defect recommendations or road geometry assessment.*

There is safety concerns identified that have not been fully considered by the safety assessment, such as the additional domestic use of the driveway when cane hauling is

active. The most appropriate way to accommodate both activities is to have enough room on the driveway for two-way traffic movements.

5. *NCE notes that continued maintenance of the unsealed access is required to maintain an appropriate level of service. This includes intermittent grading and clearing of debris in the culverts at the Palm Tree Creek crossing.*

Noted. Continual regrading will be resolved with a sealed driveway.

The recommendations of the safety assessment result in several conflicts with the Transport and Parking Code. The proposal's intent for no sealing or widening of the access results in conflicts with several Acceptable and Performance Outcomes of the code. By overriding the Transport and Parking Code, there are inadequate benchmarks left to appropriately guide future development.

### 5. Assessment of Variations

The purpose of the BFDS is to detail the relevant planning and design provisions that will apply to the future development of the site. The BFDS replaces the Short-term Accommodation and Multi-unit Uses Code, Dwelling House Code, Infrastructure Code, Landscaping Code and Transport and Parking Code of the *Whitsunday Regional Planning Scheme, 2017 v4.7*. The following is an assessment of the main variations sought:

#### Tables of Assessment and Categories of Development

The Preliminary Approval (Variation Request) seeks to establish site-specific assessment benchmarks for the proposed development. The development application submitted is for Multiple Dwelling Units; however, the submitted code varies the Dwelling House land use, as shown in the Tables of Assessment and Categories of Development in Section 5. It is noted that a Dwelling House is already classified as Accepted Development under the Rural Zone in the current Planning Scheme and therefore the BFDS does not enable a multi dwelling development. This is a fundamental flaw in the drafting of the code and should the development be approved must be rectified.

Notwithstanding the above, the assessment of the variation has been provided on the intended outcome of facilitating Multiple Dwelling Units.

Section 3 of the BFDS sets out the stated purpose of the variation. Based on the supporting material, the intent of the proposal is to allow three additional dwellings on the site for family members of the landowner. The purpose statement further notes that *the POD also demonstrates that the additional dwelling houses can be located and constructed in a manner which provides for separation and privacy and does not jeopardise a future subdivision*. From this statement it is apparent a future subdivision of the land cannot be ruled out.

The overall outcomes of the BFDS present benchmarks designed to support the stated purpose of the variation. However, the purpose itself is inconsistent with the Planning Scheme, as further subdivision within the Rural Zone is not supported unless the land is of sufficient size to accommodate it. No benchmarks of the Short-term Accommodation and Multi-unit Uses Code, Infrastructure Code, Landscaping Code and Transport and Parking Code from the current Scheme have been maintained. Instead, all future multiple dwellings are proposed to be assessed against the limited provisions of the BFDS, which

## Attachment 4.2.4 Planning Assessment Report

have been extracted from the Dwelling House Code with some minor variations to allow up to 4 dwellings on the land.

As the purpose of the variation request is not supported, many proposed amendments to the applicable codes for future development are likewise not supported. The following section provides an assessment of the appropriateness of the proposed variations in relation to the four main use codes of the current Planning Scheme, which would ordinarily guide the development of multiple dwellings:

### *Short-term Accommodation and Multi-unit Uses Code*

There are no concerns with this code being overwritten by the BFDS.

### *Dwelling House Code*

There are no concerns with this code being overwritten by the BFDS.

### *Infrastructure Code*

As there was no supporting Effluent Disposal Investigation supplied with the application to determine where on the land is suitable for effluent disposal, it is not known whether the land is capable of providing additional effluent disposal areas that can comply with the QLD Plumbing and Wastewater Code.

### *Landscaping Code*

There are no concerns with this code being overwritten by the BFDS.

### *Transport and Parking Code*

AO4.1 of the BFDC requirement of future development complying with AS2890 is not appropriate for the development as although this provision does have outcomes for access driveways, it does not account for bridge or culvert design, floodway considerations, or road or access design over creeks, streams, or drainage channels, of which the proposal has two of. Council's Development Manual provides benchmarks for all the above constraints and as AO4.1 does not reference Council's Development Manual, the proposal is inconsistent with the current planning controls for the land under the Planning Scheme in relation to the Transport and Parking code.

### Submission Rights

Section 61(2)(c) of the *Planning Act, 2016* requires the assessment manager to consider the effect of the variations on submission rights for later development applications. It is noted the BFDS does not provide the opportunity for submissions to be made against future development application made under the Development Scheme. The explanatory notes of the Planning Bill 2015 detail the purpose of s61(2)(c) is to ensure that adequate information is available in the preliminary approval (variation request) for the public to be able to form a reasonable opinion of the proposed development. The detail within the code is limited and likely confusing for the intended use of the land long-term. The application material confuses the multiple dwelling and dwelling house land uses which may have impacted the community's ability to understand what has been proposed.

## **6. Public Submissions**

The development application was placed on public notification between 5 September 2025 and 20 October 2025 in accordance with the relevant provisions of the Planning Act

## Attachment 4.2.4 Planning Assessment Report

2016. The Notice of Compliance was received on 21 October 2025. Two submissions were received during this period of Public Notification from the two other adjoining landowners on the access easement.

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

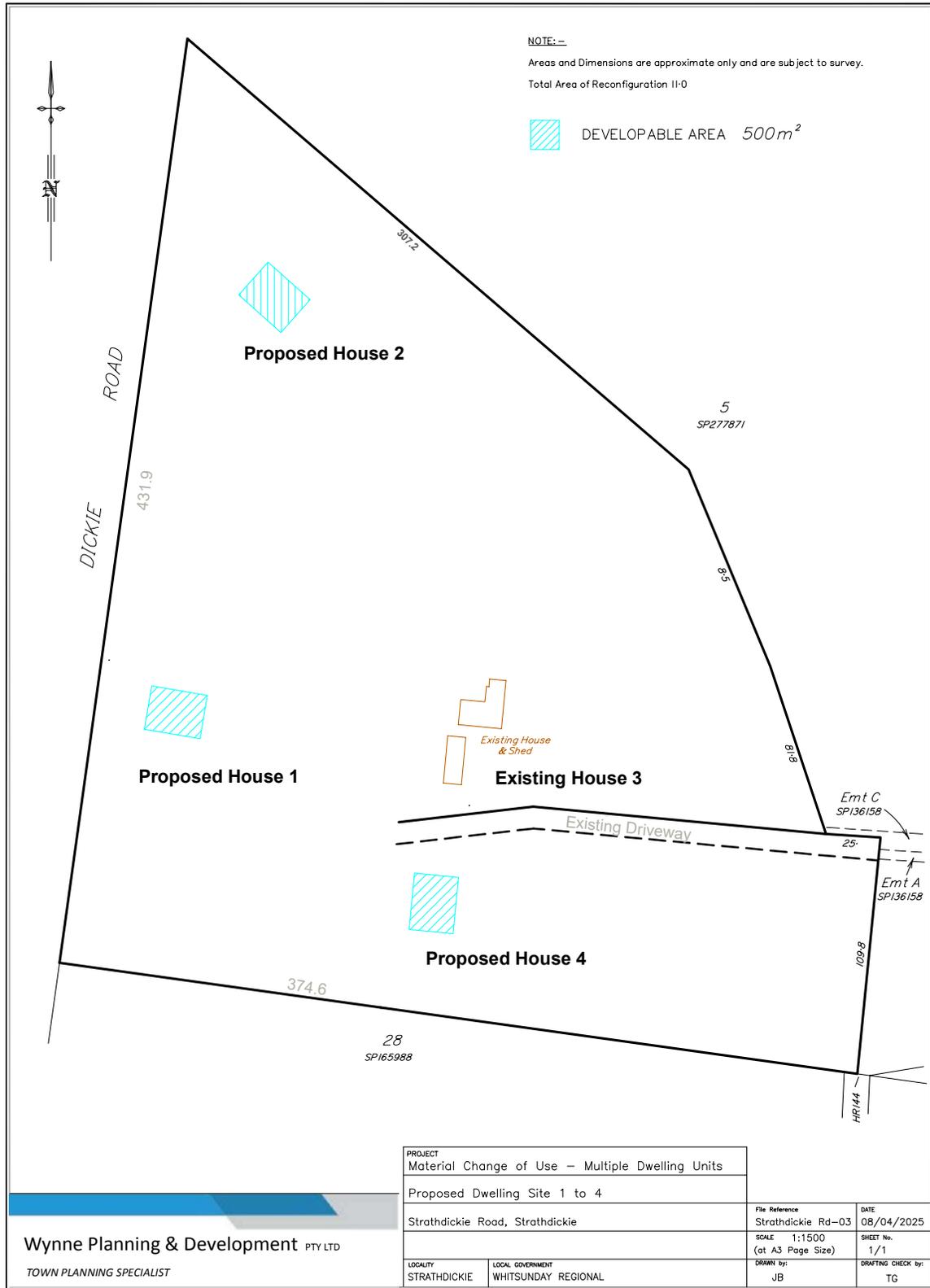
| Issue                                                              | Comment/Condition Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Unsafe Access (speed)                                           | <p>Both submitters have raised concern regarding the use of the high speeds of users of the access driveway belonging to the applicant.</p> <p>The applicant has advised that they are willing to install 'speed humps' on the driveway to ensure traffic using the easement is restricted to a reduced speed.</p> <p>This could only be done through conditions of approval as there are no provisions within the code to facilitate this installation and therefore the proposal remains in conflict with this outcome.</p>                                                                                                                           |
| 2. Dust nuisance from Access                                       | <p>Both submitters have raised concern over the high usage of the gravel surface that is currently causing a dust nuisance and will worsen if the development is approved without upgrades to the access driveway.</p> <p>Although the application material states that no upgrades to the access are proposed, the applicant has responded to both submissions advising they are willing to seal the access to prevent a dust nuisance.</p> <p>This could only be done through conditions of approval as there are no provisions within the code to facilitate this installation and therefore the proposal remains in conflict with this outcome.</p> |
| 3. Easement used by Cane Haulers and is the access for a Cane Farm | <p>A submitter has raised concern that the safety assessment undertaken by the consulting engineer has disregarded the fact that the access is used by a working cane farm and associated large machinery such as haulers and harvesters. The submitter did not agree that the road surface is adequate to take the extra traffic as a major dust and pothole problem already exists.</p> <p>The applicant contests that this issue is resolved by sealing the access driveway but there are no provisions within the BFDS to undertake this sealing.</p>                                                                                               |
| 4. Flooding over the access                                        | <p>A submitter raises concern that any upgrades to the access will require a flood assessment as the culverts act as a dam in major flood events and diverts water along the easement towards Strathdickie Road where both submitter's dwellings are located.</p>                                                                                                                                                                                                                                                                                                                                                                                       |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>Council officers acknowledge this risk and that impacts of upgrading the driveway pose significant flood risk if not modelled prior to inform what upgrades are necessary.</p>                                                                                                                                                                                                                                                     |
| 5. Contested Land | <p>Submissions have raised concerns with providing additional residential uses adjoining land used for cane farming.</p> <p>The report has assessed the impact of this conflict with the agricultural land overlay code and rural zone code. The conflict with these codes' forms part of the reasons for refusal of the development. Conditions of approval cannot be imposed to address this conflict with the Planning Scheme.</p> |
| 6. Need           | <p>A submitter has raised that the proposal has no demonstrated wider community benefit other than to the family applying for the development and therefore is not in line with community expectations.</p> <p>A lack of community need forms part of the reasons for the refusal of the development.</p>                                                                                                                             |

**7. Infrastructure Charges**

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

Attachment 4.2.5 Proposal Plan



## 5 MAYORAL MINUTE

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

## 6 NOTICES OF MOTION

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

## 7 DEPUTATIONS

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

## 8 PETITIONS / QUESTIONS ON NOTICE

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

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

## 9 QUESTIONS FROM THE PUBLIC GALLERY

Excerpt from Council's Standing Orders:

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

**10 COMMITTEES REPORTS**

This item on the agenda is for consideration of any Council Committee's business.

## 11.1 - Airlie Beach Master Plan

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Director Infrastructure Services

**AUTHORISING OFFICER:** Director Infrastructure Services

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### PURPOSE

The purpose of this report is to seek Council's endorsement of the Airlie Beach Master Plan 2026.

### EXECUTIVE SUMMARY

The Airlie Beach Master Plan sets out the strategic direction for Airlie Beach, envisioning the next generation of experiences for the region. Intended to guide future development and investment, it provides a blueprint for renewal that builds upon its legacy: *The Heart of the Great Barrier Reef*. The Master Plan recognises the role of Airlie Beach, the gateway to the Whitsundays, and aims to unlock greater commercial, recreational and socio-cultural value through strategic intervention. The plan provides a clear framework to revitalise the Airlie Beach Precinct from Jubilee Pocket to Shingley Beach, as a vibrant entertainment, community, tourism, dining, and marine precinct.

Prepared by placemaking firm URBIS and informed by extensive community consultation, the Plan integrates public realm upgrades, redevelopment opportunities, and private investment to drive long-term beautification, amenity and growth.

Endorsement will provide certainty for stakeholders, unlock funding and investment opportunities, and guide staged delivery of projects that enhance the precincts liveability, economy and identity.

Building on the momentum of the Brisbane 2032 Olympic and Paralympic Games, the Airlie Beach Master Plan will drive the delivery of new infrastructure - prioritising that which has the capacity to support the growth that follows major events. The plan will capitalise on opportunities that showcase the character of the region - welcoming the Whitsundays to the world.

### OFFICER'S RECOMMENDATION

That Council:

1. Endorse the Airlie Beach Master Plan (**Attachment 11.1.1**).
2. Adopt the Airlie Beach Master Plan as the Land Management Plan for the subject area.
3. Delegate authority to the Chief Executive Officer to make amendments to the document date and information during operation of the document to ensure it remains current.
4. Authorise the Chief Executive Officer to prepare and implement an initial Stage 1 Action Plan for years 1-5 and a 5-10 year delivery strategy aligned with the Master Plan.

5. Authorise the Chief Executive Officer to utilise the Airlie Beach Master Plan for investment attraction through external funding including grant applications, advocacy, partnerships and private sector engagement.

## BACKGROUND

Airlie Beach has evolved from the relaxed port town of the Whitsunday Islands to the largest township in the Whitsundays Local Government Area (LGA) with over 15,000 residents. The town has grown in population by 38% over the past 10 years making it the 3rd fastest growing suburban region in Australia.

With Council having completed all major capital disaster rebuild projects from Cyclone Debbie in 2022, the priority is now to address gaps in community infrastructure to enable future growth aspirations.

The Airlie Beach Precinct is seen as a critical component aims to address key community needs by enhancing tourism, improving infrastructure, and supporting sustainable development. This project will provide a comprehensive framework to guide future growth and development in Airlie Beach, ensuring the town remains a vibrant, attractive, and functional destination for residents and visitors.

Airlie Beach Precinct is seen as the heart of adventure and nature discovery in the Whitsunday Region as the gateway to the Whitsunday Islands and inland tourist destinations.

In late 2021 Council adopted the *Greater Airlie Beach Master Plan (2022)* which aimed to enhance liveability, health, wellbeing, town beautification and small business success in Airlie Beach and surrounds. Several projects identified within this Master Plan have either been implemented or are in the process of being implemented.

Council has undertaken a number of service improvement programs to enhance community and visitor satisfaction of the Airlie Beach Precinct, including.

- Service Operations Blitz.
- Development of Capital renewal program of Projects within rolling 3-year program.
- People First Trial to introduce people priority “Pedestrian Crossings” and understand impacts on business and service providers has been finalised.

To further activate the Airlie Beach Precinct as a “Place for People”, the Master Plan provides a comprehensive framework to guide future growth and development within the defined precinct area, to ensure the town remains a vibrant, attractive, and functional destination for residents, businesses and visitors.

A development guide will also be progressed to assist with implementation of the key visual themes of the master plan as development in the precinct progresses.

Council engaged URBIS in March 2025 to progress the Master Plan through a process of collaboration and engagement, informed by the knowledge and commitment of government and stakeholders. With consideration of previous consultation, the Master Plan responds to the ascendant drivers of change: a shift in demand profile - supporting the replacement of assets and the renewal of social infrastructure - and brand latency - prioritising intervention that enables authentic tourism. As such, the plan aims to achieve the following objectives:

1. Realise the inherent value of Airlie Creek and leverage its potential as a natural asset.
2. Re-imagine public spaces to improve atmosphere, activation and identity.

3. Enable experiences that increase visitation and support social sustainability.
4. Facilitate catalyst development and private investment to enable economic growth and strengthen tourism industry.
5. Create a comfortable and convenient environment by improving inter-modal connectivity and precinct-wide mobility.

For interpretation, this document has been structured to reflect the sequential development of the Master Plan - Chapter 01: Vision, Chapter 02: Design and Chapter 03: Implementation. An internal working draft of a Technical Reference has also been created to guide implementation of the plan.

Further to the objectives, the plan sought to:

- Provide a comprehensive framework to guide future growth and development.
- Enhance liveability and visitor experiences.
- Ensure the precinct remains a vibrant, attractive and functional destination for residents and visitors.
- Create an identity for the precinct that is captivating and unique, highlighting the natural beauty and breathtaking surrounds.
- Emphasise the vibrant and lively atmosphere to portray the precinct as a hub of energy and excitement.
- Deliver a robust infrastructure plan and associated levels of service to sustainably address parking, pedestrian movements, traffic, wayfinding, landscaping, waste management and amenity.
- Showcase the local community and unique culture and characteristics.
- Incorporate sustainable and ecofriendly tourism practices.

## DISCUSSION/CURRENT ISSUE

The Airlie Beach Master Plan sets out a staged roadmap to enhance liveability, attract investment and strengthen identity.

The study area incorporates a mix of public and private land holdings including streets, open spaces and catalyst developments. Extending across the Foreshore, from PCYC Whitsundays to Shingley Beach, the Master Plan considers an area of over 63ha.

Key elements include:

- Strategic Framework – vision and principles balancing community, economy and environment.
- Spatial Framework – land use and connectivity strategies across key precincts, integrating foreshore upgrades, harbour redevelopment and the Bowen Wharf renewal.
- Implementation Framework – staging, planning and funding pathways to guide delivery.

Community feedback strongly supported main street revitalisation, preservation of our tropical identity, foreshore activation, recreational facilities, improved parking (particularly development of Waterson Way carpark), pathways (cycleways and widened paths to destinations), water play features, interpretive signage, a place for people and activities.

The Consultation Report on the Airlie Beach Master Plan is included as **Attachment 11.1.2**. The community consultation received has been considered and incorporated into the final plan as appropriate.

An Action Plan has been developed to identify short/medium/long term actions to implement the plan. The creation of a Developer Guideline to guide future private development in accordance with the Airlie Beach Master Plan is included as an action and is informed by the technical detail provided separately.

## **FINANCIAL IMPLICATIONS**

Implementation will require staged budget allocations and external funding (State, Federal, and Industry). An action plan has been developed to guide 1 to 5 year and 5-to-10-year investment. Asset Managers have undertaken assessment of future asset renewals with a view to alignment with Master Plan outcomes.

## **CONSULTATION/ENGAGEMENT**

Director Corporate Services & CFO  
Director Community Services and Facilitation  
Director Infrastructure Services  
Director Regional Strategy and Planning  
Director Commercial Businesses  
Manager Investment Attraction and Growth  
Chief Executive Officer  
Business Stakeholders  
Community Stakeholders  
Government Organisations and Agencies  
Landowners and Tenants  
Tourism Whitsundays  
Consultation Report on the Airlie Beach Master Plan **Attachment 11.1.2.**

## **STATUTORY/COMPLIANCE MATTERS**

- The Master Plan aligns with the Whitsunday Regional Council Planning Scheme and relevant State planning policies.
- Environmental compliance will be required for works near riparian corridors under the *Environmental Protection Act 1994 (Qld)*.
- Cultural heritage duty of care obligations applies under the *Aboriginal Cultural Heritage Act 2003 (Qld)*.

## **RISK ASSESSMENT/DEADLINES**

Failure to endorse the Master Plan risks:

- Fragmented and reactive development across the precinct.
- Loss of investment confidence and grant funding opportunities.
- Missed opportunities to leverage the Olympic Games Sailing.
- Infrastructure not meeting community needs.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Implement Whitsunday Economic Development Strategy and publish an attraction prospectus Identifying priorities for advocacy and investment.

In partnership with our local businesses and industries, identify and define our regional priorities for advocacy, investment and growth.

Advance and advocate the region's growth ambitions through identifying a pipeline of major projects, infrastructure and events.

Articulate future vision and areas of economic opportunity through the development of regional and precinct master planning.

Invest in our parks, facilities, and public spaces to ensure they are attractive and welcoming to members of the community.

Ensuring appropriate community engagement to guide Council's decision making and project priorities.

Plan for the future of our community services and public spaces through the development of targeted strategies and precinct master planning.

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

Complete network planning for the future across key infrastructure networks, including stormwater, water supply, sewerage, waste, roads, and parks.

## **ATTACHMENTS**

1. Airlie Beach Precinct Master Plan FINAL [11.1.1 - 68 pages]
2. Consultation Report - Airlie Beach Precinct Master Plan [11.1.2 - 32 pages]

# AIRLIE BEACH MASTER PLAN

JANUARY 2026



## Acknowledgement of Country

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

## Purpose of this document

The Master Plan sets out the strategic direction for Airlie Beach, envisioning the next generation of experiences for the region. Intended to guide future development and investment, it provides a blueprint for renewal that builds upon its legacy: *the heart of the Great Barrier Reef*. The Master Plan recognises the role of Airlie Beach, the gateway to the Whitsundays, and aims to unlock greater commercial, recreational and socio-cultural value through strategic intervention.

Building on the momentum of the Brisbane 2032 Olympic and Paralympic Games, the Airlie Beach Master Plan will drive the delivery of new infrastructure - prioritising that which has the capacity to support the growth that follows major events. The plan will capitalise on opportunities that showcase the character of the region - welcoming the Whitsundays to the world.

### Plan for the future

The Master Plan has been prepared through a process of collaboration and engagement, informed by the knowledge and commitment of government and stakeholders. With consideration of previous consultation, the Master Plan responds to the

ascendant drivers of change: a shift in demand profile - supporting the replacement of assets and the renewal of social infrastructure - and brand latency - prioritising intervention that enables authentic tourism. As such, the plan aims to achieve the following objectives:

- 01 Realise the inherent value of Airlie Creek and leverage its potential as a natural asset
- 02 Re-imagine public spaces to improve atmosphere, activation and identity
- 03 Enable experiences that increase visitation and support social sustainability
- 04 Facilitate catalyst development and private investment to enable economic growth and strengthen tourism industry
- 05 Create a comfortable and convenient environment by improving inter-modal connectivity and precinct-wide mobility

For interpretation, this document has been structured to reflect the sequential development of the Master Plan - Chapter 01: Vision, Chapter 02: Design and Chapter 03: Implementation - with technical insights attached as a Technical Report.

|           |                                  |    |
|-----------|----------------------------------|----|
| <b>01</b> | <b>Only in Airlie</b>            |    |
|           | 2050 Vision                      | 02 |
|           | Airlie Beach Master Plan         | 04 |
| <b>02</b> | <b>Design Detail</b>             |    |
|           | Foreshore                        | 08 |
|           | Main Street and Airlie Esplanade | 16 |
|           | Airlie Creek                     | 28 |
|           | Shingley Beach                   | 34 |
|           | Sports Park                      | 38 |
|           | Airlie Hill                      | 42 |
| <b>03</b> | <b>Implementation</b>            |    |
|           | 5-Year Plan                      | 50 |

## Airlie today

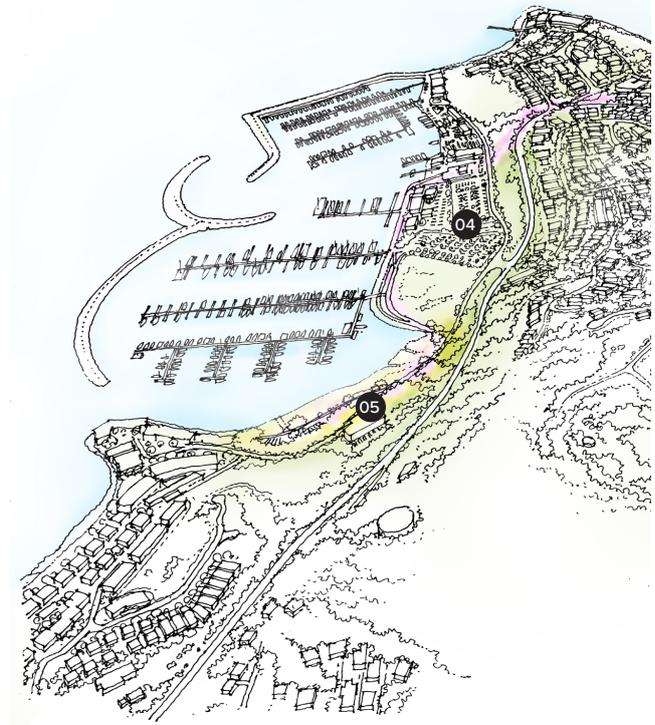
Nestled along the Whitsunday Coast, Airlie Beach is a welcoming location - the heart of the Great Barrier Reef. Naturally appealing with a true coastal character, it is well-loved by locals and visitors alike.

### Key places

- 01 Airlie Beach Foreshore
- 02 Main Street and Esplanade
- 03 Wanderes Site
- 04 Coral Sea Marina
- 05 Shingley Beach
- 06 Boathaven Beach
- 07 Coconut Grove
- 08 Port of Airlie
- 09 PCYC Whitsundays

## Defining the precinct

The study area incorporates a mix of public and private land holdings including streets, open spaces and catalyst developments. Extending across the Foreshore, from PCYC Whitsundays to Shingley Beach, the Master Plan considers an area of over 63ha, as shown in Figure 01.

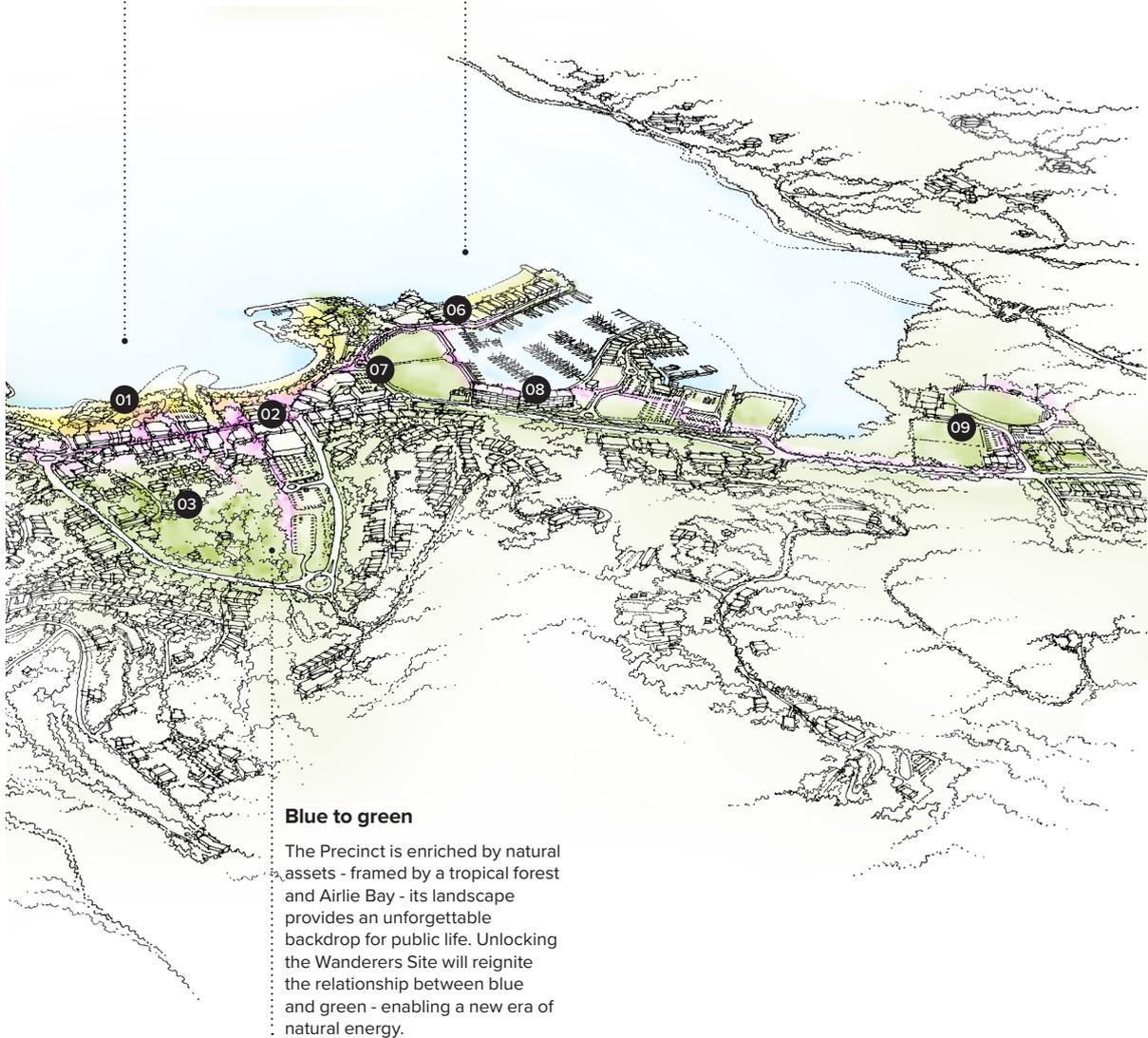


**Extend the waterfront**

The Foreshore Promenade overlooking Airlie Bay and the Whitsunday Islands will be leveraged as a lifestyle and recreation asset. Extending the Promenade to the east and west will complete the Foreshore, unlocking approximately five kilometres of waterfront.

**Experience network**

The Foreshore and Main Street provide a strong foundation for community activation and socialisation. Improving connection to surrounding destinations - Airlie Hill, Shingley Beach, Boathaven Beach and the Sports Park - will enhance Airlie's experiential network.



**Blue to green**

The Precinct is enriched by natural assets - framed by a tropical forest and Airlie Bay - its landscape provides an unforgettable backdrop for public life. Unlocking the Wanderers Site will reignite the relationship between blue and green - enabling a new era of natural energy.

Figure 01

Airlie Beach: Defining the Precinct

## Airlie tomorrow

The revitalisation of Airlie Beach will build upon its legacy: *the heart of the Great Barrier Reef*. Leveraging its assets to unlock greater commercial, recreational and socio-cultural value for the town and its people.

## Drivers of change

In framing the opportunity for Airlie Beach it is necessary to acknowledge the ascendant drivers of change. The overarching themes under which these drivers may be considered are: a change in demand profile and a shift in brand latency.

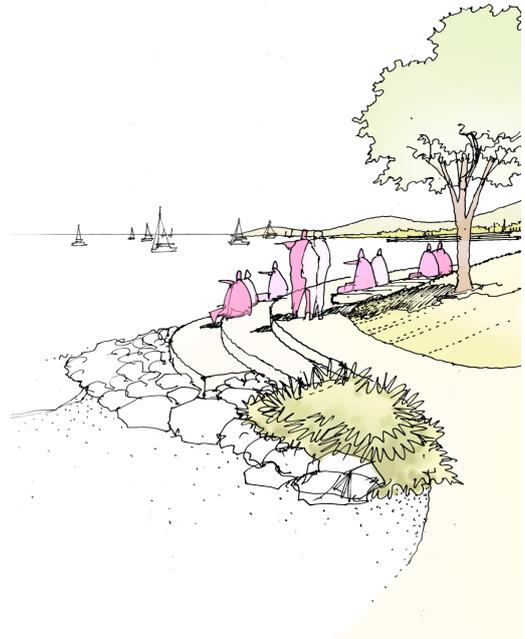
### Demand profile

Balance local and global needs and support sustainable growth, upgrade and unify the public realm and enable easy and intuitive movement.

### Brand latency

Prioritise authentic tourism that leverages adventure and discovery, draw on blue and green destinations and ensure long-term benefit outweighs short-term gain.

*Drivers have been drawn from an extensive review of documentation provided by Whitsunday Regional Council.*



**Place for people**

Capture local character and celebrate global culture to provide a platform for sustainable growth.

**Breathing new life**

Invest in the beautification and contemporisation and deliver a high-quality public experience.

**Everyday ease**

Support an authentic mix of uses and users to meet the needs and aspirations of the wider community.

**Experiential value**

Deliver an immersive discovery network - an ecological, cultural and culinary adventure - to amplify future tourism.

**Natural energy**

Reignite a relationship from the rainforest to the reef, to leverage competitive advantage and intrinsic appeal.

**Future heritage**

Enable a legacy of creative conservation to reposition Airlie - the first and last impression of the Whitsundays.

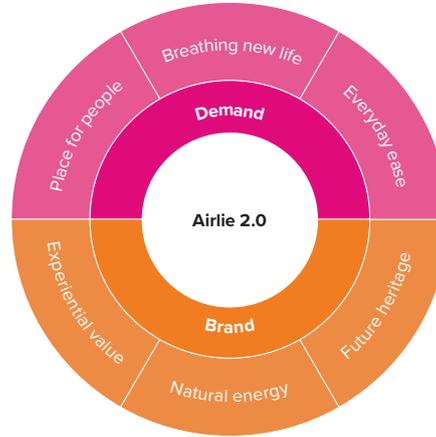
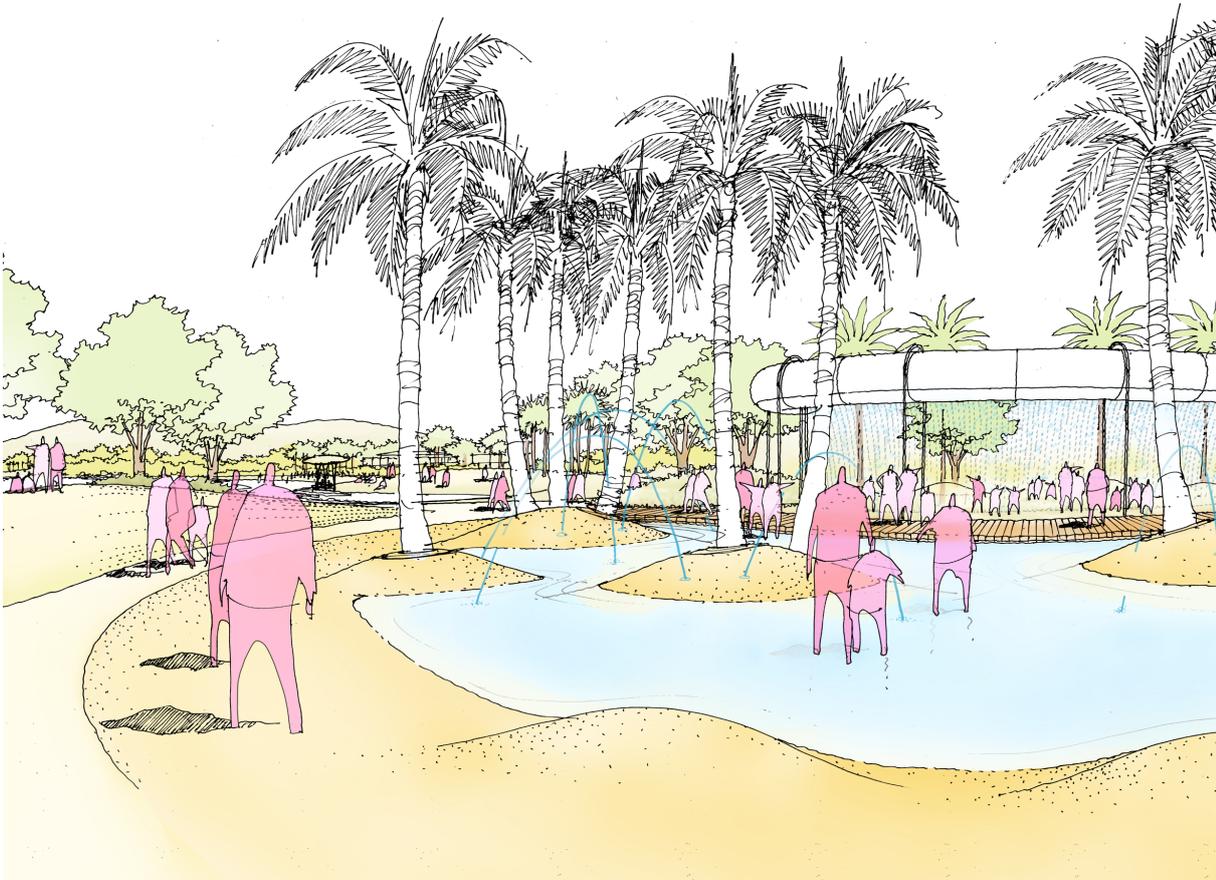


Diagram 01

Drivers of Change



Preliminary Artist Impression

Splash Play

## Only in Airlie

The Airlie Beach Master Plan has been developed in response to a strong vision that seeks to preserve place character. This chapter sets out the strategic direction for Airlie Beach, demonstrating its potential through an illustrative Master Plan.

**The 2050  
vision reflects  
the first step  
towards the  
future of Airlie  
Beach.**

CHAPTER 01

VISION

WHITSUNDAY REGIONAL COUNCIL | 1



Embodying the  
*essence* of life in  
the Whitsundays.

## Airlie.

Airlie will draw on its greatest asset - itself. It will reignite a relationship between the forest and the sea, nurture cultural energy and amplify sense of place to enable experiences that can only happen in Airlie. Its revitalisation will capture a once in a generation opportunity to create Australia's best regional waterfront.

CHAPTER 01

VISION



View of Airlie Hill lookout from Shute Harbour Road

Preliminary Artist Impression

Airlie Hill Lookout

WHITSUNDAY REGIONAL COUNCIL | 3





Figure 01

Airlie Beach Master Plan



## Detailed design

The Airlie Beach Master Plan provides a strategic framework for revitalisation and future development. This chapter sets out the design interventions that will transform Airlie Beach.

**A plan to drive  
transformative  
change, framing  
the future of  
Airlie Beach.**

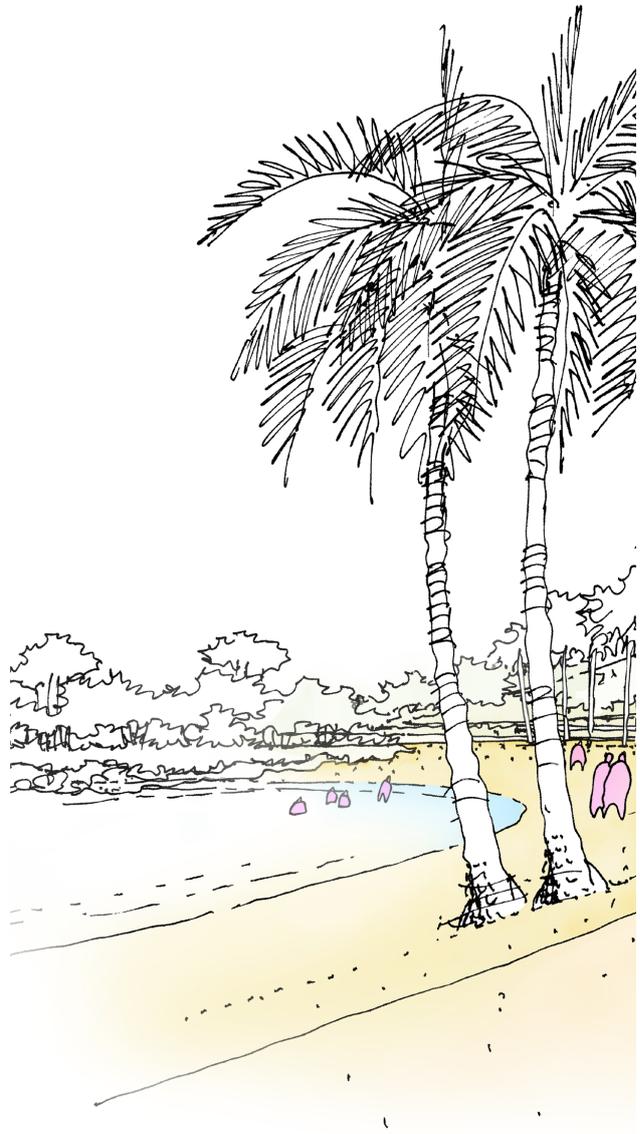


## Revitalisation area

The revitalisation of the Foreshore will be led by the renewal of Airlie Beach Lagoon and Airlie Beach Parkland.

## Foreshore

Building on its foundational success, the revitalisation of the Foreshore will bring new features and facilities to the waterfront - blending the street with the beach. A green and playful landscape, Airlie Foreshore will enable a sense of discovery and exploration.

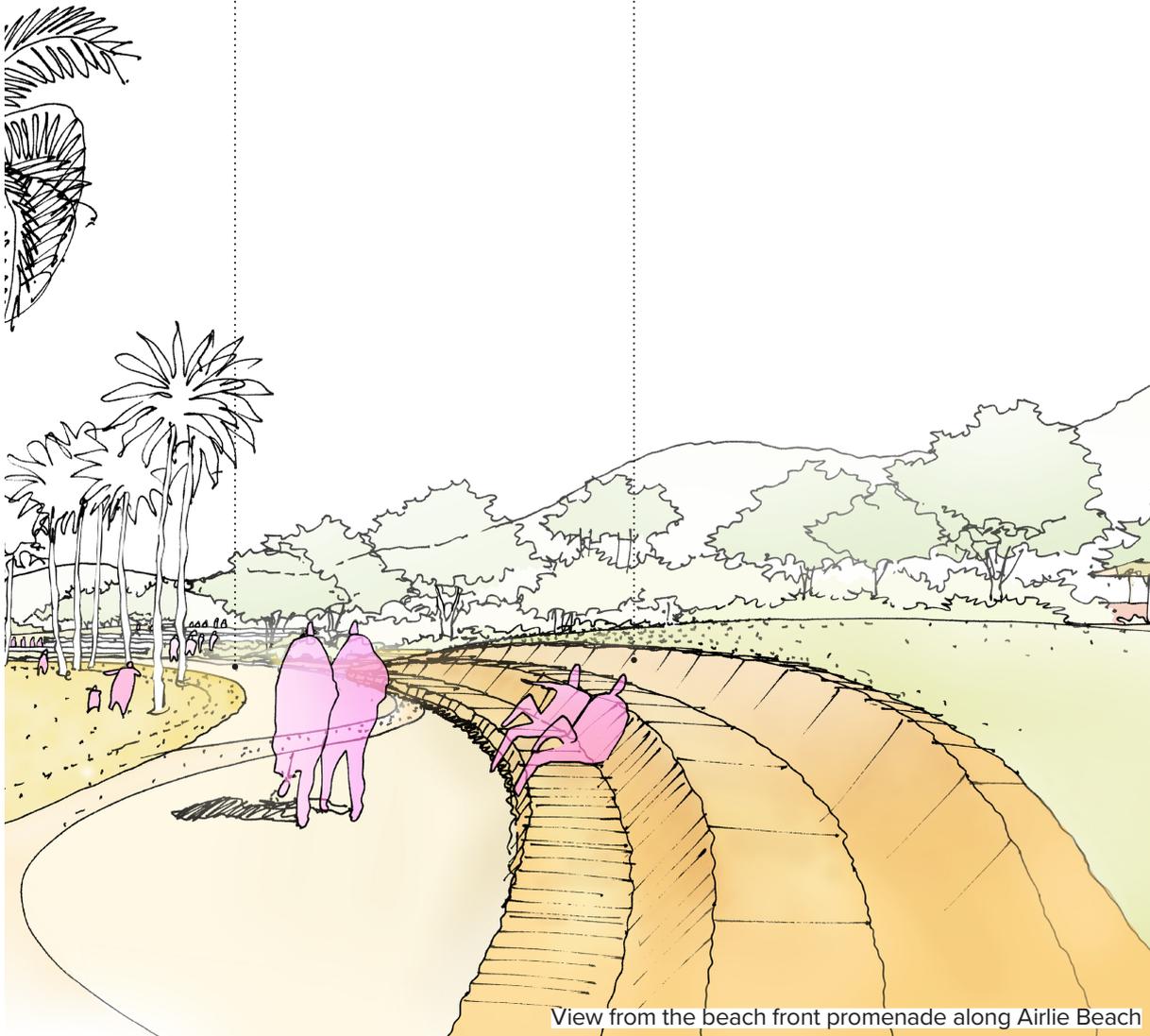


**Airlie Promenade**

The Foreshore revitalisation project will provide additional infrastructure along the waterfront to complete the Airlie Beach Promenade experience.

**Comfortable Waterfront**

Additional green space and canopy coverage along the Foreshore will create a more comfortable and occupiable beach front.



View from the beach front promenade along Airlie Beach



## Foreshore

### Airlie Beach Lagoon

The revitalisation of the lagoon will bring family friendly experiences to the Foreshore, introducing a suite of pavilions that activate and service the waterfront.

Airlie Bay

Broadwater Ave

Existing large shelter

Main St

- 01 Tenancy pavilion and SLSC - activating the waterfront and improving safety and storage
- 02 Waterplay island - enhancing the already iconic lagoon experience
- 03 Lagoon playground - enabling universal play on the waterfront
- 04 Raised dining deck - activating the Foreshore and enabling opportunities to explore additional rear tenancies

- 05 Parkland amenities - responding to the increased demand and screening the pump room
- 06 Beach volleyball courts - introducing new sporting activities into the Foreshore
- 07 Creekside grassed slope - offering sunset views and opportunities to watch beach volleyball

- 08 Car park and drop off reconfiguration - providing additional space for a plaza and beach volleyball
- 09 Creek bridge and sunset lookout - completing the waterfront promenade
- 10 Figtree play - expanding waterfront playground to facilitate all-age play
- 11 Beach shelter and BBQ - consolidating BBQ's into beach front shelters

■ Potential catalyst development - indicative representation only

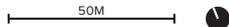
10| AIRLIE BEACH MASTER PLAN



- |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>12 Activated promenade - promoting development of existing buildings into mixed use development with ground floor retail fronting the foreshore</p> <p>13 Parkland pavilion and amenities - servicing Airlie Beach parkland and the Soundscape</p> <p>14 Soundscape, event lawn and amphitheatre - increasing the capacity to host high-quality outdoor events</p> | <p>15 Waterfront lawns - providing shaded edge seating and recreation place</p> <p>16 Nature playground - celebrating the site's terrain and landforms with a natural-based play space</p> <p>17 Subtropical plaza - providing a shaded connection to beacons and space that connects Coconut Grove development with the foreshore</p> | <p>18 Expanded open space - providing shaded seating and gathering spaces next to event lawn</p> <p>19 Market boulevard - facilitating market place along Coconut Grove and beach front</p> <p>20 Relocation of current bus stop to Waterson Way - subject to staging and funding</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Figure 02

Core North Precinct Plan





**Foreshore revitalisation**

As Airlie Beach continues to grow with its community and visitors, the Foreshore will evolve alongside it - welcoming new facilities that enrich the experience of a day by the sea.



View of the Foreshore from the Lagoon Carpark



**Foreshore revitalisation**

The revitalisation of the Foreshore will enhance the shoreline with new spaces and amenities that elevate everyday coastal life and the visitor experience alike.

CHAPTER 02

DESIGN



View of the Foreshore Lawn to event space

Preliminary Artist Impression

Foreshore

WHITSUNDAY REGIONAL COUNCIL | 15



**Foreshore revitalisation**

The Foreshore will bring shaded subtropical spaces for seating and everyday activation, enhancing connectivity between streets and surrounding development.





- 01 Realigned one way Main Street - reducing traffic speed and volumes to unlock space for people and outdoor dining along widened footpaths
- 02 Airlie Boulevard along the southern side of the street - providing additional tree canopy cover along the warmest part of the street

- 03 Indented parallel parking bays - servicing tenancies along the Main Street without dominating the streetscape
- 04 Wide, raised pedestrian crossing - facilitating safe movement and slowing down traffic

- 05 Airlie Beach Plaza - connecting the Main Street with the Foreshore and providing space for pop up events and food trucks
- 06 Street gardens and seating pockets - encouraging pedestrians to linger in comfort along the Main Street



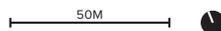
- 07 Main Street arrival plaza with drop-off and pick up bays - ensuring accessibility into the heart of Airlie, with easy connection to the Foreshore
- 08 Flush connection between Main Street and Shute Harbour Rd - slowing down traffic and ensuring pedestrian safety

- 09 Bidirectional bike lane - providing a safe path for e-scooters and bikes
- 10 Expanded footpaths along The Esplanade - ensuring pedestrian accessibility on both sides of the street
- 11 Realigned roundabout
- 12 Emergency vehicle connection

- 13 Bus zone - providing direct connection to Shute Harbour Road to relocate bus route from Main Street

Figure 03

Main Street Precinct Plan





CHAPTER 02

DESIGN



View of from the Main Street arrival plaza towards Airlie Esplanade

Preliminary Artist Impression

Main Street

WHITSUNDAY REGIONAL COUNCIL | 21



**Main Street revitalisation**

Airlie will strengthen its identity as one of Australia's most loved family destinations, cherished by locals and visitors alike, with new play and event spaces that offer something to enjoy by day and night.

CHAPTER 02

DESIGN

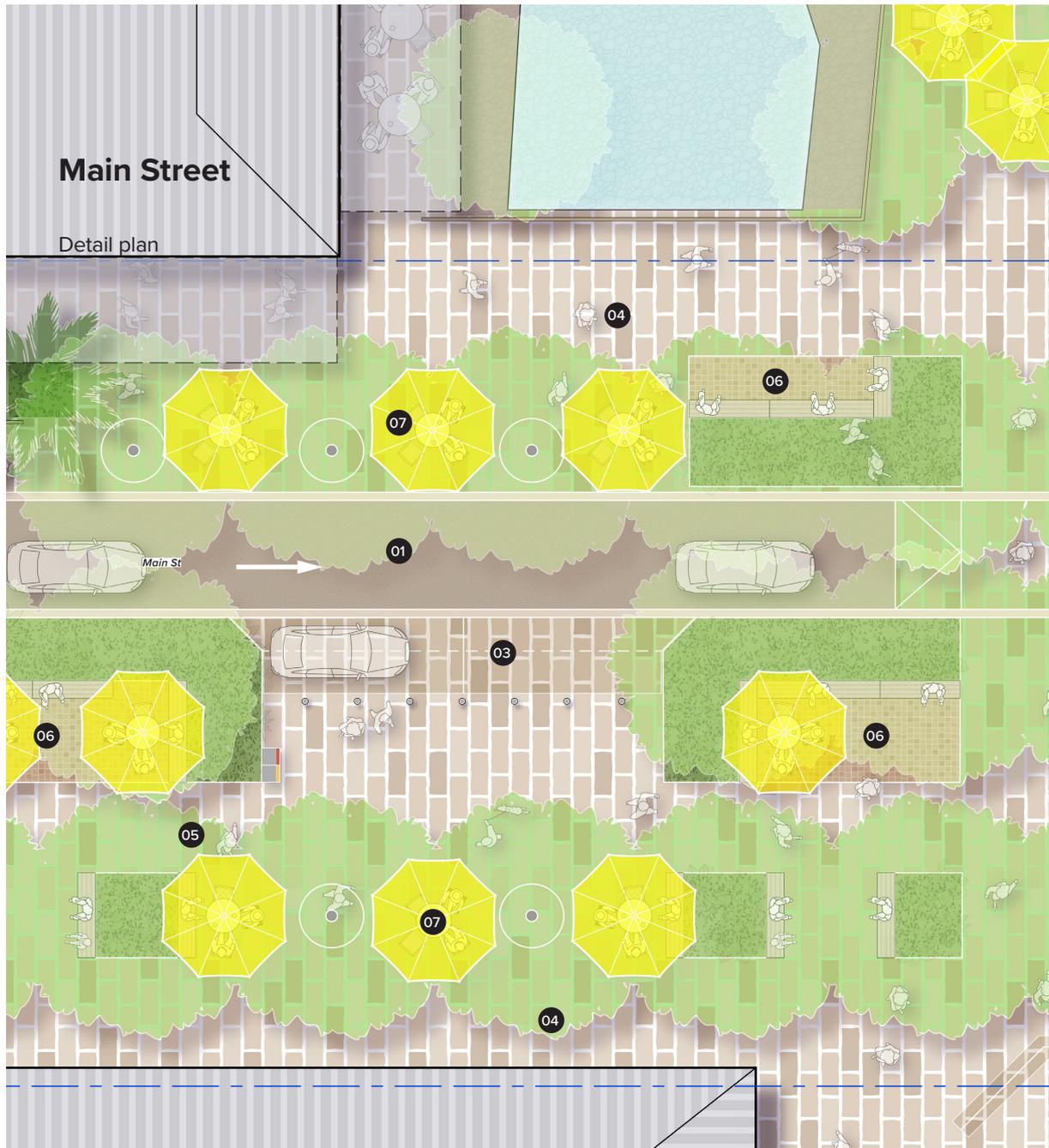


View of from the Main Street arrival plaza towards Airlie Esplanade

Preliminary Artist Impression

Main Street

WHITSUNDAY REGIONAL COUNCIL | 23



- |    |                             |    |                      |    |                                                |
|----|-----------------------------|----|----------------------|----|------------------------------------------------|
| 01 | One way eastbound street    | 04 | Footpath             | 07 | Flex space - dining, pop up seating and events |
| 02 | Raised crossing shared zone | 05 | Tree lined boulevard |    |                                                |
| 03 | Indented, parallel parking  | 06 | Seating gardens      |    |                                                |

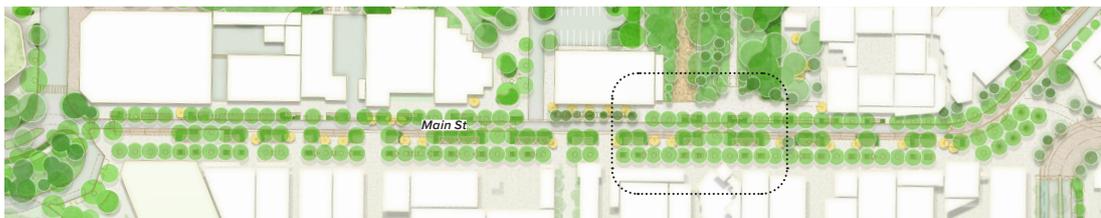
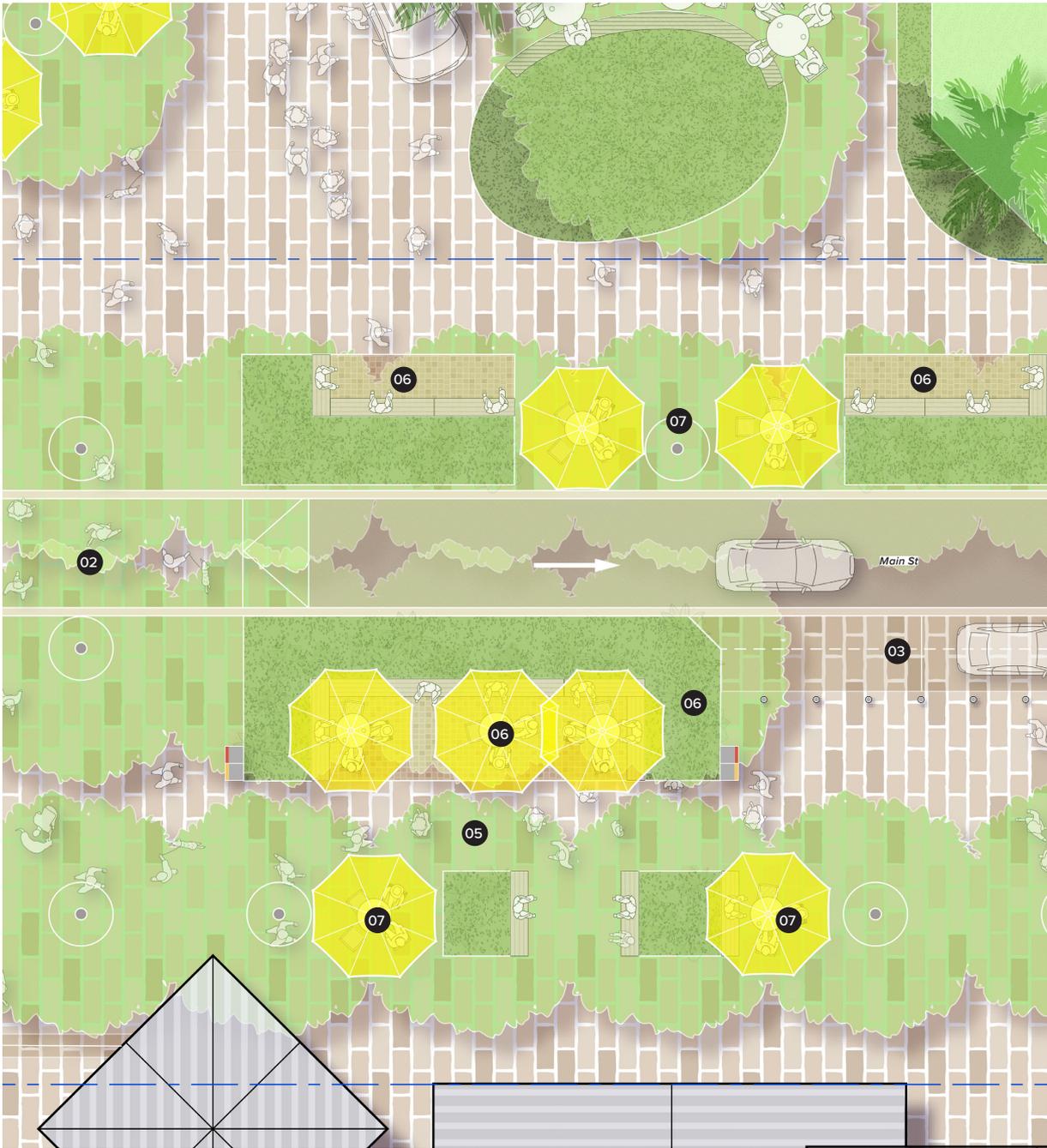
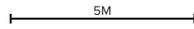
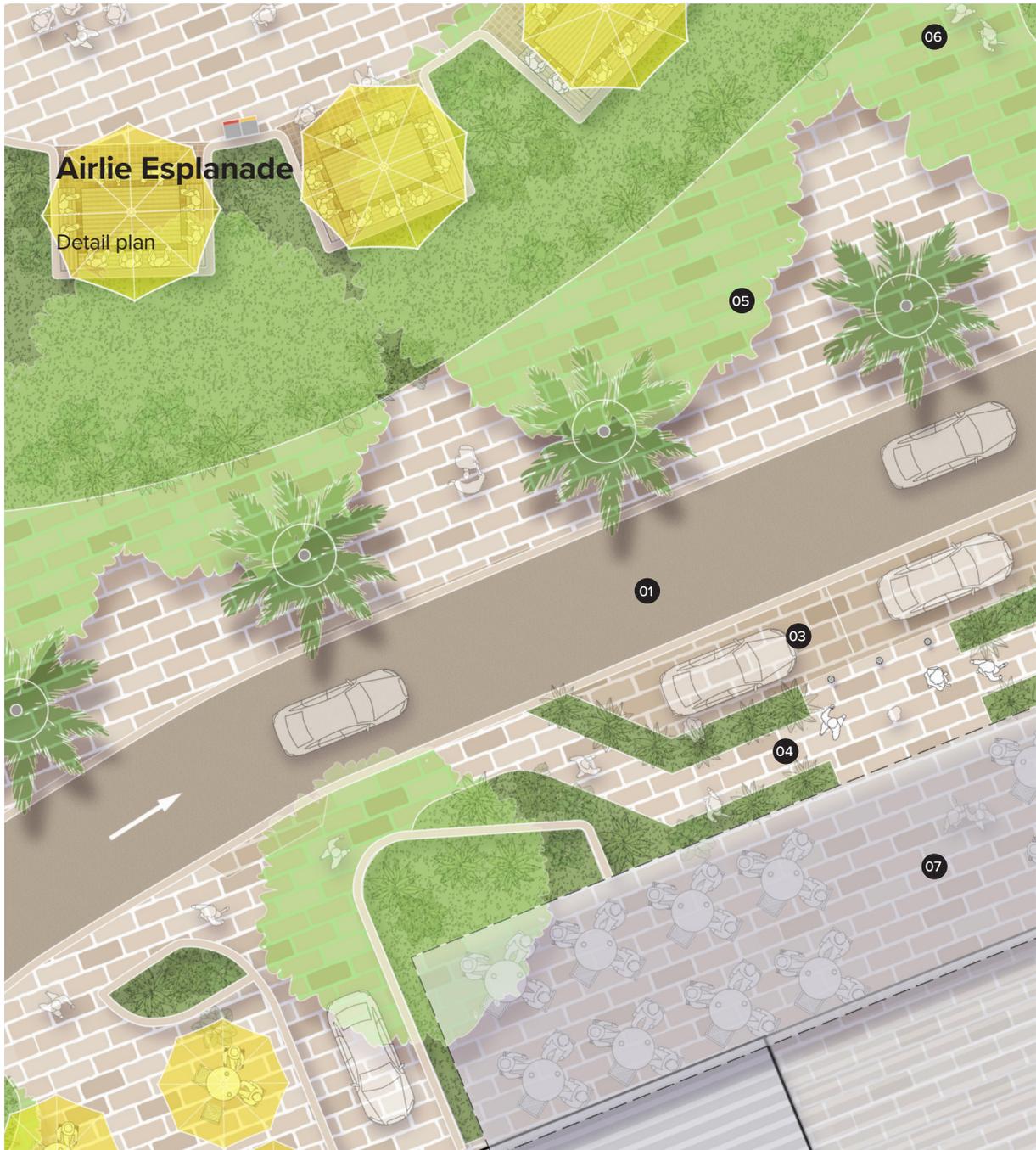


Figure 04

Main Street Detail Plan





- 01 One way eastbound street
- 02 Raised crossing shared zone connecting to the Foreshore

- 03 Loading and servicing bays integrated within the public realm
- 04 New footpath outside of the tenancy line

- 05 Esplanade footpath
- 06 Accessible connections to the beach
- 07 Weather protected street dining

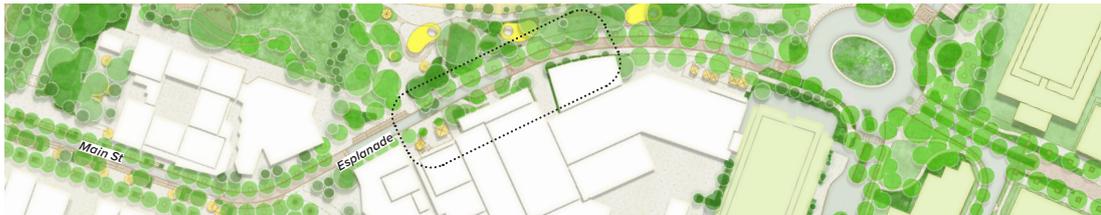
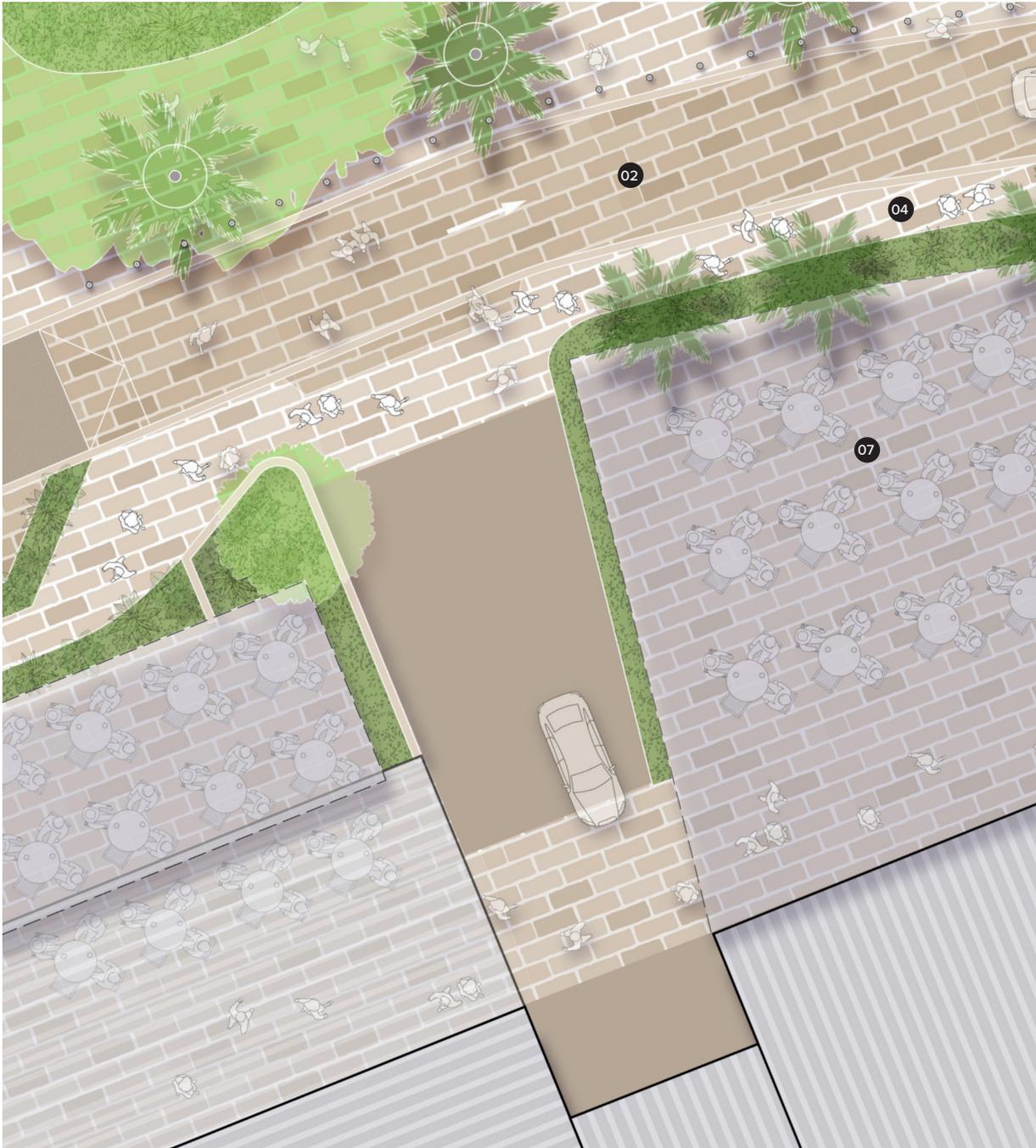


Figure 05

Airie Esplanade Detail Plan

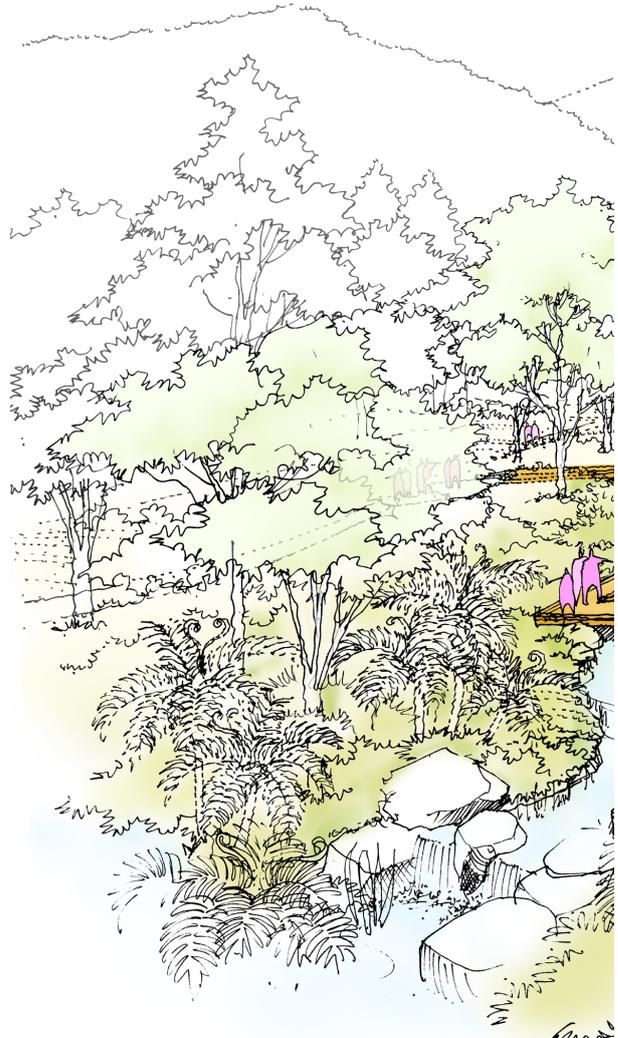


### Revitalisation area

The revitalisation of Airlie Creek will leverage the potential for a new lifestyle development on Waterson Way.

## Airlie Creek

Emerging as a blue-green spine, Airlie Creek will unlock an opportunity to discover a natural adventure. Providing a safe and comfortable connection to a multi-deck car parking facility on Waterson Way, the spine will enable new nature-based experiences.

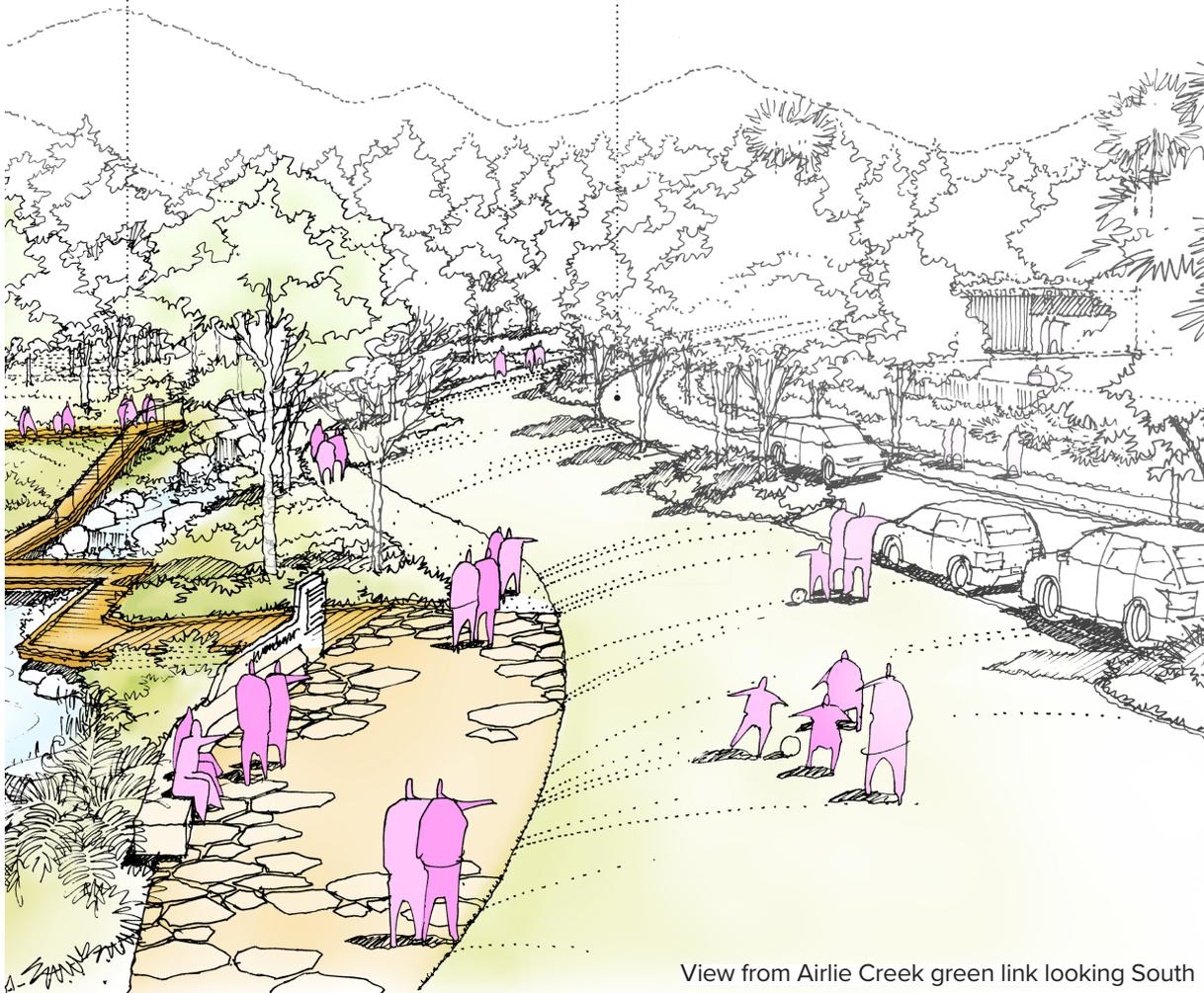


**Airlie green link**

The revitalisation of Airlie Creek will create a new way to move from Main Street to the start of the walking tracks. Experiential pathways and boardwalks will unlock access to the most underutilised part of Airlie Beach.

**Pathway to the Skyway**

A new green link will provide access to the Skyway - an elevated gondola connecting Airlie to the mountains - unlocking a brand new experience proposition for the region.



View from Airlie Creek green link looking South



## Waterson Way

### Wanderers Development\*

The opportunity to redevelop the Wanderers Site would unlock the heart of Airlie Beach, connecting the Foreshore with the forest through a revitalised creekside parkland and contribute to the provision of additional accommodation and residences.

### Two way dedicated cycleway

The revitalisation of Shute Harbour Road includes a two way dedicated cycle/active transport lane that enables efficient and safe active travel between destinations within Airlie.

*\*Disclaimer: The layout shown for Wanderers Development in this plan is an illustration of a potential investment opportunity and a hypothetical design only. This is not a final design.*

- 01 Main Street link - connecting pedestrians to the creek through a landscaped laneway
- 02 Creekside parklands - diversifying the activities within Airlie and connecting the Foreshore to the forest

- 03 Link to Seaview Drive and Airlie Creek track - improving pedestrian safety and accessibility
- 04 New street - providing accessibility to the creekside park, Wanderers Site, and servicing the rear of the Main Street tenancies

- 05 Internal streets - creating new north - south connections to promote activation towards the National Park and the integrated hub



Figure 06

Waterson Way Precinct Plan





**Airlie Creek green link**

A new Airlie Creek green link reconnects the foreshore with the forest, creating a lush, shaded corridor that supports movement, ecology and a continuous experience of nature through the heart of Airlie Beach.



View of Airlie Creek Parkland looking towards Waterson Way Integrated Hub

Preliminary Artist Impression

Airlie Creek and Waterson Way

WHITSUNDAY REGIONAL COUNCIL | 33



**Waterson Way Integrated Hub**

The Waterson Way multistorey car park unlocks valuable public realm along the Main Street and the Foreshore. Integrated with the transport terminal, and connected to the Main Street through the Airlie Creek parkland, it transforms the way people arrive at Airlie.

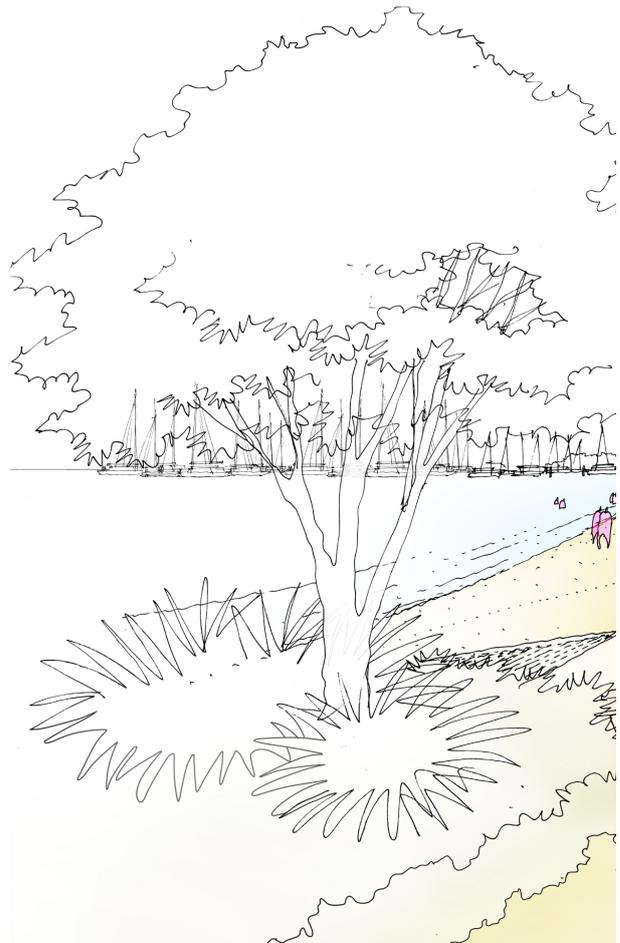


### Revitalisation area

The revitalisation of Shingley Beach will be driven by the renewal of the public realm and reconnection with its surroundings.

## Shingley Beach

Leveraging its connection the water, and relationship to Coral Sea Marina, the transformation of Shingley Beach will enable a true seaside experience. Its revitalisation will enrich the waterfront and redefine the arrival experience from the west.



**Completing the Foreshore**

The revitalisation of Shingley Beach will bridge the missing link in the Foreshore Promenade, connecting the parkland to Coral Sea Marina via a waterfront walkway and boardwalk.

**Enjoying the beach**

Shingley Beach will remain a key access point to Airlie Bay, improving water craft launch points and amenity on land for rigging.





- 01 Water craft launching pontoon - improving safety and accessibility onto the water
- 02 Beach front promenade - completing the link between Coral Sea Marina and Shingley Beach

- 03 Regraded rigging lawn with seating terraces - improving the usability of the space and providing more places for the public to sit and enjoy the views of the Whitsundays
- 04 Reorganised and regraded carpark - unlocking additional public green space along the waterfront

- 05 New Toilet block - in approximate location to existing location
- 06 Improved amenities - creating more opportunities for BBQs and gathering
- 07 Covered outrigger boat storage racks

■ Potential catalyst development - indicative representation only



Figure 07

Shingley Beach Precinct Plan

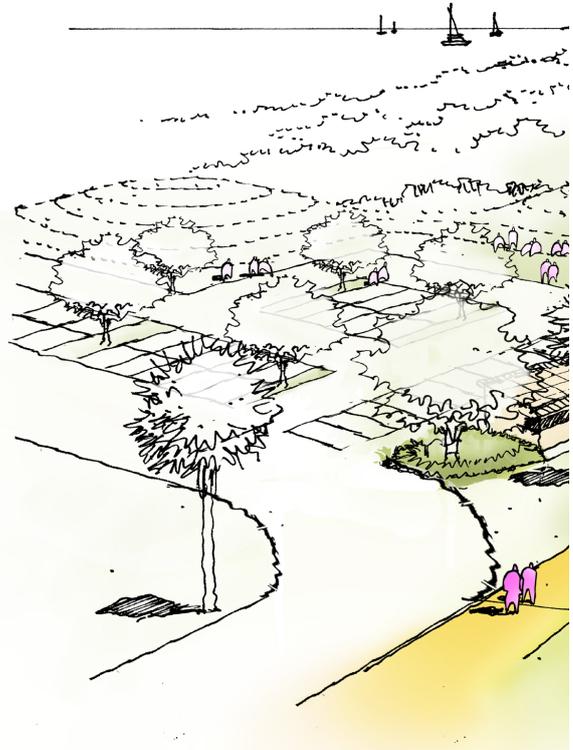


## Revitalisation area

The revitalisation of Airlie Sports Park will be driven by the convergence and expansion of recreational assets.

## Sports Park

Social and sporting assets will come together to create a super park, offering a mix of active and passive recreational opportunities. With an emphasis on expanding functional operations to meet community demand, the super park will be set within a deep green parkland with convenience and comfort at its core.



**Nature walk loop**

Winding under the canopy, capturing glimpses of Airlie Bay, the nature walk loop becomes a new recreational and sporting experience that frames the Sports Park.

**Comfortable and accessible**

The revitalisation of the Sports Park will provide shaded pedestrian connections between the fields.



Birds eye view of the oval and forest walk.



- 01 Expanded PCYC - providing expanded indoor sport opportunities
- 02 Central playground and gardens - creating new experiences at the heart of the Sports Park

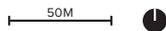
- 03 Relocated and expanded carpark - unlocking additional capacity and increasing accessibility into the site
- 04 Renovated grandstand and amenities - increasing the seating capacity

- 05 New carpark - providing better accessibility to the northern clubhouse
- 06 Nature walk - unlocking recreational access through the forest and providing more options for informal warm up and running tracks



Figure 08

Sports Park Precinct Plan

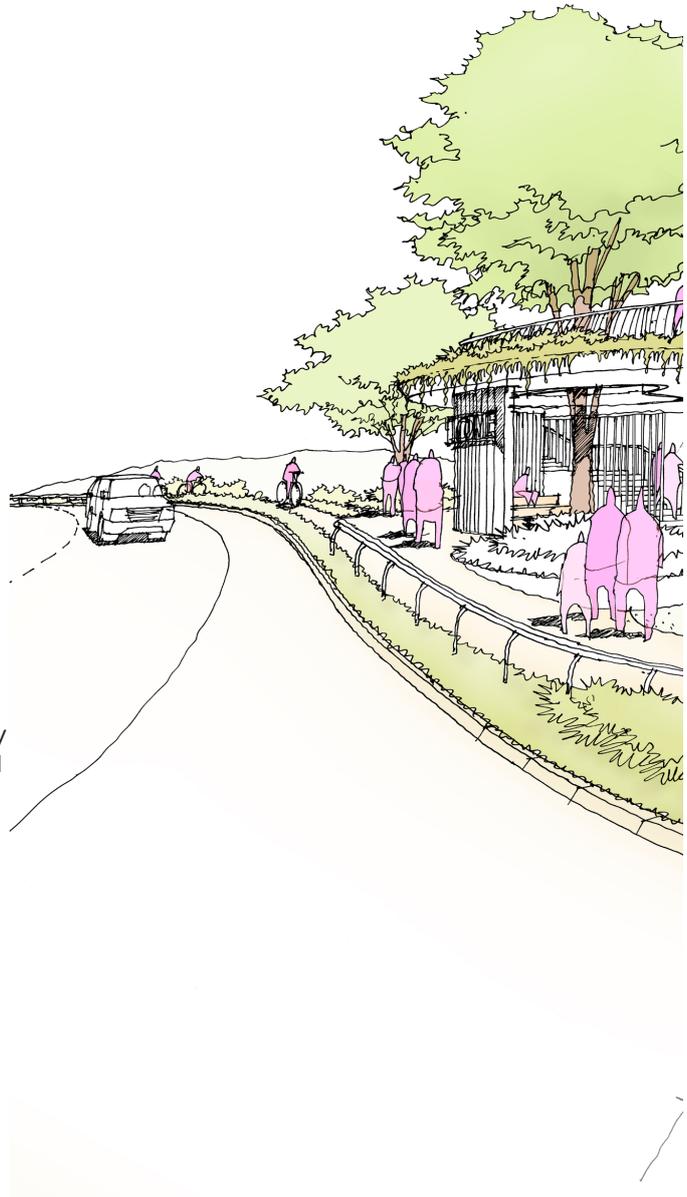


### Revitalisation area

The revitalisation of Airlie Hill will enable universal access, improving connection to vantage points to maximise views to the Whitsundays.

## Airlie Hill

The revitalisation of Shute Harbour Road will prioritise access to Airlie Hill, enhancing active transport and pedestrian connections to unlock community activity. With uninterrupted views of the Whitsunday Islands, Airlie Hill will become the preferred destination to gather at sunrise and sunset.

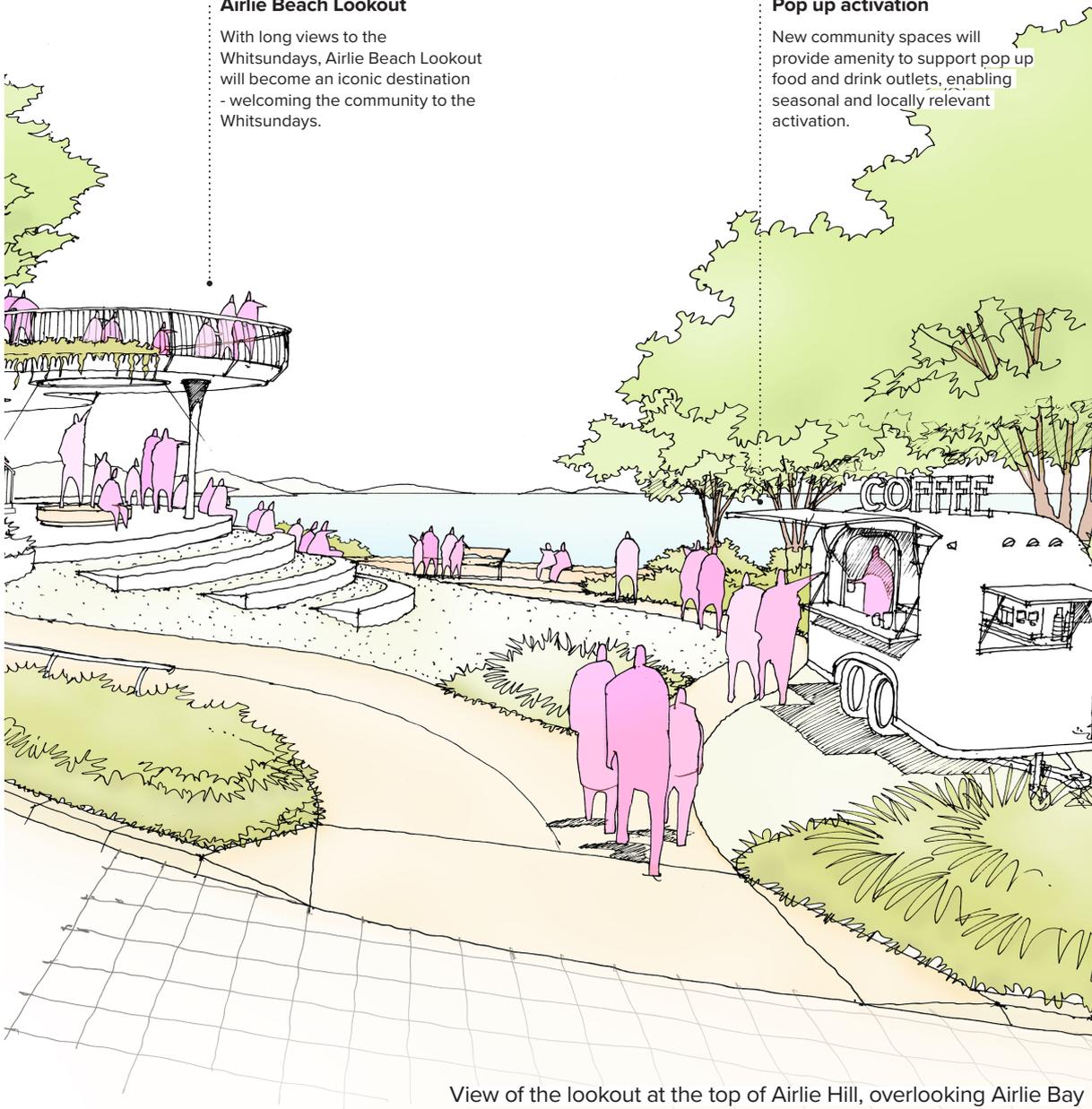


**Airlie Beach Lookout**

With long views to the Whitsundays, Airlie Beach Lookout will become an iconic destination - welcoming the community to the Whitsundays.

**Pop up activation**

New community spaces will provide amenity to support pop up food and drink outlets, enabling seasonal and locally relevant activation.



View of the lookout at the top of Airlie Hill, overlooking Airlie Bay



**Airlie Beach Lookout**

Airlie Beach Lookout will be universally accessible, connecting to key destinations in town. With uninterrupted views, it will welcome the community to the Whitsundays.

- 01 Landscaped stairs - connecting Airlie Lookout to Coral Sea Marina
- 02 Airlie Beach Lookout - providing uninterrupted views to Airlie Bay over the tree canopy
- 03 Sunset lawn and terraces - welcoming people to gather and linger at Airlie Beach Lookout

- 04 Boardwalk revitalisation- to support pedestrian connectivity to Coral Sea
- 05 Airlie Pavilion - consolidating tourism information, amenity and community services at the western arrival

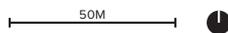
- 06 Viewing deck - framing views to Airlie Bay and the Whitsundays in front of the community hub
- 07 Connection to Foreshore - increasing pedestrian accessibility and linking the Foreshore to Coral Bay Marina via the Airlie Hill

■ Potential catalyst development - indicative representation only



Figure 09

Airlie Hill





**Airlie Beach Lookout**

Airlie will be marked by a memorable arrival experience - an iconic place to pause, take in the view, and share sunrises and sunsets with the community.

CHAPTER 02

DESIGN



View of Airlie Beach Lookout from Shute Harbour Road

Preliminary Artist Impression

Airlie Hill

WHITSUNDAY REGIONAL COUNCIL | 49

## Implementation

The Airlie Beach Master Plan will be implemented through a coordinated program of priority projects delivered over the next five years, supported by targeted investment and clear delivery responsibilities. This staged approach will unlock early benefits for the community and progressively achieve the long-term vision for Airlie Beach.

**Turning vision  
into reality, one  
step at a time.**

CHAPTER 03

IMPLEMENTATION

WHITSUNDAY REGIONAL COUNCIL | 51





Figure 09

Airlie Beach Master Plan





- 01 Waterplay islands - enhancing the already iconic lagoon experience
- 02 Children playground and exercise hub - relocating the existing playground and integrating new seating, landscape and exercise equipment
- 03 Parkland amenities - responding to the increased demand and screening the pump room

- 04 Beach volleyball courts - introducing new sporting activities into the Foreshore
- 05 Creekside grassed slope and seating - offering sunset views and opportunities to watch beach volleyball
- 06 Foreshore plaza - providing shaded places to sit and gather whilst maintaining accessibility

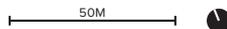
- 07 Temporary toilet - responding to increased demand
- 08 Figtree play - enabling future playground expansion whilst renovating current end-of-life assets
- 09 Esplanade - Revitalising the Esplanade to one-way from round-about to round-about



- |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>10 Coconut Grove - unlocking space for landscape and public realm by removing the waterfront-side car parks of the street</p> <p>11 Beachfront and Coconut Grove Market boulevard - facilitating a shaded and easily maintained market place</p> | <p>12 Event and recreation lawn - increasing the capacity to host quality outdoor events and maximising green space in the Foreshore</p> <p>13 Nature play playground - celebrating the site's terrain and landforms with a natural-based play space</p> | <p>14 Sailing Club connection - providing a continuous foreshore walk</p> <p>15 Smaller public amenities - offering convenience for the event lawn and playground area</p> <p>16 Relocation of current bus stop to Waterson Way - subject to staging and funding</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Figure 10

Core North Precinct Plan





01 Main Street link - connecting pedestrians to the creek through a landscaped laneway

02 Expanded at-grade Waterson Way car park - responding to the increased demand from visitors

04 Pedestrian pathway - connecting the national walking track

03 Upgraded road network - facilitating the new development



Figure 11

Watson Way Precinct Plan





**Catalyst for change**

The implementation of the Master Plan will act as a catalyst - building early momentum, unlocking investment and creating change that progressively transforms Airlie Beach.

CHAPTER 03

IMPLEMENTATION



View of the Foreshore Plaza and new amenities block

Preliminary Artist Impression

Foreshore Plaza

WHITSUNDAY REGIONAL COUNCIL | 59

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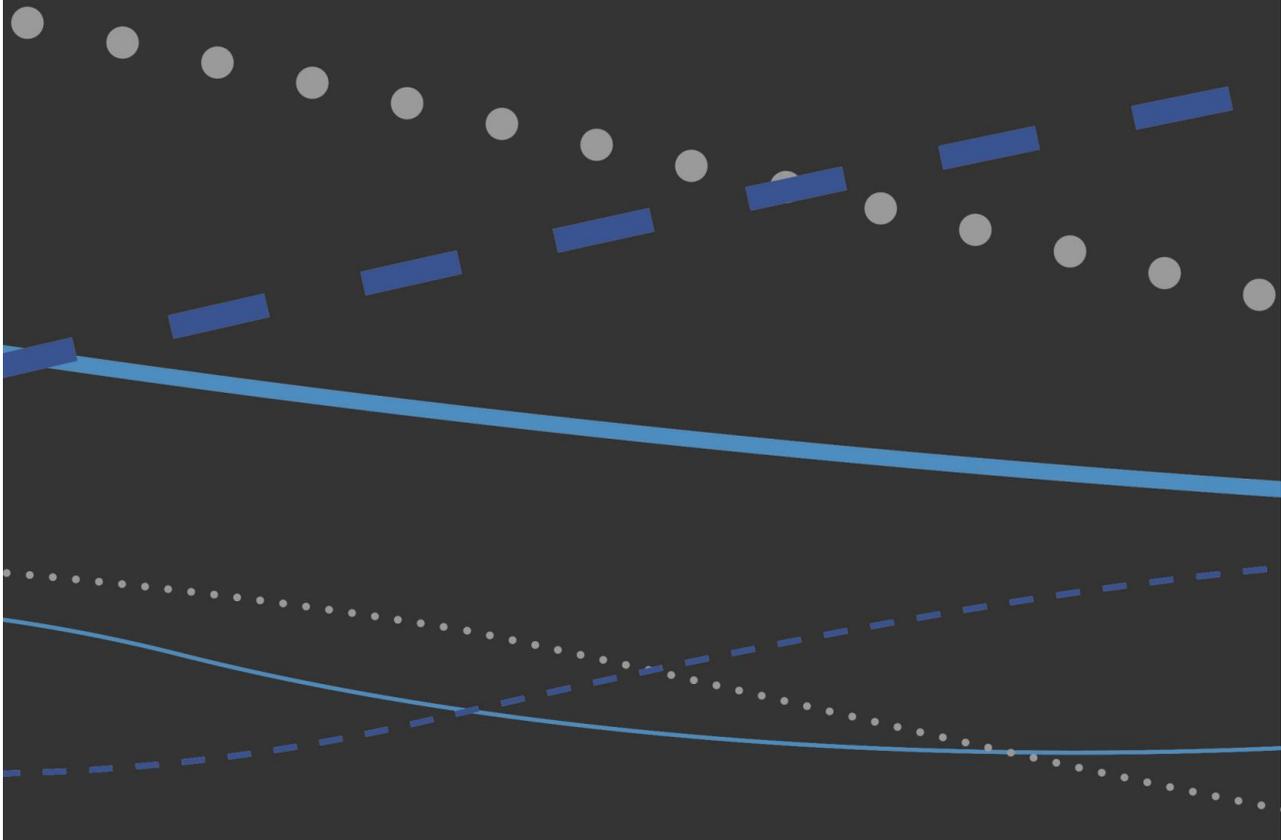
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Manager, Investment Attraction and Growth  
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***Airlie Beach Master plan***  
Consultation Report

Date: 12 September 2025



## Contents

|                                      |    |
|--------------------------------------|----|
| 1. Executive Summary .....           | 3  |
| 2. Background .....                  | 3  |
| 3. Overview of the Consultation..... | 4  |
| 4. Overview of the Responses .....   | 5  |
| 5. Recommendations .....             | 24 |
| 6. Next Steps .....                  | 26 |

## Document History

| Title  | Version No. | Date                    | Author              | Reviewer   | Approved by |
|--------|-------------|-------------------------|---------------------|------------|-------------|
| Report | 1.0         | 12<br>September<br>2025 | Jonathan<br>Cutting | Tony Trace |             |

## 1. Executive Summary

The Airlie Beach Master Plan sets out the strategic direction for the next generation of experiences for the region. Intended to guide future development and investment, it provides a blueprint for renewal that builds upon its legacy: *the heart of the Great Barrier Reef*. The Master Plan recognises the role of Airlie Beach, the gateway to the Whitsundays, and aims to unlock greater commercial, recreational, and socio-cultural value through strategic intervention.

Key objectives of the plan include:

- Realise the inherent value of Airlie Creek and leverage its potential as a natural asset
- Re-imagine public spaces to improve atmosphere, activation, and identity
- Enable experiences that increase visitation and support social sustainability
- Facilitate catalyst development and private investment to enable economic growth and strengthen tourism industry
- Create a comfortable and convenient environment by improving inter-modal connectivity and precinct-wide mobility

Consultation was open from Wednesday 16 July – Sunday 17 August 2025, a period of 33 days. A total of 324 individual submissions were received during the consultation period and 14 interviews with key stakeholders. Key feedback included:

- Support across the board for the Master plan, including desire to prioritise Main Street revitalisation, Waterson Way Multi-storey carpark, waterplay and playground upgrades.
- Refinements suggested for each precinct, and desire to reassess design of the Foreshore east / Market Plaza area.
- Ensure projects protect and enhance Airlie's tropical character, natural assets, and relaxed charm.
- Minimise the use of hard surfaces and prioritise natural, durable materials that reflect Airlie's character.
- Protect and expand the shade tree canopy to support comfort and tropical identity.
- Consider cost efficient design that allows the incremental delivery of upgrades, building upon existing rather than significant transformative design.
- Facilitate public or private investment to create additional wet-weather indoor spaces and youth-focused recreation (ages 12–25).
- Desire to retain taxi and bus stops within the Main Street for safety and legibility.
- Support for wayfinding, interpretive signage, trails, and storytelling to highlight local culture, history, and unique natural ecosystems.
- Strong support for footpath widening, design for pedestrian comfort, dedicated Shute Harbour Road cycle/scooter lane, safer pathway to Sportspark and extensions of proposed cycle network to Cannonvale and Jubilee Pocket.
- Desire to collaborate with stakeholders to improve efficiency and amenity of private and public waste servicing.

WRC will report back to the community to close the loop and demonstrate how the feedback was taken into consideration.

## 2. Background

The study area includes Shingley Beach to Whitsunday Sportspark, with key precincts including Foreshore, Main St, Airlie Creek, Shingley Beach, Sportspark and Airlie Hill.

Building on the momentum of the Brisbane 2032 Olympic and Paralympic Games, the Airlie Beach Master Plan will guide delivery of new infrastructure, prioritising projects that can

support the growth expected after major events. The plan will capitalise on opportunities that showcase the character of the region - welcoming the Whitsundays to the world.

The Master Plan has been prepared by consultant URBIS through a process of collaboration and engagement, informed by the knowledge and commitment of government and stakeholders. With consideration of previous community consultation, the Master Plan responds to the ascendant drivers of change, including:

- *Place for people* - Capture local character and celebrate global culture to provide a platform for sustainable growth.
- *Breathing new life* - Invest in the beautification and contemporisation and deliver a high-quality public experience.
- *Everyday ease* - Support an authentic mix of uses and users to meet the needs and aspirations of the wider community.
- *Experiential value* - Deliver an immersive discovery network – an ecological, cultural, and culinary adventure – to amplify future tourism.
- *Natural energy* - Reignite a relationship from the rainforest to the reef, to leverage competitive advantage and intrinsic appeal.
- *Future heritage* - Enable a legacy of creative conservation to reposition Airlie – the first and last impression of the Whitsundays.

### 3. Overview of the Consultation

The consultation process occurred between Wednesday 16 July – Sunday 17 August 2025, a period of 33 days utilising our Online Engagement Portal – Yoursay, as the project page. Communication tools to raise awareness of the consultation period included:

- Project page, Master plan, fact sheet and online survey on our Online Engagement Portal - Yoursay Whitsunday.
- Social media video and posts (3)
- Newspaper notice (4)
- Radio advertisements
- Fliers handed out at information stalls and Main St business
- Direct email of key stakeholders and Yoursay members interested in the Airlie Beach Master plan (619)
- Interviews and workshops by Council Officers with key stakeholders (14)
- Information stalls at shopping centre and Reef Festival
- Poster on digital noticeboards
- Hardcopies of the Master plan, fact sheet and survey at customer service centres and libraries
- Hardcopies of the Master plan at lunchrooms in local schools, police, and fire stations
- A1 corflute posters throughout Foreshore (4)

Three sponsored Facebook posts received above average reach, including:

- Post impressions – 161,591 - The number of times a post was on screen.
- Post reach – 71,636 - The number of people who saw posts at least once.
- Link clicks – 3,389 - The number of times people engaged with a link in a post

Our Online Engagement Portal *Yoursay Whitsunday* attracted 2,371 'informed' visitors during the consultation period. 'Informed visitors' interacted with fact sheets or links on the project page.

### 3.1 Purpose of the consultation

To consult with Whitsunday Region residents on the Airlie Beach Master plan. Under the IAP2 Public Participation Spectrum, WRC was seeking to **consult** the community.

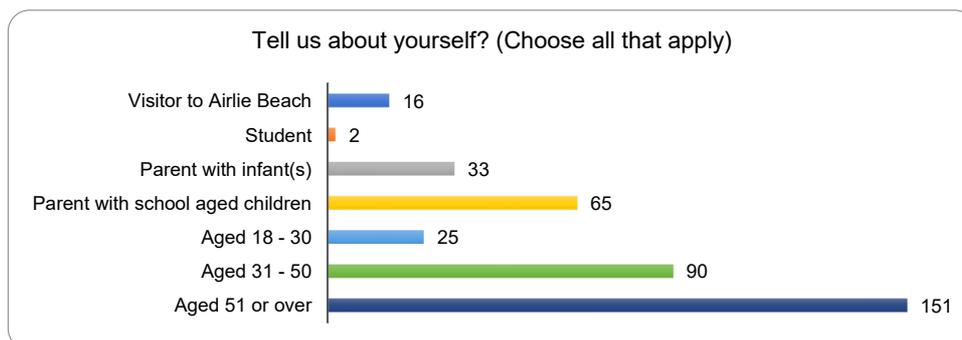
### 3.2 Who was consulted

All residents in the Whitsunday Region were invited to participate and the consultation was open to anyone online. Targeted efforts included information stalls at shopping centre, Reef Festival, interviews with key stakeholders and direct email to local schools, youth centres, sport clubs, interested community / business groups and interested residents.

## 4. Overview of the Responses

Overall, there were 324 individual submissions received during the consultation period (306 online 18 written) and 14 interviews with key stakeholders. The consultation sought feedback via written submission or online open survey questions. Summary of feedback from individual submissions is included within **Section 4.1**, and feedback from key stakeholders is included within **Section 4.2**.

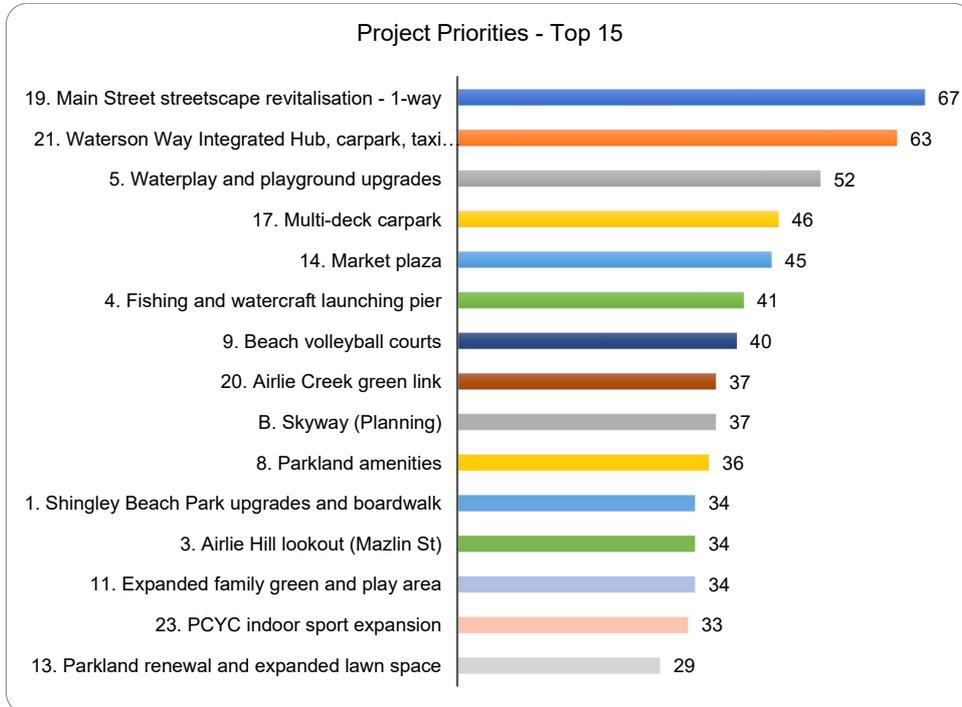
### 4.1 Analysis of Responses



*Visitors only question: Tell us what you enjoyed most about your experiences in Airlie Beach and any ideas that we could improve on in future planning?*

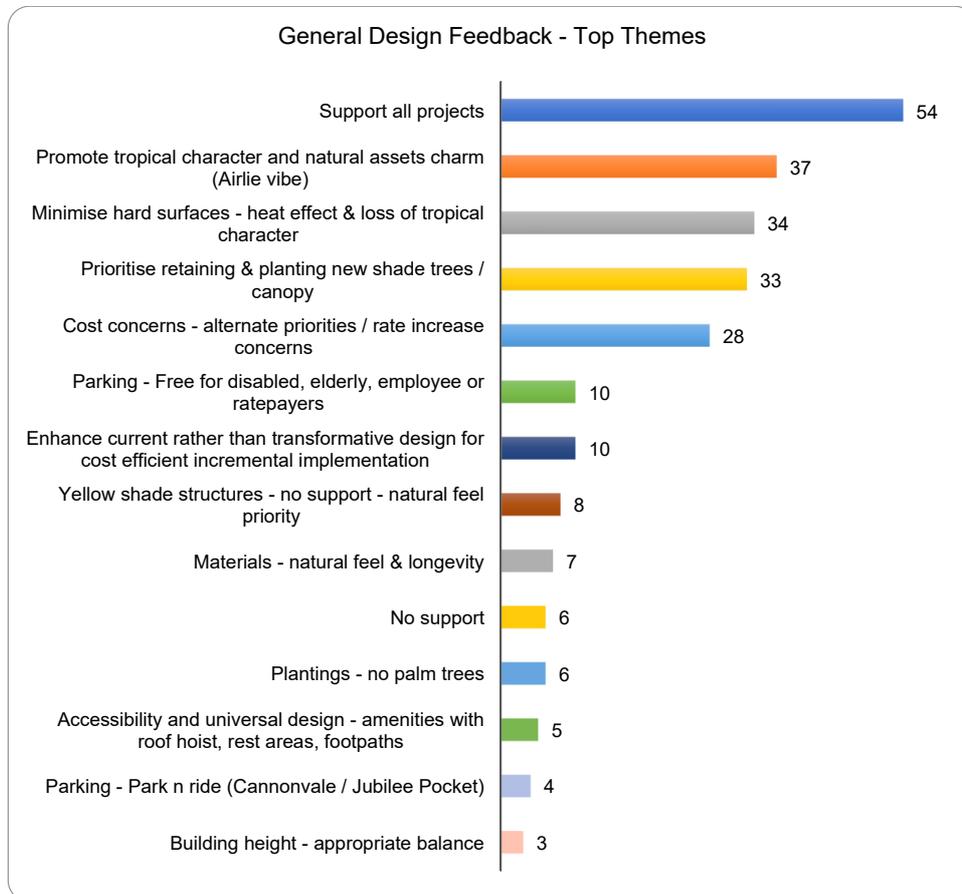
(16 respondents)

| Positive experiences                                                                                                                                                                                                                                                                                                                                                           | Ideas                                                                                                                                                                | Concerns                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Foreshore market (9)</li> <li>• Airlie culture and community spirit (laid back and small town experience) (6)</li> <li>• Scenery and unspoilt natural beauty (4)</li> <li>• Weather (2)</li> <li>• Restaurants and nightlife (2)</li> <li>• Walking the Foreshore (1)</li> <li>• Water activities (1)</li> <li>• Beach (1)</li> </ul> | <ul style="list-style-type: none"> <li>• Basketball court near waterline (e.g. Venice beach)</li> <li>• More family activities (e.g. putt putt, go-karts)</li> </ul> | <ul style="list-style-type: none"> <li>• Control free campers - waste, sanitation &amp; safety</li> <li>• Don't overdo it in Master plan, already a lovely place</li> <li>• Yellow shade structures - more natural materials</li> </ul> |

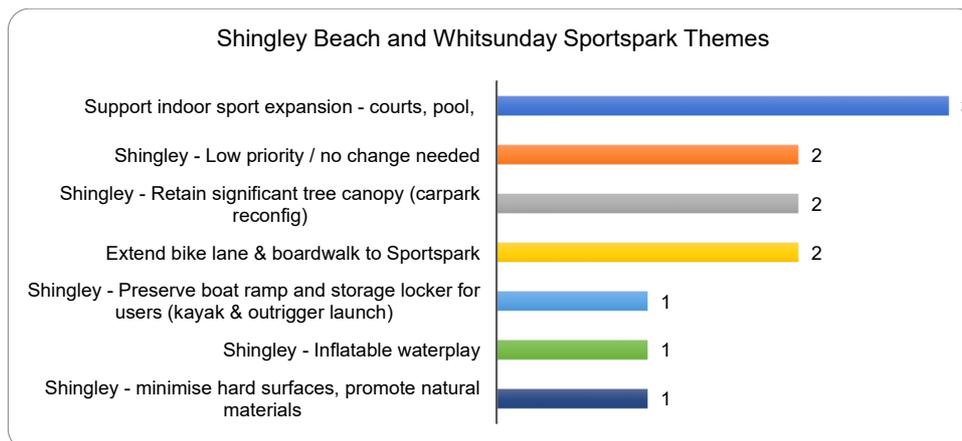


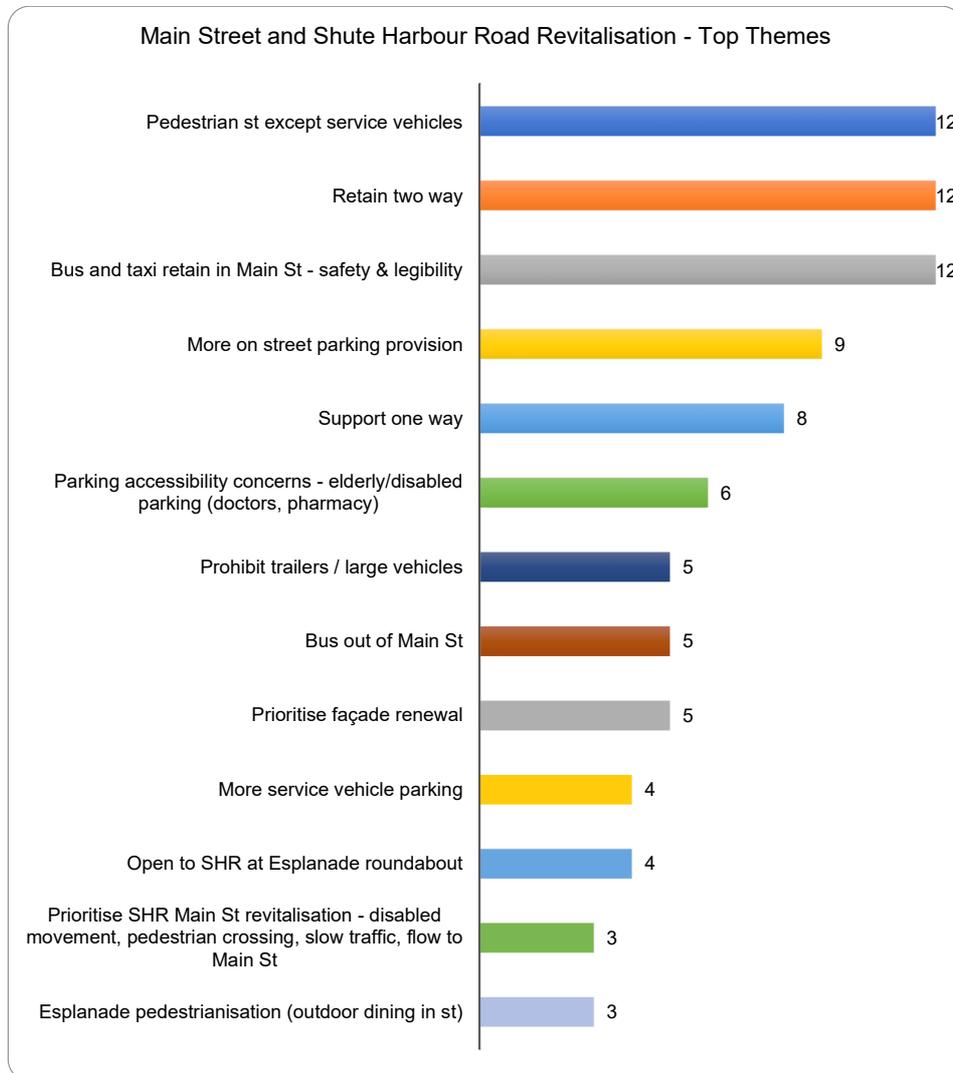
Note – see full list of project priorities within Appendix A



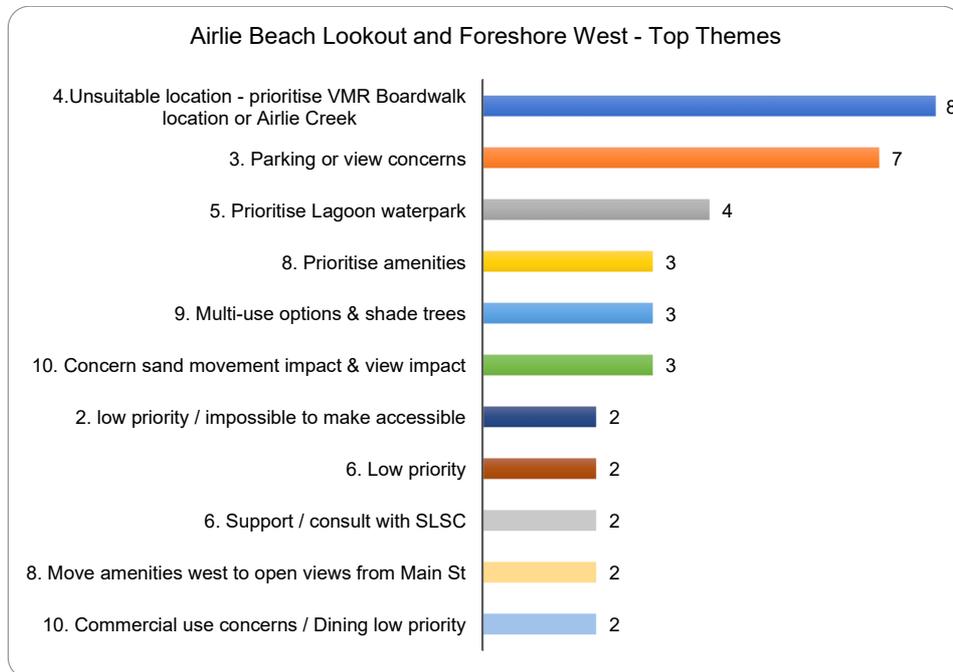


Note – see full list of general design themes within Appendix A



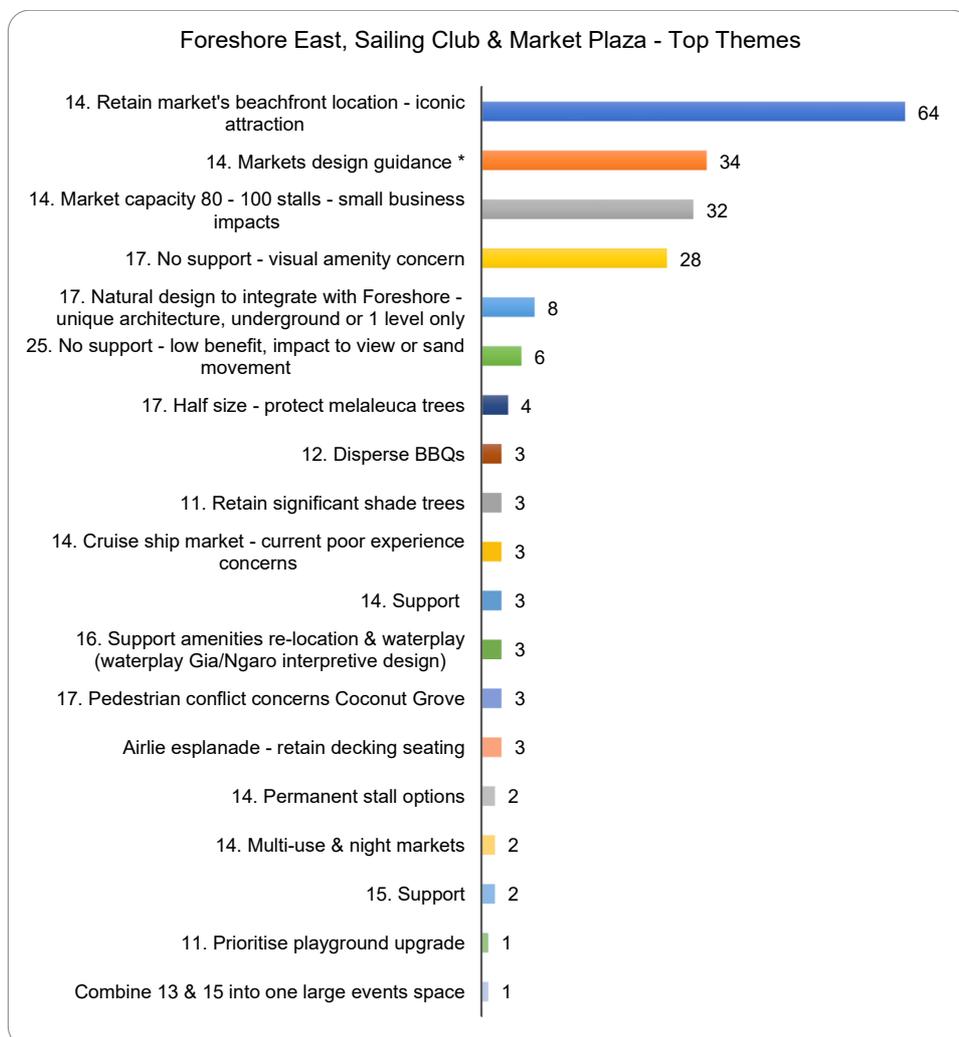


Note – Top themes displayed, view all responses within Appendix A.



Note – Top themes displayed, view all responses within Appendix A. *Foreshore west* means parkland west of Airlie Creek

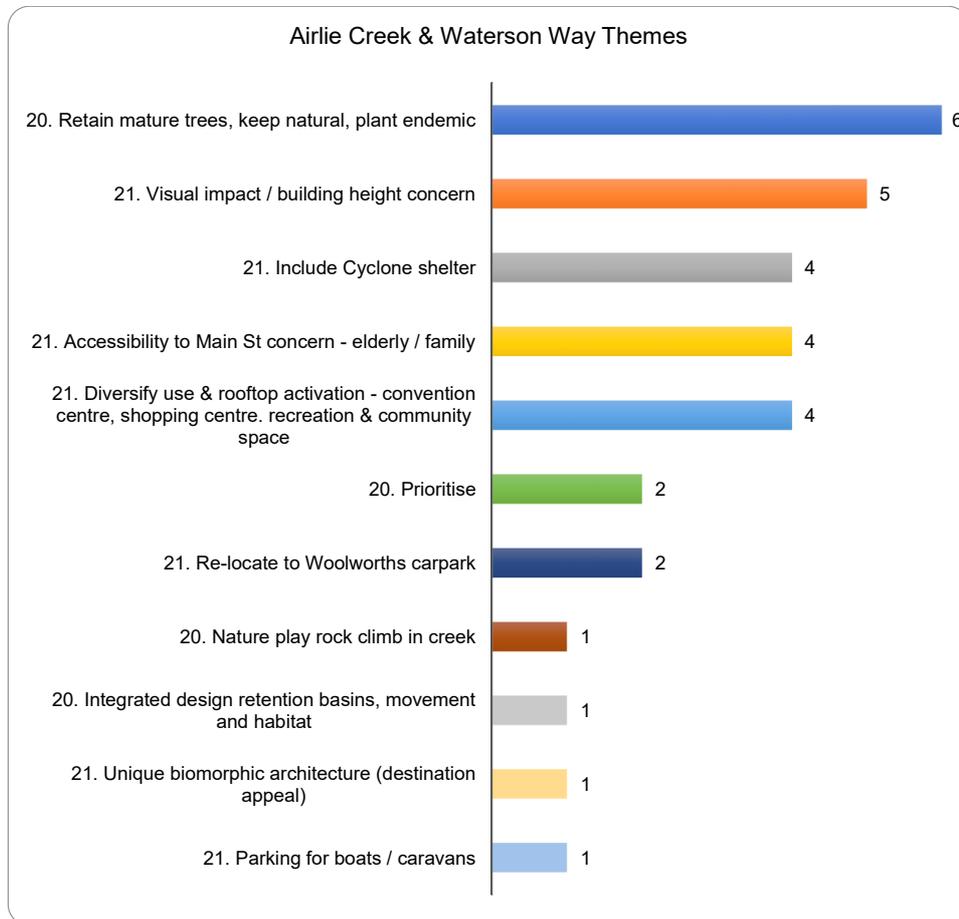
- Key –
- 2. Airlie Hill lookout stairway to Coral Sea Marina
  - 3. Airlie Hill lookout (Mazlin St)
  - 4. Fishing and watercraft launching pier (Broadwater Avenue)
  - 5. Waterplay and playground upgrades (Lagoon)
  - 6. Tenancy Pavilion & Surf Life Saving Club (Broadwater Av / Lagoon)
  - 7. Expanded raised dining deck
  - 8. Parkland amenities
  - 9. Beach volleyball courts
  - 10. Creek bridge and tenancy pavilion



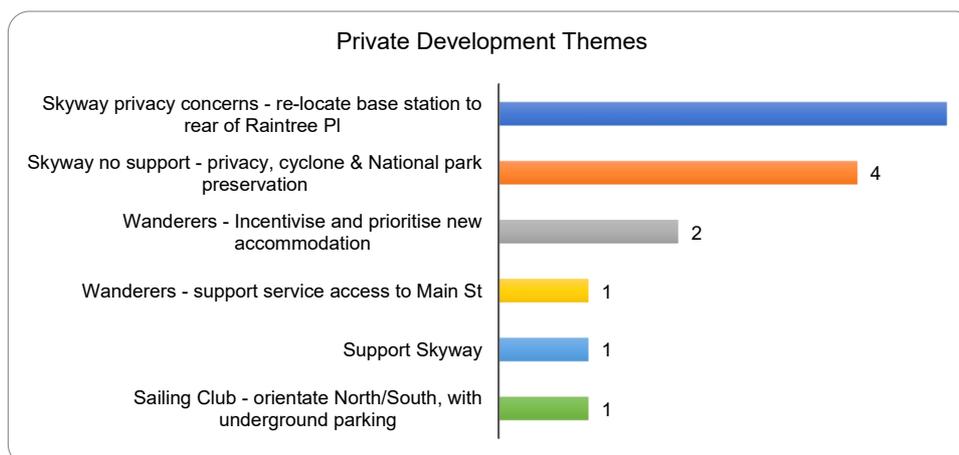
Note – Top themes displayed, view all responses within Appendix A. *Foreshore east* means parkland east of Airlie Creek.

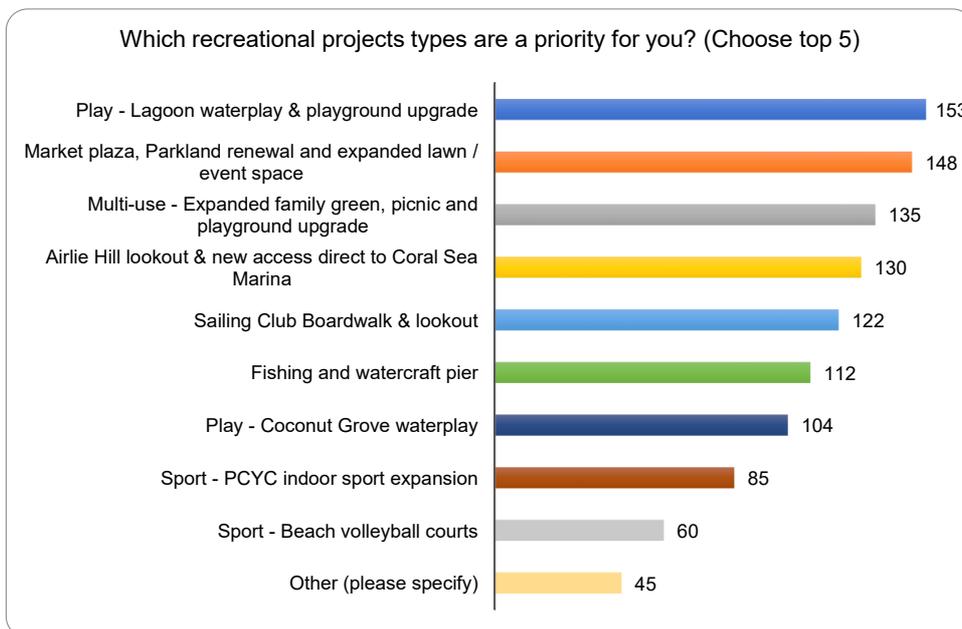
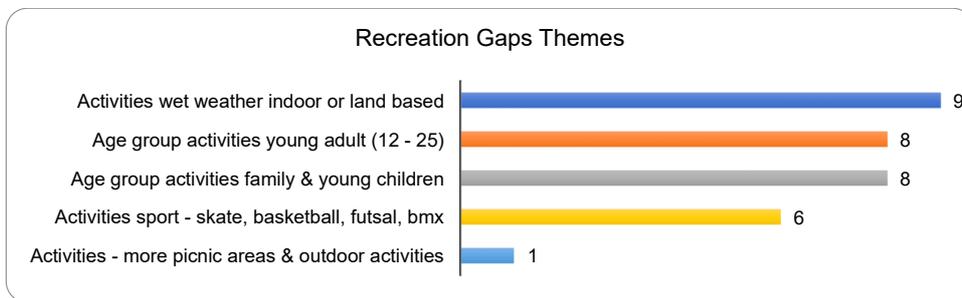
- Key –
- 11. Expanded family green and play area (Fairy Tree Park)
  - 12. BBQ dining plaza
  - 13. Parkland renewal and expanded lawn space
  - 14. Market plaza
  - 15. Event space and atrium
  - 16. Amenities and pop-jet plaza waterplay
  - 17. Multi-deck carpark (Sailing Club)
  - 25. Mangrove Boardwalk and Sailing Club lookout

\* 14. *Markets design guidance* included desire for more shade trees, power, vehicle access for safe load/unload, stage upgrade (weatherproof, water, power), hardstand for food trucks, amenities upgrade, changing room/storage and more seating. Two submitters suggested options for considering synthetic grass in small areas for hosting cruise ships on more regular basis, such as grassed closer to the existing amenities away from main stage.



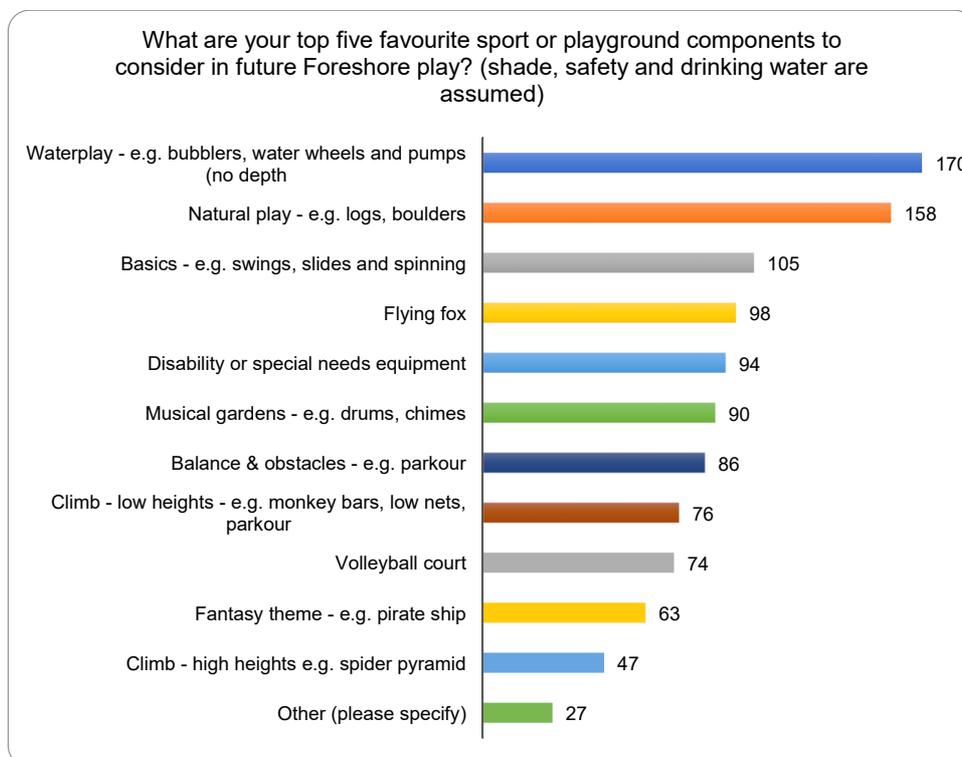
Key – 20. Airlie Creek green link  
 21. Waterson Way Integrated Hub, carpark, taxi & bus terminal





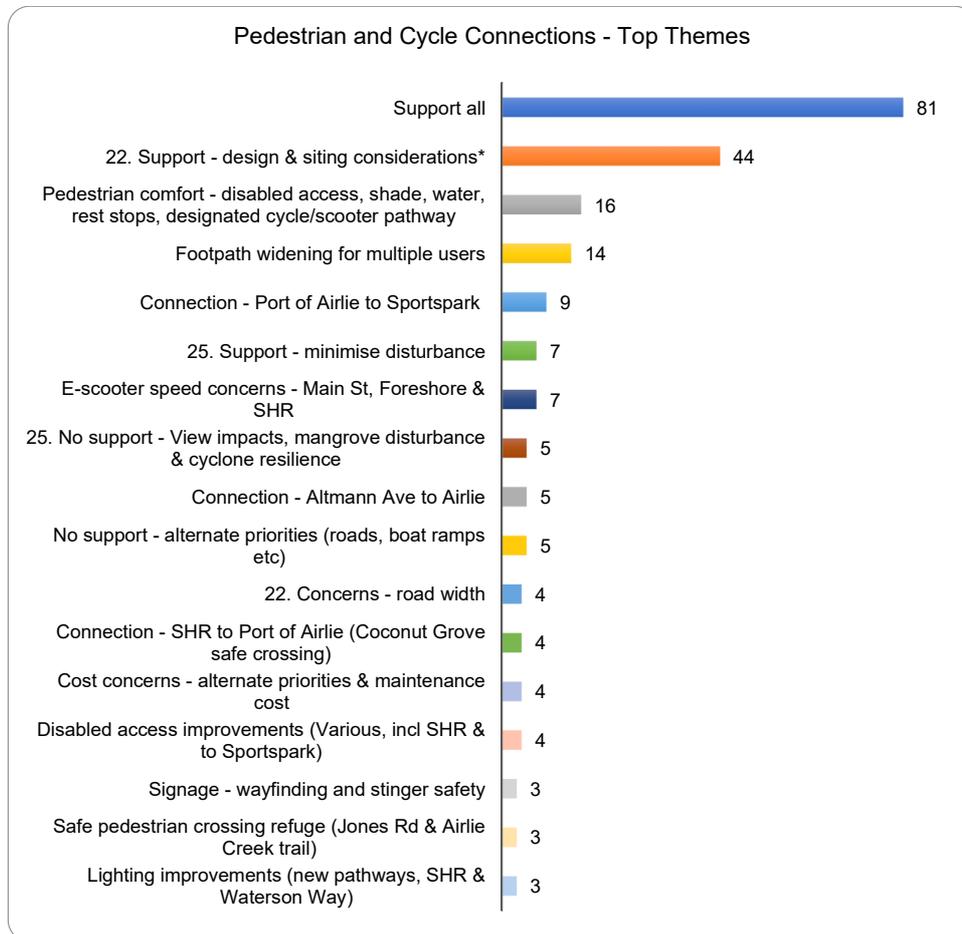
'Other' included:

| Other themes                                                 | Mentions |
|--------------------------------------------------------------|----------|
| Wet weather indoor play                                      | 6        |
| Waterplay or deepwater floating enclosure                    | 3        |
| Cycleway                                                     | 2        |
| Fishing pier / tinny access Airlie Creek                     | 2        |
| Multi-purpose sport, incl Basketball                         | 2        |
| Workout equipment                                            | 2        |
| BBQ areas                                                    | 1        |
| Access to nature trails                                      | 1        |
| Ngaro cultural space                                         | 1        |
| Dog park                                                     | 1        |
| Tree ropes course                                            | 1        |
| Playground upgrades                                          | 1        |
| Frisbee golf                                                 | 1        |
| <i>Comments captured in General Design Feedback question</i> | 21       |



'Other' included:

| Other themes                                             | Mentions |
|----------------------------------------------------------|----------|
| Sport - badminton, basketball, pickleball, futsal, chess | 5        |
| Waterplay - shade, fountain, splashpad                   | 4        |
| Climbing net and wall                                    | 3        |
| Design - Coral Sea marine theme                          | 3        |
| Workout equipment                                        | 2        |
| Large chess                                              | 1        |
| Disabled access to Beach                                 | 1        |
| Futsal adjoining Cannonvale Pool                         | 1        |
| Fenced playgrounds                                       | 1        |
| Material - Softfall that's not hot                       | 1        |
| Design - Traditional owner themed play                   | 1        |
| Nature walk                                              | 1        |
| Sportspark - net behind AFL goals                        | 1        |
| Shade                                                    | 1        |
| Ocean pool (stinger net)                                 | 1        |
| Retain big playground                                    | 1        |
| Knot tying areas (sailing theme)                         | 1        |
| Kayak boathouse                                          | 1        |



Note – Top themes displayed, view all responses within Appendix A.

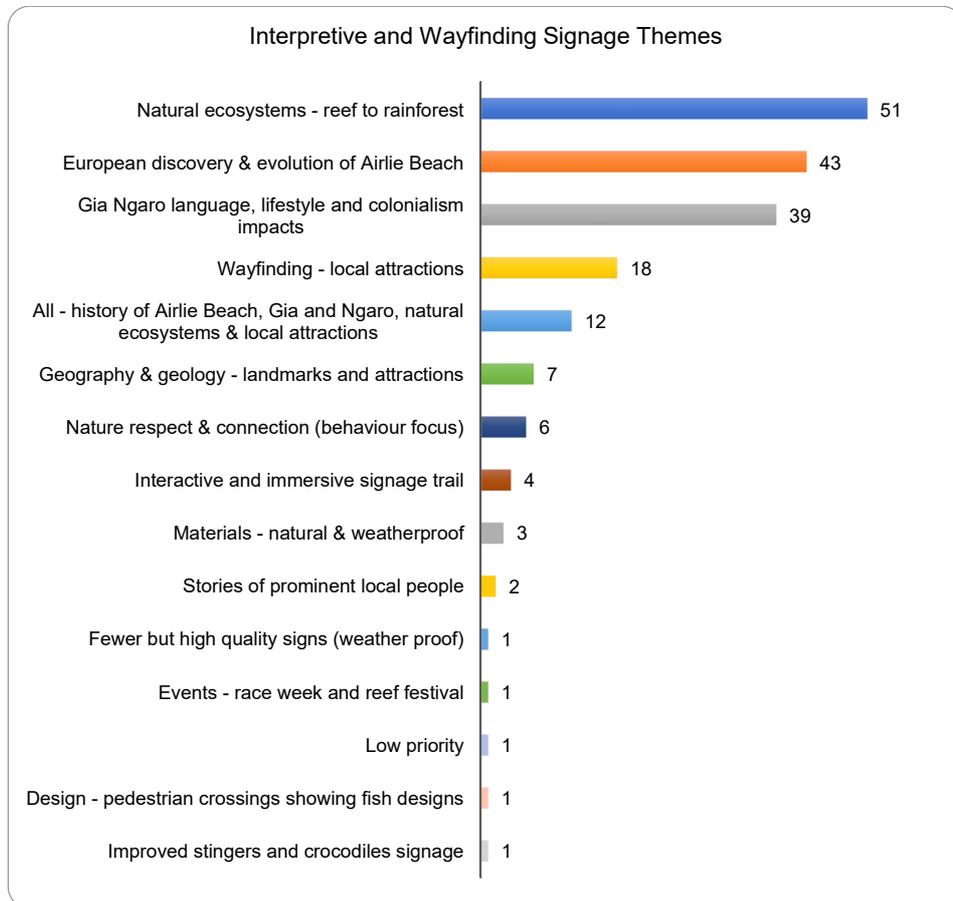
Key – 22. Waterson Way & Shute Harbour Road dedicated bike lane

25. Mangrove boardwalk and Sailing Club lookout

17. Multi-storey carpark (Sailing Club)

*\*Design and siting considerations for Waterson Way & Shute Harbour Road bike lane*

- Safety – dedicated cycle / scooter lane on Waterson Way & Shute Harbour Road (22)
- Connect Cannonvale to Jubilee Pocket (9)
- Connect to Shute Harbour (2)
- Connect to Port of Airlie (1)
- Connect Gloucester to Shute Harbour (1)



## 4.2 Key Stakeholder Interviews

### Whitsunday Chamber of Commerce

#### *Transport, Access & Mobility*

- Dedicated e-scooter lanes and e-scooter restrictions on main street pathways
- Better accessibility for people with mobility challenges
- Centralised transport hub, including Main St taxi rank, cruise ship drop-off and emergency services access
- Bus stops along main street rather than on outskirts
- Alternative transport, such as tram or shuttle service

#### *Safety & Night-Time Economy*

- Concerns about night safety due to distance to proposed taxi rank, lack of central pick-up points, and Main St traffic congestion from taxis/rideshares that would cruise Main St for fares if rank were far away

#### *Parking & Deliveries*

- More dedicated delivery and emergency service parking
- More on-street angle and disabled parking in one-way Main street
- Replacement of lost central carpark with sufficient at-grade parking nearby business

#### *Cruise Ship & Visitor Facilities*

- Air-conditioned welcome space for Cruise Ship Ambassadors
- Covered walkway from Port of Airlie to main street
- Central drop-off point for Shute Harbour ships
- Golf cart shuttles from Waterson Way Integrated Hub for mobility-limited passengers

#### *Lookout Enhancements*

- Support for completing Airlie Hill lookout and footpaths
- Concerns about lookout parking impacts on visibility and safety of Shute Harbour Road

#### *Recreational & Event Spaces*

- Support for fishing jetty, however, location not preferred
- Support new event and sports space
- Consider marked running trail connecting Airlie Beach and Cannonvale

#### *Pedestrian comfort & Amenities*

- More public health and pedestrian comfort infrastructure, including defibrillators, chilled water stations, shade, cooling materials, lighting, and tree planting
- Broad support for one-way main street and improved pedestrianisation

#### *Planning & Broader Strategy*

- Desire updates on Proserpine Master plan
- More hospitality and recreation in Cannonvale to reduce congestion
- Small hospital/medical facility in Cannonvale

### **Tourism Whitsundays**

#### *Natural Strengths & Renewal Needs*

- Airlie's ocean, island and mountain views are its core drawcard, but Main Street is tired, needs shopfront renewal and more inviting spaces to encourage longer stays
- Skyway may attract 60 – 70k visitors per annum so important to capitalise on its attraction value with projects that encourage to stay longer and linger
- Support the plan, important to break it into shovel-ready priorities to aid recovery and capitalise on government funding after natural hazards
- The Olympic Games will boost Airlie's global profile, with Master plan projects, privately-led hotel and convention centre key to attracting new visitor markets, more flights, and year-round business and event opportunities

#### *Master Plan Priorities*

- Market Plaza, lookouts, foreshore paths, Airlie Creek Walk, one-way street upgrade, and new event spaces will expand capacity, and encourage visitors to linger
- Arts, interpretive signage, placemaking, lookouts, and foreshore walks build community pride, enhance amenity, and create "Insta moments" that organically market the region

#### *Private & Public Partnerships*

- Need for targeted collaboration with private investors to upgrade tired Main St tenancies, attract convention centre, and facilitate more indoor activities, particularly for tourism in the wet season
- Consideration of commercial tenancies in foreshore pavilions needs an appropriate balance, considering natural amenity, activation, and potential competition with Main Street. Live music and busking are beneficial activations instead commercial uses
- Event spaces around sailing club create strong opportunities to consider new events, particularly when weather is nice but few events in October, April, and May shoulder seasons

#### *Transport & Accessibility*

- Considering how Cruise ships visitors move around is important, may not get bus to Skyway from Port of Airlie, so important that weatherproof walkways or shuttles is considered

### **JJ Richards**

#### *Master plan comments*

- Need for greater loading zone capacity and safe heavy vehicle movement, including suitable turnaround design at reconfigured Airlie Creek carpark
- Consideration of future bin locations in Foreshore and Main Street should balance pickup efficiency and proximity to user needs, with desire for centralised enclosures integrated into the Foreshore for public and private use. Centralised enclosures would allow swap of full public bins with empty bins at end of day for easy pick-up in the morning, and consolidate number of 240L private bins, into fewer larger bins
- Support for rear lane Main Street access via Wanderers/Nomads, noting its subject to redevelopment of the premises
- Desire for ongoing collaboration with Council to resolve short and long-term servicing solutions

*Short-term operational improvements*

- Need to improve waste pickup planning for events temporary closures to ensure timely bin collection, that if delayed, impacts on service vehicles in Main Street. JJ Richards developing a waste collection plan to support both event and everyday operations.
- Desire to collaborate with Council and private premises to consolidate private bins into fewer, larger bins. Existing proliferation of bins is inefficient for collection, causes delays that impact all other service vehicles and creates amenity impact within precinct
- Desire to work with Parks team to improve efficiency of public bin collection, desiring new collection point enclosures that Council brings full bins too at end of the day, and replace with empty bins from enclosure
- Preference for Council security contractors to proactively compliance service vehicle zones and truck turnaround areas between 6am – 7:30am, particularly Broadwater carpark, Main St loading zones & Beacons carpark
- Desire to collaborate with Council design team to identify short-term improvements to pick-up operations and capacity of service vehicle parking zones

**Airlie Events and Safe Night Precinct**

*Master plan comments*

- Master plan design recommendations for events, including:
  - Concern about amenities locations spaced too far apart
  - Concern about the Foreshore amphitheatre space being too small for major events, consider re-designing the two lawn areas into one large event space
  - Future stage design ideas, ensuring sufficient size, weatherproof, power, opportunity for bump-in equipment, backstage changeroom / storage facilities
  - Preference for flat lawn areas for events, with some concern about proposed terraced seating in Foreshore east
  - Desire improved pathway connections into Port of Airlie, with safe Coconut Grove crossing
  - Consideration of more on-street parking in Main St or wider road reserve, supporting car show event, during Reef Festival
  - Identified desired locations for food van or 3-phase power supply, within central locations to events
- Strong support for prioritisation of arts, culture and placemaking, including dedicated busking zones, a Foreshore art gallery, heritage and interpretive trails, and vibrant lighting installations to enhance the visitor experience
- Safe night precinct design considerations for the Master plan, including desire to see improved activation of Airlie Creek pathway, concern about taxi/bus stops away from activity centre, and CCTV network design that considers future shade tree plantings in the Main Street

*Short-term Improvements*

- Desire for various short-term upgrades to improve the function of events and enhance safety, including, prioritising repair of electrical network issues impacting CCTV and lighting, expanded power capacity/availability for events, stage upgrades, wayfinding signage, footpath upgrades, hardstand for food vans and improved drainage of the Foreshore lawn
- Recommendations for the re-location of the Ferris Wheel (if returning next year), that created challenges for the Reef Festival, such as food vendor capacity, and power supply

- Prioritises the establishment of an Airlie Beach Special Entertainment Precinct to support vibrant nighttime economy

#### **Whitsunday Transit**

- Airlie Surrounds bus network is one of the State's top performers per capita, with a 30% ridership increase since 50c fares
- Key bus stops in Main Street and near Port of Airlie are considered vital for tourism visibility, accessibility, and proximity to activity; moving them is not supported in the short, medium, or long term
- Translink would need to be a key stakeholder contributing to Waterson Way Integrated Transit Hub design to ensure it meets Translink engineering standards if urban buses relocate there in future
- Require significant lead time for any route changes caused by 1-way Main Street proposal, due to timetable, budget, and contract impacts
- Long-term public transport trends indicate eventual adoption of electric buses, but no set timeline

#### **Mackay Whitsunday Taxi**

- Highly prioritises central taxi rank, concern that relocating the rank away from Main Street will force customers, including vulnerable groups such as women and people with disabilities, to walk up to 500m through poorly lit walkways and gardens at night, increasing personal safety risks. Main Street rank ensures easy access, clear wayfinding, and safer movement at night
- Without a central and visible queueing point, there is a risk that intoxicated patrons may choose unsafe options such as walking long distances home or, in the worst cases, attempting to drive.
- Risks of increased Main St congestion as booked taxis will seek to stop directly outside addresses on Main Street, obstructing traffic flow, while taxis cruise the street searching for fares in the absence of a central rank.
- Limited pick-up points will disadvantage customers and create unnecessary congestion as booked taxis will stop directly outside addresses or cruise the street looking for fares.

#### **Tourism Adventure Group (Nomads)**

- Positive about the plan's aspirations, but desire for stronger emphasis on nighttime vibrancy, youth activities, land-based wet-weather options, and support to overcome investment barriers.
- Frustrated at lack of early consultation, noting the release of aspirational design surprised stakeholders and generated confusion among key partners. Desire for re-draw of site to better reflect Nomads interests and further collaboration before release of next Plan iteration.
- Strong advocacy for the role of backpackers in the local tourism economy, culture, character, and low-season economy. Warns against repeating mistakes of Cairns/Byron by pricing out youth and losing vibrancy
- Nomads' contribution is significant, including 115k guest nights annually, \$11M direct spend, 47% of visitor spend, \$15M in tour sales; highest-yield accommodation with 700-guest capacity and long-term 22-year lease
- Identification of several investment barrier including red tape associated with events, necessary infrastructure upgrades, and lack of entertainment precinct protections. Strongly advocates for implementation of Special Entertainment Precinct as investment incentive to safeguard nighttime vibrancy

- Desire for more activity for youth and wet weather activity, including support for proposed volleyball courts, football/futsal, Airlie Creek trail linkages, MTB tracks, and other general youth/backpacker recreation that adds attraction value to the destination

### **Airlie Beach Lions Club**

#### *Master plan comments*

- Airlie Lions Market is iconic because of its beachside destination. Wouldn't be as successful or make as significant a contribution to tourism as a 'key land-based attraction' if not beachside
- Not supportive of proposed Market plaza location, limited size of area that would reduce number of stalls impacting small business, amount of hardstand, limited shade trees, poor vehicle access for stall unloading and lack of stage
- Key values for markets design include beachside frontage that is considered an iconic element of the Airlie Beach Markets, weatherproof stage, retention of mature shade trees, water, power, and safe vehicle movement for load/unload
- Significant concern about loss of mature shade trees, particularly adjoining proposed amphitheatre (#15 in Master plan)
- Design must accommodate space for 80-100 stalls, or 40 stalls for cruise ship markets. Open to alternate the location of cruise ship markets anywhere in Airlie Beach, but Saturday Lions Market must be adjoining the beachfront. Note Cruise markets still require access by vehicle with ease of flow in and out of site, shade and seating
- Consideration of parking permits for stall holders and willingness to investigate use of proposed multi-storey carpark (#21) for wet weather markets

#### *Short-term Improvements*

- Desire improved weather proofing of current stage, such as a 1.5m vertical eave off roof edges (particularly sailing club side) to stop rain when it is windy and upgrade of central gutter that overflows rendering the stage unusable in inclement weather
- Storage area / change room
- Desire for accessibility improvements to power and water
  - Some food vans more than the 10 Amp/ 2.4Kw rating of a standard power point. The 15 Amp & 3 phase supply points in the existing market area are well used. Potential to be used daily by small coffee/sandwich vans
  - Water connection for hose near stage, to allow vomit / stains to be washed away prior to market
- Desire for upgrade to public amenities to remedy smell, also including changing room and storage area that may be shared by other community / entertainment groups
- Consider food van 'heart of reef' design historically developed in collaboration with Lions in area of Foreshore next to playground for food vans, including various power connections, seating, and shade trees

### **Tuk'n Around**

#### *Master plan comments*

- Support for the Plan, particularly low-speed one-way street to promote pedestrianisation, Airlie Creek Walk, Multi-storey carpark, new pathway connections, proposed lookouts and expanded lawn spaces
- Priority on widening footpaths and the existing Airlie Creek bridge, along with duplicating the bridge (#10), to accommodate growing use by pedestrians, cyclists, scooters, mobility scooters, and tuk tuks

- Consider additional legibility and wayfinding signage to encourage harmonious movement with 'keep left guidance' i.e. scratched aggregate concrete centre line and arrows, like Gold Coast example
- Strong support for art, placemaking, sculpture trail to showcase our history and unique stories that resonate with visitors on their journey from Airlie to Cannonvale Foreshore
- Consideration of exercise equipment adjoining proposed Lagoon waterplay (near Broadwater Ave) to support observed high visitor use
- Access for tucks to key lookouts and attractions very important to visitor experience, such as Mazlin St Lookout, Airlie Ck lookout, Sailing Club lookout, Skyway via Airlie Ck & Main Street
- Ensure plenty of seating and shade at market plaza
- Shade trees and awnings within Main St very important for wet season

*Visitors experience comments*

- Visitors love that the Foreshore and Main Street is tidy and well maintained
- Cruise ship passengers often return later for family holidays
- Better wayfinding is needed to New Beach, a hidden attraction
- Strong desire for more art, sculptures, and interpretive/QR code trails linking Airlie to Cannonvale, sharing stories of sea grass, turtles, heritage sites, and local views
- Boardwalk, Coral Sea Marina, VMR outlooks, and the Tuk'n Around experience are highlights that connect visitors to the environment and heritage

*Short-term Improvements*

- Several bottlenecks within precinct area, including:
  - Airlie Creek bridge needs widening
  - Shingley Beach to Boardwalk pathway between Peninsula and Marina Shores - suggests widening pathway wall to wall by removing vegetation and installing mirror at corner for users to see around
  - Timber fencing adjoining pathway within Lagoon area, stops mobility scooters, tucks and cyclists from being able to veer off the path to give way

**Little Vegas Burger Restaurant**

*Master plan comments*

- General support for the plan with several design suggestions to alleviate concerns with proposals, including
  - Airlie Creek walk should be weatherproof and attractive for wet season use, with canopy cover to block sideways rain and awnings along its length
  - Desire for more Main St on-street parking, free disabled parking, and consideration of uber eats servicing restaurants (majority in vehicles, not bikes)
- Supports Main Street design increasing amount of area for outdoor dining and shade
- Supports some commercialisation within proposed Pavilions in Foreshore but ensure extent of commercial opportunities finds a balance and doesn't compete with Main Street
- Supports Skyway, ensure gondolas designed to carry Mountain bikes
- Consider activities for youth within multi-storey carpark roof area or other location

*Short-term Improvements*

- Prioritisation of short-term actions, including:
  - Outdoor dining space for Little Vegas Burger by reclaiming small garden bed which offers limited amenity and each morning the owner needs to clean vomit and cigarette butts out of,

- Consolidated waste management in rear laneway within Foreshore
  - Parking incentives for local employees struggling with cost of living
- E-bikes and scooters unsafe on Main St footpaths, consider short-term local law and signage that makes it a push only area
- Desire for Council to improve business conditions through measures such as reduced commercial rates, employee/local parking incentives, better compliance for service vehicle parking, improved access for delivery drivers, and exploring alternate Cruise Ship Market locations (e.g. Broadwater Ave Carpark) to increase exposure for businesses
- Consideration of more activities within Town for High School aged students

### **Whitsunday Outriggers (Shingley Beach)**

#### *Masterplan comments*

- Desire to ensure sufficient space for boat storage for growing club (Over 20 new members in last 12 months), preferably setback from the pathway out of the way from park users, as per current.
- Concern that proposed amphitheatre seating may impact future boat storage - consider amphitheatre seating closer to footpath where more people sit so that boats can be setback up against the vegetation, out of the way. Also allowing growth in the club.
- Prefer boat ramp over pontoon – need boat ramp to wheel outriggers down to water. Not able to do it on sand. Happy to have pontoon alongside boat ramp for tenders' access.
- Concern about pathway at sand edge – no grass section between pathway and sand increases likelihood of sheet flow creating gully erosion in sand. Grass area between footpath and beach helps to alleviate
- Strong desire to protect significant trees within the park, such as the rain trees that appear to be lost as part of the car park expansion
- Ensure celebrate the parks natural beauty

### **PCYC**

#### *Overview*

- PCYC plays a vital role in the community, with its core focus on young children and youth/teens through programs like Little Active, gymnastics, mentoring, and get set for work initiatives.
- PCYC also services adults and visitors through social sport options, such as volleyball, badminton, and soon pickleball.
- Participation is high, with programs and activities operating at full capacity, limiting growth in both structured youth programs and casual recreation.
- Little active is a permanent set-up (gym mats, trampolines, climbing) which takes up large portion of floorspace, but is very well utilised
- Desire to continue growth in gymnastics, with new equipment/skills such as trampolining
- Limited in potential to market activities to grow more without damaging experience for current users, due to limited court space (reduced time on court)
- Community feedback highlights a strong need for more indoor, all-weather sports options.

#### *Masterplan comments*

- Strong support to prioritise proposed PCYC expansion to address short-fall in capacity by providing additional indoor sport space for netball, soccer, cricket, pickleball, and even boxing/fight nights (historic requests).

- Expansion should also consider flexible multipurpose rooms to house PCYC's growing youth initiatives, as well as a potential 24/7 gym to meet evolving community fitness trends. This would strengthen PCYC's role as a hub for both youth development and community wellbeing.
- Notes both visitors and locals identify they are seeking activities that aren't drinking
- Strong desire to prioritise improve pedestrian safety and accessibility between Airlie Beach and the Sportspark. Priorities include wider footpaths, improved disability access, and better lighting/visibility, addressing current conditions that often push users onto road verges.

*Short-term considerations*

- Relocating the skate park to Cannonvale's Coral Esplanade precinct could free up valuable land for PCYC expansion.
- Part of the proposed carpark on fire station land could incorporate a flat, smooth skate rink, providing additional youth facilities like Bowen Foreshore.

**Club Whitsunday & Whitsunday Sportspark**

- Supports the Plan for Sportspark
- Strong desire for improved pathway connecting Airlie Beach to Sportspark, including boardwalk from Port of Airlie along Shute Harbour Road (ocean side).
- Notes the growth in public usage of the Sportspark precinct and the expected population growth of Jubilee Pocket will place greater pressure on the hilly, isolated and dangerous existing footpath on the land side of SHR.
- Boardwalk could incorporate educative 'detours' out into the mangroves to study mangrove ecology potentially in conjunction with indigenous input.

## 5. Recommendations

It is recommended the feedback submitted during the consultation process is considered by WRC when refining design and prioritising projects within the Airlie Beach Master plan.

The feedback demonstrates:

### General

- Support across the board for the Master plan, including desire to prioritise Main Street revitalisation, Waterson Way Multi-storey carpark, waterplay and playground upgrades.
- Refinements suggested for each precinct, and desire to reassess design of the Foreshore east / Market Plaza area.
- Ensure projects protect and enhance Airlie's tropical character, natural assets, and relaxed charm.
- Minimise the use of hard surfaces and prioritise natural, durable materials that reflect Airlie's character.
- Protect and expand the shade tree canopy to support comfort and tropical identity.
- Consider cost efficient design that allows the incremental delivery of upgrades, building upon existing rather than significant transformative design.
- Facilitate public or private investment that reflect Airlie create additional wet-weather indoor spaces and youth-focused recreation (ages 12–25).
- Desire to retain taxi and bus stops within the Main Street for safety and legibility.
- Support for wayfinding, interpretive signage, trails, and storytelling to highlight local culture, history, and unique natural ecosystems.
- Strong support for footpath widening, design for pedestrian comfort, dedicated Shute Harbour Road cycle/scooter lane, safer pathway to Sportspark and extensions of proposed cycle network to Cannonvale and Jubilee Pocket.
- Desire to collaborate with stakeholders to improve efficiency and amenity of private and public waste servicing.

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### Shingley Beach and Whitsunday Sportspark

- General support for proposed Sportspark design.
- Strong community and visitor demand for expanded PCYC indoor sport facilities at to provide all-weather recreation options and cater for the region's growing population.
- Desire to prioritise improved accessibility from Airlie Beach to Sportspark, with concerns existing path is unsafe, not wide enough and not suitable for disabled persons.
- Preserve Shingley Beach's natural qualities, particularly significant tree canopy.
- Desire to retaining the boat ramp alongside the proposed tender jetty, for kayak, and outrigger access.

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### Airlie Beach Lookout and Foreshore West (Lagoon Surrounds)

- Prioritise recreational and amenities upgrades over additional lookout construction.
- Strong support for waterpark and playground upgrades, including consideration of outdoor gym or additional activities for young adult.
- Consider siting of proposed lagoon amenities to facilitate ocean views from Main St.
- Reassess fishing jetty location, with preference for VMR Boardwalk Fishing jetty.
- Assess potential sand movement and view impacts for ocean lookouts and minimise potential conflicts associated with parking or drop-off needs at the Airlie Hill lookout.

- Retain significant mature trees in lagoon surrounds and design sensitively around them.
- Presence of commercial tenancies in Foreshore pavilions should balance natural amenity, activation, and competition with Main Street, with live music busking a suitable alternate option.

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#### **Foreshore East, Sailing Club and Market Plaza**

- Preference to retain the Lions Saturday Market at its iconic beachfront location, with design capacity for 80–100 stalls, shade trees, seating, utilities, and safe vehicle access.
- Investigate locations for Cruise Ship Markets that promote visitor experience, maintain exposure to businesses and relieve pressure on Foreshore areas.
- Assess design of the proposed amphitheatre and Foreshore spaces to ensure adequate flat space, tree protection, sufficient event capacity, events changeroom/storage area, utilities access and larger weatherproof stage facilities.
- Concern about visual impact and pedestrian conflicts associated with Sailing Club Multi-storey carpark, with a desire for its re-location or architectural integration into the Foreshore.

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#### **Main Street and Shute Harbour Road Revitalisation**

- General support for a one-way street with more outdoor dining, seating, and shade trees, but desire to consider additional on-street parking for disabled, elderly, and service vehicles spaces (including commercial deliveries and uber eats).
- Retain bus and taxi stops within Main Street for safety, accessibility, and visibility.
- Consider short-term small business incentives, such as minor streetscape modifications to improve pedestrian flow to Shute Harbour Road, new outdoor dining areas and parking discounts for employees or ratepayers that encourage visitation to the precinct.
- Consider short-term improvements to accessibility for disabled persons and policy controls for e-scooters on footpaths, within Main Street, Esplanade and Shute Harbour Road.
- Consider investment incentives, including Special Entertainment Precinct to safeguard nighttime vibrancy and options to encourage façade renewal.

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#### **Airlie Creek and Waterson Way**

- Consider weatherproof awnings over Airlie Creek footpath, lighting, CCTV, design for pedestrian comfort (such as chilled water) and opportunities for development or pop-ups to activate corridor for safety.
- Retain mature canopy trees, promote natural values and explore integrated design of nature-based play, climbing features, and water-sensitive design (e.g. retention basins, habitat).
- Investigate potential for multi-purpose functions within the multi-storey carpark to maximise community value, such as cyclone shelter, convention centre or multi-purpose recreation activities for young adult.
- Consider provision of boat and caravan parking within multi-storey carpark.
- Strong support for dedicated cycle / scooter lanes along Waterson Way / Shute Harbour Road, designed to be separate from traffic to ensure safety and incentivise use, minimising conflicts within pedestrian footpaths.

## 6. Next Steps

Officers will consider this report to refine the Airlie Beach Master plan, prioritise actions for future budgets and undertake detailed design on priority projects. The updated Plan will be presented to Council at an upcoming meeting for consideration.

Further engagement will occur with key stakeholders, investors, community groups, Foreshore clubs and Traditional owners to refine design in response to feedback and collaborate on future priority projects.

It is important to close the loop with residents and show how their input has affected the outcome. A Consultation Summary infographic document has been prepared, which will be released to the public and distributed via the website and social media. The Summary will show key statistics and outcomes of the consultation process.

A database of participants has been collated during the consultation process and a direct email will be sent to those participants with a copy of the Consultation Summary.

**Appendix A – Feedback Themes Tables**

| <b>Project Priorities</b>                                                     | <b>Mentions</b> |
|-------------------------------------------------------------------------------|-----------------|
| 19. Main Street streetscape revitalisation - 1-way                            | 67              |
| 21. Waterson Way Integrated Hub, carpark, taxi, and bus terminal              | 63              |
| 5. Waterplay and playground upgrades                                          | 52              |
| 17. Multi-deck carpark                                                        | 46              |
| 14. Market plaza                                                              | 45              |
| 4. Fishing and watercraft launching pier                                      | 41              |
| 9. Beach volleyball courts                                                    | 40              |
| 20. Airlie Creek green link                                                   | 37              |
| B. Skyway (Planning)                                                          | 37              |
| 8. Parkland amenities                                                         | 36              |
| 1. Shingley Beach Park upgrades and boardwalk                                 | 34              |
| 3. Airlie Hill lookout (Mazlin St)                                            | 34              |
| 11. Expanded family green and play area                                       | 34              |
| 23. PCYC indoor sport expansion                                               | 33              |
| 13. Parkland renewal and expanded lawn space                                  | 29              |
| 16. Amenities and pop jet plaza waterplay                                     | 29              |
| 2. Airlie Hill lookout stairway to Coral Sea Marina                           | 26              |
| 12. Beach BBQ's dining plaza                                                  | 24              |
| A. Wanderers Re-development (Example investment opportunity)                  | 24              |
| 15. Event space and atrium                                                    | 22              |
| 22. Waterson Way & Shute Harbour Road dedicated bike lane                     | 19              |
| C. Sailing Club Re-development (Planning)                                     | 19              |
| 18. Shute Harbour Road streetscape revitalisation                             | 18              |
| Support all                                                                   | 18              |
| 24. New Whitsunday Sportspark carpark and reconfiguration of existing carpark | 17              |
| 10. Creek bridge and tenancy pavilion                                         | 16              |
| No support                                                                    | 13              |
| 7. Expanded raised dining deck                                                | 12              |
| 6. Tenancy Pavilion & Surf Life Saving Club                                   | 10              |
| 25. Sailing Club lookout & mangrove boardwalk                                 | 5               |
| D. Port of Airlie (Approved)                                                  | 3               |
| No support Market plaza                                                       | 2               |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – General design themes</b>     | <b>Mentions</b> |
|-------------------------------------------------------------------------------------------------|-----------------|
| Support all                                                                                     | 54              |
| Promote tropical character and natural assets charm (Airlie vibe)                               | 37              |
| Minimise hard surfaces - heat effect & loss of tropical character                               | 34              |
| Prioritise retaining & planting new shade trees / canopy                                        | 33              |
| Cost concerns - alternate priorities / rate increase concerns                                   | 28              |
| Parking - Free for disabled, elderly, employee, or ratepayers                                   | 10              |
| Enhance current rather than transformative design for cost efficient incremental implementation | 10              |
| Yellow shade structures - no support - natural feel priority                                    | 8               |
| Materials - natural feel & longevity                                                            | 7               |
| No support                                                                                      | 6               |
| Plantings - no palm trees                                                                       | 6               |
| Accessibility and universal design - amenities with roof hoist, rest areas, footpaths           | 5               |
| Parking - Park n ride (Cannonvale / Jubilee Pocket)                                             | 4               |
| Building height - appropriate balance                                                           | 3               |
| Parking - More supply & oversized vehicles options                                              | 3               |
| Parking - support proposed parking & accessibility                                              | 3               |
| Community connection (programming, noticeboard, food plantings)                                 | 2               |
| Events programming - family / youth                                                             | 2               |
| Rain gardens - manage stormwater & cool area                                                    | 2               |
| Sustainable tourism carrying capacity concerns                                                  | 2               |
| Prioritise pathway & cycleway upgrades                                                          | 2               |
| Drivers of change - Climate change                                                              | 1               |
| Prioritise lagoon area                                                                          | 1               |
| Compliance - free camping taking over amenities and facilities                                  | 1               |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – Shingley &amp; Sportspark</b> | <b>Mentions</b> |
|-------------------------------------------------------------------------------------------------|-----------------|
| Support indoor sport expansion - courts, pool,                                                  | 3               |
| Shingley - Low priority / no change needed                                                      | 2               |
| Shingley - Retain significant tree canopy (carpark reconfigure)                                 | 2               |
| Extend bike lane & boardwalk to Sportspark                                                      | 2               |
| Shingley - Preserve boat ramp and storage locker for users (kayak & outrigger launch)           | 1               |
| Shingley - Inflatable waterplay                                                                 | 1               |
| Shingley - minimise hard surfaces, promote natural materials                                    | 1               |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – Main St</b>                                 | <b>Mention</b> |
|---------------------------------------------------------------------------------------------------------------|----------------|
| Pedestrian st except service vehicles                                                                         | 12             |
| Retain two way                                                                                                | 12             |
| Bus and taxi retain in Main St - safety & legibility                                                          | 12             |
| More on street parking provision                                                                              | 9              |
| Support one way                                                                                               | 8              |
| Parking accessibility concerns - elderly/disabled parking (doctors, pharmacy)                                 | 6              |
| Prohibit trailers / large vehicles                                                                            | 5              |
| Bus out of Main St                                                                                            | 5              |
| Prioritise façade renewal                                                                                     | 5              |
| More service vehicle parking                                                                                  | 4              |
| Open to SHR at Esplanade roundabout                                                                           | 4              |
| Prioritise SHR Main St revitalisation - disabled movement, pedestrian crossing, slow traffic, flow to Main St | 3              |
| Esplanade pedestrianisation (outdoor dining in st)                                                            | 3              |
| Main St Construction management concerns                                                                      | 1              |
| Low priority                                                                                                  | 1              |
| More seating & shade                                                                                          | 1              |
| Oppose pedestrian mall                                                                                        | 1              |
| Small business support / Foreshore pavilion entrepreneur incubators                                           | 1              |
| Prioritise Special Entertainment Precinct                                                                     | 1              |
| Weatherproof bus shelters                                                                                     | 1              |
| Legal stopping points for rideshare & POA                                                                     | 1              |
| Retain two way but Esplanade one way                                                                          | 1              |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – Airlie Beach Lookout and Foreshore West (Lagoon Surrounds)</b> | <b>Mention</b> |
|----------------------------------------------------------------------------------------------------------------------------------|----------------|
| 4. Unsuitable location - prioritise VMR Boardwalk location or Airlie Creek                                                       | 8              |
| 3. Parking, or view concerns                                                                                                     | 7              |
| 5. Prioritise Lagoon waterpark                                                                                                   | 4              |
| 8. Prioritise amenities                                                                                                          | 3              |
| 9. Multi-use options & shade trees                                                                                               | 3              |
| 10. Concern sand movement impact & view impact                                                                                   | 3              |
| 2. low priority / impossible to make accessible                                                                                  | 2              |
| 6. Low priority                                                                                                                  | 2              |
| 6. Support / consult with SLSC                                                                                                   | 2              |
| 8. Move amenities west to open views from Main St                                                                                | 2              |
| 10. Commercial use concerns / Dining low priority                                                                                | 2              |
| 3. Low priority                                                                                                                  | 1              |
| 4. Prioritise                                                                                                                    | 1              |
| 5. More seating to support waterpark                                                                                             | 1              |
| 5. Low priority                                                                                                                  | 1              |
| 6. Re-locate to middle of lagoon, ocean side, for visibility                                                                     | 1              |
| 7. Protect significant trees                                                                                                     | 1              |
| Airlie Creek carpark - concern about loss of parking                                                                             | 1              |
| 9. Support                                                                                                                       | 1              |
| 9. Re-locate to PCYC                                                                                                             | 1              |

|                                                                                                           |                |
|-----------------------------------------------------------------------------------------------------------|----------------|
| 10. Support                                                                                               | 1              |
| <b>Share your thoughts on the proposed Airlie Beach Master plan – Airlie Creek &amp; Waterson Way</b>     | <b>Mention</b> |
| 20. Retain mature trees, keep natural, plant endemic                                                      | 6              |
| 21. Visual impact / building height concern                                                               | 5              |
| 21. Include Cyclone shelter                                                                               | 4              |
| 21. Accessibility to Main St concern - elderly / family                                                   | 4              |
| 21. Diversify use & rooftop activation - convention centre, shopping centre. recreation & community space | 4              |
| 20. Prioritise                                                                                            | 2              |
| 21. Re-locate to Woolworths carpark                                                                       | 2              |
| 20. Nature climbing play in creek                                                                         | 1              |
| 20. Integrated design retention basins, movement, and habitat                                             | 1              |
| 21. Unique biomorphic architecture (destination appeal)                                                   | 1              |
| 21. Parking for boats / caravans                                                                          | 1              |

|                                                                                                         |                |
|---------------------------------------------------------------------------------------------------------|----------------|
| <b>Share your thoughts on the proposed Airlie Beach Master plan – Foreshore East &amp; Market Plaza</b> | <b>Mention</b> |
| 14. Retain market's beachfront location - iconic attraction                                             | 64             |
| 14. Markets design guidance *                                                                           | 34             |
| 14. Market capacity 80 - 100 stalls - small business impacts                                            | 32             |
| 17. No support - visual amenity concern                                                                 | 28             |
| 17. Natural design to integrate with Foreshore - unique architecture, underground or one level only     | 8              |
| 25. No support - low benefit, impact to view or sand movement                                           | 6              |
| 17. Half size - protect melaleuca trees                                                                 | 4              |
| 12. Disperse BBQs                                                                                       | 3              |
| 11. Retain significant shade trees                                                                      | 3              |
| 14. Cruise ship market - current poor experience concerns                                               | 3              |
| 14. Support                                                                                             | 3              |
| 16. Support amenities re-location & waterplay (waterplay Gia/Ngaro interpretive design)                 | 3              |
| 17. Pedestrian conflict concerns Coconut Grove                                                          | 3              |
| Airlie esplanade - retain decking seating                                                               | 3              |
| 14. Permanent stall options                                                                             | 2              |
| 14. Multi-use & night markets                                                                           | 2              |
| 15. Support                                                                                             | 2              |
| 11. Prioritise playground upgrade                                                                       | 1              |
| Combine 13 & 15 into one large events space                                                             | 1              |
| 13. Support removal of big playground                                                                   | 1              |
| 14. Enhance current area rather than build new                                                          | 1              |
| 15. Stage size upgrade for events, music, and cinema                                                    | 1              |
| 15. Residential amenity concerns                                                                        | 1              |
| 16. Disabled toilet block                                                                               | 1              |
| 25. Re-locate lookout to Sailing Club roof                                                              | 1              |
| 25. Support mangrove boardwalk                                                                          | 1              |
| C - Sailing Club - orientate North/South, with underground parking                                      | 1              |
| Meeting plaza - water fountain                                                                          | 1              |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – Private development</b> | <b>Mention</b> |
|-------------------------------------------------------------------------------------------|----------------|
| Skyway privacy concerns - re-locate base station to rear of Raintree PI                   | 5              |
| Skyway no support - privacy, cyclone & National Park preservation                         | 4              |
| Wanderers - Incentivise and prioritise new accommodation                                  | 2              |
| Wanderers - support service access to Main St                                             | 1              |
| Support Skyway                                                                            | 1              |
| Sailing Club - orientate North/South, with underground parking                            | 1              |

| <b>Share your thoughts on the proposed Airlie Beach Master plan – Recreation</b> | <b>Mention</b> |
|----------------------------------------------------------------------------------|----------------|
| Activities wet weather indoor or land based                                      | 9              |
| Age group activities young adult (12 - 25)                                       | 8              |
| Age group activities family & young children                                     | 8              |
| Activities sport - skate, basketball, futsal, BMX                                | 6              |
| Activities - more picnic areas & outdoor activities                              | 1              |

| <b>What stories would you like us to tell in interpretive or wayfinding signage, about the history of Airlie Beach, Gia and Ngaro people, unique natural ecosystems, or connection to local attractions?</b> | <b>Mentions</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Natural ecosystems - reef to rainforest                                                                                                                                                                      | 51              |
| European discovery & evolution of Airlie Beach                                                                                                                                                               | 43              |
| Gia Ngaro language, lifestyle, and colonialism impacts                                                                                                                                                       | 39              |
| Wayfinding - local attractions                                                                                                                                                                               | 18              |
| All - history of Airlie Beach, Gia and Ngaro, natural ecosystems & local attractions                                                                                                                         | 12              |
| Geography & geology - landmarks and attractions                                                                                                                                                              | 7               |
| Nature respect & connection (behaviour focus)                                                                                                                                                                | 6               |
| Interactive and immersive signage trail                                                                                                                                                                      | 4               |
| Materials - natural & weatherproof                                                                                                                                                                           | 3               |
| Stories of prominent local people                                                                                                                                                                            | 2               |
| Fewer but high-quality signs (weatherproof)                                                                                                                                                                  | 1               |
| Events - race week and reef festival                                                                                                                                                                         | 1               |
| Low priority                                                                                                                                                                                                 | 1               |
| Design - pedestrian crossings showing fish designs                                                                                                                                                           | 1               |
| Improved stingers and crocodiles' signage                                                                                                                                                                    | 1               |

| <b>Share your thoughts on proposed pedestrian / cycle connections, to inform design, prioritisation or identify any missing linkages?</b> | <b>Mentions</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Support all                                                                                                                               | 81              |
| 22. Support - design & siting considerations*                                                                                             | 44              |
| Pedestrian comfort - disabled access, shade, water, rest stops, designated cycle/scooter pathway                                          | 16              |
| Footpath widening for multiple users                                                                                                      | 14              |
| Connection - Port of Airlie to Sportspark                                                                                                 | 9               |
| 25. Support - minimise disturbance                                                                                                        | 7               |
| E-scooter speed concerns - Main St, Foreshore & SHR                                                                                       | 7               |
| 25. No support - View impacts, mangrove disturbance & cyclone resilience                                                                  | 5               |
| Connection - Altmann Ave to Airlie                                                                                                        | 5               |
| No support - alternate priorities (roads, boat ramps etc)                                                                                 | 5               |
| 22. Concerns - road width                                                                                                                 | 4               |
| Connection - SHR to Port of Airlie (Coconut Grove safe crossing)                                                                          | 4               |
| Cost concerns - alternate priorities & maintenance cost                                                                                   | 4               |
| Disabled access improvements (Various, incl SHR & to Sportspark)                                                                          | 4               |
| Signage - wayfinding and stinger safety                                                                                                   | 3               |
| Safe pedestrian crossing refuge (Jones Rd & Airlie Creek trail)                                                                           | 3               |
| Lighting improvements (new pathways, SHR & Waterson Way)                                                                                  | 3               |
| 17. Coconut Grove pedestrian conflict concerns                                                                                            | 2               |
| 2. Support                                                                                                                                | 2               |
| 23. Support, consider lighting, interpretive signage & park run                                                                           | 2               |
| Activity - BMX / Mountain Bike access                                                                                                     | 2               |
| Scooters - no shared scooter system                                                                                                       | 2               |
| Scooter / bike parking & weatherproof storage                                                                                             | 2               |
| 10. No support - unnecessary duplication & cyclone concerns                                                                               | 1               |
| 10. Support                                                                                                                               | 1               |
| 19. Traffic concerns                                                                                                                      | 1               |
| 2. Low priority                                                                                                                           | 1               |
| 3. Pedestrian conflict - drop-offs concerns                                                                                               | 1               |
| CCTV improvements & expansion                                                                                                             | 1               |
| Connection - Ocean View Rd to Coral Sea Marina (via reserve)                                                                              | 1               |
| Connection - Main St to SHR (remove part garden bed near Beagles)                                                                         | 1               |
| Connection - Cannonvale beach to Northerlies boardwalk                                                                                    | 1               |
| Learn to ride track - PCYC or Cannonvale Lakes Park                                                                                       | 1               |
| Scooters - support shared scooter system, but control                                                                                     | 1               |
| Plan corridor widths for electric transport & automation (google taxis, trams, monorails)                                                 | 1               |
| Preserve existing vegetation                                                                                                              | 1               |
| Maintenance vegetation on footpaths - Shingley to Airlie                                                                                  | 1               |

## 11.2 - Galbraith Park Master Plan

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Manager Parks and Gardens

**AUTHORISING OFFICER:** Director Infrastructure Services

---

### PURPOSE

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

### EXECUTIVE SUMMARY

The Galbraith Park Master Plan establishes a long-term vision for Galbraith Park as a regional destination and the future civic and community hub for Cannonvale and the Greater Airlie Beach Area. Located at the heart of a rapidly growing coastal community, Galbraith Park will provide high-quality public open space and community infrastructure that supports everyday life and regional identity.

Reimagined as a rewilded landscape, Galbraith Park will connect people with nature through a series of distinct park zones each offering unique ecosystems and experiences that celebrate the Whitsunday landscape. The Master Plan delivers a clear design direction, integrating cultural, natural, and recreational experiences, and sets out a spatial framework identifying key zones and activation elements.

The vision is guided by four key themes:

- **Gather** – Spaces for connection and celebration, creating a shared backyard for the Whitsundays.
- **Discover** – Opportunities for curiosity and immersion in the natural systems that shape the region.
- **Play** – A landscape that celebrates freedom, imagination, and movement, encouraging learning through nature.
- **Care** – A spirit of stewardship that protects biodiversity and empowers the community.

Signature spaces include the Community Square, Community Green, Playscape, and Nature Walk, complemented by design elements that define the park's enduring character and identity.

### OFFICER'S RECOMMENDATION

That Council:

1. Endorse the Galbraith Park Master Plan (**Attachment 11.2.1**).
2. Adopt the Galbraith Park Master Plan as the guiding document for the subject area.
3. Delegate authority to the Chief Executive Officer to make administrative amendments to ensure the document remains current.
4. Authorise the Chief Executive Officer to prepare and implement an initial Stage 1 Action Plan and a 10–15 year delivery strategy aligned with the Galbraith Park Master Plan.
5. Authorise the Chief Executive Officer to utilise the Galbraith Park Master Plan for investment attraction through external funding, including grant applications, advocacy, partnerships, and private sector engagement.

6. Adopt the Galbraith Park Master Plan as the Land Management Plan for the subject area.

## BACKGROUND

Galbraith Park is located in Cannonvale, within the Whitsunday open space network, and forms part of the Greater Airlie Beach Area, one of Queensland's fastest-growing destinations. Over the past decade, the region has experienced significant population and economic growth, driving demand for high-quality community infrastructure and public spaces. As Cannonvale evolves into a town centre with a stronger civic identity, Galbraith Park presents an opportunity to fulfil this need by offering a central, accessible, and well-connected site for community gathering, recreation, and leisure.

The park is uniquely framed by two creek systems, Saltwater Creek to the east and Galbraith Creek to the west, which together define the natural boundary of the reserve. Over the past two decades, these riparian corridors have been rehabilitated, creating a wildlife corridor. Public consultation has reinforced a strong community desire to further restore these areas, improve walking and running trails, and create places that celebrate the landscape.

The Master Plan responds to this setting by embracing Galbraith Park's role as a connector linking neighbourhoods to nature, community life to the town centre, and everyday experiences to regional identity. It provides:

- A coordinated approach to development and investment.
- Integration of cultural, natural, and playful experiences for all ages.
- Staged delivery aligned with the long-term vision for a regional hub.

Stage 1 focuses on establishing foundational elements, including earthworks, site preparation, enabling infrastructure, and priority public realm features such as the Nature Lawn and Community Pavilion, coordinated with the delivery of the adopted Community Centre.

## DISCUSSION/CURRENT ISSUE

The Galbraith Park Master Plan sets out a staged roadmap to establish Cannonvale's future civic hub and regional destination—enhancing liveability, attracting investment, and strengthening the Whitsunday identity.

### Key elements include:

- **Strategic Framework** – A vision and guiding principles that reconnect the community with nature while balancing social, environmental, and economic outcomes.
- **Spatial Framework** – A coordinated layout of key zones and signature spaces, including the Community Square, Community Green, Playscape, and Nature Walk, integrated with the adopted Community Centre and future CBD development.
- **Implementation Framework** – Staging priorities, enabling infrastructure, and funding pathways to guide delivery, beginning with foundational works in Stage 1.

Community feedback strongly supported riparian restoration, improved walking and running trails, nature-based play, and spaces for cultural and community events. The Master Plan responds to these priorities through its four themes—Gather, Discover, Play, and Care—and positions Galbraith Park to leverage State and Federal investment opportunities.

The Consultation Report for Galbraith Park Master Plan is included as **Attachment 11.2.2** and has been considered in the finalisation of the plan.

The Master Plan includes a 10–15 year Action Plan that outlines staging priorities, enabling infrastructure, and funding pathways. This ensures incremental improvements contribute to the park's future identity and that delivery aligns with regional growth.

## **FINANCIAL IMPLICATIONS**

- Stage 1 works (earthworks, enabling infrastructure, Nature Lawn, Community Pavilion) will require budget allocation in future capital works programs.
- Additional funding opportunities will be pursued through State and Federal grants, partnerships, and private sector investment.
- Endorsement of the Master Plan positions Council to attract external funding and leverage advocacy opportunities.

## **CONSULTATION/ENGAGEMENT**

Acting Director Capital Program & Network Planning  
Acting Director Corporate Services  
Capital Program Project Manager  
Director Community Services and Facilitation  
Director Infrastructure Services  
Director Regional Strategy and Planning  
Chief Executive Officer  
Executive Manager Roads and Drainage  
Manager Strategic Planning  
Manager Development Assessment  
Manager Communication and Marketing  
Councillors

Consultation Report for Galbraith Park Master Plan is included as Attachment **11.2.2**

## **STATUTORY/COMPLIANCE MATTERS**

- The Master Plan aligns with the Whitsunday Regional Council Planning Scheme and relevant State planning policies.
- Environmental compliance will be required for works near riparian corridors under the *Environmental Protection Act 1994 (Qld)*.
- Cultural heritage duty of care obligations applies under the *Aboriginal Cultural Heritage Act 2003 (Qld)*.

## **RISK ASSESSMENT/DEADLINES**

Failure to endorse the Galbraith Park Master Plan risks:

- Fragmented and reactive development across Galbraith Park and the emerging Cannonvale town centre.
- Loss of investment confidence and missed opportunities for State and Federal grant funding.
- Missed opportunity to leverage the adopted Community Centre project and position Galbraith Park as the future CBD for the Whitsunday region.

Deadlines:

- Adoption of the Master Plan is required to progress Stage 1 planning and secure external funding.
- Initial Stage 1 Action Plan and five-year delivery strategy to be prepared within six months of adoption.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Implement Whitsunday Economic Development Strategy and publish an attraction prospectus Identifying priorities for advocacy and investment.

In partnership with our local businesses and industries, identify and define our regional priorities for advocacy, investment, and growth.

Advance and advocate the region's growth ambitions through identifying a pipeline of major projects, infrastructure, and events.

Articulate future vision and areas of economic opportunity through the development of regional and precinct master planning.

Invest in our parks, facilities, and public spaces to ensure they are attractive and welcoming to members of the community.

Ensuring appropriate community engagement to guide Council's decision making and project priorities.

Plan for the future of our community services and public spaces through the development of targeted strategies and precinct master planning.

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

Complete network planning for the future across key infrastructure networks, including stormwater, water supply, sewerage, waste, roads, and parks.

## **ATTACHMENTS**

1. Galbraith Park Master Plan [**11.2.1** - 46 pages]
2. Consultation Report - Galbraith Park Master Plan [**11.2.2** - 12 pages]



# GALBRAITH PARK MASTER PLAN

JANUARY 2026

Whitsunday  
Regional Council

## Purpose of this document

This Master Plan sets out the long-term vision for Galbraith Park, realising its potential as a regional destination that reconnects the community with nature. With a clear design direction - aiming to integrate cultural, natural and playful experiences - the Master Plan establishes a spatial program for Galbraith Park, identifying key zones and the elements that will activate them. Developed to unify effort and attract investment, the Master Plan sets out a coordinated approach to delivery - ensuring that early stages contribute to the future

identity of the park and that incremental change builds towards a cohesive, high-quality public environment. As new homes, community facilities and local businesses emerge across Cannonvale, more people will choose to call it home - increasing the demand for public open space. Planning for Galbraith Park now ensures that this growth translates into long-term community benefit. By investing with intention, Galbraith Park can become a defining feature of Cannonvale's identity and a lasting legacy for future generations.

FOREWORD

PURPOSE

|           |                           |    |
|-----------|---------------------------|----|
| <b>01</b> | <b>Introduction</b>       |    |
|           | Project context           | 02 |
|           | Project drivers           | 04 |
|           | Vision                    | 06 |
|           | Master Plan               | 08 |
| <b>02</b> | <b>Master Plan detail</b> |    |
|           | Community zone            | 12 |
|           | Recreation zone           | 18 |
| <b>04</b> | <b>Look and feel</b>      |    |
|           | Character palettes        | 28 |





## Project context

Galbraith Park is located in Cannonvale, at the heart of a rapidly growing coastal community that forms part of the Greater Airlie Beach Area. Over the past decade, the region has experienced significant population and economic growth, emerging as one of Queensland's fastest-growing destinations. As Cannonvale evolves into a town centre with a stronger civic identity, there is a clear need for high-quality community infrastructure that supports everyday life. Galbraith Park, set within the Whitsunday open space network, presents an opportunity to fulfil this need - offering a central,

accessible and well-connected site for community gathering, recreation and leisure. As Cannonvale grows into its role as a civic and community hub for the Whitsundays, Galbraith Park has the potential to become its central gathering place - a park that is both recreational and restorative, active and ecological, local and regionally significant. The Master Plan responds to this setting by embracing the park's role as a connector: connecting neighbourhoods to nature, community life to the town centre, and everyday recreation to a broader rewilded landscape.



Figure 01 Galbraith Park Context Plan



## Project drivers



### Gather

Gathering is at the heart of Galbraith Park. Through a network of spaces designed for connection and celebration, the park will bring people together - creating a shared backyard for the Whitsundays.



### Discover

Discovery at Galbraith Park is about curiosity, learning and immersion - exploring the wild edges and rediscovering the natural systems that shape the Whitsundays.

FOREWORD

PURPOSE



### Play

Play defines the park's social energy - a celebration of freedom, imagination and movement. Beyond equipment, Galbraith Park will offer an immersive landscape, where children learn through nature.



### Care

Care defines Galbraith Park's long-term legacy - the spirit of stewardship that protects its landscape and empowers the community - turning biodiversity into an everyday experience.



Vision

A rewilded landscape that connects people with nature, Galbraith Park will become a regional destination. Re-imagined as a series of parks, each offering a distinct ecosystem of experiences that celebrate the natural landscape, Galbraith Park will be a place for all to explore.





Attachment 11.2.1 Galbraith Park Master Plan

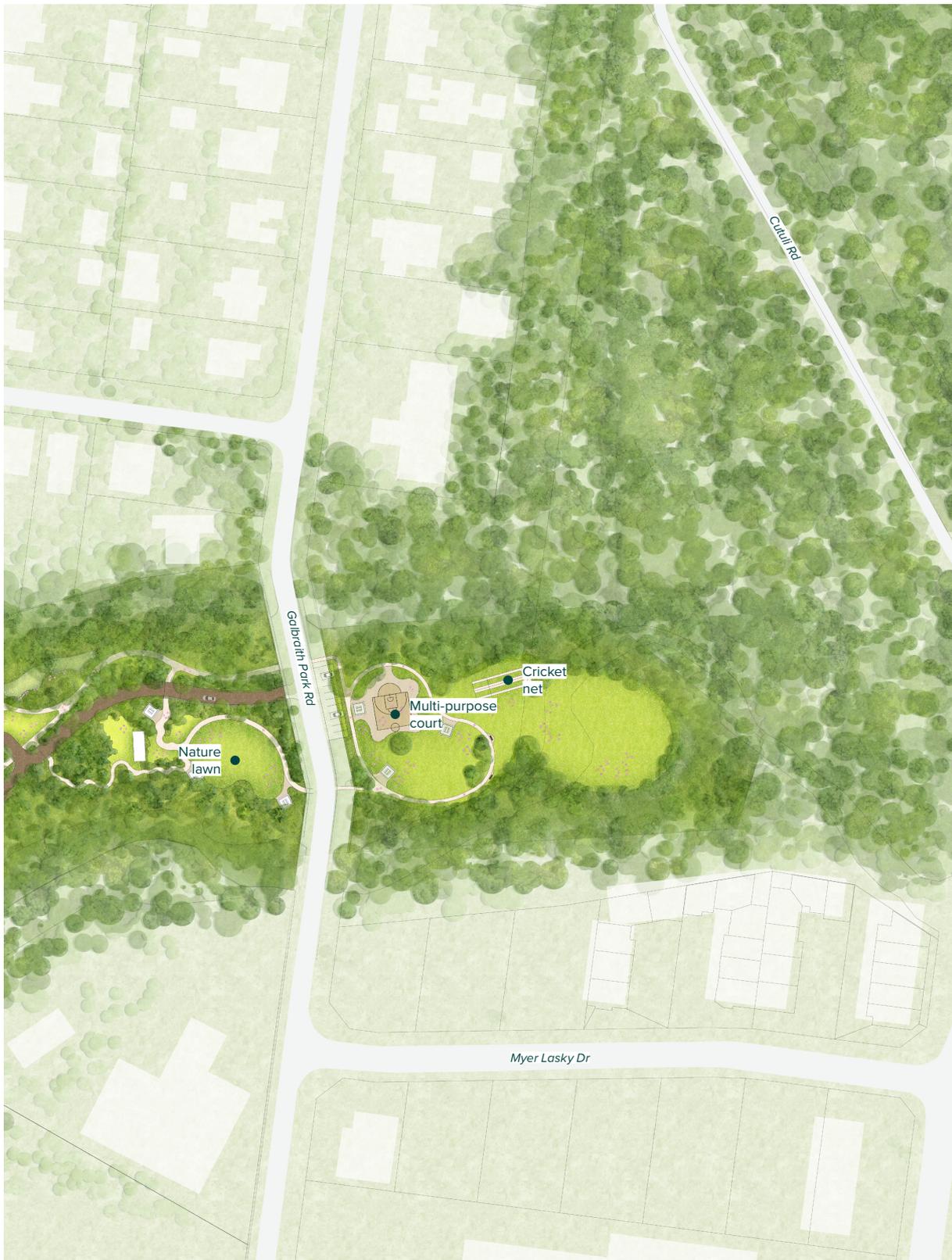


Figure 02

Galbraith Park Master Plan

1:2000



WHITSUNDAY REGIONAL COUNCIL | 9



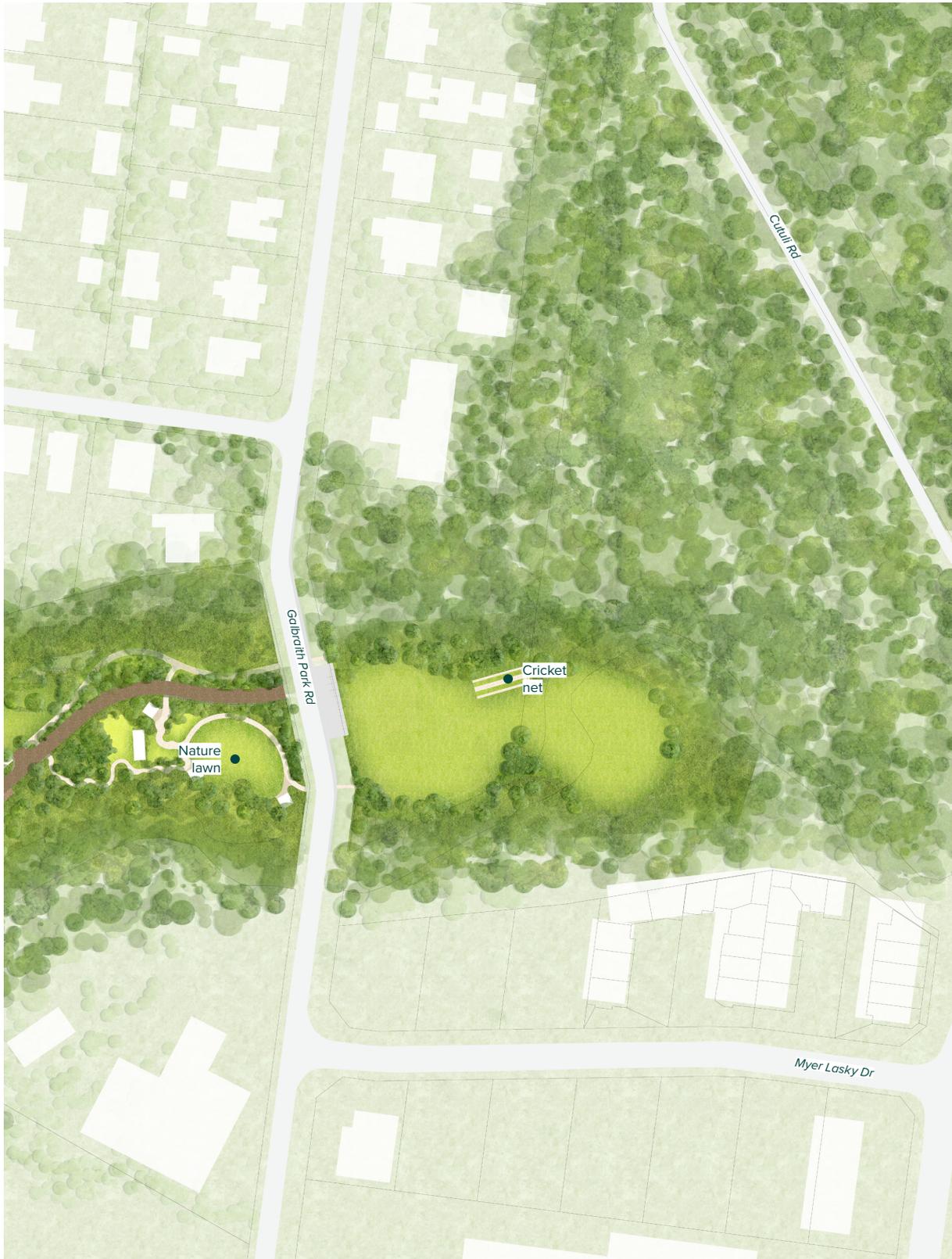


Figure 05

Galbraith Park Stage 01

1:2000



WHITSUNDAY REGIONAL COUNCIL | 11

**Realising the  
potential of  
Galbraith Park,  
a legacy for the  
Cannonvale  
community.**

## Master Plan detail

The Galbraith Park Master Plan has been developed in response to a strong vision that seeks to create a regional destination that reconnects the community with nature. This chapter sets out the strategic direction for Galbraith Park, demonstrating its potential through a series of illustrative plans and visualisations of key spaces.





Figure 03

Community Zone



WHITSUNDAY REGIONAL COUNCIL | 13



The kickabout lawn forms the social anchor of the park - a flexible space designed for gatherings, markets and celebration. Shaded seating, informal terraces and open grass areas invite people to come together, relax and connect as a community.





The playscape blends nature and creativity through climbing structures, water play and discovery trails that encourage exploration and intergenerational play. Framed by park pavilions, picnic shelters and shaded rest areas, it is a place for people of all ages and abilities.

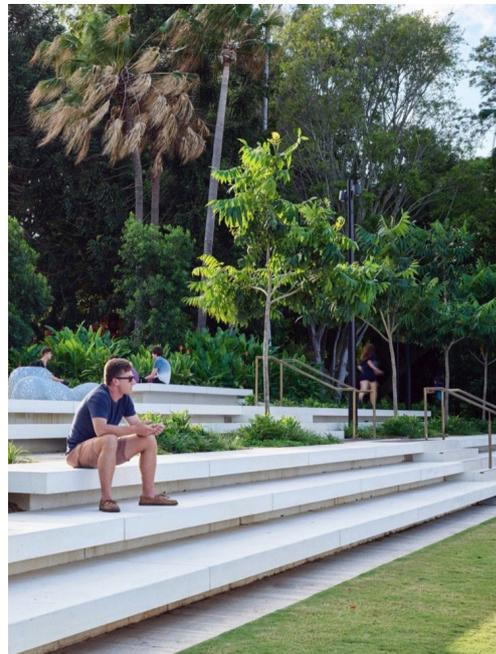


## Key spaces



### Community square

A subtropical plaza that functions as the social heart of the park, accommodating festivals, markets and cultural events. With active street edges, it creates a strong address for the community centre - providing a natural meeting point for all ages.



### Community green

A generous open lawn framed by an amphitheatre, providing space for informal gatherings, concerts and community events. It is an outdoor 'living room', designed to bring the community together.



### **Playscape**

A nature-based play environment that encourages exploration through sensory materials, varied terrain and water play. Designed as a signature destination for families, it blends play into the landscape to create an immersive experience.



### **Nature walk**

A meandering boardwalk and trail network that follows the creek, inviting visitors to discover local ecologies. Interpretive signage and small gathering points create opportunities for quiet reflection, education and environmental stewardship.

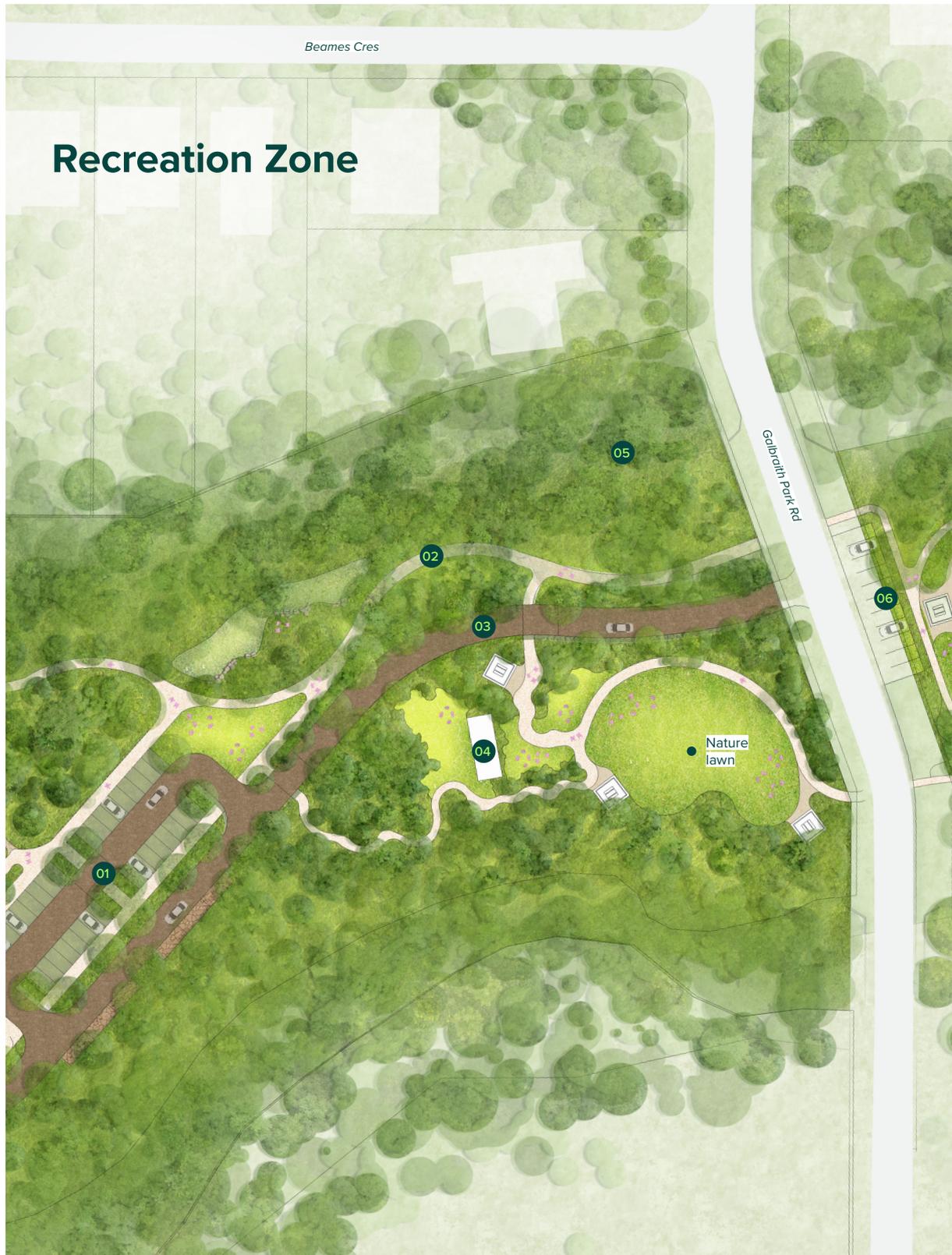




Figure 04

Recreation Zone





The multi-purpose court is a dynamic environment for movement and wellbeing. Integrating passive recreation lawns with active facilities, it welcomes both casual and organised activity, fostering a culture of health, inclusion and everyday enjoyment.





The nature lawn offers a generous, open green space where people can slow down, relax and enjoy the calming presence of the adjacent waterway. Designed for passive recreation, it provides a comfortable setting for picnics, quiet gatherings, reading and everyday moments of pause within the broader parkland.



CHAPTER 01

MASTER PLAN DETAIL

Preliminary Artist Impression

Nature Lawn

WHITSUNDAY REGIONAL COUNCIL 125

View to the nature lawn.

## Key spaces



### Multi-purpose court

A flexible sport and recreation space that supports basketball, futsal and informal play across age groups and abilities. The court will be a social attractor - a backdrop for youth culture and community expression.



### Nature lawn

A generous, open green space adjacent to the creek. Designed for passive recreation, it provides a comfortable setting for picnics, gatherings and family-led activity.



### **Multi-purpose amenity**

A multi-purpose amenity block with additional space for storage. Centrally located, outside of the high-risk flood area - it services the parkland and its community.



### **Park boulevard**

A slow-speed shared street that balances the movement of bicycles, cars and pedestrians. Lined by trees, the boulevard frames the arrival into the park - reinforcing a calm, cool character.

**Building a  
strong sense  
of place, a park  
that people are  
proud of.**

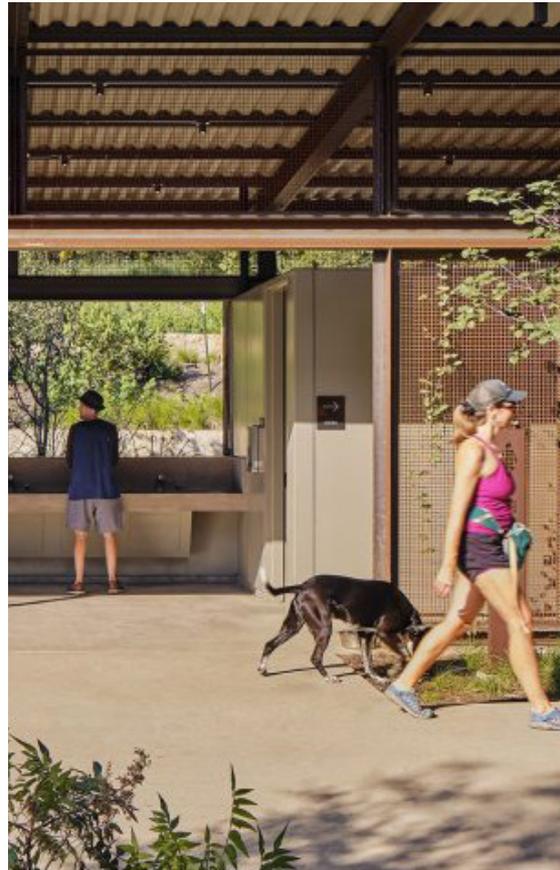
## Look and feel

The Galbraith Park Master Plan seeks to shape an enduring parkland - one that connects people and place. This chapter defines the future character of Galbraith Park, establishing the design elements that will contribute to its identity.

## Shelter

The park shelters will provide shaded, welcoming spaces for gathering, rest, and reflection within the broader parkland. They will embody a refined simplicity - blending seamlessly into the natural setting and reinforcing the park's identity as a relaxed and immersive landscape.

- 01 Shelters will be constructed from sustainably sourced timber and exposed steel, reflecting a natural material palette inspired by the Whitsunday coast.
- 02 Their slender, floating rooflines will filter sunlight and create dappled shade reminiscent of the rainforest canopy.
- 03 Each shelter will be framed by low stone terraces and informal seating edges, inviting casual use and social interaction.
- 04 Materials will be robust and tactile, ensuring longevity in a coastal climate while maintaining visual warmth.
- 05 Shelters will be oriented to capture breezes and offer framed views across the play, recreation and nature zones.
- 06 Subtle artistic motifs and interpretive detailing will reference local flora, fauna and cultural stories, embedding the park's identity into its architecture.



**Responsive design**

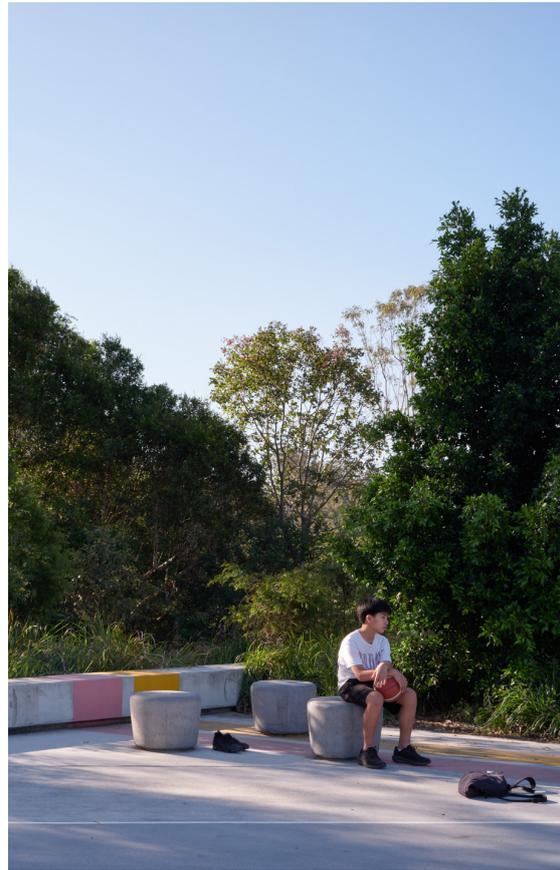
Built amenities will be light, permeable and flood-resilient - designed to withstand coastal conditions and seasonal change. Their form and character will respond to climate, landscape and local identity, while providing adaptable, shaded spaces for community use throughout the year.



## Furniture

The furniture suite will establish a unified and enduring design language across the park. It will support comfort, accessibility and everyday use, while reinforcing the park's natural and understated character.

- 01 A cohesive family of benches, tables, bins and bollards will be used throughout the park, combining warm timber with blackened steel detailing.
- 02 Furniture will be crafted for comfort and inclusivity, with options that support a diversity of ages and abilities.
- 03 Curved and linear configurations will be used to define social nodes, edges and quiet areas across the park.
- 04 The suite will have a restrained visual presence, allowing the surrounding vegetation and landform to remain dominant.
- 05 All items will be coastal-resilient and easy to maintain, ensuring long-term durability.
- 06 Subtle engraved patterns and local references will appear on selected elements, offering moments of discovery and reinforcing a sense of place.



**Inclusive design**

Park furniture will be practical, durable and comfortable, designed to accommodate people of all ages and abilities. Placement will support rest, gathering and outlook - encouraging social interaction and leisurely enjoyment of the park.



## Signage

Signage will play an important role in orientation and storytelling. It will be designed as a quiet layer within the landscape - clear, legible and consistent, while celebrating the park's identity and connection to Country.

- 01 A consistent family of wayfinding, interpretive and regulatory signs will be implemented using hardwood posts, corten or bronze-toned panels and etched text.
- 02 Signage will provide clear, concise communication with accessible language and universal pictograms.
- 03 Key signs will be strategically located along pathways and nodes, aligning with movement patterns and sightlines.
- 04 Interpretive panels will share stories of the Whitsunday landscape, ecology and Traditional Owner heritage.
- 05 Signs will be low in scale and unobtrusive, maintaining open views and a calm visual rhythm across the park.
- 06 Subtle lighting integration and reflective details will ensure safe visibility without disrupting the park's ambient night-time character.



**Wayfinding**

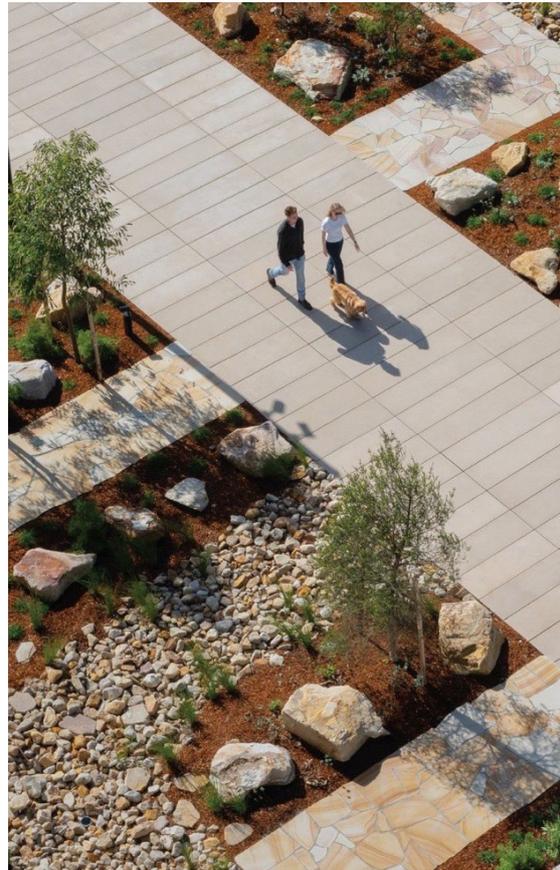
Signage will be legible, intuitive and seamlessly integrated into the landscape - positioned at key arrival points, trail intersections and community gathering spaces. It will use simple forms, durable materials and clear messaging to support wayfinding and strengthen sense of place.



## Materiality

The material palette will anchor the park in its natural context, evoking warmth, authenticity and a sense of timelessness. Materials will be chosen for their texture, durability, and relationship to the local environment, ensuring a cohesive and grounded aesthetic.

- 01 Warm, earthy tones and natural textures will unify the park's built elements and surfaces.
- 02 Paving will combine textured concrete, decomposed granite and gravel, providing accessibility while retaining a natural feel
- 03 Gathering areas will be defined through subtle tonal variation, rather than strong contrast, maintaining visual softness.
- 04 Existing boulders and rock outcrops will be retained as sculptural features, integrating nature into the design.
- 05 Transitions between materials will be seamless and accessible, contributing to a coherent visual flow.
- 06 Locally sourced materials will be prioritised to reinforce authenticity and sustainability within the park's identity.



**Authentic design**

Materiality draw on colours, textures and finishes that reflect the coast, creeks and surrounding ranges. Hardscape and built elements will use a consistent, durable palette - timber battens, stone and exposed aggregate - chosen for resilience in a humid coastal environment.



## Subtropical planting

The subtropical rainforest zones will form the immersive, shaded heart of Galbraith Park - lush, layered and ecologically rich. They will enhance biodiversity and create cool microclimates that invite exploration and pause.

- 01 Planting will create a multi-tiered canopy structure of tall shade trees, palms and dense understorey.
- 02 The palette will include broadleaf and glossy foliage species to evoke rainforest character and texture.
- 03 Meandering boardwalks and shaded paths will weave through dense planting, offering an immersive experience.
- 04 Vegetation will connect to riparian corridors, strengthening habitat and ecological continuity.
- 05 Seasonal variation in flowering and foliage will bring visual interest and dynamism throughout the year.
- 06 The rainforest zones will provide shelter and sensory richness, defining the park's cool and tranquil core.



**Deeply green**

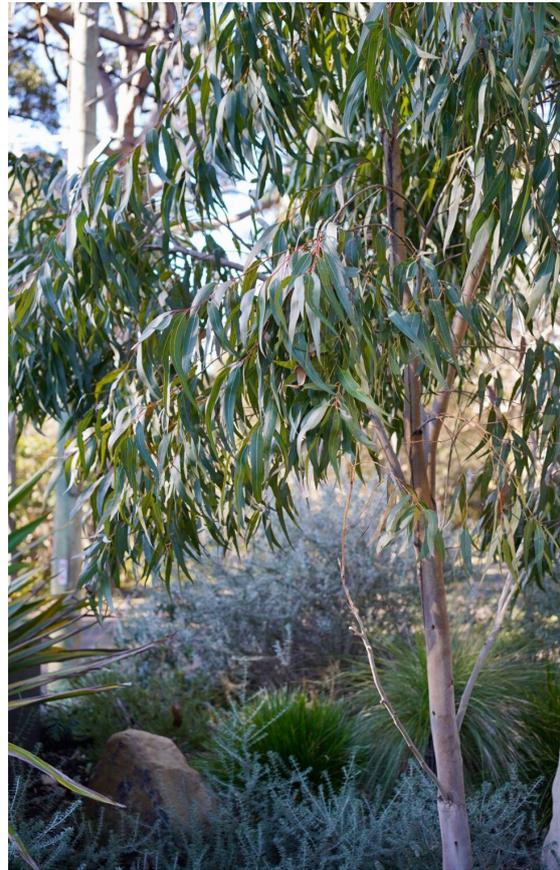
Canopy trees, mid-storey vegetation and groundcovers will be arranged to define rooms of activity and quiet refuge, while reinforcing visual connections to the surrounding environment. This planting approach will encourage walking and gathering, and establish a distinct landscape identity.



## Native planting

The Native Australian planting will define the park's open spaces - evoking the informal, sunlit character of Queensland's native woodlands. It will complement the rainforest zones through contrast and lightness, offering visual diversity and resilience.

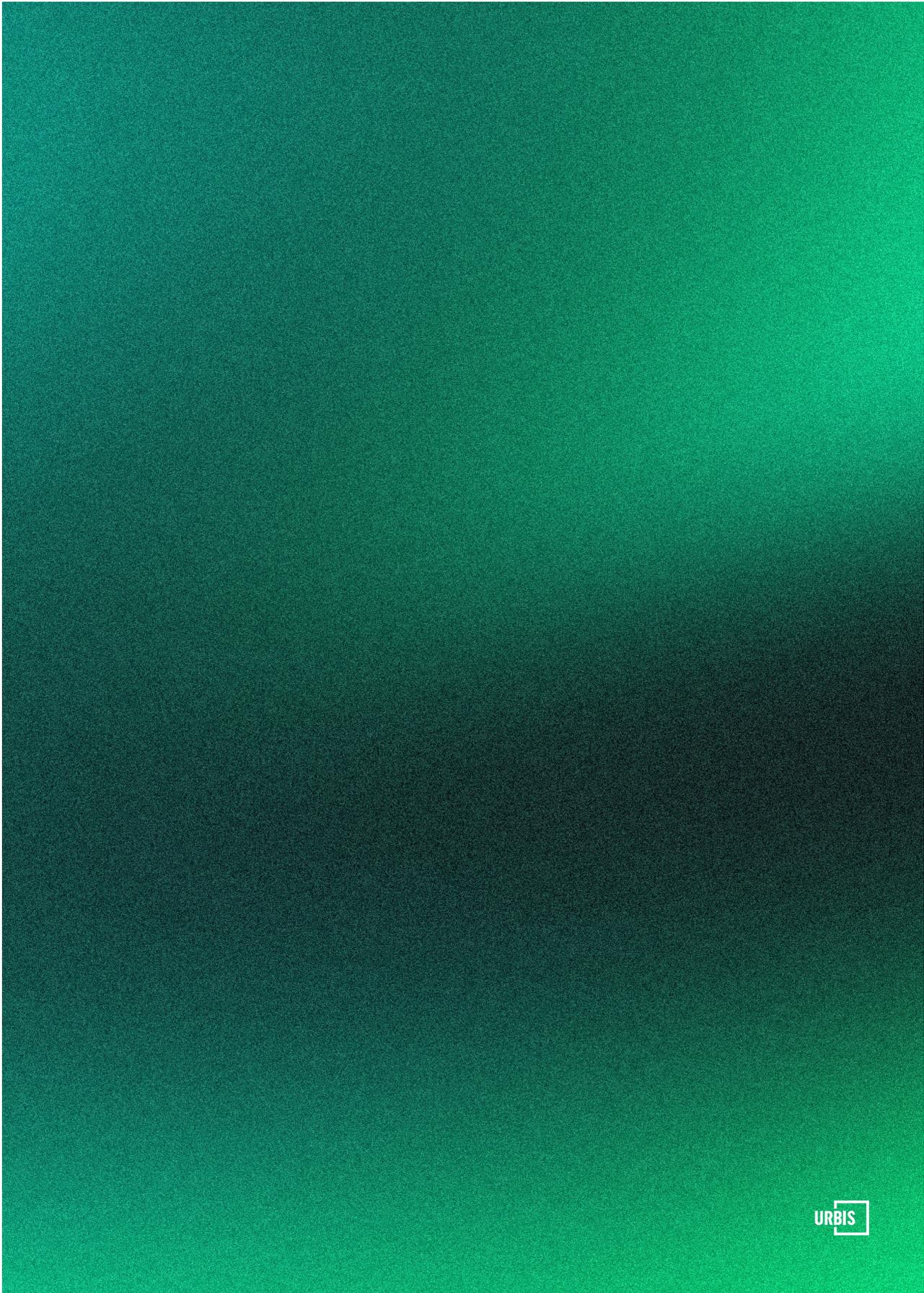
- 01 Eucalypts, Melaleucas and native grasses will create open woodland structure with filtered light and long views.
- 02 Seasonal flowering in warm golds, reds and silvers will add colour and identity across the year.
- 03 Planting will be arranged in drifts and clusters, maintaining openness while creating movement and rhythm.
- 04 Pollinator-friendly and bird-attracting species will enhance habitat diversity across the park.
- 05 The palette will be low-maintenance and drought-tolerant, suited to the Whitsunday climate.
- 06 Groundcovers and grasses will combine with boulders, timber edges and gravel to create a soft, naturalistic finish.



**Restorative design**

Native species will be used to restore habitat, strengthen ecological corridors and reinforce a sense of local identity. Planting selections will be resilient, low-maintenance and supportive of biodiversity and pollinators.



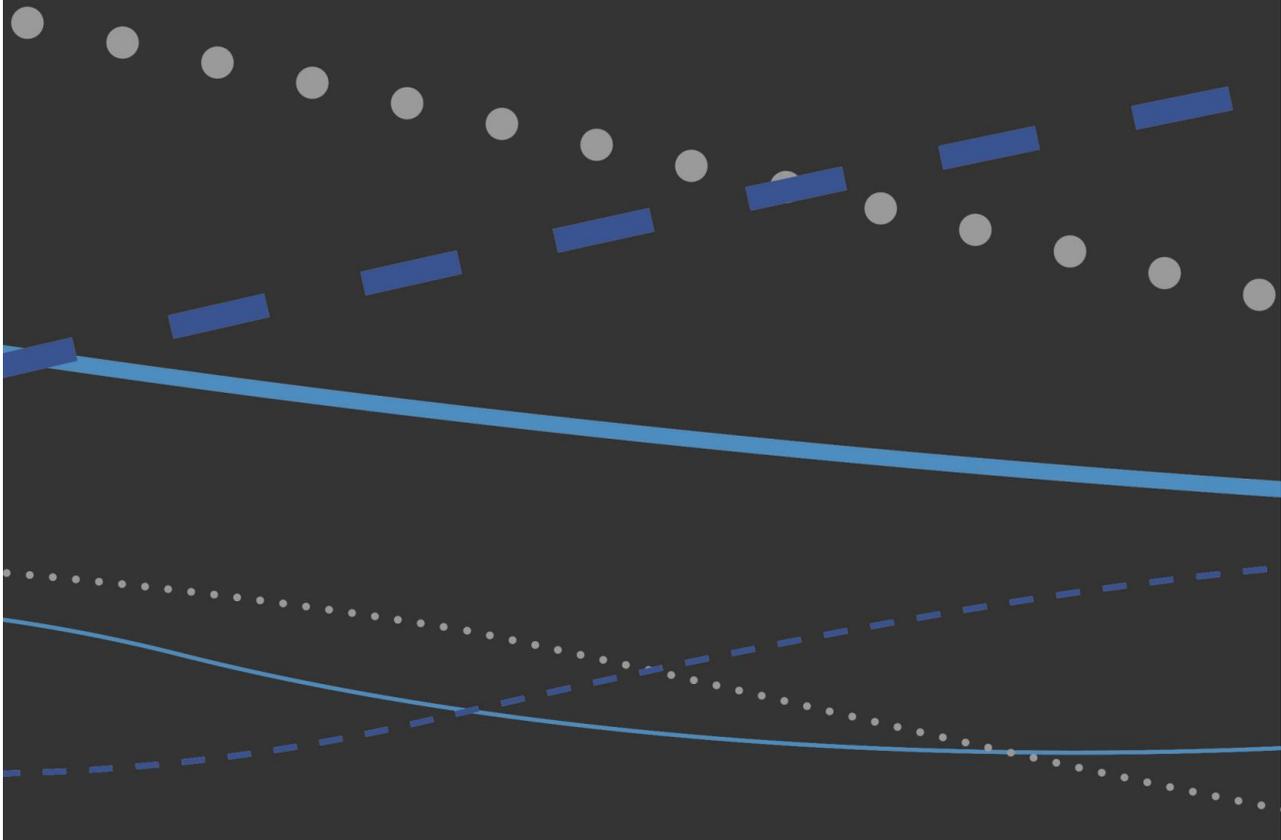




# ***Galbraith Park Master Plan***

## **Consultation Report**

Date: 8 January 2026



## Contents

|                                      |    |
|--------------------------------------|----|
| 1. Executive Summary .....           | 3  |
| 2. Background .....                  | 3  |
| 3. Overview of the Consultation..... | 4  |
| 4. Overview of the Responses .....   | 5  |
| 5. Recommendations .....             | 9  |
| 6. Next Steps .....                  | 10 |

## Document History

| Title  | Version No. | Date              | Author              | Reviewer                      | Approved by |
|--------|-------------|-------------------|---------------------|-------------------------------|-------------|
| Report | 1.0         | 8 January<br>2026 | Jonathan<br>Cutting | Mark Callaghan<br>Gary Murphy |             |

## 1. Executive Summary

The Galbraith Park Master Plan defines our aspirations for the central park to be delivered in stages over the next 10 - 15 years, including integrating the proposed Cannonvale Community Hub. The new Community Hub in Galbraith Park is supported by \$15M in grant funding from the Federal Government's Growing Regions Program. The Hub is scheduled to commence construction from mid-2026, to open late 2027.

Galbraith Park and the proposed Cannonvale Community Hub sit at the heart of our growth corridor, strategically positioned at the crossroads of open space, movement, and future development. The Galbraith Park Master Plan builds upon Landcare's legacy, creating parks within a park, with places for people to gather, play, discover and care for its unique biodiversity.

Consultation was open from Monday 17 November – Sunday 14 December 2025, for a period of 28 days. A total of 70 individual submissions and 2 key stakeholder responses were received during the consultation period. Key feedback included:

- Support of the overall vision for Galbraith Park and proposed Cannonvale Community Hub.
- Walking, nature, and outdoor enjoyment are top priorities, including the botanic trail, playscape and enhancing pathway connections that families, seniors and dog walkers already use and enjoy.
- The community gardens are valued by a section of the community.
- Recognition that dog walkers are major users of the park, with support for a fenced dog area to help keep children, wildlife, and shared spaces safe.
- Comfort and practical features suggested, such as more shade, seating, water bubblers, water features, additional amenities, lighting, bins, and good stormwater management.
- Some feedback supported additional sporting space or equipment, including relocating a larger multi-purpose area away from the cricket nets hitting zone to improve safety.
- Consideration of pedestrian safe pedestrian movement and sensor lighting throughout the area, including crossing over Galbraith Park Drive and connections to Beames Court, Whitsunday Green and Whitsunday Plaza.
- Support for a mix of library programming, such as youth activities, adult activities, mindfulness and art activities.

All submission contents have been collated in this report. WRC will report back to the community to close the loop and will consider feedback during staged implementation of the Plan.

## 2. Background

Galbraith Park is located in Cannonvale, at the heart of a rapidly growing coastal community within the Greater Airlie Beach Area. Over the past decade, the region has experienced strong population and economic growth, emerging as one of Queensland's fastest-growing destinations. As Cannonvale continues to evolve into a town centre with a stronger civic identity, there is a clear need for high-quality community infrastructure that supports everyday life.

Galbraith Park presents an opportunity to meet this need by providing a central, accessible, and well-connected place for community gathering, recreation and leisure. As Cannonvale grows into its role as a civic and community hub for the Whitsundays, the park has the potential to become its central gathering place — balancing recreation and restoration, activity, and ecology.

The Master Plan reinforces the park's role as a connector, linking neighbourhoods to nature, community life to the town centre, and everyday recreation to a broader rewilded landscape.

### 3. Overview of the Consultation

The consultation process occurred between Monday 17 November – Sunday 14 December 2025, for a period of 28 days using our Online Engagement Portal. Communication tools to raise awareness of the consultation period included:

- Project page, fact sheet, and survey on our Online Engagement Portal - Yoursay Whitsunday.
- Social media post (3)
- Newspaper notice (3)
- Direct email of key stakeholders and Yoursay members interested in Cannonvale Parks and community facility projects (583)
- Mail-out of nearby residents to raise awareness of Cannonvale Hub construction upcoming and Galbraith Park Master Plan consultation (900)
- Poster on digital noticeboards and hardcopy surveys in customer service centres and Cannonvale Library
- A1 Posters with QR code linking to survey at Galbraith Park, Cannonvale Foreshore and Cannonvale Lakes Park (4)
- Information stalls at local shopping centres (2)
- Targeted community meeting with key stakeholders
- Interview with community gardens representative
- Whitsunday Plaza letter drops to raise awareness of consultation with local businesses

Three Facebook posts received above average reach, including:

- Post impressions – 17,601- The number of times a post was on screen.
- Post reach – 32,515 - The number of people who saw posts at least once.
- Link clicks – 611 - The number of times people engaged with a link in a post

One Facebook post completed by Whitsunday Organic Community Gardens during the consultation period attracted over 38 engagements and was shared 11 times.

Our Online Engagement Portal *Yoursay Whitsunday* attracted 524 'informed' visitors during the consultation period. 'Informed visitors' interacted with fact sheets or links on the project page.

#### 3.1 Purpose of the consultation

To consult with Whitsunday Region residents on the Galbraith Park Master Plan. Under the IAP2 Public Participation Spectrum, WRC was seeking to **consult** the community.

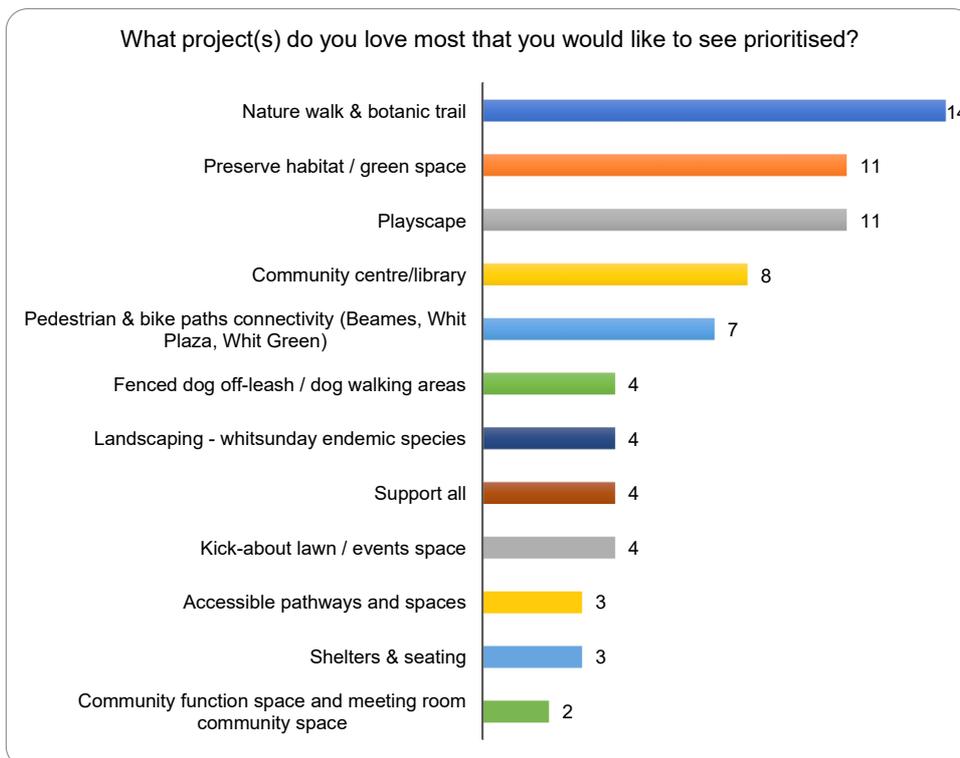
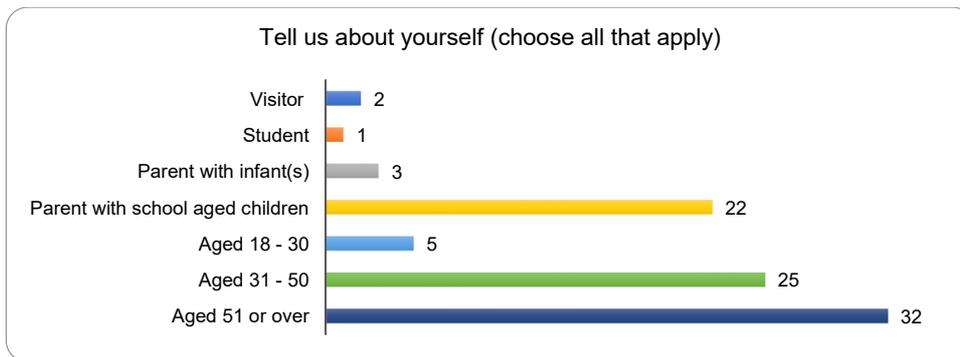
#### 3.2 Who was consulted

All residents in the Whitsunday Region were invited to participate, and the consultation was open to anyone online. Targeted efforts included A1 posters in Cannonvale Parks, meeting with key stakeholders, letter drop to Whitsunday Plaza businesses, mail-out of residents and direct email to local schools, youth centres, sport clubs, relevant community groups and interested residents.

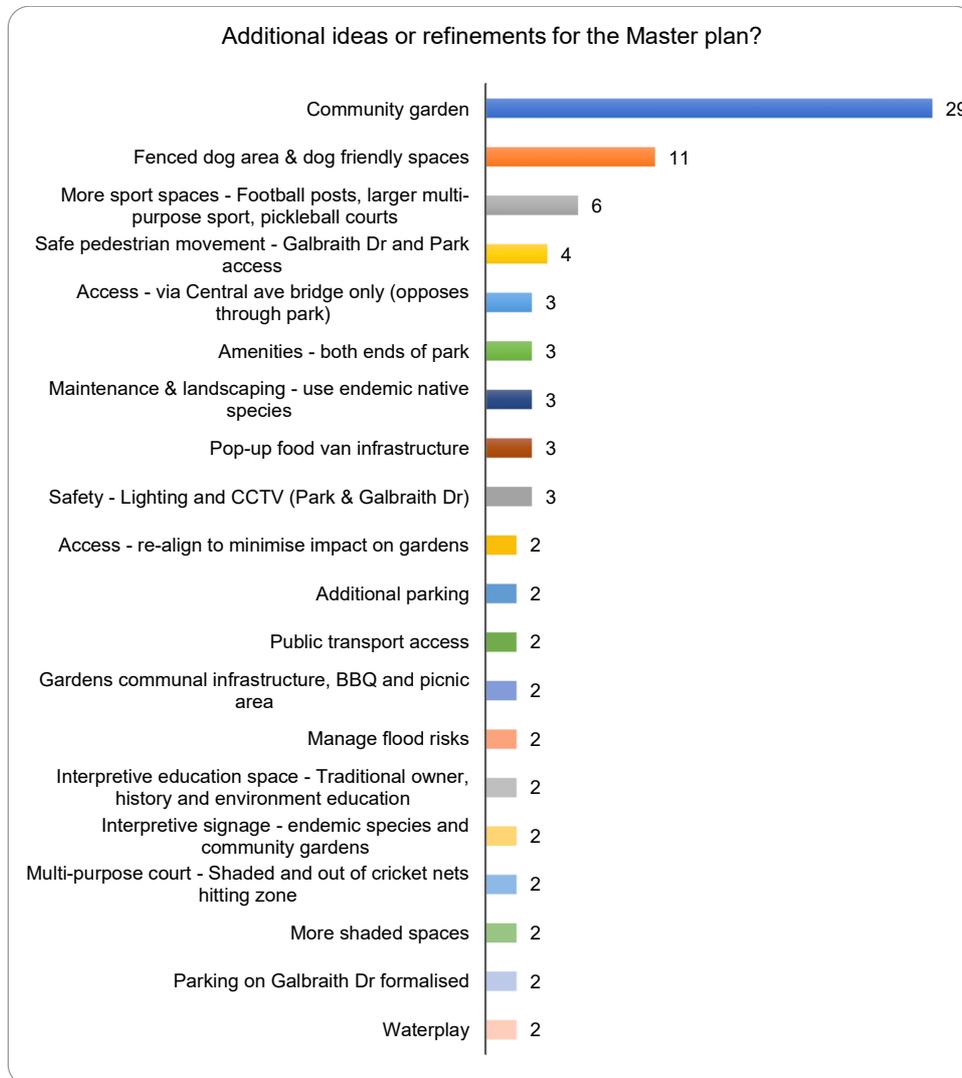
## 4. Overview of the Responses

Overall, there were 70 individual submissions, and 2 key stakeholder responses were received during the consultation period. The consultation sought feedback via written submission or online survey questions, which included an option for further comment. Consultation results are set out below:

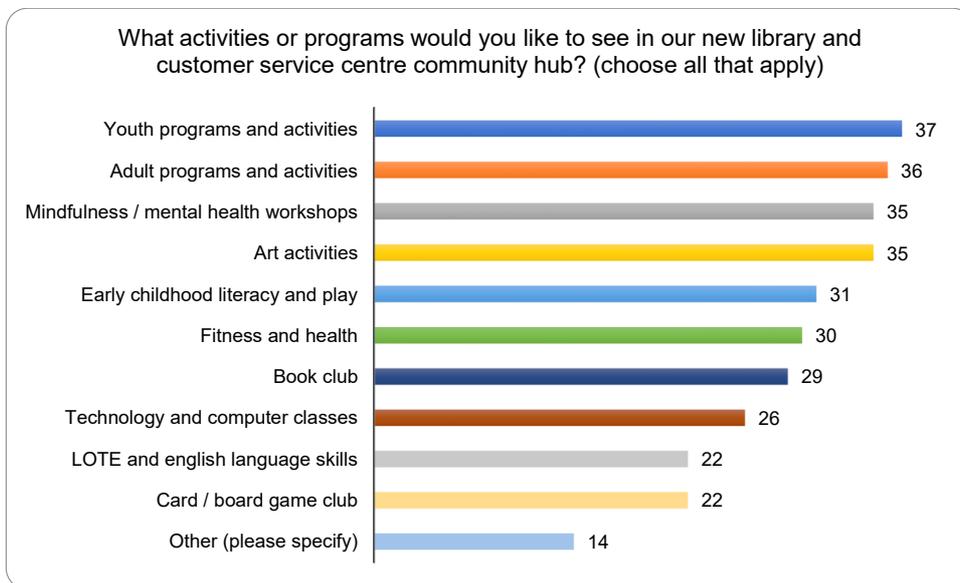
### 4.1 Analysis of Responses



Note – See full list of submission themes within Appendix A



Note – See full list of submission themes within Appendix A.



'Other' included:

| Other Themes                                                           | Mentions |
|------------------------------------------------------------------------|----------|
| Community gardens food programs / family open day                      | 4        |
| Mental & physical health (incl seniors)                                | 3        |
| Book club                                                              | 2        |
| Concerts, podcasts, and panels                                         | 2        |
| Modern computers, printers, photo copier                               | 2        |
| Study / workspaces / Meeting room booking - various sizes & soundproof | 2        |
| Dancing                                                                | 1        |
| Guided nature walks, bush tucker garden & sensory gardens              | 1        |
| Kids area                                                              | 1        |
| Sustainability                                                         | 1        |
| Query about commercial operator - LMP reference                        | 1        |
| Art Gallery and exhibitions                                            | 1        |
| Cafe                                                                   | 1        |
| Cultural dances                                                        | 1        |
| Host Council meetings in community centre                              | 1        |
| No support for library (invest in sports park)                         | 1        |

#### 4.2 Information stalls direct feedback

| Whitsunday Shopping Centre and Whitsunday Plaza Information Stall |         |
|-------------------------------------------------------------------|---------|
| Theme                                                             | Mention |
| Support                                                           | 7       |
| Love Botanic trail                                                | 4       |
| More parking & shaded parking                                     | 1       |
| More grass & trees in square                                      | 1       |
| Waterplay                                                         | 1       |
| Bike track / Learn to drive for bikes                             | 1       |

#### 4.3 Key stakeholder feedback

##### *Whitsunday Landcare Submission and Community meeting*

- General support for the Master Plan, particularly the protection of revegetated areas, all weather accessible pathways, and the proposed library as a community and education asset.
- Opposition to public vehicle access through the park, citing impacts on the park's bushland tranquillity, pedestrian safety, and wildlife habitat. Preferred access via a bridge across the creek from Central Avenue, on-street parking at Galbraith Dr and only an emergency / maintenance vehicle lane within the park.
- Request that necessary utilities through the park follow proposed maintenance road where possible, to minimise creek disturbance.
- Desire to simplify design of kick-about lawn to minimise earthworks, extensive drainage requirements, and re-vegetation impact, with funding channelled toward new bridge to Central Avenue.
- Landscaping should use locally sourced native plants of local provenance to avoid potential cross pollination with species adapted to our soils and climate. Opportunity to work with Landcare to source local plantings, subject to sufficient notice.
- Encourages the ongoing preservation and maintenance of the park's revegetation through appropriate Council resourcing and support of 'Friends of Galbraith Park' volunteers' program to ensure objectives of improving water quality and providing wildlife habitat continue. Alternatively, Council may consider funding a part-time Landcare position to supervise and program volunteers' efforts and education programs for sensory or bush-tucker themed gardens.
- Design considerations including:
  - Pedestrian crossing and Galbraith Park Drive aligning with park accesses
  - Several drinking water fountains throughout park
  - Improved shelters, providing more weather protection than existing
  - Additional amenities to service each end of the park,
  - Adequate lighting, including sensors to minimise light pollution
  - Rain gardens, permeable pavement, and stormwater management to slow run-off and irrigate gardens
  - Fenced dog park including waste bags, given high use by dog walkers to ensure children and wildlife safety
  - Sufficient bins to service areas where people gather, considering designs that ensure pest birds are unable to access waste

##### *Galbraith Park Community Meeting – 26 November 2025*

Attendees – Whitsunday Landcare (3) and Whitsunday Conservation Council (2). Whitsunday Organic Community Gardens and Whitsunday Running Club were unable to attend and were interviewed separately.

##### Meeting feedback:

- Fenced dog area
- Preserve re-vegetation near kickabout lawn
- Kids' education programs - sensory / food garden
- Volunteer program - Friends of Galbraith Park
- No metal seating - park character
- Interpretive signage for endemic vegetation
- Plant endemic species to maintain unique character
- Additional amenities in north of park
- Rain gardens around building to manage stormwater

*Whitsunday Organic Community Gardens Submission and Interview*

- Organisation includes 15 paying members, and several 'drop-in' community members
- Strong support for retaining native vegetation, with connected walking and nature paths to support existing use by families and dog walkers.
- Playscape is supported provided it uses natural materials and avoids artificial turf, due to environmental and health concerns associated with synthetic surfaces that may contain PFAS.
- Desire for recognition of Community Gardens within the Master Plan - Whitsunday Organic Community Gardens are a long-standing, volunteer-run community asset (8+ years), supported by Council and State funding, delivering workshops, school education, and community placements. Most recent funding includes
- Highlights that the Whitsunday Organic Community Gardens are a grass roots community driven organisation that prioritises biodiversity and local food provenance over manicured, resource-intensive landscaping. Notes Hidden Valley community gardens are well funded and maintained by employees.
- Committee desires to be kept in the loop with construction processes and happy to collaborate with Council to re-locate facilities that may be affected by access lane alignment, such as the water tank, provided adequate notice and support is given to ensure irrigation connections are maintained.
- Acknowledges Council's expectations for high amenity and well-maintained parkland as further stages of the park are developed.

*Whitsunday Running Club*

- Acknowledges that construction timing may impact North Queensland Cross Country Championship usually held at Galbraith Park, in April 2026.
- Committee is investigating cross country course at future Whitsunday Regional Sports Precinct in collaboration with Council.

## 5. Recommendations

It is recommended the feedback submitted during the consultation process is considered by WRC during implementation of the Galbraith Park Master Plan.

The feedback demonstrates:

- Support of the overall vision for Galbraith Park and proposed Cannonvale Community Hub.
- Walking, nature, and outdoor enjoyment are top priorities, including the botanic trail, playscape and enhancing pathway connections that families, seniors and dog walkers already use and enjoy.
- The community gardens are valued by a section of the community.
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- Some feedback supported additional sporting space or equipment, including relocating a larger multi-purpose area away from the cricket nets hitting zone to improve safety.
- Consideration of pedestrian safe pedestrian movement and sensor lighting throughout the area, including crossing over Galbraith Park Drive and connections to Beames Court, Whitsunday Green and Whitsunday Plaza.

- Support for a mix of library programming, such as youth activities, adult activities, mindfulness and art activities.

## 6. Next Steps

Council will consider this report when prioritising and implementing actions of the Galbraith Park Masterplan. Community feedback within this report and the finalised Galbraith Park Master Plan will be used to demonstrate to the State Government *Department of Resources* that Council are appropriately managing the Galbraith Park Reserve, in collaboration with community sentiment.

It is important to close the loop with residents, and their feedback will be considered during the implementation of actions. A Consultation Summary infographic document has been prepared, which will be released to the public and distributed via the website and social media. The Summary will show key statistics and outcomes of the consultation process.

A database of participants has been collated during the consultation process, and a direct email will be sent to those participants with a copy of the Consultation Summary.

Further communications regarding construction methodology and expectations for the Cannonvale Community Hub will be shared to submitters and general community in the future. Construction is anticipated to commence from mid-2026.

**Appendix A – Feedback Themes Tables**

| <b>What project(s) do you love most that you would like to see prioritised?</b> | <b>Mentions</b> |
|---------------------------------------------------------------------------------|-----------------|
| Nature walk & botanic trail                                                     | 14              |
| Preserve habitat / green space                                                  | 11              |
| Playscape                                                                       | 11              |
| Community centre/library                                                        | 8               |
| Pedestrian & bike paths connectivity (Beames, Whit Plaza, Whit Green)           | 7               |
| Fenced dog off-leash / dog walking areas                                        | 4               |
| Landscaping - Whitsunday endemic species                                        | 4               |
| Support all                                                                     | 4               |
| Kick-about lawn / events space                                                  | 4               |
| Accessible pathways and spaces                                                  | 3               |
| Shelters & seating                                                              | 3               |
| Community function space and meeting room community space                       | 2               |
| Retain rare fruits                                                              | 2               |
| BBQs                                                                            | 1               |
| Community square                                                                | 1               |
| Community facilities - Hospital, health hub, school                             | 1               |
| Informal meeting spaces                                                         | 1               |
| Sport facilities                                                                | 1               |

| <b>Do you have any additional ideas or refinements for consideration in the Master plan and surrounding area?</b> | <b>Mentions</b> |
|-------------------------------------------------------------------------------------------------------------------|-----------------|
| Community garden                                                                                                  | 29              |
| Fenced dog area & dog friendly spaces                                                                             | 11              |
| More sport spaces - Football posts, larger multi-purpose sport, pickleball courts                                 | 6               |
| Safe pedestrian movement - Galbraith Dr and Park access                                                           | 4               |
| Access - via Central Ave bridge only (opposes through park)                                                       | 3               |
| Amenities - both ends of park                                                                                     | 3               |
| Maintenance & landscaping - use endemic native species                                                            | 3               |
| Pop-up food van infrastructure                                                                                    | 3               |
| Safety - Lighting and CCTV (Park & Galbraith Dr)                                                                  | 3               |
| Access - re-align to minimise impact on gardens                                                                   | 2               |
| Additional parking                                                                                                | 2               |
| Public transport access                                                                                           | 2               |
| Gardens communal infrastructure, BBQ, and picnic area                                                             | 2               |
| Manage flood risks                                                                                                | 2               |
| Interpretive education space - Traditional owner, history, and environment education                              | 2               |
| Interpretive signage - endemic species and community gardens                                                      | 2               |
| Multi-purpose court - Shaded and out of cricket nets hitting zone                                                 | 2               |
| More shaded spaces                                                                                                | 2               |
| Parking on Galbraith Dr formalised                                                                                | 2               |
| Waterplay                                                                                                         | 2               |
| Larger playground                                                                                                 | 1               |

|                                                                       |   |
|-----------------------------------------------------------------------|---|
| Kickabout lawn - minimise habitat loss                                | 1 |
| Meeting rooms - IT projector and screens                              | 1 |
| No e-scooters on nature trails                                        | 1 |
| No further re-vegetation                                              | 1 |
| Public art                                                            | 1 |
| Reduce buildings to keep natural                                      | 1 |
| Reef aquarium                                                         | 1 |
| Remove Community gardens                                              | 1 |
| Support Café / informal meeting area                                  | 1 |
| Swimming pool                                                         | 1 |
| Table tennis                                                          | 1 |
| Traditional owner input on botanical trail - bush medicine and tucker | 1 |
| Unique Airlie Beach character and design                              | 1 |
| Water features                                                        | 1 |
| Waterways erosion control                                             | 1 |
| Wi-Fi and charging stations                                           | 1 |

| Further comment's themes                              | Mention |
|-------------------------------------------------------|---------|
| Budget concerns / detailed budget desired             | 2       |
| Site lacks attraction value                           | 2       |
| Support for growth                                    | 2       |
| Use Australian suppliers                              | 1       |
| Botanical trails maintenance concerns                 | 1       |
| Improve road network                                  | 1       |
| Invest in sports park                                 | 1       |
| Keep park natural as possible                         | 1       |
| Limit dog access areas                                | 1       |
| Maintenance - employ specialist or Landcare to assist | 1       |
| More focus on sustainability and environment          | 1       |
| Protect residential amenity                           | 1       |
| Provide sufficient dog access areas                   | 1       |
| Supports retaining re-vegetation                      | 1       |
| Universal access                                      | 1       |
| Water Refill Stations                                 | 1       |
| Peace pole project - 74 poles                         | 1       |

## 11.3 - Cemetery Master Plan Adoption

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Manager Parks and Gardens

**AUTHORISING OFFICER:** Director of Infrastructure Services

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### PURPOSE

The purpose of this report is to seek Council's formal adoption of the Whitsunday Regional Council Cemeteries Plan (2026) and associated Cemetery Master Plans (2025 Bowen, Collinsville, and Proserpine) as guiding documents for future cemetery planning, management, and investment.

### EXECUTIVE SUMMARY

The Cemeteries Plan provides a 20-year framework for the sustainable management and development of cemeteries across the Whitsunday region. It addresses governance, operational efficiency, cultural inclusivity, and future demand, ensuring cemeteries remain respectful, accessible, and environmentally responsible.

The Cemetery Master Plans translate this strategic direction into detailed, site-specific plans for each operational cemetery. They outline design principles, interment and memorialisation options, and prioritised actions to improve visitor experience, enhance amenity, and secure long-term capacity.

Both documents were informed by extensive community and stakeholder engagement and align with Council's Corporate Plan, Open Space Strategy, and relevant legislation. Adoption will enable Council to plan proactively for projected interment demand, respond to emerging trends such as cremation and natural burials, and maintain compliance with statutory requirements.

Implementation will be staged over multiple years, with costs incorporated into the Long-Term Financial Plan. Interment services/cemetery direct operations will operate under a cost-recovery model, while ongoing maintenance of the public open space will initially be funded through general revenue.

### OFFICER'S RECOMMENDATION

That Council:

1. Endorse the Whitsunday Regional Council Cemeteries Plan 2026 (**Attachment 11.3.1**) and Cemetery Master Plans 2025) for Bowen, Collinsville, and Proserpine (**Attachments 11.3.2.**)
2. Adopt the Cemeteries Plan 2026 and Cemetery Master Plans 2025 as the guiding documents for cemetery planning, management, and future investment across the Whitsunday region.
3. Delegate authority to the Chief Executive Officer to make administrative amendments to ensure the documents remain current and responsive to legislative changes and community needs.
4. Authorise the Chief Executive Officer to develop and implement a Stage 1 Action Plan and a 20-year delivery program, consistent with the adopted Cemeteries Plan and Cemetery Master Plans.
5. Authorise the Chief Executive Officer to utilise the Cemeteries Plan and Cemetery Master Plans for investment attraction through external funding opportunities, including grant applications, advocacy, partnerships, and private sector engagement.

6. Adopt the Cemetery Master Plans as the Land Management Plans for the subject area.

## BACKGROUND

Whitsunday Regional Council manages three operational cemeteries Bowen, Collinsville, and Proserpine and oversees five historical cemeteries across the region. Cemeteries are essential community assets, providing spaces for remembrance, cultural expression, and heritage preservation. They also play a critical role in meeting legislative requirements and supporting diverse cultural and religious practices.

The Whitsunday Regional Council Cemeteries Plan (2026) establishes a 20-year framework for the sustainable management and development of cemeteries. It addresses governance, operational efficiency, cultural inclusivity, and environmental sustainability, ensuring cemeteries remain respectful, accessible, and future-ready. The Strategy was informed by community and stakeholder engagement and aligns with Council's Corporate Plan, Open Space Strategy, and relevant legislation.

The Cemetery Masterplans for Bowen, Collinsville, and Proserpine translate the strategic direction into detailed, site-specific plans.

### They provide:

- Long-term layouts and design principles.
- Diverse interment and memorialisation options, including natural burials, memorial walks, and columbarium walls.
- Prioritised actions to improve visitor experience, enhance amenity, and secure capacity for the next 30–50 years.

Both documents respond to emerging trends such as increased cremation rates, demand for eco-friendly burial options, and the need for digital record-keeping. Adoption of these documents will enable Council to plan proactively for future interment demand, maintain compliance with statutory requirements, and attract external funding for implementation.

## DISCUSSION/CURRENT ISSUE

Whitsunday Regional Council currently manages three operational cemeteries Bowen, Collinsville, and Proserpine and five historical cemeteries. While these sites continue to meet community needs, several challenges have been identified:

- **Capacity and Future Demand:**  
Population growth and an ageing demographic will increase interment demand over the next 20 years. Although current land holdings are sufficient for short- to medium-term needs, proactive planning is required to ensure long-term capacity and avoid reactive measures.
- **Changing Interment Trends:**  
Cremation is now the preferred option for approximately 70% of Australians, and local trends reflect this shift. There is growing interest in eco-friendly burials, memorial gardens, and personalised memorialisation options. Existing cemetery layouts and infrastructure need to adapt to these evolving preferences. As the footprint for ashes interment can be considerably smaller than other options there is opportunity to minimise future land demand.
- **Operational Efficiency and Technology:**  
Cemetery records are currently managed through a mix of manual and digital systems, creating risks to data integrity. Transitioning to a centralised digital cemetery management system is essential for accurate record-keeping and improved customer service.

- **Visitor Experience and Amenity:**

Community feedback highlighted the need for improved landscaping, shade, seating, signage, and accessible pathways. Enhancing these elements will ensure cemeteries remain welcoming and respectful spaces. Cemeteries were seen as valuable open space for passive and active recreation in the urban environment.

- **Climate Resilience and Sustainability:**

Cemeteries face environmental challenges such as flooding, high groundwater levels, and extreme weather events. Incorporating climate-resilient design and sustainable practices will reduce long-term risks and maintenance costs.

The Cemeteries Plan (2026) and Cemetery Master Plans (2025) provide a coordinated response to these issues. They establish a clear vision, guiding principles, and prioritised actions to ensure cemeteries remain functional, inclusive, and sustainable. Adoption of these documents will enable Council to plan proactively, maintain compliance with legislation, and attract external funding for implementation.

## **FINANCIAL IMPLICATIONS**

Implementation of the Cemeteries Plan and Cemetery Master Plans will be staged over a 20-year period. Costs will include capital works for infrastructure upgrades, landscaping, signage, and amenity improvements, as well as investment in technology for a centralised cemetery management system.

### **Funding will be managed through:**

- Annual Budget Process: Cemetery fees and charges will continue to be reviewed and adopted annually to achieve cost recovery for interment services.
- General Revenue: Ongoing maintenance and operational costs will be supported through Council's general revenue.
- External Funding: Adoption of these documents will enable Council to pursue grant opportunities, partnerships, and private sector investment to offset capital costs.

### **The Strategy proposes a dual funding model:**

- Full cost recovery for interment services/interment related operations.
- Maintenance and improvements of the public open space funded through Council's general revenue.

Detailed cost estimates and prioritisation will be addressed through the Stage 1 Action Plan and incorporated into the Long-Term Financial Plan.

## **CONSULTATION/ENGAGEMENT**

Director Infrastructure Services  
Chief Executive Officer  
Manager Parks & Gardens  
Councillors  
Executive Leadership Team  
Public Advertisement and Engagement

## STATUTORY/COMPLIANCE MATTERS

The Cemeteries Plan and associated Master Plans have been developed in alignment with relevant legislation, Council policies, and standards to ensure compliance and best practice in cemetery management. Key statutory considerations include:

- **Queensland Legislation:**
  - *Land Act 1994* – governs land tenure and use for cemetery reserves.
  - *Cremations Act 2003* – regulates cremation processes and ash placement.
  - *Burial Assistance Act 1965* – provides for burial assistance in certain circumstances.
  - *Queensland Heritage Act 1992* – protects heritage-listed cemeteries and graves.
  - *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* – ensure cultural heritage is respected and preserved.
  - *Local Government Act 2009 (QLD)* – establishes Council's responsibilities for cemetery management.
  - *Criminal Code Act 1899* – addresses offences relating to burial sites.
- **Council Policies and Local Laws:**
  - Whitsunday Regional Council Cemeteries Policy.
  - Subordinate Local Law No. 1 – Administration 2014.
  - *Whitsunday Planning Scheme 2017*.
  - Parks and Open Spaces Technical Levels of Service.
- **Applicable Standards:**
  - AS 4204:2019 – Headstones and Cemetery Monuments.
  - AS 2156.2-2001 – Walking Tracks (grading system for cemetery pathways).

The Strategy also provides a framework for consistent operating procedures, record-keeping, and interment practices, ensuring compliance with public health standards, safety requirements, and cultural protocols. Adoption of these documents will support Council in meeting statutory obligations and maintaining transparency and accountability in cemetery operations.

## RISK ASSESSMENT/DEADLINES

### Key Risks if Not Adopted:

- **Operational Risk:** Without a guiding strategy, cemetery development may occur in an ad-hoc manner, leading to inefficiencies and inconsistent service delivery.
- **Capacity Risk:** Failure to plan for future demand could result in insufficient burial and memorial spaces, requiring costly reactive measures.
- **Compliance Risk:** Non-adoption may lead to gaps in meeting statutory obligations under Queensland legislation and Council policies.
- **Financial Risk:** Missed opportunities for external funding and investment attraction if documents are not formally adopted. Fee structure and cost recovery position unclear.
- **Reputational Risk:** Community expectations for respectful, culturally inclusive, and sustainable cemetery services may not be met.

### **Mitigation Measures:**

- Adoption of the Cemeteries Plan and Master Plans provides a clear framework for compliance, operational efficiency, and proactive planning.
- Annual review of implementation priorities and financial allocations through the Long-Term Financial Plan.
- Engagement with stakeholders to ensure ongoing alignment with community needs.

### **Deadlines / Timeframes:**

- Council Adoption: Target January 2026.
- Stage 1 Action Plan: To be prepared within 6 months of adoption (by June 2026).
- Implementation Horizon: 20-year delivery program, with short-term priorities (1–3 years), medium-term (4–10 years), and long-term (11–20 years) actions identified in the Masterplans.
- Annual Review: Update priorities and financial allocations as part of Council's annual budget process.
- Masterplan Updates: Formal review every 5 years to ensure relevance and responsiveness to emerging trends.

## **STRATEGIC IMPACTS**

### **Corporate Plan Reference:**

Ensuring appropriate community engagement to guide Council's decision making and project priorities.

Plan for the future of our community services and public spaces through the development of targeted strategies and precinct master planning.

Complete network planning for the future across key infrastructure networks, including stormwater, water supply, sewerage, waste, roads, and parks.

## **ATTACHMENTS**

1. Cemeteries Master Plans 2026 [**11.3.1** - 24 pages]
2. Cemeteries Plan 2026 [**11.3.2** - 29 pages]

# CEMETERY MASTER PLANS

WHITSUNDAY REGIONAL COUNCIL | JANUARY 2026





## ACKNOWLEDGMENTS

### ACKNOWLEDGMENT OF COUNTRY

Whitsunday Regional Council acknowledges the Traditional Owners of this land and pay our respect to their Elder's past and present and acknowledge their ongoing relationship and connection to Country.

Whitsunday Regional Council endorses the vision of a nation which values Aboriginal and Torres Strait Islander heritage, cultures and peoples and recognises their distinct position as the original custodians of Australia including the Ngaro, Gia, Juru, Jangga and Birriah traditional owner groups within the Whitsundays.

Council's Mission is to make a sustainable future possible by building stronger relationships, mutual respect and encouraging cultural practices that strengthen and support harmony between Aboriginal and Torres Strait Islander peoples and the broader community within the Whitsunday Region.

### OTHER ACKNOWLEDGMENTS

The Whitsunday Regional Council Cemeteries Strategy Masterplan has been prepared using the skills, experience and inspiration of many people, including, but not limited to:

Whitsunday Regional Council

Key stakeholders including Aboriginal and Torres Strait Islander peoples, local community groups, funeral directors and contractors

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Document Details  
 Issue date: January 2026  
 Status: Final

## CONTENTS

### 01

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| <b>INTRODUCTION</b>                                                | <b>4</b> |
| 01-1 Purpose                                                       | 4        |
| 01-2 Alignment with the Cemeteries Strategy and Broader Strategies | 5        |

### 02

|                                      |          |
|--------------------------------------|----------|
| <b>CEMETERIES NETWORK</b>            | <b>6</b> |
| 02-1 Cemeteries Network Map          | 6        |
| 02-2 Cemetery Network Overview Table | 7        |
| 02-3 Challenges and Opportunities    | 8        |

### 03

|                                                        |           |
|--------------------------------------------------------|-----------|
| <b>ENGAGEMENT</b>                                      | <b>10</b> |
| 03-1 Pre-Design Engagement                             | 10        |
| 03-2 Pre-Design General Community Short Survey Summary | 10        |

### 04

|                                            |           |
|--------------------------------------------|-----------|
| <b>MASTERPLAN</b>                          | <b>12</b> |
| 04-1 Masterplan Overview                   | 12        |
| 04-2 Design Principles                     | 13        |
| 04-3 Interment And Memorialisation Options | 14        |
| 04-4 Bowen Cemetery Masterplan             | 20        |
| 04-5 Collinsville Cemetery Masterplan      | 26        |
| 04-6 Proserpine Cemetery Masterplan        | 32        |

### 05

|                                                            |           |
|------------------------------------------------------------|-----------|
| <b>IMPLEMENTATION PRIORITIES</b>                           | <b>39</b> |
| 05-1 Introduction                                          | 39        |
| 05-2 Bowen Cemetery Masterplan Prioritisation Table        | 40        |
| 05-3 Collinsville Cemetery Masterplan Prioritisation Table | 42        |
| 05-3 Proserpine Cemetery Masterplan Prioritisation Table   | 44        |

# 01 INTRODUCTION

## 01-1 Purpose

### Background

Cemeteries play a vital role in communities as places of remembrance, heritage, and reflection. As the Whitsunday region continues to grow and diversify, it is important to ensure its cemeteries remain inclusive, functional, and capable of meeting future interment needs.

Whitsunday Regional Council is responsible for managing eight cemeteries across the region, three of which are currently operational:

- Bowen Cemetery
- Collinsville Cemetery
- Proserpine Cemetery

These cemeteries serve distinct urban and rural communities, each with varying levels of capacity, infrastructure, and demand.

Bowen Cemetery, located within the township of Bowen, accommodates an average of 43 interments annually. The site comprises 6.819 hectares of land, of which 53% is currently in use. Short- to medium-term infrastructure upgrades are required to unlock approximately 3.169 hectares of immediately available land to meet the community's long-term needs.

Collinsville Cemetery serves a smaller rural population and currently averages 9 interments per year. It comprises 4.337 hectares, with 31% currently in use. Only minor infrastructure upgrades are needed to unlock an additional 1.12 hectares of undeveloped land that is readily accessible. A further 1.87 hectares is available for future expansion, positioning the cemetery well to accommodate long-term needs and emerging interment preferences.

Proserpine Cemetery, located within walking distance of the Proserpine town centre is an urban cemetery. It accommodates an average of 36 interments annually and comprises 8.597 hectares of land, 47% of which is currently in use. Similar to Bowen, infrastructure upgrades are required in the short to medium term to unlock approximately 2.549 hectares of immediately available land. An additional 1.962 hectares is available for longer-term expansion meaning Proserpine Cemetery is also well

placed to meet future interment demand and emerging interment preferences.

Collectively, the three operational cemeteries have sufficient capacity to meet both the immediate and long-term needs of their respective communities. Ongoing planning, site investigations, and responsive design will be critical to addressing land suitability challenges, ensuring the efficient use of available land, and delivering the amenity and environmental outcomes anticipated by the Whitsunday community.

### Masterplan Introduction

Recognising the importance of proactive and coordinated planning, Whitsunday Regional Council has developed this high level Masterplan to guide future improvements across its three operational cemeteries. It has been developed in alignment with the Whitsunday Regional Council Cemeteries Strategy and compliments broader Council planning documents, including the Open Space Strategy 2022, Parks and Open Spaces Technical Levels of Service, and the Local Government Infrastructure Plan.

### Vision

By taking a long-term, high-level approach, the Cemetery Masterplans aim to follow the vision of the Whitsunday Regional Council Cemeteries Strategy:

*A region in which all cemeteries are systematically developed and maintained to establish a pleasant, safe, peaceful, and sustainable environment, while ensuring that all burials are managed with compassion, competence, and efficiency.*

This vision will be realised through the design of adaptable spaces that support future interments and evolving practices. Cemeteries will offer a variety of memorial options reflecting cultural, spiritual, and personal preferences, alongside gathering spaces and areas for quiet reflection. Enhancements to way finding, signage, access, and connectivity will improve the visitor experience. A consistent design approach, climate resilience, and sustainable practices will underpin all improvements, with the needs of individuals, families, the wider community, and service providers placed at the centre of all planning and design decisions.

## 01-2 Alignment with the Cemeteries Strategy and Broader Strategies

Figures 1 and 2 illustrate how the Masterplans align with broader Council planning documents and how they directly respond to the strategic direction set by the Cemeteries Strategy.

Figure 1. Relationship between the Masterplans and Planning Documents

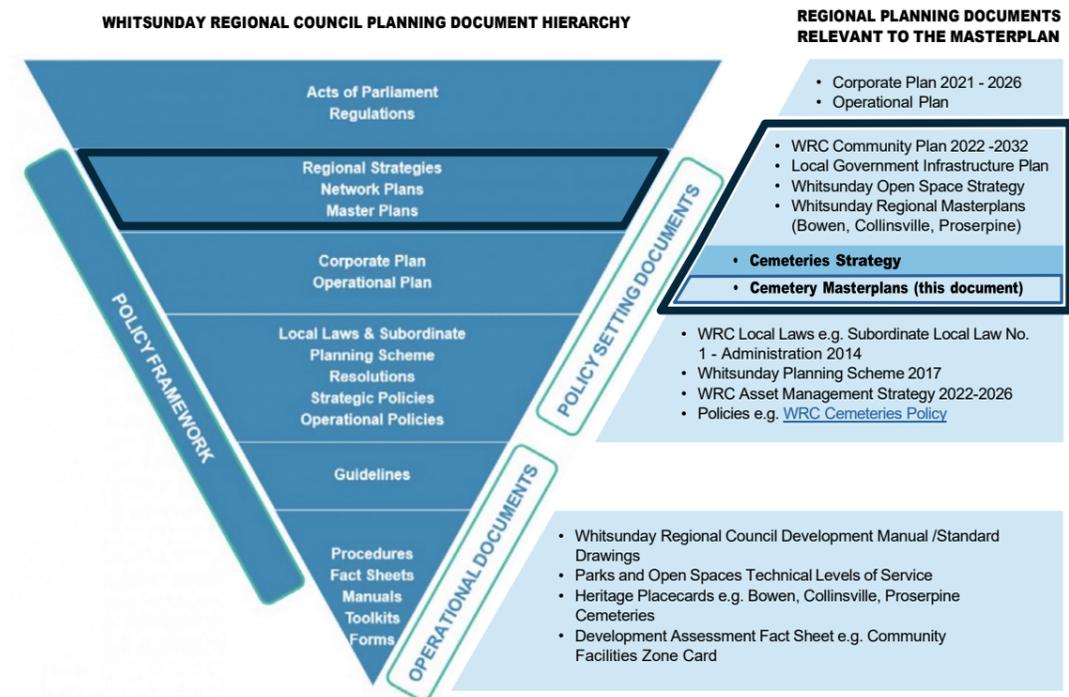
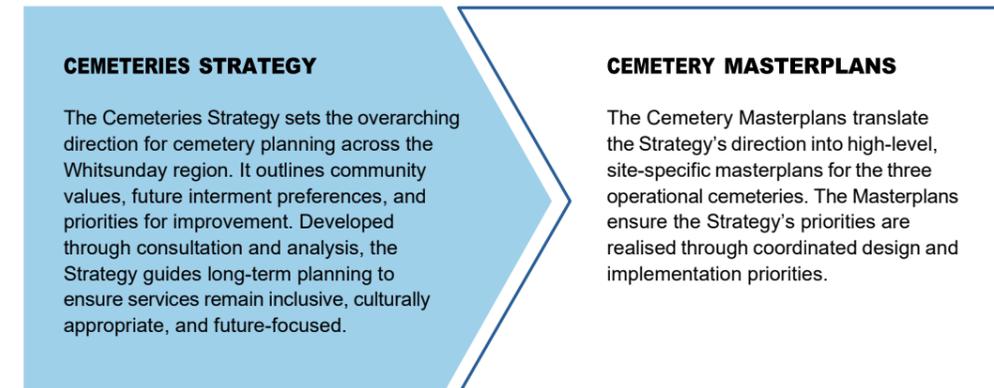


Figure 2. Relationship between the Cemeteries Strategy and the Masterplan



## 02 CEMETERIES NETWORK

### 02-1 Cemeteries Network Map

As shown in the Cemeteries Network Map (Figure 3), eight cemeteries are distributed across the Whitsunday region, spanning coastal, rural, and inland areas. Collectively, these cemeteries serve a geographically and culturally diverse population.

The Masterplans focus solely on the three operational cemeteries:

- Bowen Cemetery, located in the coastal

town of Bowen, in the northern part of the region.

- Collinsville Cemetery, situated centrally and serving the inland mining community of Collinsville.
- Proserpine Cemetery, located in the north-eastern part of the region, and situated within walking distance of Proserpine township, is also in proximity to Airlie Beach–Cannonvale area.

Figure 3. Cemeteries Network Map



### 02-2 Cemetery Network Overview Table

Figure 4. Supply Analysis

|                              | TOTAL LAND AREA (ha) <sup>1</sup> | SUPPLY ANALYSIS - LAND AREA (ha) |                                      |                                                                         | AVERAGE ANNUAL NUMBER OF INTERMENTS (2019 - 2023) <sup>2</sup> |              |             | SUPPLY ANALYSIS - INTERMENT PLOTS (MASTERPLAN INTERMENT PLOTS AVAILABLE) <sup>3,4</sup> |                            |                                                                 |                          |
|------------------------------|-----------------------------------|----------------------------------|--------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------|--------------|-------------|-----------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------|--------------------------|
|                              |                                   | AREA IN USE (ha)                 | AREA SUITABLE FOR IMMEDIATE USE (ha) | AREA SUITABLE FOR FUTURE USE (ha) (Further land investigation required) | AVERAGE TOTAL                                                  | AVERAGE BODY | AVERAGE ASH | TOTAL CAPACITY                                                                          | IMMEDIATE USE <sup>5</sup> | FUTURE USE (FURTHER LAND INVESTIGATION REQUIRED) <sup>6,7</sup> |                          |
| <b>BOWEN CEMETERY</b>        | <b>6,819</b>                      | 3,650                            | 3,169                                | N/A                                                                     | <b>43</b>                                                      | 35<br>81%    | 8<br>19%    | <b>5,358</b>                                                                            | 2,362<br>44%               | 2,996<br>56%                                                    | N/A                      |
| <b>COLLINSVILLE CEMETERY</b> | <b>4,337</b>                      | 1,347                            | 1,120                                | 1,870                                                                   | <b>9</b>                                                       | 8<br>89%     | 1<br>11%    | <b>3,204</b>                                                                            | 830<br>49%                 | 847<br>51%                                                      | 1,470<br>Body plots only |
| <b>PROSERPINE CEMETERY</b>   | <b>8,597</b>                      | 4,086                            | 2,549                                | 1,962                                                                   | <b>36</b>                                                      | 30<br>83%    | 6<br>17%    | <b>7,322</b>                                                                            | 1,569<br>30%               | 3,794<br>70%                                                    | 1,542<br>Body plots only |

Figure 5. Demand Analysis

|                              | DEMAND ANALYSIS - FIRST INTERMENT PLOTS REQUIRED IN NEXT 10 YEARS 2025 - 2034 <sup>8</sup> |                         |                        | WHEN CEMETERY IS EXPECTED TO REACH CAPACITY <sup>9</sup> |
|------------------------------|--------------------------------------------------------------------------------------------|-------------------------|------------------------|----------------------------------------------------------|
|                              | TOTAL REQUIRED                                                                             | BODY INTERMENT REQUIRED | ASH INTERMENT REQUIRED |                                                          |
| <b>BOWEN CEMETERY</b>        | 470                                                                                        | 383<br>81%              | 87<br>19%              | Beyond 2074 <sup>10</sup>                                |
| <b>COLLINSVILLE CEMETERY</b> | 90                                                                                         | 80<br>89%               | 10<br>11%              | Beyond 2074 <sup>10</sup>                                |
| <b>PROSERPINE CEMETERY</b>   | 388                                                                                        | 328<br>84%              | 60<br>16%              | Beyond 2074 <sup>10</sup>                                |

OVERVIEW TABLE KEY ASSUMPTIONS:

1. Total land area calculations provided by SmartMap Information Services - Whitsunday Regional Council.
2. Average annual number of interments (2019 - 2023) provided by Whitsunday Regional Council.
3. Current (early 2025) interment capacities within land already in use at each cemetery are included in the total capacity figures.
4. Only first interments are considered when calculating supply and capacity numbers. First interments refer to the initial ash or body interment within a plot.
5. Capacity calculations under 'Supply Analysis - Interment Plots (Immediate Use)' are based on the comprehensive layout of undeveloped land (suitable for immediate use), as illustrated by each Masterplan.
6. Capacity calculations under 'Supply Analysis - Interment Plots (Future Use)' are based on estimated 45% land usage for interments (allowing for infrastructure and environmental requirements), and relates only to body lawn and monumental body burials, where an average of 5.725m<sup>2</sup> of land is required per burial.
7. The estimated 45% land usage rate is based on estimated infrastructure and environmental constraints within each cemetery (i.e. stormwater and existing areas of native vegetation), as well as amenity, shade and emerging interments types (i.e. natural burials). As such, an average yield of 786 body interments/ha is anticipated.
8. Calculations for 'Demand Analysis - First Interment Plots Required in next 10 years 2025 - 2034' are based on current interment trends and population projections from the Queensland Government Statistician's Office (QGSO) 2021 Census by SA2 area - medium projections.
9. Based on interment plots available within proposed masterplans as well as population projections.
10. Based on the interment types outlined in this document, Bowen is expected to reach capacity by 2097, Proserpine by 2117, and Collinsville beyond 2200.

### 02-3 Challenges and Opportunities

This section outlines key challenges and opportunities relevant to the future planning, design, and management of the Whitsunday Regional Council's cemetery network, with a focus on Bowen, Collinsville and Proserpine cemeteries.

#### Demographics, Culture and Population Growth

Whitsunday Regional Council covers a large and diverse geographic area, with communities spread across coastal, hinterland and rural settings. According to the 2021 Census, the region had a population of approximately 37,642 people, with steady population growth projected over the next two decades, particularly in coastal areas such as Airlie Beach and Cannonvale.

Approximately 10% of the population identifies as Aboriginal and/or Torres Strait Islander, and there is a strong sense of cultural identity across both Indigenous and non-Indigenous communities.

The region's ageing demographic may result in increased interment demand, particularly in urban centres like Bowen and Proserpine.

Cultural preferences—especially those of local First Nations groups, religious communities, and migrant populations—will shape burial choices and influence design responses. There is an opportunity to deliver more inclusive, culturally sensitive spaces that better reflect Whitsunday's demographic diversity.

#### Interment Options and Unmarked Burials

Current interment options across the network include:

##### Body Interment:

- Lawn Body Burial
- Monumental Body Burial

##### Lawn Ash Interment:

- Memorial Garden (Ash)
- Columbarium Wall (Ash)
- Lawn Ash (in existing lawn burial plot)

Ash interments are slowly increasing in popularity, in line with national trends, but traditional burials remain the dominant interment type in the region.

There are limited formal records relating to historical and unmarked burials, particularly in older sections of Bowen and Collinsville cemeteries.

Opportunities exist to research, map and acknowledge these burial areas, with potential for interpretive signage or memorialisation. Additionally, there is growing interest in natural burial practices, and future planning should explore space allocation and regulatory considerations for green burial areas.

#### Access and Circulation

Access and internal circulation modes vary across the network. Bowen Cemetery has sealed, but narrow internal roads and limited formal pedestrian infrastructure, while Collinsville Cemetery has broad gravel accessways and limited signage. Proserpine Cemetery is accessed via a busy main road, and comprises a network of internal gravel loop roads.

Challenges include improving wayfinding, ensuring safe and accessible parking, and providing all-weather access to grave sites for both vehicles and pedestrians. Future design work should focus on improving circulation routes, enhancing accessibility for people with limited mobility, and providing better directional signage.

#### Visitor Infrastructure and Amenity

Visitor amenities are limited across all three cemeteries. Most sites lack sufficient shade trees, seating, shelters and drinking water, but all have toilet facilities. This limits the comfort and usability of the sites, particularly for elderly visitors or those attending long services.

There is an opportunity to enhance the visitor experience through targeted improvements, including shaded seating areas, water access, shelter structures, and modest landscape

upgrades to support comfort, reflection, and gathering.

#### Climate Change and Environment

The Whitsunday region is subject to a range of climate-related risks, including high rainfall, flooding, extreme heat and cyclones. Some cemetery sites - particularly those in coastal or low-lying areas - are vulnerable to flooding and water logging, which may constrain future burial capacity or necessitate specific ground preparation.

The region's tropical climate, marked by seasonal heavy rainfall and high humidity, presents additional land suitability challenges at both Bowen and Proserpine cemeteries. Issues such as high rock tables, elevated groundwater levels, and flood-prone terrain further limit the availability of land for future interments.

There is increasing demand for sustainable design approaches, including water-sensitive landscaping, low-emission materials, and minimising the use of concrete.

Opportunities exist to incorporate planting schemes that provide shade, habitat, and seasonal interest, while also enhancing the environmental performance of cemetery spaces such as planting tree species to withstand strong south-easterly winds and increasing cyclonic conditions as well as improving stormwater attenuation throughout the sites.

#### Facilities and Maintenance

Maintenance and operational resourcing requirements vary across the cemetery network. Existing facilities (e.g. storage sheds, equipment wash-down areas and staff amenities) are minimal or outdated, which impacts the efficiency and safety of maintenance activities. There are also limited dedicated areas for material stockpiling, contractor parking or waste management.

Opportunities include establishing dedicated maintenance areas, upgrading or consolidating facilities, and reconsidering the approach to irrigated lawn burial areas. Future planning

should also consider record-keeping systems, digital mapping of plots, and staff training to ensure the cemeteries remain safe, respectful and operationally efficient.

#### Historic Heritage and Cultural Significance

The Bowen, Collinsville and Proserpine cemeteries are of notable historical and cultural value, serving as important resting places for First Peoples and First Nations Peoples, early settlers, migrant communities, and individuals who played a significant role in the development of the Whitsunday region.

Proserpine Cemetery, established in the 1880s, contains graves of pioneer families and Italian migrants, and may also include unmarked graves of Pacific Islander labourers. Its original layout—divided by religious denomination and influenced by seasonal conditions—provides insight into early burial practices and settlement patterns.

Bowen Cemetery, the oldest in the region, reflects the town's historical role as a colonial port and administrative centre. It features graves dating back to the 1860s and includes prominent memorials such as that of James Morrill. The site illustrates the evolution of burial customs over time and is situated in a landscape of continuing cultural importance to Aboriginal and Torres Strait Islander communities.

Collinsville Cemetery is included on the Queensland Heritage Register (Place ID 602730) due to its association with the coal mining industry and its significance to the local community. It meets heritage Criteria A and G, reflecting both historical development and enduring community connections.

These cemeteries are formally recognised for their heritage significance. Future planning should ensure their conservation is prioritised and supported by appropriate interpretive strategies, including signage, historical mapping, and the sensitive treatment of unmarked, Indigenous, or culturally significant areas, in consultation with relevant communities.

## 03 ENGAGEMENT

### 03-1 Pre-Design Engagement

The Whitsunday community has played a critical role in shaping the development of the masterplan. Whitsunday Regional Council invited both key stakeholders and the broader public to provide feedback prior to its preparation.

Consultation was open from Thursday 3 April – Sunday 20 April 2025, for a period of 18 days. Two targeted surveys were undertaken: one aimed at the general community to better understand burial and cremation preferences, and another more detailed survey for stakeholders such as funeral directors, community organisations, and cultural and religious groups. Site visits were also undertaken by key staff and key stakeholders.

Responses included:

- general community short survey: **46 individual submissions.**
- detailed key stakeholder survey: **7 individual submissions.**

Through this early engagement process, individuals and groups shared valuable insights into how cemeteries were experienced and what should be preserved, improved, or planned for. These contributions ensured the masterplan reflects the needs, values, and expectations of those who use and care for these important spaces.

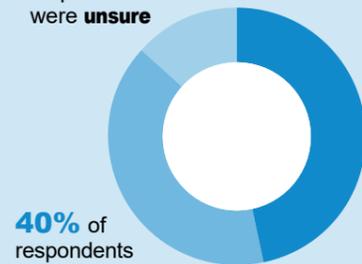


### 03-2 Pre-Design General Community Short Survey Summary

Key results that are relevant to this masterplan included:

#### BURIAL OR CREMATION PREFERENCE

13% of respondents were **unsure**



40% of respondents would **prefer to be buried**

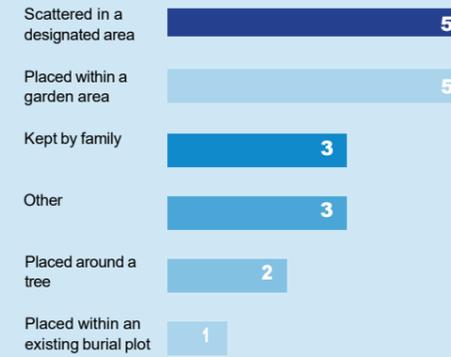
47% of respondents would **prefer to be cremated**

**80%**

respondents would like

to be **BURIED OR CREMATED WITHIN THE WHITSUNDAY REGION**

#### RESPONDENTS ASH INTERMENT PREFERENCE (if cremation preferred)



#### RESPONDENTS BODY INTERMENT PREFERENCE (if body burial preferred)



### 03-3 Pre-Design Detailed Key Stakeholder Survey Summary

Key results that are relevant to this masterplan included:



Respectful landscapes and rural character are valued, with cultural and historical significance noted, particularly for local groups like the Jangga People.



More diverse interment options desired, including eco-burials, scatter gardens, juvenile sections, cultural memorials and options reflecting ocean connections.



Better landscaping and amenities like shade, seating, wayfinding signage, and peaceful garden spaces.



Improved maintenance and operational efficiency through reduced mowing requirements, stormwater attenuation, strategic planting, clear pathways and other infrastructure upgrades.



Improved access, wayfinding and engagement via maps, digital tools, community programs, and clearer planning info.

## 04 MASTERPLAN

### 04-1 Masterplan Overview

This masterplan aims to deliver comprehensive, long-term layout plans and identify future implementation opportunities at each cemetery, ensuring design consistency across the Whitsunday region and alignment with the Cemetery Strategy.



### 04-2 Design Principles

The following design principles were either directly informed by, or further developed through, engagement with the community and stakeholders. They provide a clear framework to guide the development of this Masterplan and can be used to inform future planning, design, and decision making across the cemetery network.

#### User Experience

Balance the needs and experiences of individuals, families, the broader community, service providers and the Council at the centre of planning and design.

#### Digital integration and Record Keeping

Integrate reliable and accessible digital systems to support accurate record keeping and efficient management of interment information.

#### Improved Access and Connectivity

Enhance physical access across the site for all users, improving wayfinding, safety, and the overall flow of movement while ensuring respectful transitions between spaces.

#### Future-Ready Planning

Provide sufficient and adaptable space to support future interments. Design should also allow for evolving interment practices, emerging technologies, and innovative approaches to service delivery.

#### Climate Resilience

Incorporate sustainable materials, water-sensitive design, and adaptable landscaping to mitigate and respond to the effects of climate change, ensuring long-term usability.

#### Diverse Memorialisation Options

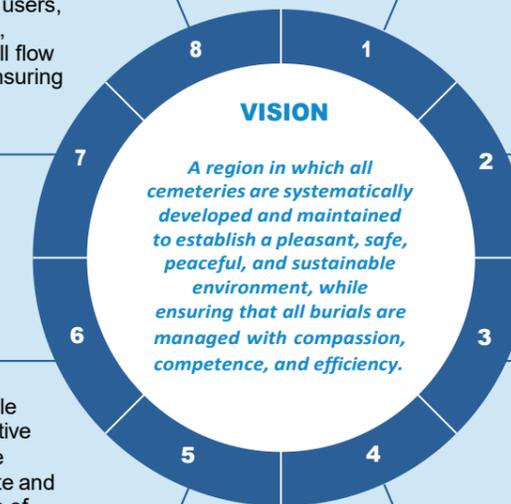
Offer a range of memorial types and formats to suit varying cultural, spiritual, and personal preferences, including traditional, natural, digital, and communal forms.

#### Consistency in Design

Ensure a consistent design palette is applied across the site through the use of materials and landscaping, while respecting the existing character and heritage.

#### Inclusive Spaces for Contemplation and Reflection

Create welcoming contemplation and reflection spaces that cater to people of all backgrounds, beliefs, and abilities, offering space for remembrance.



**04-3 Interment And Memorialisation Options**

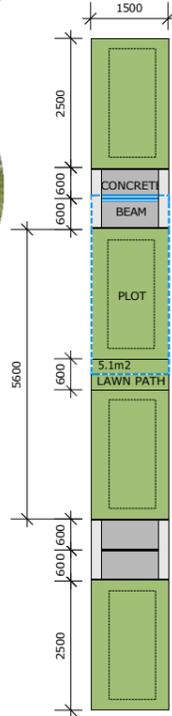
**Body lawn burial** BL

Provision: All cemeteries

**Average land use calculation:**  
1960 body plots per hectare (1 body plot per 5.1m<sup>2</sup>)



- Interment of body into lawn areas.
- Headstone or plaque placed on a concrete beam behind the burial plot.

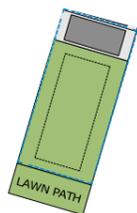


**Culturally significant body lawn burial** CS

Provision: Bowen and Proserpine cemeteries

**Land use calculation:**  
1960 body plots per hectare (1 body plot per 5.1m<sup>2</sup>)

- Areas set aside for specific cultural and religious practices.
- In the case of muslim burials, body lawn burials are arranged in the direction (qibla) of Kaaba, the Sacred Mosque in Mecca. Specific design considerations will need to be worked through with a relevant organisation to ensure compliance with Islamic burial traditions.



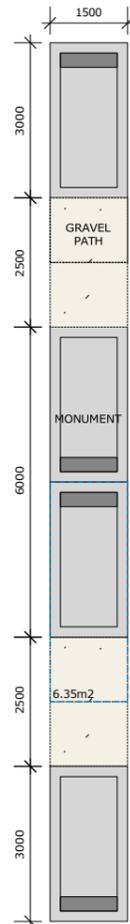
**Body monumental burial** MB

Provision: All cemeteries

**Average land use calculation:**  
1574 body plots per hectare (1 body plot per 6.35m<sup>2</sup>)



- Interment of body into lawn areas.
- Children's burial area may have smaller plots.
- Headstone and monument erected on a concrete foundation within the grave site.



\* Average body lawn burial land requirement is 5.725m<sup>2</sup>, based on 45% land usage that equates to approximately 786 body interments / ha.

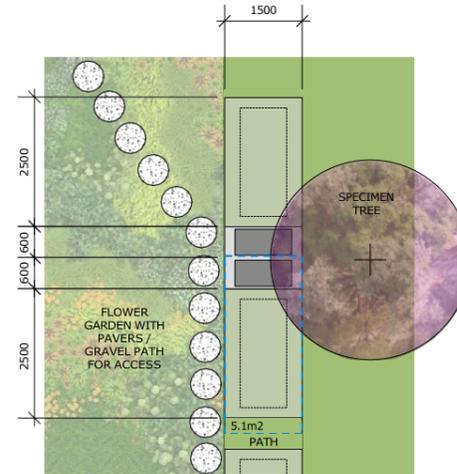
**Children's body burial** CB

Provision: All cemeteries

**Average land use calculation:**  
1960 body plots per hectare (1 body plot per 5.1m<sup>2</sup>)



- Interment of body within lawn area
- Headstone or plaque can be placed on a concrete strip behind the burial plot.
- Specific area for children's burials, including those of miscarried, stillborn, or infants under 12 months old. These areas may offer special features like memorial walls, gardens, or unique memorial spaces, such as the Mosaic Butterfly Pathway
- Flower garden maintained in such a way as to allow for interments - consider pavers and gravel path for access.



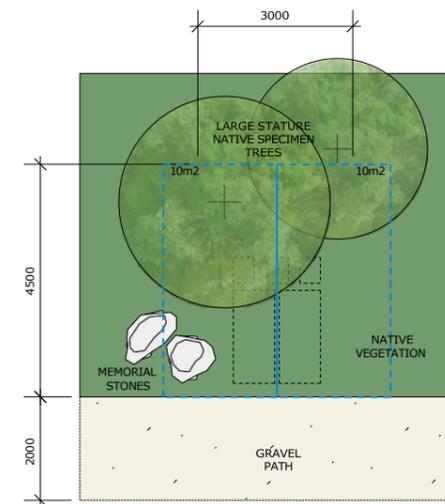
**Natural body burial** NB

Provision: Bowen and Proserpine cemeteries

**Average land use calculation:**  
1000 body plots per hectare (1 body plot per 10m<sup>2</sup>)



- Interment of body (in biodegradable coffin or shroud)
- No headstone or monument; natural markers and GPS coordinates to be used.
- Area maintained as natural bushland or grassland to support environmental sustainability.



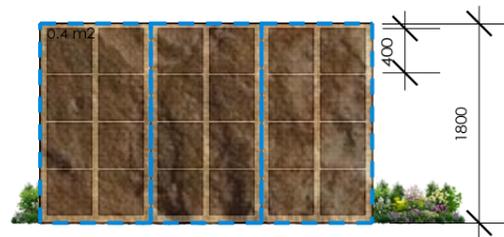
**Columbarium wall (ash) CW**

Provision: All cemeteries

**Average land use calculation:**  
8 single ash plots per linear metre or 0.4m<sup>2</sup>  
(1.8m high x 0.4m wide wall)



- A columbarium is a designated structure within a cemetery or crematorium that features individual niches for the interment of cremated remains. Each niche is generally enclosed with a memorial plaque, which enables families to personalize the space by inscribing the name of the deceased, along with pertinent dates and other commemorative details.



**Low wall (ash) LW**

Provision: All cemeteries

**Average land use calculation:**  
2 single ash plots per linear metre or 0.4m<sup>2</sup>  
(0.4m high x 0.4m wide wall)



- Low ash wall columbarium structures incorporate walls designed for durability, featuring integrated seating or garden areas situated behind them. These features enhance both functionality and aesthetics, providing a comfortable space for relaxation or gardening activities.



**Memorial wall (plaque only) MW**

Provision: All cemeteries

**Average land use calculation:**  
Dependant on plaque dimensions and bespoke wall design



- A memorial wall is a permanent structure that is frequently inscribed with names, symbols, or messages, designed to commemorate individuals or events, particularly those associated with loss or tragedy. This structure serves as a means to honour the deceased, reflect upon significant historical occurrences, and provide a designated space for contemplation and healing.



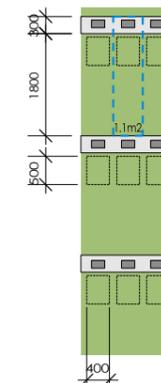
**Lawn beam (ash) LB**

Provision: Proserpine Cemetery

**Average land use calculation:**  
9090 ash plots per hectare (1 ash plot per 1.1m<sup>2</sup>)



- This refers to the burial of cremated remains (ashes) in a designated lawn area where the ashes are interred directly into the ground, typically in an urn or biodegradable container.
- A concrete beam (also called a berm or strip beam) is installed at the head of the plot, set flush or slightly raised above ground level.
- A memorial plaque is affixed to the concrete beam, displaying the deceased's name and details. No upright headstones are used.
- The surrounding area remains as mown grass, maintaining a uniform lawn appearance.



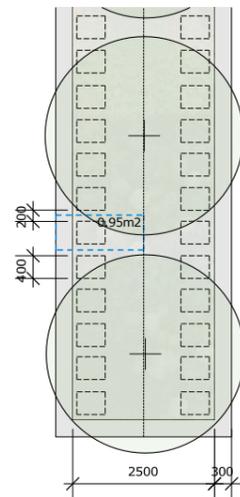
**Garden kerb (ash)** GK

Provision: All cemeteries

Average land use calculation:  
10,526 ash plots per hectare (1 ash plot per 0.95m<sup>2</sup>)



- Ash interment in a garden kerb plot involves placing cremated remains in a landscaped garden bed, bordered by a concrete or stone kerb. Ashes are placed in biodegradable urns below the soil surface.
- A small memorial plaque is installed on the surrounding concrete or stone kerb, and the plot may be enhanced with ornamental planting, offering a peaceful and decorative setting for remembrance.
- These interments often occur in communal garden beds or borders and may allow for low-scale ornamental planting, creating a tranquil and reflective garden environment.



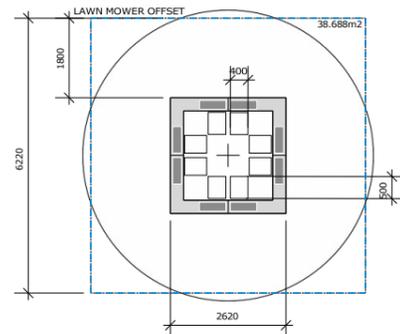
**Tree position (ash)** TP

Provision: All cemeteries

Average land use calculation:  
2067 ash plots per hectare (1 ash plot per 4.836m<sup>2</sup>)



- Tree position ash interment refers to the burial of cremated remains adjacent to an existing or newly planted tree within the cemetery landscape.
- Ashes are typically placed in biodegradable urns and interred within the tree's root zone.
- A modest memorial plaque may be installed at ground level upon a surrounding concrete beam, alongside other memorial plaques, or mounted on a natural marker such as a stone or timber post.
- These positions are generally spaced to respect tree health and long-term growth, and are designed to integrate with the natural or park-like setting of the site. This process enriches the soil with nutrients that benefit both the tree and the surrounding ecosystem.



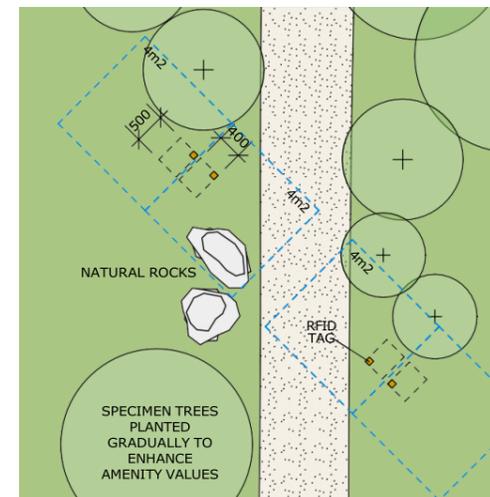
**Memorial walk** W

Provision: Bowen and Proserpine cemeteries

Average land use calculation:  
2500 ash plots per hectare (1 ash plot per 4m<sup>2</sup>)



- A memorial walk is a tranquil pathway that seamlessly integrates nature and natural elements into the cemetery's landscape. This serene trail invites visitors to stroll through a peaceful environment where ash interments and memorial features can take place on both sides.
- Rather than traditional headstones, the burial plots remain discreet and unmarked, fostering a sense of unity with the earth. Families and loved ones can identify the resting places of the deceased through a comprehensive list of names displayed elegantly at the entrance, maintaining a respectful and contemplative atmosphere that encourages reflection on life and nature.



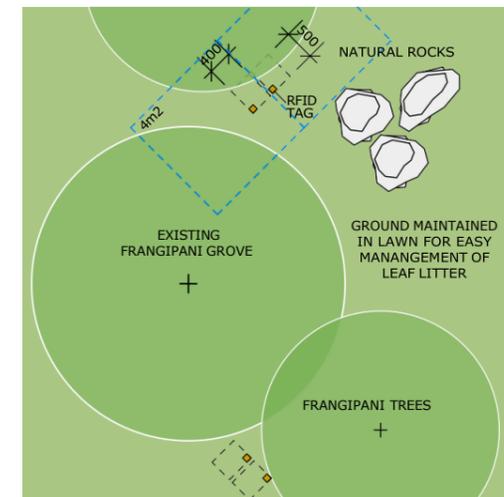
**Frangipani memorial tree grove** FG

Provision: Bowen Cemetery

Average land use calculation:  
2500 ash plots per hectare (1 ash plot per 4m<sup>2</sup>)



- Ash interment in a memorial tree grove involves the burial of cremated remains at the base of a commemorative (frangipani) tree.
- Each tree may serve as a shared or individual memorial, with ashes typically interred in biodegradable urns, either directly into the soil or within a dedicated root zone, to support tree health and ecological function.
- A low-profile plaque (e.g. stone or bronze), and/or an RFID tag may be set flush into the ground or mounted on a natural rock or timber post adjacent to the tree.
- The grove is designed to offer a contemplative setting with minimal visual intrusion from traditional cemetery structures.



### 04-4 Bowen Cemetery Masterplan

**Address**

36 - 74 West Street, Bowen Qld 4805  
Access from John Street and Richmond Road

Urban Cemetery

**Land Area**

315HR991 - 2.825ha / 309HR991 - 3.994 ha

**Zone / Overlays**

- Community Facilities Zone
- Urban Growth Region
- 1% AEP Flood
- Flood Hazard V4.7

**Cemetery Summary**

Bowen was the first port established in North Queensland. Following commercial and agricultural development within the area, the township of Bowen was declared a municipality in 1863, and a cemetery reserve provisioned by survey shortly after.

Referred to for some time as the 'John Street Cemetery', Bowen cemetery was used interchangeably with nearby Flemington Road Cemetery between 1878 and 1954 after which all burials were focused at 'John Street Cemetery' \*.

Bowen Cemetery contains the graves of numerous early Bowen settlers, including an obelisk to James Morrill, an English-born sailor\*.

Bowen Cemetery demonstrates the early phase of settlement in Bowen and is significant for its on-going spiritual and symbolic value to the Bowen community.

\* Whitsunday Local Heritage Register - Bowen Heritage Placecards

**Site Analysis Legend**

**Existing Interment Types**

- 11 Body monumental burial (3 x old sections / east-facing graves)
- 22 Body monumental burial (new section / east and west-facing graves)
- 33 Body lawn burial (east and west-facing graves).
- 44 Palm memorial garden (ash)
- 55 Columbarium walls (ash)
- 66 Potential unmarked graves
- 77 Approximate location of children / infant graves\*
- 88 Obelisk to James Morrill, an early settler

**Key Landscape Features**

- 99 High rock shelf. Raising of ground level has been undertaken to allow for future interments
- 100 Moderate level change
- 111 Stormwater drainage through site
- 122 Existing frangipani gardens (30+ years old)

**Existing Cemetery Assets**

- Toilet block (accessible)
- Seating
- Bin storage
- Signage
- Water supply



**Bowen Cemetery Masterplan Key Moves**

1. Redirect stormwater off site into road reserve.
2. Gradually establish dense native plantings within sloped and lower areas of the site, between old and future interment areas. Explore future natural interments along walkway.
3. Reconfigure internal traffic direction to one-way from West Street through to John Street. Investigate options to remove white entry wall/s at John Street and replace with new stone walls and/or security gate.
4. Remove existing palm trees (where required) to provide parallel parking option adjacent existing accessway.
5. Provision for a small drop-off and accessible parking area near the existing toilet
6. Introduce new main entrance off West Street where stormwater drain is shallow and access is feasible and install new stone entry wing walls.
7. Introduce a one-way loop road within raised future section of cemetery with provision for temporary and permanent parking options as interment layout develops. Reconfigure existing irrigation layout to align with future body burial layout in raised section.
8. Provision for a main future gathering area with associated shelter, columbarium walls, seating and cemetery map. Establish pedestrian access to and from Whitsunday Funerals and Crematorium.
9. Continuation of lawn interment areas with a greater amount of associated tree planting for shade and amenity.
10. Provision for a greater range of ash interment options in the new sections e.g. memorial walk, garden kerb, various wall options and the frangipani memorial tree grove.
11. Provision for aggregate between historic monumental graves to reduce drone weed spray / maintenance.
12. Provision of a new screened maintenance wash-down, bin and storage area. Accessible to both old and new areas.
13. Remove blue walls adjacent existing columbarium walls. Extend and enhance landscaping at boundary.
14. Utilise existing water connection for an additional wash down area, screened by additional landscaping. Remove blue walls. Opportunity to include interpretation panels regarding the history of Johns Road (Bowen) and Flemington cemeteries and local history.
15. Commission a comprehensive signage and way finding strategy for the cemetery network alongside (and consistent) with improved digital records.

**Masterplan Legend**

**Existing Interment Areas**

- Existing body interments (lawn / monument)
- Vacant plots within established interment areas

**Proposed Interment Areas**

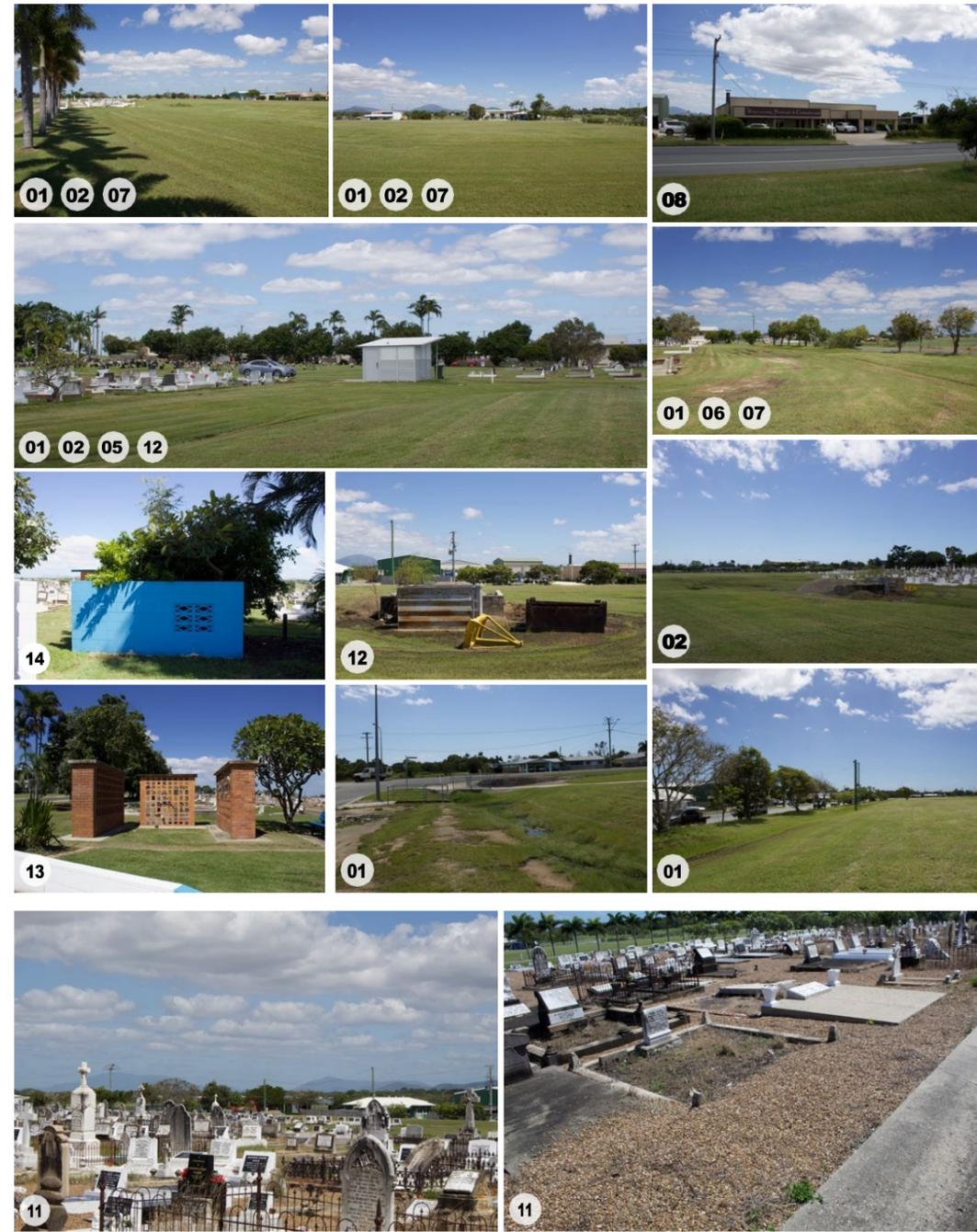
- BL Body lawn burial
- CS Culturally significant body lawn burial  
\* Note: If Muslim burials are to be developed in this area beams can not be back-to-back and design requires compliance with Islamic burial traditions.
- MB Body monumental burial
- CB Children's body burial
- NB Natural body burial
- CW Columbarium wall (ash)
- LW Low wall (ash)
- MW Memorial wall (plaque only)
- GK Garden kerb (ash)
- TP Tree position (ash)
- W Memorial walk (ash / plaque with RFID tag)
- FG Frangipani memorial tree grove (ash with RFID tag)

**Landscape Features / Cemetery Assets**

- Internal road network
- Footpaths
- Memorial walk
- Boundary treatment (fence or planting strategy)
- P Key parking areas (sealed)
- Toilets (existing + proposed)
- Shelter
- Cemetery map
- Way finding / interpretation panels
- Seating
- Water supply
- Bin storage
- Columbarium / memorial walls
- Native plantings and cyclone tolerant shade trees
- Tree removals



**Bowen Cemetery Masterplan Key Moves - Site Photos**



## 04-5 Collinsville Cemetery Masterplan

### Address

155 Scottville Road, Collinsville Qld 4804

Rural Cemetery

### Land Area

Lot 26 SP106412 - 4.337 Hectares

### Zone / Overlays

- Community facilities
- Sub-purpose - Sewerage
- Medium bushfire hazard risk at northern extent of site
- MSES Regulated Vegetation (100m from wetlands)
- State Heritage Place
- Adjacent land zoned Waste Management and Waste Water facility
- Native title / Determined Native Heritage Site

### Cemetery Summary

Collinsville cemetery being the newest of the cemeteries, was gazetted for burials from 1927 to serve the mining townships of Collinsville and Scottsville. The earliest grave at this site was Agnes Ramage who passed away on the 10th September 1927.

The Collinsville cemetery was listed on the Queensland Heritage Register on 18th September 2009, in recognition of a place of burial of at least 23 miners killed between 1928 and 1954 at the Bowen Consolidated Colliery and the Collinsville (Bowen) State Mine. Seven Miners were killed in an accident at the Collinsville State Mine in October 1954, one of the state's worst mining accidents.

The site originally appointed to trustees, was handed over to Bowen Shire Council in 1995.

### Site Analysis Legend

#### Existing Interment Types

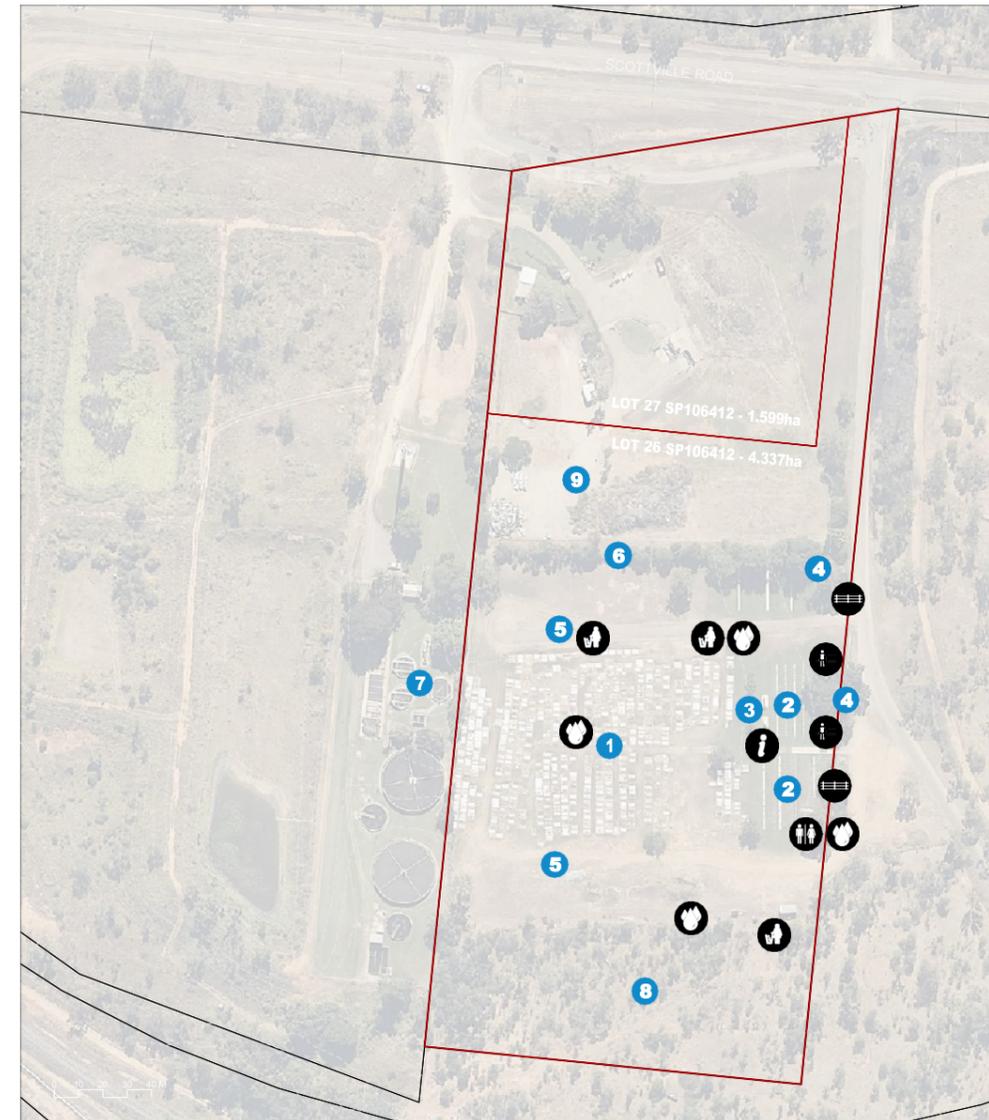
- 1 Body monumental burial
- 2 Body lawn burial
- 3 Columbarium walls (ash)

#### Key Landscape Features

- 4 Large-stature specimen trees
- 5 Established gravel vehicle accessways
- 6 Densely vegetated northern boundary
- 7 Collinsville Water Treatment Plant
- 8 Sensitive biodiversity within southern extent of site
- 9 Lot 27 lease arrangement expires 2038. Transfer station (noise + amenity considerations)

#### Existing Cemetery Assets

- Toilet block (septic tank)
- Seating
- Bin storage
- Signage
- Water supply
- Boundary fence



**Collinsville Cemetery Masterplan Key Moves**

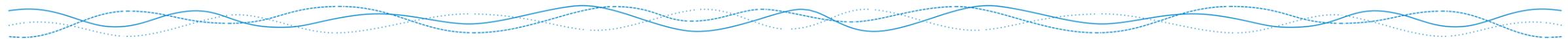
1. Continue existing interment options in a well-planned manner to avoid ad-hoc placement of lawn beams and burials.
2. Improve vehicle access and road surfacing and include an area for 3-point turns along the two main accessways. Provision for future access to northern and southern cemetery expansion areas.
3. Opportunity to relocate toilet onto state land.
4. Opportunity to retain majority of parking on state land.
5. Provision of a central shelter and gathering area with associated memorial garden within the location of existing concrete pad.
6. Tree planting and amenity improvements across the site, including planting directly on the boundary between the water treatment plant and cemetery, as well as tree planting for shade along the roads. Explore climbing species on existing wire fence along western boundary of the site.
7. Investigate the opportunity for a children's / infant burial section with flower garden and informal / contemporary layout.
8. Investigate the opportunity for a 'brotherhood' burial section for miners.
9. Match new columbarium walls with existing finishing.
10. Re-locate juvenile palm trees (indicated in red) and transplant into new garden kerb (ash) memorial garden around mature palm trees.
11. Investigate land-use and biodiversity regulations for medium-term expansion into southern extent of Lot 26. Explore natural burials alongside vegetation management.
12. Confirm lease arrangements on northern Lot 27 and plan for long-term cemetery expansion. Review lease after 10+ years for suitability for cemetery expansion.
13. Provision of a screened maintenance wash-down, bin and storage area.
14. Commission a comprehensive signage and way finding strategy for the cemetery network alongside (and consistent) with improved digital records.

**Masterplan Legend**

- Existing Interment Areas**
- Existing body interments (lawn / monument)
  - Vacant plots within established interment areas
- Proposed Interment Areas**
- BL Body lawn burial
  - MB Body monumental burial
  - CB Children's body burial
  - CW Columbarium wall (ash)
  - LW Low wall (ash)
  - MW Memorial wall (plaque only)
  - GK Garden kerb (ash)
  - TP Tree position (ash)
- Landscape Features / Cemetery Assets**
- Internal road network
  - Footpaths
  - Boundary treatment (fence or planting strategy)
  - P Key parking areas (sealed)
  - ♿ Toilets (existing + proposed)
  - ☂ Shelter
  - 🗺 Cemetery map
  - i Way finding / interpretation panels
  - 🪑 Seating
  - 💧 Water supply
  - 🗑 Bin storage
  - Columbarium / memorial walls
  - + Native plantings and shade trees
  - Tree removals



**Collinsville Cemetery Masterplan Key Moves - Site Photos**



### 04-6 Proserpine Cemetery Masterplan

**Address**

Old Monumental Section - Lot 235 Faust Street  
Proserpine Qld 4800

**Land Area**

235HR1184 - 2.2 Hectares

Lawn Section - 307 Crystal Brook Road, Proserpine  
Qld 4800

179HR980 - 6.397 Hectares

**Zone / Overlays**

- Community Facilities Zone
- 1% AEP Flood
- Flood Hazard V4.7
- Urban growth area adjacent site
- MSES Regulated Vegetation (category B)

**Cemetery Summary**

Proserpine Cemetery is located on Proserpine's western outskirts, bordered by cane paddocks to the south, Boundary Road to the west and Faust Street to the east.

The cemetery is divided into three main sections (east, central and west) with older graves located within the south-east extent of the site. This older section of the cemetery is prone to flooding.

The northern area of the cemetery contains more recent body lawn burials and columbarium walls which fall within a separate lot that is not included in the heritage register.

Gravel tracks run through and around the site, and the three distinct areas are accessed via unmarked driveways which also serve as informal parking.

The Proserpine cemetery was first used in the 1880s and placed under the control of the Proserpine Shire Council in c.1912. It is the final resting place for many of Proserpine's pioneer settlers and migrants, and as such is a valuable physical record of the district's social history and community.

**Site Analysis Legend**

**Existing Interment Types**

- 1 Columbarium wall
- 2 Monumental burial (new protestant)
- 3 Monumental burial (old protestant)
- 4 Monumental burial (catholic)
- 5 Lawn burial

**Existing Key Landscape Features**

- 6 Parking within road reserve
- 7 Mature trees windblown (block views into cemetery)
- 8 Susceptible to flooding (access and egress issues)
- 9 Undeveloped land used as clean fill site for construction waste
- 10 Connection with Rugby club directly north
- Identified flood hazard areas

**Existing Cemetery Assets**

- Toilet block
- Seating
- Bin storage
- Signage
- Water supply
- Boundary fence



**Proserpine Cemetery Masterplan Key Moves**

1. Improvements to drainage across the site.
2. Re-form grass roads to deter water away from concrete beams and undertake additional tree planting to improve water uptake through roots.
3. Tree plantings and seating throughout the site including tree planting within the older section alongside internal roads.
4. Improved accessibility and circulation.
5. Continuation of body lawn burial areas to the west (short term).
6. Application for reduction in speed limit (60km) along Faust and Crystal Brook Roads.
7. Potential closure of future monumental/vaulted burials due to health + safety risks and movement of existing burials.
8. Provision of a reflection and ash interment area for families still wishing to inter in the old section.
9. Provision of a shelter and gathering space, with an expanded memorial garden near the existing niche walls and toilet block.
10. Remove boundary trees and open views into the expanded memorial garden.
11. Continue existing white boundary fence along eastern cemetery boundary.
12. Upgrade footpaths around existing niche walls. Improve all-weather accessibility to this area.
13. Opportunity to introduce lawn beam (ash) interments within a future contemporary expansion area of the cemetery.
14. Provision for an additional shelter and gathering space to service the southern extent of the site.
15. Investigate future interments in the clean fill section – this area may have to be excluded from the masterplan for future interments.
16. Opportunity to revegetate the waterway through the site for enhanced amenity. Potential nature walkway and future natural interments.
17. Provision for screened maintenance wash-down and storage bin area.
18. Commission a comprehensive signage and way finding strategy for the cemetery network alongside (and consistent) with improved digital records.

**Masterplan Legend**

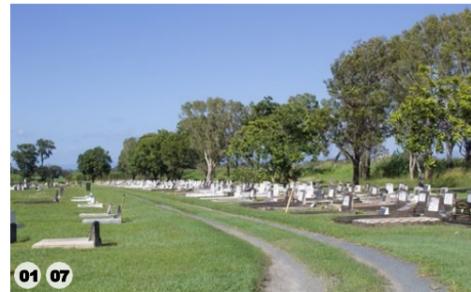
- Existing Interment Areas**
- Existing body interments (lawn / monument)
  - Vacant plots within established interment areas

- Proposed Interment Areas**
- BL Body lawn burial
  - CB Children's body burial
  - NB Natural body burial
  - CW Columbarium wall (ash)
  - LW Low wall (ash)
  - MW Memorial wall (plaque only)
  - GK Garden kerb (ash)
  - TP Tree position (ash)
  - LB Lawn beam (ash)
  - W Memorial walk (ash / plaque with RFID tag)

- Landscape Features / Cemetery Assets**
- Internal road network
  - Footpaths
  - Memorial walk
  - Boundary treatment (fence or planting strategy)
  - P Key parking areas (sealed)
  - Toilets (existing + proposed)
  - Shelter
  - Cemetery map
  - Way finding / interpretation panels
  - Seating
  - Water supply
  - Bin storage
  - Columbarium / memorial walls
  - Native plantings and cyclone tolerant shade trees
  - Tree removals



**Proserpine Cemetery Masterplan Key Moves - Site Photos**





## 05 IMPLEMENTATION PRIORITIES

### 05-1 Introduction

The following tables indicate practical implementation actions across the individual cemetery masterplans. Prioritisation is based on individual cemetery interment demand and supply, spatial design considerations, constructibility, landscape constraints, health and safety risks, public feedback, consent requirements, costs, and the current understanding of resource and budget constraints.

Final implementation timing is to align with short-term asset priorities and will be determined through the Cemetery Strategy and Council's relevant planning processes.

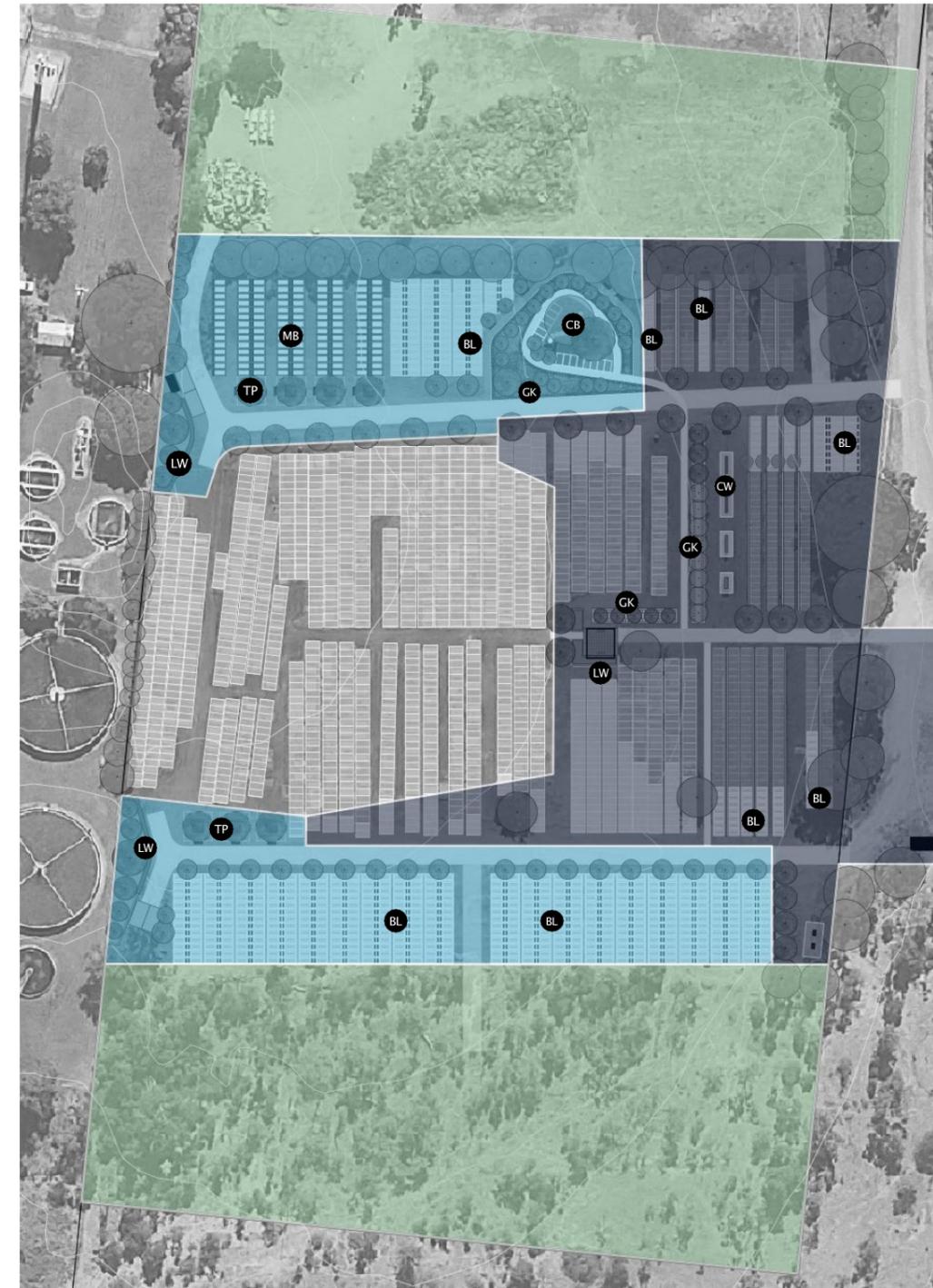
**05-2 Bowen Cemetery Masterplan Prioritisation Table**

|                                | HIGH PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MEDIUM PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LOW PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INTERMENT AREAS</b>         | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>Body lawn burial areas (<b>BL</b>) (172 plots).</li> <li>Body monumental burial areas (<b>MB</b>) (164 plots).</li> <li>Frangipani memorial tree grove (ash with RFID tag) (<b>FG</b>) (428 plots).</li> <li>Tree position (ash) (<b>TP</b>) (16 plots).</li> <li>Garden kerb (ash) (<b>GK</b>) (549 plots).</li> <li>Low wall (<b>LW</b>) (24 plots).</li> <li>Memorial walk ash (<b>W</b>) (250 plots).</li> <li>Natural body burial (<b>NB</b>) - establish vegetation only.</li> </ul>                                                                                                              | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>Body lawn burial areas (<b>BL</b>) (641 plots).</li> <li>Children's body burial (<b>CB</b>) (70 plots).</li> <li>Tree position (ash) (<b>TP</b>) (96 plots).</li> <li>Garden kerb (ash) (<b>GK</b>) (126 plots).</li> <li>Columbarium wall (<b>CW</b>) (88 plots).</li> <li>Low wall (<b>LW</b>) (88 plots).</li> <li>Memorial walk ash (<b>W</b>) (250 plots).</li> <li>Natural body burial (<b>NB</b>) - establish further vegetation / open small section for body and ash interments (61 plots).</li> </ul> | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>Body lawn burial areas (<b>BL</b>) (811 plots - less is eastern section used for monumental burials).</li> <li>Tree position (ash) (<b>TP</b>) (72 plots).</li> <li>Memorial wall (<b>MW</b>) (28 plots if used for ash).</li> <li>Garden kerb (ash) (<b>GK</b>) (170 plots).</li> <li>Natural body burial (<b>NB</b>) - complete plantings along length of walkway / open additional section for body and ash interments (124 plots).</li> </ul> |
| <b>ACCESSIBILITY</b>           | <p>Introduce new main entrance off West Street where stormwater drain is shallow and access is feasible and install new stone entry wing walls.</p> <p>Reconfigure internal traffic direction to one-way. Investigate options to remove white entry wall/s at John Street and replace with new stone walls.</p> <p>Develop a small drop-off and accessible parking area near the existing toilet following road widening works.</p> <p>Remove (or relocate) existing palm trees along existing accessway to allow for parking spaces.</p> <p>Implement the first section of the loop road to unlock upper section of the cemetery.</p> <p>Develop first section of new footpath network.</p> | <p>Develop the next section of the loop road within raised section of the cemetery.</p> <p>Provision for a temporary road along the northern boundary of the body lawn burial area for vehicle movement. Temporary road to be retired to footpath network and garden kerb (GK) interments long term.</p> <p>Provision for temporary and permanent parking options as interment layout develops.</p> <p>Develop next section of new footpath network, including access to West Street and Whitsunday Funerals &amp; Crematorium (Bowen).</p>                                                          | <p>Complete the loop road within raised section of the cemetery.</p> <p>Transition the temporary road along the northern boundary of the body lawn burial area to footpath. Establish garden kerb (GK) interments.</p> <p>Retire temporary parking areas.</p> <p>Complete footpath network.</p>                                                                                                                                                                                                                                        |
| <b>VISITOR INFRASTRUCTURE</b>  | <p>Provision of a new screened maintenance wash-down, bin and storage area behind existing toilet block. Accessible to both old and new areas.</p> <p>Commission a comprehensive signage and way finding strategy for the cemetery network alongside (and consistent) with improved digital records.</p>                                                                                                                                                                                                                                                                                                                                                                                     | <p>Implement signage and way finding strategy.</p> <p>Utilise existing water connection near ex service buildings for an additional wash down area. Screen with new landscaping and remove existing blue walls.</p>                                                                                                                                                                                                                                                                                                                                                                                  | <p>Provision for interpretation panels describing the history of Bowen and Flemington cemeteries, as well and local people and families.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>CLIMATE AND ENVIRONMENT</b> | <p>Start to establish cyclone tolerant native tree species for shade.</p> <p>Establish first section of dense native vegetation within sloped section of the site (adjacent walkway) for future natural burials.</p> <p>Redirect stormwater off site into road reserve.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Reconfigure existing drainage layout within the upper areas of the site to align with new interment layout.</p> <p>Provision for aggregate between historic monumental graves to reduce drone weed spray / maintenance.</p> <p>Continue planting dense native vegetation within sloped section of the site (adjacent walkway) for future natural burials.</p> <p>Further planting of cyclone tolerant native tree species for shade.</p>                                                                                                                                                          | <p>Complete planting dense native vegetation within sloped section of the site (adjacent walkway) for future natural burials.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>AMENITY</b>                 | <p>Introduce a small shelter, seating and low wall within the southwest corner of the site.</p> <p>Remove blue walls adjacent existing columbarium walls. Extend and enhance landscaping at boundary.</p> <p>Provide further seating under shade trees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Introduce a main shelter and gathering area surrounded by low walls and cyclone tolerant native tree species for shade and memorial.</p> <p>Provide further seating under shade trees.</p>                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Provision for memorial wall at the north-western corner of the cemetery.</p> <p>Large specimen trees for shade and memorial.</p> <p>Provide further seating under shade trees.</p>                                                                                                                                                                                                                                                                                                                                                  |



**05-3 Collinsville Cemetery Masterplan Prioritisation Table**

|                                | HIGH PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MEDIUM PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LOW PRIORITY                                                                                                                                                                                                                |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INTERMENT AREAS</b>         | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>Body lawn burial areas (<b>BL</b>) (130 plots).</li> <li>Columbarium wall (ash) (<b>CW</b>) (64 Plots).</li> <li>Low wall (ash) (<b>LW</b>) (66 Plots).</li> <li>Garden kerb (ash) (<b>GK</b>) (200 plots).</li> </ul>                                                                                                                                                                                                             | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>Body lawn burial areas (<b>BL</b>) (560 plots).</li> <li>Body monumental burial areas (<b>MB</b>) (126 plots).</li> <li>Children's body burial (CB) (14 plots).</li> <li>Tree position (ash) (TP) (56 plots)</li> <li>Garden kerb (ash) (<b>GK</b>) (545 plots).</li> <li>Low wall (ash) (<b>LW</b>) (88 Plots).</li> </ul> <p>Provision for a 'brotherhood' burial section for miners.</p> | <p>Explore body lawn, natural burials and ash interment options in the southern section of the cemetery first.</p> <p>Explore body lawn burials and ash interment options in the northern section of the cemetery last.</p> |
| <b>ACCESSIBILITY</b>           | <p>Improve vehicle access and road surfacing and include an area for 3-point turns (north section first).</p> <p>Confirm lease arrangements on northern Lot 27. Commit to review of lease after 10+ years for suitability for cemetery expansion.</p>                                                                                                                                                                                                                                                                   | <p>Improve vehicle access and road surfacing and include an area for 3-point turns (south section).</p>                                                                                                                                                                                                                                                                                                                                                                          | <p>Provision for future access to northern and southern cemetery expansion areas. Focus on expending south first.</p>                                                                                                       |
| <b>VISITOR INFRASTRUCTURE</b>  | <p>Opportunity to relocate toilet onto state land.</p> <p>Provision of a screened maintenance wash-down, bin and storage area.</p>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Formalise parking on state land.</p> <p>Implement comprehensive signage and way finding strategy and improved digital records.</p>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                             |
| <b>CLIMATE AND ENVIRONMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Investigate land-use and biodiversity regulations for expansion into southern extent of Lot 26.</p>                                                                                                                      |
| <b>AMENITY</b>                 | <p>Provision of a central shelter and gathering area within the location of existing concrete pad.</p> <p>Re-locate juvenile palm trees (indicated in red) and transplant into new garden kerb (ash) memorial garden around mature palm trees.</p> <p>Investigate financial tree planting strategy to enable trees to establish early.</p> <p>Tree plantings along the boundary between the water treatment plant and cemetery. Explore climbing species on existing wire fence along western boundary of the site.</p> | <p>Establish memorial garden around central shelter.</p> <p>Tree plantings for shade along the access roads.</p> <p>Establish garden plantings around children's / infant burial section with flowers and informal design layout.</p>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                             |



**05-3 Proserpine Cemetery Masterplan Prioritisation Table**

|                                | HIGH PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MEDIUM PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LOW PRIORITY                                                                                                                                  |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INTERMENT AREAS</b>         | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>• Body lawn burial areas (<b>BL</b>) (504 plots).</li> <li>• Tree position (ash) (<b>TP</b>) (176 plots).</li> <li>• Garden kerb (ash) (<b>GK</b>) (1,210 plots).</li> <li>• Columbarium wall (<b>CW</b>) (64 plots).</li> <li>• Low wall (<b>LW</b>) (76 plots).</li> <li>• Memorial walk ash (<b>W</b>) (362 plots).</li> </ul> <p>Potential closure of future monumental/vaulted burials due to health + safety risks and movement of existing burials.</p> | <p>Develop new interment areas including:</p> <ul style="list-style-type: none"> <li>• Body lawn burial areas (<b>BL</b>) (1,065 plots - fewer plots if south-east section used for <b>MB</b>).</li> <li>• Children's body burial (CB) (45 plots).</li> <li>• Tree position (ash) (<b>TP</b>) (48 plots).</li> <li>• Garden kerb (ash) (<b>GK</b>) (823 plots).</li> <li>• Low wall (<b>LW</b>) (60 plots).</li> <li>• Lawn beam (ash) (<b>LB</b>) (435 plots).</li> <li>• Memorial wall (<b>MW</b>) (62 plots if used for ash).</li> <li>• Memorial walk ash (<b>W</b>) (362 plots).</li> <li>• Natural body burial (<b>NB</b>) - (78 body plots / 117 ash).</li> </ul> | <p>Investigate future interments in the clean fill section – this area may have to be excluded from the masterplan for future interments.</p> |
| <b>ACCESSIBILITY</b>           | <p>Improved accessibility and circulation (north).</p> <p>Application for reduction in speed limit (60km) along Faust and Crystal Brook Roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Improved accessibility and circulation (south).</p> <p>Establish new parking area and associated shelter in southern section of cemetery.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Extend internal main accessway into southern extent of site to unlock future interment areas.</p>                                          |
| <b>VISITOR INFRASTRUCTURE</b>  | <p>Continue existing white boundary fence along eastern cemetery boundary.</p> <p>Upgrade footpaths around existing niche walls. Improve all-weather accessibility to this area.</p> <p>Provision for screened maintenance wash-down and storage bin area along south-western boundary.</p>                                                                                                                                                                                                                                                         | <p>Provision for an additional shelter and gathering space to service the southern extent of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                               |
| <b>CLIMATE AND ENVIRONMENT</b> | <p>Re-form grass roads in northern section of the cemetery to deter water away from concrete beams. Improve drainage with tree plantings for ground water uptake.</p>                                                                                                                                                                                                                                                                                                                                                                               | <p>Opportunity to revegetate the waterway through the site for enhanced amenity. Potential nature walkway and future natural interments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Ongoing maintenance and revegetation of waterway through the site for enhanced amenity.</p>                                                |
| <b>AMENITY</b>                 | <p>Provision of a shelter and gathering space near the existing niche walls and toilet block.</p> <p>Introduce seating early into existing cemetery areas.</p> <p>Provision of a reflection and ash interment area for families still wishing to inter in the old section.</p>                                                                                                                                                                                                                                                                      | <p>New memorial garden with low walls and decorative planting visible from main road.</p> <p>Remove boundary trees and open views into the expanded memorial garden.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                               |



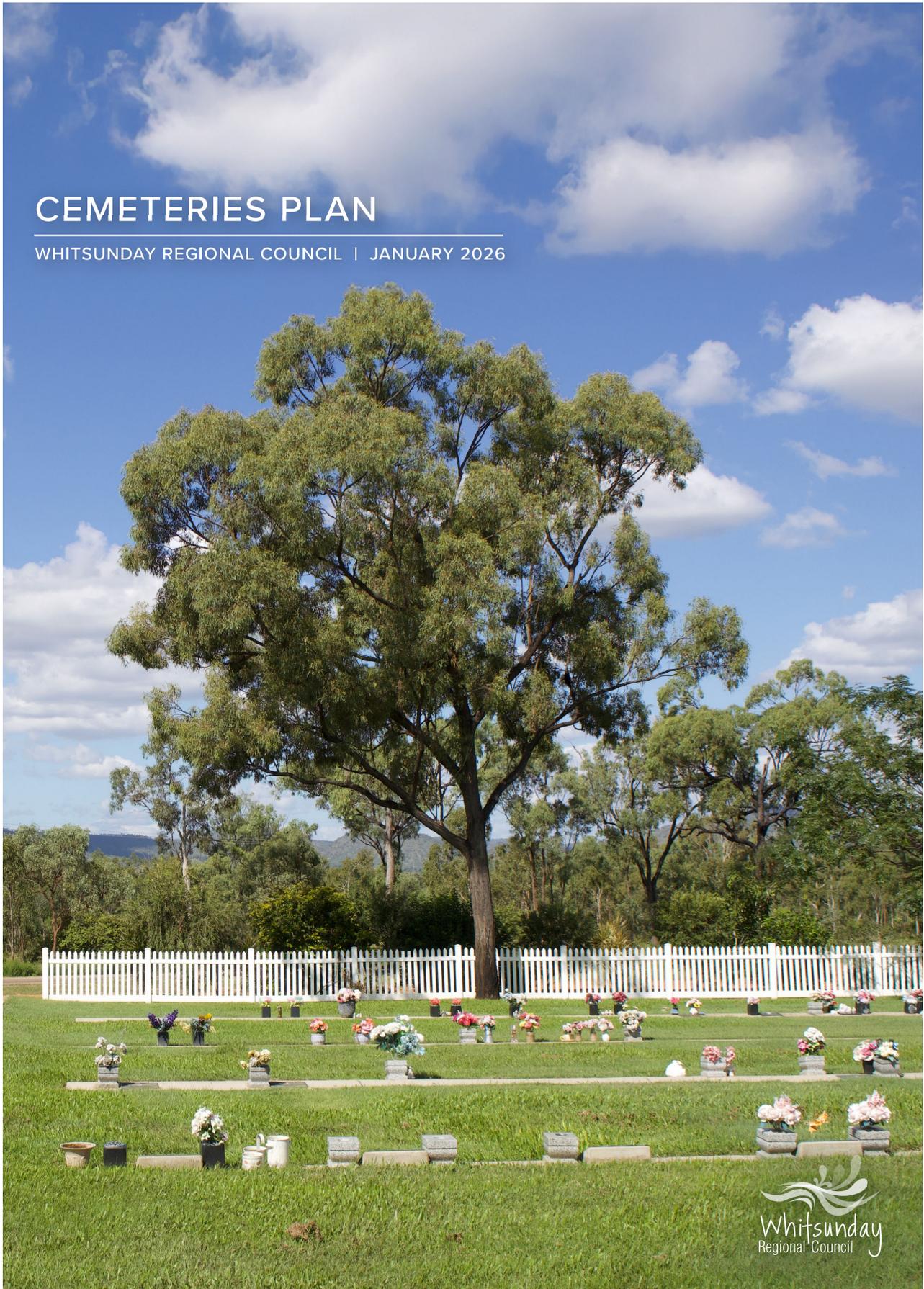


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# CEMETERIES PLAN

WHITSUNDAY REGIONAL COUNCIL | JANUARY 2026





## ACKNOWLEDGMENTS

### **ACKNOWLEDGMENT OF COUNTRY**

Whitsunday Regional Council acknowledges the Traditional Owners and custodians of the lands where we live and work. We pay respect to the Elders past and present, and we recognize their continuing connection to country and the important role Aboriginal and Torres Strait Islander peoples play within the Whitsunday Region.

### **OTHER ACKNOWLEDGMENTS**

The Whitsunday Regional Council Cemeteries Strategy has been prepared using the skills, experience, and inspiration of many people, including, but not limited to:

Whitsunday Regional Council and Key stakeholders including Aboriginal and Torres Strait Islander people, local community groups, funeral directors, and contractors.

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## **CONTENTS**

|                                                                         |           |
|-------------------------------------------------------------------------|-----------|
| <b>01 INTRODUCTION</b>                                                  | <b>5</b>  |
| 01-1 Strategy Purpose                                                   | 5         |
| 01-2 Strategy Vision                                                    | 5         |
| <b>02 PLANNING FRAMEWORK</b>                                            | <b>6</b>  |
| 02-1 Whitsunday Regional Council Plans and Strategies                   | 6         |
| 02-2 Strategy Outcomes                                                  | 6         |
| 02-3 Relationship between strategy and Acts, Laws, and Policies Diagram | 7         |
| 02-4 Legislation and Policies                                           | 8         |
| <b>03 COUNCILS ROLE IN CEMETERY PROVISION</b>                           | <b>9</b>  |
| 03-1 Governance                                                         | 10        |
| 03-2 Community Engagement                                               | 10        |
| 03-3 Provision and Management                                           | 10        |
| 03-4 Operational Efficiency                                             | 10        |
| <b>04 CURRENT SITUATION</b>                                             | <b>11</b> |
| 04-1 Locations                                                          | 11        |
| 04-2 Bowen Cemetery                                                     | 12        |
| 04-3 Collinsville Cemetery                                              | 13        |
| 04-4 Proserpine Cemetery                                                | 14        |
| 04-5 Historical Cemeteries and Private Cemeteries                       | 15        |
| <b>05 CONSULTATION AND ENGAGEMENT</b>                                   | <b>16</b> |
| 05-1 Consultation and Engagement Summary                                | 16        |
| 05-2 Pre-Design Detailed Key Stakeholder Survey Summary                 | 16        |
| 05-3 Community Heros/Volunteers                                         | 16        |
| <b>06 WHITSUNDAY CEMETERIES OVERVIEW</b>                                | <b>17</b> |
| 06-1 Whitsunday Demographics                                            | 17        |
| 06-2 Cemeteries Overview                                                | 17        |
| <b>07 INTERMENT TRENDS (AUSTRALIA)</b>                                  | <b>19</b> |
| 07-1 Overview                                                           | 19        |
| 07-2 The Rise of Cremation in Australia                                 | 19        |
| 07-3 Personalised Memorials                                             | 19        |
| 07-4 Eco-Friendly Innovations                                           | 20        |
| 07-5 Technological Integration                                          | 20        |
| 07-6 Community and Family-Led Services                                  | 20        |

|                                                                   |           |
|-------------------------------------------------------------------|-----------|
| <b>08 INTERMENT SERVICE PROVISION</b>                             | <b>21</b> |
| <b>08-1 Interment Service Options Overview</b>                    | <b>21</b> |
| <b>08-2 Body Interment Types</b>                                  | <b>21</b> |
| <b>08-3 Ashes Interment Types</b>                                 | <b>22</b> |
| <b>09 CEMETERY SERVICES</b>                                       | <b>23</b> |
| <b>09-1 Operating Procedures</b>                                  | <b>23</b> |
| <b>09-2 Record Keeping</b>                                        | <b>23</b> |
| <b>09-3 Technology</b>                                            | <b>24</b> |
| <b>10 FEES AND CHARGES</b>                                        | <b>24</b> |
| <b>11-1 Overview of Fees and Charges</b>                          | <b>24</b> |
| <b>11 FUTURE DEMAND ON WHITSUNDAY REGIONAL COUNCIL CEMETERIES</b> | <b>25</b> |
| <b>11-1 Cemetery Capacity</b>                                     | <b>25</b> |
| <b>11-2 Land Requirements</b>                                     | <b>25</b> |
| <b>11-3 Future of cemeteries</b>                                  | <b>26</b> |
| <b>12 GLOSSARY</b>                                                | <b>27</b> |
| <b>13 REFERENCES</b>                                              | <b>28</b> |

## 01 INTRODUCTION

### 01-1 Strategy Purpose

Cemeteries across the Whitsunday Region hold a vital place in our communities, offering peaceful spaces for remembrance, reflection, and cultural expression. They provide families and friends with places to mourn, and honor loved ones, while preserving local heritage, respecting diverse cultural practices, and reflecting the region's shared history.

There are eight community cemeteries within the Whitsunday Regional Council area. Of these, three Proserpine, Bowen, and Collinsville are currently operational and primarily serve the larger local catchments. The remaining five are historical cemeteries located in smaller towns or remote areas.

Whitsunday cemeteries embody a rich historical narrative, acknowledging founding families, returning servicemen and women, Indigenous communities, and others who have shaped the region's development.

Current burial trends suggest a potential increase in natural body interments. However, if local practices align with national patterns, there may be a shift toward cremation and alternative memorials, such as scattering ashes in natural settings or outside formal cemeteries.

As of 2024, around 30% of Whitsunday residents choose interment within Council-managed cemeteries, while 70% opt for cremation, with ashes kept privately or dispersed elsewhere. The region shows a notably high local interment rate, 84% of burials occur within the Whitsundays, well above the national average, where only one-third of Australians are interred in cemeteries.

This strategy sets out the management, operation, and maintenance of Council cemeteries over the next 20 years. It presents a clear vision, supported by guiding principles and an action plan to achieve that vision.

The methodology used prioritised community input in shaping the vision, principles, and actions, ensuring the strategy reflects local values and priorities.



### 01-2 Strategy Vision

*A region in which all cemeteries are systematically developed and maintained to establish a pleasant, safe, peaceful, and sustainable environment, while ensuring that all burials are managed with compassion, competence, and efficiency.*

## 02 PLANNING FRAMEWORK

### 02-1 Whitsunday Regional Council Plans and Strategies

#### **Our Vision**

A united community working together to drive a resilient and diverse economy and a livable environment.

#### **Our Mission**

To ensure the Whitsunday Region thrives for everyone now and in the future.

#### **Our Corporate Values**

- **Delivery**  
We identify opportunities and make them happen for our community.
- **Support**  
We assist community groups and drive services through responsible policy, decision making and funding.
- **Partner**  
We nurture relationships and promote our region in the interests of everybody.

### 02-2 Strategy Outcomes

This Cemetery Strategy has been developed to:

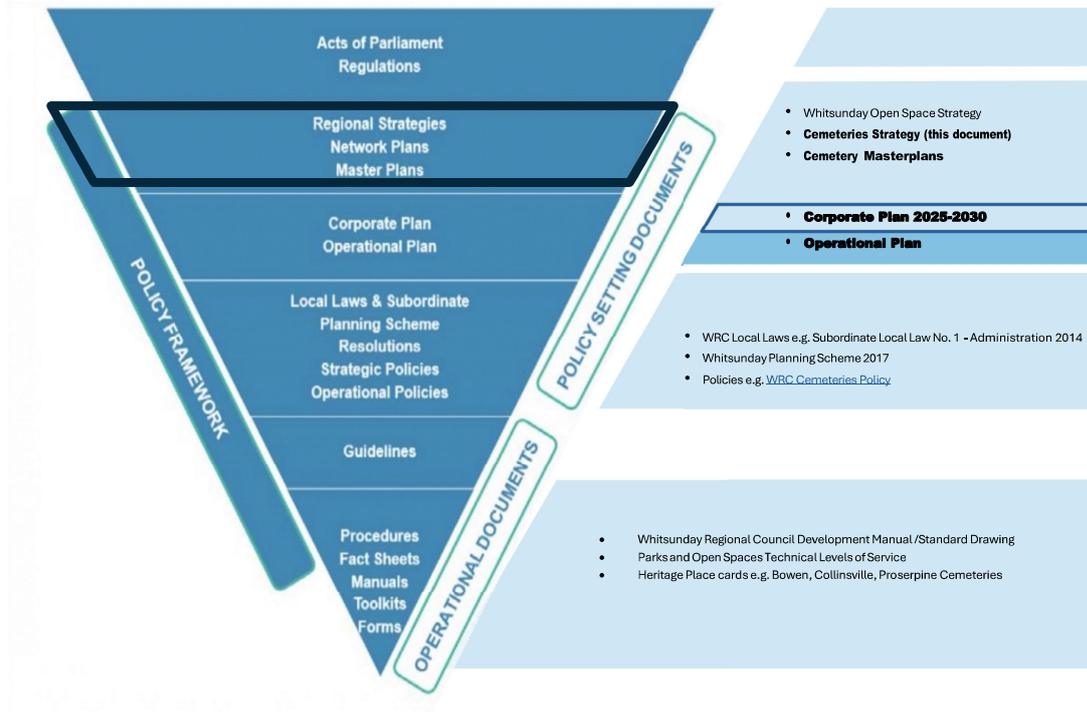
- Guide Council's Local Law, Cemetery Policies, and Best Practice Management Guidelines.
- Establish Levels of Service for cemetery management across the region.
- Support master planning for the future of Whitsunday Regional cemeteries.
- Identify future investment opportunities to better meet community needs.
- Implement a dual funding model for cemetery operations, ensuring full cost recovery for interment services, with maintenance funded through Council's general revenue.
- Define timeframes for delivering cemetery improvements, ensuring compliance, and planning for future cemetery space.



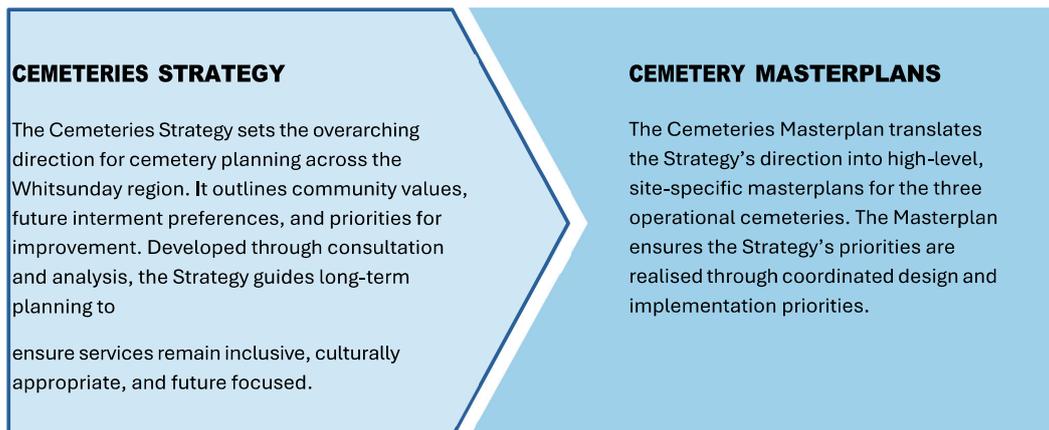
## 02-3 Relationship between strategy and Acts, Laws, and Policies Diagram

Figures 1 and 2 illustrate how the Strategy aligns with broader Council planning documents.

**Figure 1. Relationship between the Strategy and Acts, Laws, and Policies Diagram**



**Figure 2. Relationship between the Cemeteries Strategy and the Cemetery Masterplans**



## 02-4 Legislation and Policies

This strategy provides a guiding framework for Council's Local Laws, Cemetery Policy, Best Practice Management Guidelines, administrative instructions, and operating procedures. It has been developed in alignment with the Whitsunday Regional Council Corporate Plan.

Cemetery operations are governed by a combination of state legislation, Council policies, standards, and procedural guidelines.

- Relevant Queensland Legislation:
- Land Act 1994
- Cremations Act 2003
- Burial Assistance Act 1965
- Queensland Heritage Act 1992
- Aboriginal Cultural Heritage Act 2003
- Torres Strait Islander Cultural Heritage Act 2003
- Local Government Act 2009
- Criminal Code Act 1899

Whitsunday Regional Council Policies and Plans:

- WRC Policies
- Local Laws
- WRC Corporate Plan 2025–2030
- WRC Operational Plan 2025/2026

Applicable Standards:

- AS 4204:2019 – Headstones
- AS 2156.2-2001 – Walking Tracks (Australian Walking Track Grading System)

Procedural Guidelines:

- Burial with a current reservation
- Interment of human remains.
- Placement of ashes
- Placement/refurbishment of a memorial – contractor
- Plaque order process
- Purchase of plot (reservation)
- Refurbishment of memorial – customers
- Revoke or transfer a reservation.

Burial and Interment Documentation:

- [Cemetery applications, notices, and notifications](#)
- [Application for burial](#)
- [Application for placement/refurbishment of memorial](#)
- [Application for plaque order or refurbishment](#)
- [Application for purchase of plot](#)
- [Application for transfer or revocation of reservation](#)
- [Notice of intent to install or refurbish a memorial.](#)
- [Notification of cremation and request for placement of ashes](#)

The principles outlined in this strategy will inform the development of a new cemetery policy, best practice guidelines, individual Cemetery Masterplans, Capital Works program, and emerging procedures and forms. This ensures consistency and standardisation across all cemetery operations.

### 03 COUNCILS ROLE IN CEMETERY PROVISION

The Strategy development process has pinpointed four critical areas that have a substantial impact on the functioning of the Whitsunday Regional Council Cemeteries and the quality of service delivered to the community. These areas encompass:



**Governance:**

Adherence to relevant laws and regulations is essential to the effective and respectful operation of cemeteries. This area focuses on ensuring all practices comply with public health standards, safety requirements, and local zoning laws, safeguarding both the community and the integrity of cemetery sites, by maintaining strong governance, Council aims to enhance the experience for families and the broader community, while ensuring cemetery operations remain compliant, respectful, and efficient.



**Community Engagement:**

Understanding the community's needs, preferences, and cultural considerations is essential to delivering meaningful cemetery services. This includes actively seeking feedback, facilitating open dialogue, and ensuring services reflect local values and expectations. Through genuine engagement, Council aims to foster trust, inclusivity, and responsiveness in cemetery planning and operations.



**Provision and Management:**

Implementing environmentally responsible practices in cemetery management is increasingly important. This includes adopting sustainable landscaping techniques, using resources responsibly, and offering eco-friendly burial options. These efforts aim to minimise the ecological footprint of cemetery operations while continuing to honour the deceased with dignity and respect.



**Operational Efficiency:**

Streamlining operations within cemeteries is crucial for enhancing service delivery. This includes optimising maintenance schedules, improving staff training, and utilising technology for record-keeping and service inquiries to ensure a seamless experience for families.



### 03-1 Governance

Strong governance ensures cemetery operations are consistent, transparent, and respectful. All practices align with relevant legislation, public health standards, and safety requirements. Clear policies and procedures provide certainty for families and service providers, while robust data collection supports informed planning for future needs. Council maintains a commitment to improving public access to cemetery information, including policies, standards, and plot locations, through modern digital platforms. Standardised processes and clear guidelines will deliver consistency across all cemeteries, reinforcing trust and confidence in service delivery.

### 03-2 Community Engagement

Community engagement is central to delivering inclusive and culturally sensitive cemetery services. Council actively seeks feedback, fosters open dialogue, and ensures services reflect local values and traditions. Partnerships with funeral directors, monumental masons, and cultural groups strengthen compliance and service quality. Engagement initiatives will include improved communication tools, multilingual resources, and a centralised cemetery management system accessible to families and stakeholders. These actions will create a more connected, informed, and supportive experience for the community.

### 03-3 Provision and Management

Cemetery provision and management prioritise sustainability, accessibility, and dignity. Future planning incorporates environmentally responsible practices, including natural burials and eco-friendly memorial options. Sites will be enhanced with amenities such as shade, seating, and shelters to improve visitor comfort. Heritage values will be preserved while introducing innovative memorial spaces that meet evolving community preferences. Comprehensive master planning will guide development, ensuring cemeteries remain safe, welcoming, and adaptable for generations to come.

### 03-4 Operational Efficiency

Operational excellence is achieved through streamlined processes, skilled staff, and modern technology. Council invests in training and support to ensure teams deliver compassionate and efficient services. A centralised digital management system will replace manual processes, improving accuracy and responsiveness. Financial sustainability is supported by a cost-neutral model for interment services, while maintenance continues to be funded through general revenue. Initiatives such as reclaiming unused plots and benchmarking fees will optimise land use and service affordability. These measures position cemetery operations for long-term success and community confidence.



## 04 CURRENT SITUATION

### 04-1 Locations

Whitsunday Regional Council manages three operational cemeteries and oversees five historical cemeteries that are now closed. Figure 2 provides a regional overview, illustrating the distribution of these cemeteries across the coastal, rural, and inland areas of the Whitsunday Region.

- **Bowen Cemetery** is located in the coastal township of Bowen, in the northern part of the region.
- **Collinsville Cemetery** services the inland mining and the rural community of Collinsville.
- **Proserpine Cemetery** is situated near the township of Proserpine, close to the southern boundary of the region and in proximity to the Whitsunday Coast Airport and Airlie Beach–Cannonvale.

Together, these cemeteries support a population that is both geographically and culturally diverse across the Whitsunday region.

**Figure 2. Whitsundays Cemetery Locations**





#### **04-2 Bowen Cemetery**

##### **Bowen cemetery - John and West Streets, Bowen**

Bowen Cemetery, located at John and West Streets, is the oldest cemetery in the region. It serves as the final resting place for many of the town's early settlers and holds significant historical and cultural value for the community.

The cemetery's earliest recorded burial is that of Percy Trooper on 20 November 1861. It was the first of two cemeteries established in Bowen, with the second located on Flemington Road. Between 1878 and 1954, burials took place at both cemeteries, often using the same site numbers, which later required re-numbering to avoid confusion. Since 1954, all burials have been concentrated back at the John and West Streets site.

The cemetery is divided into several sections to reflect evolving burial preferences. These include the Historical Memorial Lawn, Lawn Section, Beam Section, Palm Memorial Garden, and Columbarium Walls.

Of particular historical significance, Bowen Cemetery contains the grave of James Morrill, a European castaway who lived with the local Aboriginal people for 17 years before returning to colonial society. His story represents an important connection to the region's Indigenous heritage.



### **04-3 Collinsville Cemetery**

#### **Collinsville Cemetery - Scottsville Road, Collinsville**

Collinsville Cemetery, located on Scottsville Road, is the newest of the cemeteries in the region. It was gazetted for burials in 1927 to serve the mining communities of Collinsville and Scottsville. The earliest recorded burial at the site is that of Agnes Ramage, who passed away in September 1927.

The cemetery holds significant heritage value and was listed on the Queensland Heritage Register on 18 September 2009. This recognition is largely due to its role as the burial site for at least twenty-three miners who lost their lives between 1928 and 1954 at the Bowen Consolidated Colliery and the Collinsville (Bowen) State Mine. Notably, seven miners died in a tragic accident at the Collinsville State Mine in October 1954, one of the state's worst mining disasters.

Originally managed by appointed trustees, control of the cemetery was transferred to Bowen Shire Council in 1995.

The cemetery is divided into several sections that reflect evolving burial preferences, including monumental sections, lawn burials, and Columbarium Walls.



#### **04-4 Proserpine Cemetery**

##### **Proserpine Cemetery**

##### **Crystal Brook Road, Proserpine**

Proserpine Cemetery is the final resting place for many of the region's pioneer European settlers, early residents, and migrant families. As such, it represents a valuable physical record of the district's social and cultural history and continues to hold significance for the local community.

The cemetery was first used in the 1880s and was formally placed under the management of the former Proserpine Shire Council around 1912. It is located on the western outskirts of Proserpine, bordered to the north by Faust Street and surrounding cane paddocks to the east and south. Its western boundary adjoins Boundary Road, an unsealed rural road.

Originally, the cemetery comprised only two denominational sections: a Catholic section (now designated C-1 to C-8) and a Protestant section (now designated OP-1 to OP-11). This early layout reflected the predominantly Anglo-German heritage of Proserpine's early European settlers. In addition to denominational divisions, the placement of early burials was also influenced by seasonal weather conditions, which affected site accessibility and ground suitability.

Over time, the cemetery has expanded to accommodate a broader range of interment preferences. Additional sections now include the New Protestant (NP) area, Lawn areas, a Rose Garden, and Columbarium Walls. An amenities block is located at the rear of the Lawn section, accessible via Crystal Brook Road.

## 04-5 Historical Cemeteries and Private Cemeteries

### **Flemington Road Cemetery**

A heritage-listed cemetery at Flemington Road, Bowen, Whitsunday Region, Queensland, Australia. It was built from 1878 to 1954. It is also known as Bowen Cemetery. It was added to the Queensland Heritage Register on 23 July 1999.

### **Mount Coolon**

Mount Coolon Cemetery is technically along Wood Street, but the actual cemetery reserve is along Bowen Developmental Road.

### **Ukalundra Cemetery**

The Ukalundra Cemetery, located near Bowen in the Whitsundays, holds a rich history as a burial ground dating back to the late 19th century. It reflects the social and commercial development of the region, with graves representing diverse backgrounds and social standing. The cemetery's early organization involved dividing the burial areas by religious denominations, a common practice at the time.

### **Normanby Goldfields**

The Normanby Goldfield Town Sites and Cemetery is situated in the locality of Bogie, approximately 64km south of Bowen, 43km east of Collinsville and 41 km southwest of Proserpine in the west/southwest of the Clarke Range. The site of the first town and cemetery is situated in rugged, lightly forested bushland in a gazetted road reserve, Pretty Bend Road, (although the road is not formed). The cemetery is located to the north on levelled, cleared terrain.

There are five marked burial sites in the cemetery, near the banks of Hungry Gully. Four sites are surrounded by wrought iron fencing. The fifth grave is enclosed by a metal pipe fence. Several graves display brick and/or quartz borders. Three graves have headstones: two upright sandstone stelae and one marble cross originally mounted on a tiered base, now laid on the ground. The cemetery has high archaeological potential, as the site reportedly contains at least thirteen unmarked graves.

### **Private Property Cemeteries**

We hold some records about burials on private property within the region. These sites are called Lone Graves. The site's Council has been able to identify with the help of local historical groups, family history groups, and property owners, and these are recorded on the online register. The location has not been identified, as permission must be sought from the property owner to visit these sites.



## 05 CONSULTATION AND ENGAGEMENT

### 05-1 Consultation and Engagement Summary

To ensure the strategy reflects the needs of all stakeholders, Whitsunday Regional Council undertook a comprehensive consultation process. Surveys were developed to gather insights into how cemeteries serve the community, how residents engage with these spaces, and to identify future requirements, particularly from younger generations. This feedback, combined with research and analysis, informed the development of the strategy's key considerations and outcomes.

Consultation was open from Thursday 3 April to Sunday 20 April 2025, spanning 18 days. Two targeted surveys were conducted: a general community survey to understand burial and cremation preferences, and a detailed stakeholder survey aimed at funeral directors, community organisations, and cultural and religious groups.

In addition to the surveys, site visits were conducted by key Council staff and stakeholders. These visits provided an opportunity to assess current conditions and gather direct, on-the-ground feedback to inform future planning and service improvements.

Responses included:

- general community short survey:  
**46 individual submissions.**
- detailed key stakeholder survey:  
**7 individual submissions.**

### 05-2 Pre-Design Detailed Key Stakeholder Survey Summary

Key results that are relevant to this strategy included:

- The community values respectful landscapes and rural character, with cultural and historical significance, especially for groups like the Jangga People.
- There is strong interest in a new cemetery or memorial site in Cannonvale/Airlie Beach.
- Residents are seeking more diverse interment options, including eco-burials, scatter gardens, juvenile sections, cultural memorials, and ocean-themed tributes.
- Improved landscaping and amenities are desired, such as shade, seating, signage, and peaceful garden areas.
- Operational efficiency could be enhanced through reduced mowing, better stormwater management, strategic planting, and clearer pathways.
- Access and engagement can be improved with maps, digital tools, community programs, and clearer planning information.

### 05-3 Community Heros/Volunteers

While not raised during formal consultation, Council recognises the valuable role volunteers and community champions can play in cemetery care, heritage preservation, and cultural storytelling. As part of this strategy, Council will explore a formal framework to promote and coordinate volunteer involvement. This initiative will strengthen community pride, enhance service delivery, and ensure alignment with Council's standards.

## 06 WHITSUNDAY CEMETERIES OVERVIEW

### 06-1 Whitsunday Demographics

The Whitsunday Region is characterised by its multicultural demographic and a steadily increasing population. The 2021 Census has revealed notable changes in the demographic composition of the Whitsunday Region.

- The population of the Whitsundays is 40,744, with a resident population growth of 2.2%.
- The percentage of the community is 60 years or older, 23.9%.
- Secular Beliefs and Other Spiritual Beliefs and No Religious Affiliation was the largest broad religious group reported overall (48.7%).
- 70% of the deceased are cremated.
- 10.1% of the population is born in another country, and there is a strong New Zealand and European culture in the Whitsundays.
- 35% of people were interred in cemeteries in the Whitsundays Region in 2021.
- 5.8% of people identified as having Aboriginal or Torres Strait Ancestry.

### 06-2 Cemeteries Overview

Despite national trends toward cremation, the Whitsunday Region has maintained a consistent burial rate over the past five years, averaging approximately 73 burials annually—even during the COVID-19 pandemic. Ash placements have followed a similar pattern, with an average of 13 placements per year since 2019. In most cases, ashes are scattered privately by family members.

Although relevant legislation exists, no formal applications for ash scattering have been received in the past five years.

Table 1 outlines burial trends across the region's three operational cemeteries, including private cemetery applications and residents interred within Whitsunday cemeteries. On average, more than 50% of deceased residents are not interred within local cemeteries higher than the regional Queensland average. Factors influencing this include cemetery location, interment costs, and individuals returning to their place of birth for burial.

**Table 1. Interment rate from Whitsundays interment registrations**

| YEAR | BOWEN | COLLINSVILLE | PROSERPINE | TOTAL INTERRED IN THE REGION | BURIALS ON PRIVATE LAND | THOSE NOT INTERRED IN WHITSUNDAY |
|------|-------|--------------|------------|------------------------------|-------------------------|----------------------------------|
| 2019 | 49    | 7            | 38         | 94                           | 30                      | 98                               |
| 2020 | 34    | 7            | 30         | 71                           | 45                      | 92                               |
| 2021 | 48    | 11           | 31         | 90                           | 6                       | 161                              |
| 2022 | 41    | 9            | 49         | 99                           | 6                       | 164                              |
| 2023 | 44    | 10           | 26         | 80                           | 2                       | 200                              |
| 2024 | 34    | 10           | 41         | 85                           | 3                       | 208                              |

Table 2 highlights the patterns of body and ash interments within Whitsunday cemeteries. On average, only 35% of residents are interred locally, while the majority are either buried outside the region, have ashes scattered locally, or retain ashes privately. This reflects the diverse and evolving burial practices within the community.

**Table 2. Proportion of local deaths interred in Whitsunday Regional Council Cemeteries**

| YEAR | TOTAL MORTALITY | TOTAL INTERMENTS | BODY BURIALS | ASH BURIALS | PROPORTION OF TOTAL INTERMENTS AS % |
|------|-----------------|------------------|--------------|-------------|-------------------------------------|
| 2019 | 222             | 90               | 74           | 20          | 41%                                 |
| 2020 | 208             | 71               | 60           | 11          | 34%                                 |
| 2021 | 257             | 90               | 76           | 14          | 35%                                 |
| 2022 | 269             | 99               | 84           | 15          | 37%                                 |
| 2023 | 282             | 80               | 67           | 13          | 28%                                 |
| 2024 | 296             | 85               | 79           | 6           | 29%                                 |

It's important to note that not every passing in the Whitsunday Region results in interment at a Council-managed cemetery. Historically, only one in three deceased individuals is laid to rest in a local cemetery. Many families choose alternative ways to honour their loved ones, including scattering ashes in meaningful locations, conducting burials outside the local government area, or keeping ashes at home.

These choices may be influenced by factors such as:

- Population growth from outside the region
- Funeral-related costs
- Available cemetery offerings
- Geographic location and accessibility of cemetery sites

Analysis of local and national interment trends suggests that current plot allocations generally meet community demand. However, there is a growing need to consider natural burial options and low-cost alternatives such as ash scattering. The provision of relevant services and locations, such as memorial options near Airlie Beach, to support these emerging preferences is worth further consideration.



## 07 INTERMENT TRENDS (AUSTRALIA)

### 07-1 Overview

The declining influence of religion and traditional cultural practices in Australian society, combined with environmental and economic considerations, has contributed to cremation becoming the preferred method of interment.

As in many Western countries, cremation in Australia now surpasses burial, accounting for approximately two-thirds of all deaths (van der Lann & Moerman, 2017). This is consistent with findings from the Australian Funeral Industry State of the Nation 2021, which reported that 63% of people who arranged a funeral for a loved one chose cremation.

When asked about their preferences for ash disposition, respondents in the Future Cemetery Survey 2020 (University of Melbourne) indicated the following:

- 27% preferred ashes to be scattered in nature
- 26% in a personally meaningful location
- 26% at sea
- 21% distributed among loved ones
- Only 20% wished for ashes to be stored in a cemetery or columbarium

In Queensland, cremation is the most common funeral choice, with approximately 70–72% of all funerals opting for this method. Urban centres show a stronger preference for cremation, reflecting broader societal trends toward simplicity and cost-effectiveness. In contrast, some rural areas continue to favour traditional burials, influenced by local customs and community values.

Overall, funeral practices are shifting toward more personalised and straightforward ceremonies, with increasing interest in natural burials and direct cremation. These trends reflect evolving cultural attitudes and economic realities and should inform future cemetery planning and service offerings.

### 07-2 The Rise of Cremation in Australia

Cremation is now the preferred interment method for around 70% of Australians (AFDA, 2023), reflecting a shift toward more flexible, simple, and personalised end-of-life options. This trend is driven by rising burial costs, limited plot availability in urban areas, and changing cultural and religious attitudes that increasingly accept cremation.

Modern families are seeking ways to celebrate individuality through personalised memorials. Cremation now includes options such as scattering ashes in meaningful locations, creating memorial gardens, or incorporating ashes into keepsakes. This evolution highlights the importance of offering diverse, inclusive, and adaptable interment choices that reflect contemporary values and preferences.

### 07-3 Personalised Memorials

Contemporary families increasingly seek to commemorate the individuality of their loved ones through customised memorials. The traditional approach of placing an urn on a mantelpiece has evolved into more creative and meaningful expressions of remembrance.

Families now explore innovative ways to incorporate ashes into jewellery, tattoos, artwork, and polished stones resembling natural river rocks. These keepsakes offer a tangible and

comforting way to maintain a connection with loved ones.

Internationally, particularly in the United States, companies are offering unique memorial options such as transforming ashes into diamonds or embedding them into vinyl records, allowing families to honour their loved ones in profoundly personal ways (Bereavement Trends Report, 2022). These technological advancements provide distinctive alternatives to traditional urns or scattering, enabling the creation of lasting and meaningful tributes.

#### **07-4 Eco-Friendly Innovations**

Environmental concerns are increasingly influencing cremation practices, leading to the rise of more sustainable alternatives. One key innovation is water-based cremation—also known as alkaline hydrolysis or aquamation—which uses water, heat, and alkaline chemicals to decompose the body, producing significantly lower carbon emissions than traditional flame cremation. Aquamation is currently permitted in several Australian states and is expected to grow in popularity as awareness of its environmental benefits increases.

Additional sustainable practices include biodegradable urns that grow into trees, carbon offset programs for crematoria, and alternative heat sources that reduce energy consumption. As environmental responsibility becomes more central to community values, the funeral industry is expected to continue adopting greener cremation options that align with both ecological and personal considerations.

#### **07-5 Technological Integration**

Technology plays a pivotal role in modernising the funeral industry. Digital platforms now offer services such as online will creation, virtual memorials, and live-streamed funeral services features that gained significant traction during the COVID-19 pandemic. These innovations enhance accessibility and personalisation, allowing families to commemorate loved ones in ways that align with contemporary lifestyles.

Emerging technologies like virtual reality (VR) and augmented reality (AR) are also being incorporated into memorial services. Some organisations are developing interactive digital tributes, enabling families to create virtual memorial spaces accessible to friends and relatives worldwide.

This shift toward digital memorialisation reflects the growing importance of technology in contemporary mourning practices, offering new ways to honour and remember loved ones with flexibility, creativity, and connection.

#### **07-6 Community and Family-Led Services**

A major shift in the funeral industry is the rise of family-led and community-focused services, giving families greater control in planning and conducting memorials. Many Australians are moving away from traditional funeral homes, opting for DIY memorials that offer more personalisation.

This trend reflects a broader move toward authenticity, affordability, and meaningful experiences. Families increasingly prefer intimate gatherings at home, community halls, or outdoor locations of personal significance over formal chapel traditions. The future of cremation in Australia will be shaped by personalisation, environmental awareness, technology, and cultural inclusivity. As attitudes evolve, the industry must adapt to meet diverse needs and preferences.

## 08 INTERMENT SERVICE PROVISION

### 08-1 Interment Service Options Overview

To effectively prioritise upgrades and ongoing maintenance, it is important to categorise the interment service options available across Council-managed cemeteries. This classification helps guide master planning, asset identification, and the expected level of service and maintenance for each site.

It is recommended that the interment service options outlined below be used to:

- Inform future development and cemetery master planning
- Guide maintenance standards and resource allocation
- Establish clear expectations for the types of interment options available to the local community

This approach ensures consistency, transparency, and alignment with community needs and emerging trends in burial and memorial practices.

**Table 3. Interment service options for each cemetery**

| INTERMENT TYPE                                                 | BOWEN CEMETERY<br>PROSERPINE CEMETERY | COLLINSVILLE CEMETERY |
|----------------------------------------------------------------|---------------------------------------|-----------------------|
| <b>BODY</b>                                                    |                                       |                       |
| Lawn burial                                                    | ✓                                     | ✓                     |
| Monumental burial (including vaults)                           | ✓                                     | ✓                     |
| Children's burial area                                         | ✓                                     | ✓                     |
| Cultural/religious burial area (Pacifica / Muslim etc.)        | ✓                                     |                       |
| Natural burial                                                 | ✓                                     |                       |
| <b>ASHES</b>                                                   |                                       |                       |
| Columbarium walls                                              | ✓                                     | ✓                     |
| Low ash wall columbarium walls with seats or gardens in behind | ✓                                     | ✓                     |
| Memorial wall                                                  | ✓                                     | ✓                     |
| Tree position plot                                             | ✓                                     | ✓                     |
| Ash scattering                                                 | ✓                                     | ✓                     |
| Memorial walk                                                  | ✓                                     |                       |
| Lawn kerb garden ash                                           | ✓                                     | ✓                     |
| Lawn ash plot with memorial                                    | ✓                                     |                       |

## 08-2 Body Interment Types

**Lawn burial** refers to an in-ground burial method where graves are integrated into a landscaped lawn area. These sites typically feature flat markers or plaques that sit flush with the grass, creating a clean and uniform appearance while allowing for ease of maintenance.

A **monumental burial** memorial includes a traditional headstone or gravestone placed at the grave site. These structures serve as lasting tributes and may be accompanied by a burial vault, which encloses the casket in a protective casing to preserve the integrity of the grave.

A **children's burial** area is a designated section within the cemetery reserved for miscarried, stillborn, or infant burials. These areas often include unique features such as memorial gardens, walls, or symbolic pathways—like the Mosaic Butterfly Pathway—to provide a gentle and meaningful space for families.

**Cultural and religious burial** plots are available to accommodate specific traditions, including Catholic, Protestant, and Muslim practices. Catholic and Protestant plots are located within existing historical areas, while Muslim burials are positioned in new sections of the cemetery, with graves oriented toward the Qibla (Mecca), in accordance with religious customs.

**Natural burial**, or green burial, focuses on environmentally sustainable practices. These burials minimise the use of embalming chemicals and non-biodegradable materials. Biodegradable coffins or shrouds are used, and graves are designed to blend with the natural landscape, supporting ecological preservation and reducing environmental impact.

## 08-3 Ashes Interment Types

A **columbarium** is a purpose-built structure featuring individual niches for the placement of cremated remains. Each niche is typically sealed with a memorial plaque, allowing families to personalise the space with names, dates, and commemorative messages.

**Low ash wall columbarium's** are durable wall structures often integrated with seating or garden elements. These designs enhance both the functionality and visual appeal of the cemetery, offering a peaceful space for reflection and remembrance.

A **memorial wall** is a permanent structure that displays plaques inscribed with names, symbols, or messages. It serves as a tribute to individuals or events, providing a dedicated space for honouring the deceased and supporting community healing.

**Ash scattering** involves releasing cremated remains in a meaningful location, such as a beach, park, or mountain. This option allows families to connect with nature and celebrate the life of the deceased in a personal and symbolic way.

A **memorial walk** is a landscaped pathway designed for quiet reflection. Ashes may be interred discreetly along the trail, with names displayed at the entrance rather than traditional headstones. This approach fosters a natural, contemplative environment.

A **lawn kerb garden** grave includes a headstone framed by a stone kerb, creating a defined space for planting flowers or small gardens. This allows families to personalise the grave with living tributes that reflect the memory of their loved one.

A **tree position ash plot** places a tree above or near the interment site, allowing ashes to decompose naturally and enrich the soil. This creates a living memorial and supports environmentally sustainable burial practices.

A **lawn ash plot** is a designated area where ashes are buried with a flat plaque flush with the lawn. It offers a simple, respectful alternative to scattering, while maintaining a clean and accessible memorial space.

A **lawn plot with RFID** integrates technology by embedding a durable RFID tag linked to a memorial webpage or digital display. This allows multiple names to be recognised and accessed via QR code or other digital interfaces, enhancing memorialisation through innovation.

## 09 CEMETERY SERVICES

### 09-1 Operating Procedures

Cemeteries within the Whitsunday Region are managed by the Parks and Open Spaces team, supported by the Community Business Department and Customer Service unit. This collaborative approach ensures operational and customer-facing aspects are well coordinated.

The region has one funeral director with facilities in Proserpine and Bowen, including a crematorium. Monumental masonry is primarily handled by a single provider, with external contractors engaged for specialised work. Council staff also install bronze plaques upon request.

Council is responsible for day-to-day cemetery operations, including liaising with funeral directors, preparing grounds, and coordinating grave digging and fittings. Staff manage budgets, cost estimates, procurement, sale of grave sites and niches, contracts, registers, maps, and burial applications. They attend services to manage traffic and monitor activities; process permits and payments and provide advice on new cemetery developments.

The Parks and Open Spaces team delivers maintenance services such as grave filling, grounds and garden care, niche wall upkeep, mowing, irrigation, weed control, litter collection, path and shelter maintenance, horticulture, and tree care. Other departments assist with bookings, pest management, toilets, water systems, and roads.

### 09-2 Record Keeping

Cemetery records are currently managed through a combination of digital and manual systems. Council uses an online writeable PDF application form, which is documented in digital cemetery books. Customer service centres in Proserpine, Bowen, and Collinsville enter burial and lease application details into a central Excel spreadsheet register.

Funeral directors or family members complete the necessary applications on behalf of the deceased's representative. Each burial record is transcribed into the relevant cemetery's digital register and matched against a spreadsheet that tracks current plot availability.

At the end of each month, customer service teams forward this data, which is then uploaded into the Local SA2 interment records. These records are published online, allowing the public to view basic burial details via the Council website.

Council is currently copying burial information into Synergy and developing GIS layers to map cemetery plots. However, reliance on Excel spreadsheets poses a risk to data integrity and long-term record preservation. Investing in a dedicated cemetery management system will reduce the risk of lost records, improve accuracy, and enhance operational efficiency.

### 09-3 Technology

Council currently operates with a strong foundation in technology, including investments in an Asset Management System and GIS mapping capabilities.

Transitioning to a centralised digital cemetery management system—aligned with Council's ICT strategy and integrated solutions—will support the consolidation of records such as plot details, ownership, interments, and sales into a single, accessible platform.

Moving away from a paper-based system and static website forms toward a unified technical solution will improve operational efficiency and reduce risks associated with data management and record loss.

The finalisation of GIS plot layer data is underway, enabling customer service teams to accurately determine plot availability in real time. Staff will also have access to this data via tablets, supporting on-ground plot verification and improving service responsiveness.

## 10 FEES AND CHARGES

### 10-1 Overview of Fees and Charges

Cemetery fees and charges are reviewed and adopted annually as part of Council's budget process. This ensures pricing remains fair, transparent, and aligned with community expectations. Fees are structured to achieve cost recovery for burial and interment services, while ongoing maintenance and improvements are supported through Council's general revenue.

This annual review process allows Council to respond to changes in operational costs, community needs, and service standards. By maintaining a balanced approach between user charges and ratepayer support, Council ensures financial sustainability and equitable access to cemetery services across the Whitsunday Region.



## 11 FUTURE DEMAND ON WHITSUNDAY REGIONAL COUNCIL CEMETERIES

### 11-1 Cemetery Capacity

Planning for future cemetery needs is essential to ensure that Whitsunday Regional Council can continue to provide dignified, accessible, and sustainable interment options for the community. This requires a clear understanding of population growth, mortality rates, and evolving interment preferences across the region.

Using current trends in body and ash interments across Proserpine, Bowen, and Collinsville cemeteries, alongside population growth projections and mortality data, Council has developed a forward-looking model to estimate future demand. The population growth rates applied—Proserpine at 1.42%, Bowen at 1.50%, and Collinsville at 0.40%—are based on the Queensland Government's medium series projections (SA2–SA4, 2021–2046). An average mortality rate of 5.2 deaths per 1,000 persons was used to estimate interment needs.

Table 9 outlines projected interment requirements over 3, 7, 10, and 30-year periods. These forecasts incorporate historical interment data from the past five years, age demographics, mortality trends, and population growth specific to each locality. Importantly, the projected capacity focuses on accommodating population increases rather than replacing existing interment patterns. This ensures that future planning remains responsive to demographic shifts rather than static assumptions.

**Table 9. Cemetery Forecasted Capacity**

| CEMETERY     | INTERMENT TYPE | 2025 - 2027 | 2028 - 2034 | 2035 - 2044 | 2045 - 2074 | TOTAL NUMBER OF PLOTS FROM 2025 TO 2074 |
|--------------|----------------|-------------|-------------|-------------|-------------|-----------------------------------------|
|              |                | 3 years     | 7 years     | 10 years    | 30 years    |                                         |
| Bowen        | Body           | 109         | 274         | 444         | 1806        | 2633                                    |
|              | Ash            | 25          | 62          | 101         | 411         | 599                                     |
| Collinsville | Body           | 24          | 56          | 38          | 270         | 433                                     |
|              | Ash            | 3           | 7           | 300         | 35          | 55                                      |
| Proserpine   | Body           | 94          | 234         | 100         | 1512        | 2218                                    |
|              | Ash            | 17          | 43          | 544         | 279         | 409                                     |

Strategically, Council will update cemetery demand forecasts annually to reflect changes in population, mortality rates, and interment preferences. Accurate forecasting will support timely decisions on plot development, infrastructure upgrades, and potential land acquisition. Additionally, monitoring trends will allow Council to respond to shifts in community preferences, such as increased demand for ash interments or natural burials, ensuring services remain relevant and respectful of evolving needs.

### 11-2 Land Requirements

Effective land use planning is central to ensuring Whitsunday Regional Council cemeteries can meet future interment needs over the long term. Based on interment rate trends outlined in Table 9, Table 10 provides a detailed overview of land allocations required across Proserpine, Bowen, and Collinsville cemeteries for the next 50 years. These projections consider population growth, mortality rates, and the mix of body and ash interments, ensuring each site is prepared for evolving community needs.

Current land holdings at these cemeteries are considered adequate to meet projected demand for more than five decades. However, this capacity is contingent on development being guided by a robust master plan and supported by annual reviews to remain responsive to demographic changes and emerging trends. The Cemetery Network Masterplan will serve as the framework for managing land use, ensuring future development is staged, cost-effective, and sensitive to cultural expectations and environmental considerations.

This strategic approach will deliver multiple benefits: maintaining service continuity, preserving open space, and supporting the long-term sustainability of cemetery operations across the region. By aligning land use planning with accurate data and community feedback, Council can mitigate risks associated with capacity shortfalls, avoid costly reactive measures, and ensure dignified interment options remain available for generations to come.

**Table 10. Land Requirements**

| <b>CEMETERY</b>     | <b>TOTAL LAND AREA (ha)</b> | <b>AREA IN USE (ha)</b> | <b>AREA SUITABLE FOR IMMEDIATE DEVELOPMENT (ha)</b> | <b>AREA SUITABLE FOR FUTURE USE (Ha)</b> |
|---------------------|-----------------------------|-------------------------|-----------------------------------------------------|------------------------------------------|
| <b>Bowen</b>        | 6.819                       | 3.650                   | 3.169                                               | N/A                                      |
| <b>Collinsville</b> | 4.337                       | 1.347                   | 1.120                                               | 1.870                                    |
| <b>Proserpine</b>   | 8.597                       | 4.086                   | 2.549                                               | 1.962                                    |

### 11-3 Future of cemeteries

Within the existing cemetery sites, land is available for expansion at Bowen, Proserpine, and Collinsville cemeteries. The Cemetery Network Masterplan, scheduled for completion in 2026, will guide the development of these sites to accommodate capacity for an additional 30 years, with further space allocated to meet projected demand beyond 50 years. Formal adoption of this plan by Council will be essential to ensure long-term interment infrastructure is secured.

While no new traditional cemetery sites are currently planned, population growth in Airlie Beach and Cannonvale is expected to significantly influence future demand. These areas face unique challenges due to land constraints, making the establishment of a conventional cemetery unfeasible at present. Additionally, the current interment rate of 30% across the Whitsunday Region is notably lower than the national average of 60%, influenced by factors such as the migration of ashes and limited cost-effective interment options that meet community expectations.

Community feedback has highlighted a strong interest in alternative memorialisation options, particularly in Airlie Beach and Cannonvale. Many residents currently scatter ashes along the beachfront or out to sea, indicating a need for dignified and accessible alternatives. In response, Council will investigate the development of a Memorial Garden Wall or Memorial Garden Cemetery within these areas. These options will provide meaningful spaces for ash placement and remembrance, supporting cultural practices and enhancing the region's capacity to accommodate diverse interment preferences.

Looking ahead, Council may need to consider acquiring land in the outer suburbs of Airlie Beach and Cannonvale to secure options for future cemetery development. This proactive approach will ensure long-term capacity planning and provide flexibility to meet evolving community needs.

## 12 GLOSSARY

**Ash Interment** The process of placing cremation ashes in a designated burial area or urn.

**Ash Garden Raised** garden with a raised beam for plaques to be attached to, ashes are interred in behind the raised beam (garden area).

**Ash Lawn Beam** A horizontal structure used for memorial headstones, ashes interred in front of the beam.

**Beam** A horizontal structure used for memorial plaques or inscriptions.

**Capital Investment** Financial resources allocated for the development or improvement of a project or facility.

**CPI** Consumer price index

**Columbarium Wall** A structure that houses niches for the placement of cremation urns. **In-ground Burial** The traditional method of burying a deceased body in the ground. **Interred** The past tense of "inter," which means to bury a dead body.

**Interment** The act of burying a deceased person's body in the ground or placing cremated remains in a designated area.

**Masterplan** A comprehensive document that guides the long-term development and management of cemeteries.

**Memorialisation** Refers to the process of preserving memories of people or events through a plaque or masonry ornament.

**Memorial Walk** A walkway where along the edges, ashes are scattered or interred under native plantings, names of interred are memorialise on a main plaque at the entrance to the walkway.

**Mortality** Refers to the death rate or the number of deaths in certain period.

**Muslim Burial Area** A section within a cemetery reserved for the burial of Muslims, adhering to Islamic burial practices.

**Natural Burial Area** A designated space within a cemetery for eco-friendly or environmentally conscious burials.

**Personalised Memorials** A plaque, a tree, an item where the family remembers a deceased one.

**Public Cemetery** A cemetery owned and managed by a local government or municipality, open to the public.

## 13 REFERENCES

- Land Act 1994
- Cremations Act 2003
- Burial Assistance Act 1965
- WRC Corporate Plan 2025 – 2030
- WRC Operational Plan 2025/2026
- WRC Parks and Open Spaces Asset Management Plan
- WRC Cemeteries Policy
- AS 4204:2019 Headstones and Cemetery Monuments
- Australia Cemeteries and Crematoria Australia (ACCA). Industry Trends
- Australian Bureau of Statistics 2021 Census of Population and Housing.
- Remplan, Whitsundays Demographics  
<https://app.remplan.com.au/whitsunday/community/summary>
- Whitsundays population study (2021)  
<https://www.whitsundayrc.qld.gov.au/downloads/file/1144/whitsunday-economic-population-study-2021>
- The Future Cemetery Survey 2021 <https://cpb-ap-se2.wpmucdn.com/blogs.unimelb.edu.au/dist/f/423/files/2022/06/The-Future-Cemetery-Survey-2021-Report.pdf>
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## 11.4 - 20250004 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots (Staged) and Access Easements - 54 Buttermans Road, Riordanvale - 6SP274357 - LJ & M Pendrey

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Planner

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

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### PURPOSE

To present the assessment of the development application for a four-lot rural residential subdivision at Buttermans Road, Riordanvale and seek Council's determination.

### EXECUTIVE SUMMARY

The application seeks approval for the subdivision of one rural residential allotment into four lots, to be developed in stages. The subject site adjoins land zoned Rural Residential and Emerging Community.

The proposed subdivision will result in the following lot sizes:

- Proposed Lot 1: 13.704 hectares
- Proposed Lot 2: 8,040 m<sup>2</sup>
- Proposed Lot 3: 8,050 m<sup>2</sup>
- Proposed Lot 4: 4,067 m<sup>2</sup>

All proposed lot sizes comply with the minimum lot size requirements of the Planning Scheme for the applicable zone. However, the proposal involves the creation of three rear lots that will rely on a shared access to Buttermans Road and therefore requires determination by Council.

Assessment of the proposal finds that it does not conflict with the overall outcomes of the Reconfiguring a Lot Code and complies with all other relevant performance outcomes of the code.

The site is mapped as being subject to a high to very high bushfire hazard, affecting all proposed lots. A detailed bushfire hazard assessment has been supplied which more accurately identifies areas of bushfire risk across the site. Conditions of approval are recommended that act to reduce the bushfire risk.

The application received one submission in relation to an earlier proposal to access Proposed Lot 4 via Holloway Drive. In response to the submission, the applicant has formally rescinded access rights to the Holloway Drive easement. Accordingly, the proposal is recommended for approval, subject to reasonable and relevant conditions.

### OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots (Staged) and Access Easements, made by M Pendrey & L J Pendrey, on L: 6 SP: 274357 and located at 54 Buttermans Road, Riordanvale, subject to the conditions outlined in (**Attachment 11.4.4**).

## **BACKGROUND**

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

Council has previously approved the proposed subdivision under delegation (DA20220957). The proposal has been resubmitted to address a missed referral to the State Assessment Referral Agency (SARA) requirement for the clearing of vegetation.

Since the delegated decision was made, Council has amended the Planning Scheme requiring developments that propose more than one rear lot to be impact assessable.

## **DISCUSSION/CURRENT ISSUE**

There are two key matters relevant to the assessment of the proposal. The first relates to the creation of rear lots.

The Reconfiguring a Lot Code of the Planning Scheme includes a performance outcome that limits subdivisions to the creation of no more than one rear lot. While the proposal does not comply with this requirement, it is considered that the development does not conflict with the overall outcomes of the code and complies with all other relevant performance outcomes for rear lots, for the following reasons:

- All proposed lots have a minimum internal width of 38 metres and an internal depth exceeding 52 metres, which is adequate for the intended rural residential use.
- The proposed configuration does not compromise the amenity of the surrounding area, as lots of a similar configuration already exist nearby.
- Safe and convenient access is available via Buttermans Road.
- Each proposed lot provides a suitable building envelope and sufficient area for on-site effluent disposal systems.
- The access handle is capable of accommodating a 5.5-metre-wide shared driveway.
- Adequate frontage area is available to accommodate the collection of four refuse bins.

The second key matter relates to bushfire risk. The site is mapped as being subject to a high to very high bushfire hazard, affecting all proposed lots. To address this, the applicant has submitted a detailed bushfire hazard assessment, which more accurately identifies areas of bushfire risk across the site.

The assessment demonstrates that the bushfire risk to future dwellings can be appropriately mitigated through a combination of clearing flammable vegetation around building envelopes, providing an on-site water supply dedicated to firefighting, and establishing bushfire control lines. Conditions of approval are recommended to secure the implementation of these measures.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of \$47,305.20

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer  
Team Leader Plumbing Services

Environment Officer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

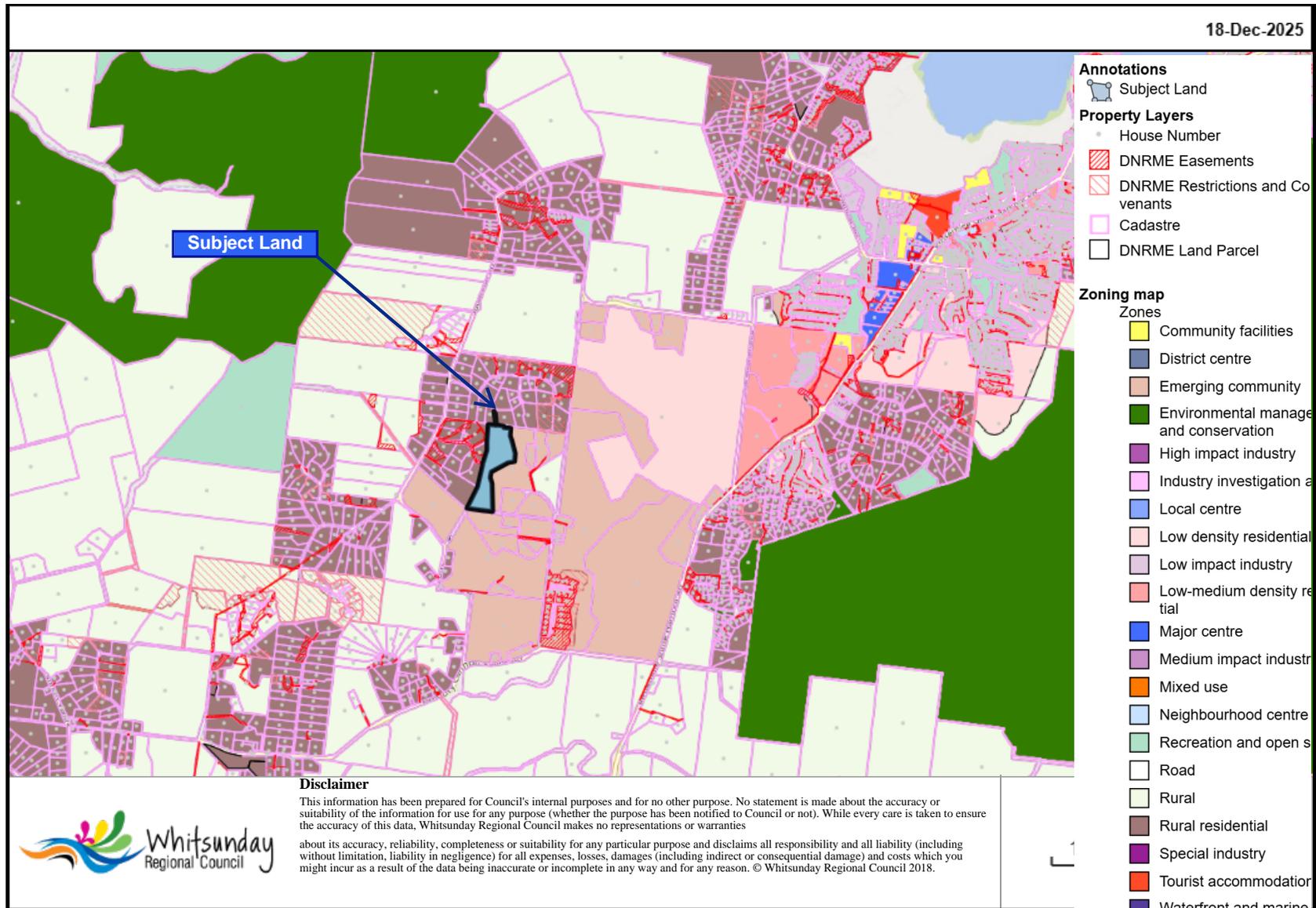
## **STRATEGIC IMPACTS**

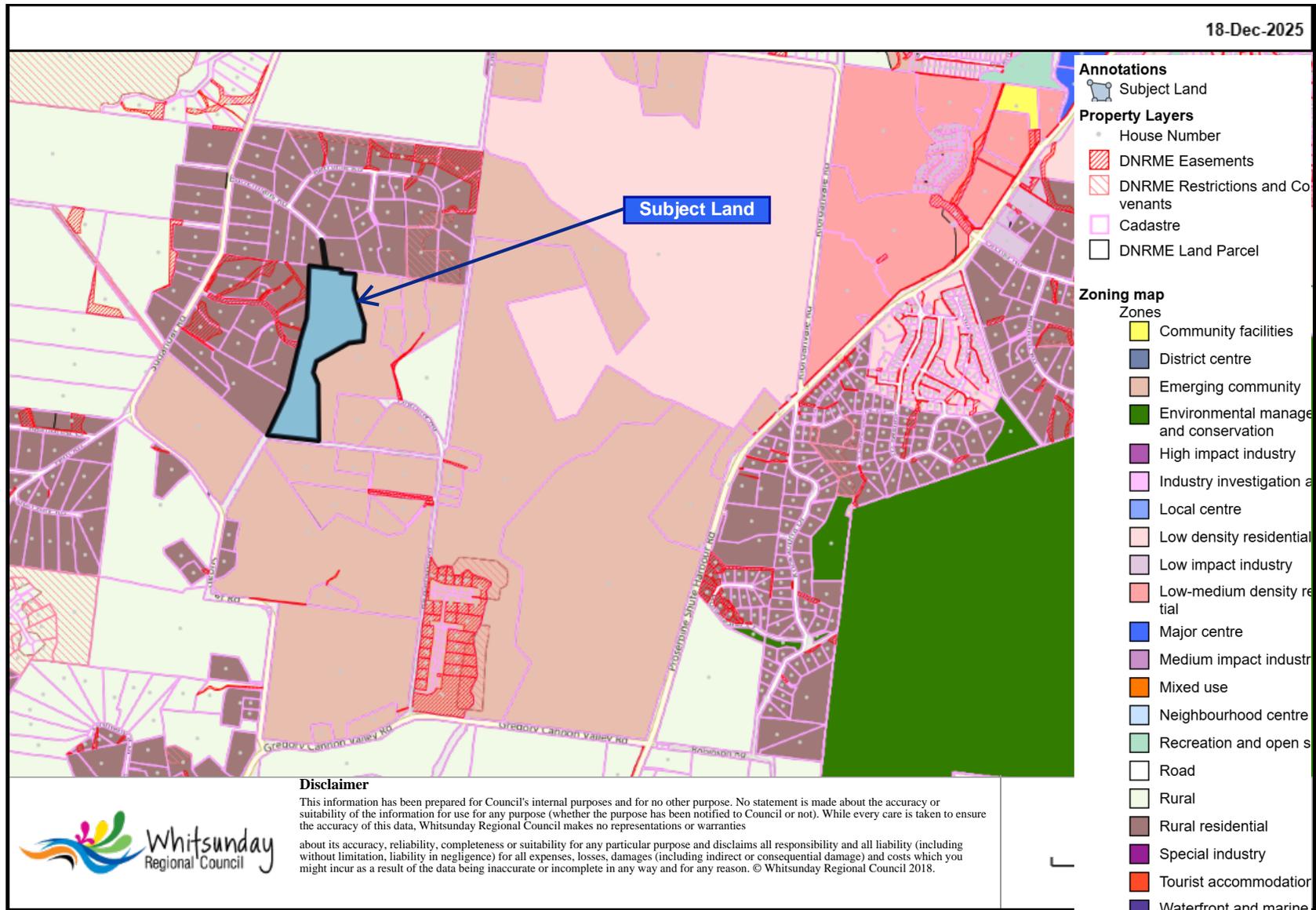
Corporate Plan 2022-2026 Development Services objective 4.

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Plan [**11.4.1** - 1 page]
2. Locality Plan [**11.4.2** - 1 page]
3. Planning Assessment Report [**11.4.3** - 6 pages]
4. Conditions of Approval [**11.4.4** - 7 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 - One (1) Lot into Four (4) Lots (Staged) and Access Easements |
| Landowner               | M Pendrey & L J Pendrey                                                                                                                    |
| Property Address:       | 54 Buttermans Road RIORDANVALE                                                                                                             |
| Property Description:   | L: 6 SP: 274357                                                                                                                            |
| Area of Site:           | 15.72 ha                                                                                                                                   |
| Planning Scheme Zone:   | Rural residential zone                                                                                                                     |
| Level of assessment     | Impact Assessable                                                                                                                          |
| Overlays:               | Agriculture land overlay<br>Bushfire hazard overlay<br>Biodiversity, waterways and wetlands overlay<br>Landslide hazard overlay            |
| Existing Use:           | Grazing                                                                                                                                    |
| Existing Approvals:     | 20220957 – Reconfiguration of a Lot – 1 Lot into 4 Lots and Access Easements                                                               |
| Public Notification:    | 11 July 2025 to 1 August 2025                                                                                                              |
| Submissions received:   | One submission                                                                                                                             |
| State referrals:        | SARA – Clearing native vegetation                                                                                                          |
| Infrastructure charges: | \$47,305.20                                                                                                                                |

### 2. Site Description

The property has two road frontages. The primary frontage is via the existing access handle to the Buttermans Road cul-de-sac at the northern end of the site, which is approximately 115 metres in length. Secondary road frontage is available to Richardson Road at the southern end of the site; however, this section of Richardson Road is unconstructed. The site generally has a slope exceeding 30 per cent across the majority of the land and is densely vegetated.

### 3. Proposal Details

The application is for the subdivision of one rural residential lot into four lots in stages. The proposed subdivision will result in the creation of three additional rear lots that require a shared access to Buttermans Road.

The application is for the subdivision of one rural residential lot into four lots in stages. The proposed subdivision will result in the creation of three additional rear lots that require a shared access to Buttermans Road:

- Proposed Lot 1 – 13.704 ha
- Proposed Lot 2 – 8040 m<sup>2</sup>

- Proposed Lot 3 – 8050 m<sup>2</sup>
- Proposed Lot 4 – 4067 m<sup>2</sup>

The applicant has requested staging of the permit for the flexibility of sealing one lot at a time.

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

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 4).

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

The application was referred to SARA due to the clearing of native vegetation in relation to a reconfiguration of lot. SARA has conditioned such that the subdivision is carried out according to the proposal plan.

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

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

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

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

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

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

###### **4.4.1. Strategic Framework**

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

###### **4.4.2. Strategic Intent**

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

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

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

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

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

The environmental features report found the site is no longer contains Category B vegetation and a covenant is not recommended given the bushfire risk. It is also not within the local or state heritage registers. The proposal does not conflict with this theme.

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

The bushfire and landslide hazards can be suitably addressed for future dwellings. 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

##### Agriculture land overlay

The subject allotment is mapped as a State Important Agriculture Area. However, the site is identified in the regional and strategic framework for rural residential living in which the proposed subdivision is consistent with the scheme's strategic framework.

##### Biodiversity, waterways and wetlands overlay

The site is mapped with Category B vegetation at the north and south of the land which will become proposed Lot 1. An environmental features report has been submitted.

Parts of the land have been historically cleared due to the impact of cyclone Debbie and for various activities like grazing and trails for ATVs and motorbikes. Some remnant vegetation remains scattered throughout the site, but the characteristics of the existing vegetation do not meet the criteria of the mapped Category B remnant vegetation.

A covenant is not recommended due to the bushfire risk from the vegetation type on most of the lots.

##### Bushfire hazard overlay

A bushfire hazard report has been submitted to address the developments suitability. The land is largely mapped with very high bushfire hazard risk and contains the following hazard characteristics:

- Proposed Lot 1 will inherit the very high bushfire hazard risk along with the high bushfire risk at the southern corner boundaries and the potential impact buffer at the northeast of the site. The northeast of the site mostly contains rainforest with some corymbia and eucalyptus species at the grazing area. Notably, the corymbia and eucalyptus species located at the south of the site presents a high bushfire hazard. Other than the type of vegetation present in the area, the slope increases bushfire hazard risk.

- Proposed Lot 2 is entirely within the very high bushfire hazard risk area. It is currently a managed pastoral area with sparse corymbia and eucalyptus species which reduces the bushfire risk.
- Proposed Lot 3 is divided between the very high bushfire hazard risk area and the high bushfire hazard risk area. West of this site contains rainforest. It is located on a hill and the type of vegetation present in the area increases bushfire hazard risk.
- Proposed Lot 4 is predominantly within the very high bushfire hazard risk area, with a small portion classified as high bushfire hazard risk.

AO1.2 of the code requires the development to provide a separation area from the closes edge of the development footprint to the adjacent high or very high potential bushfire intensity area. AO9.1 of the code where reticulated water supply is not available, requires either a fire trail and working area of at least 20 metres wide that separates the lots from adjacent high or very high potential bushfire intensity or a perimeter road that is accessible for fire-fighting vehicles. Council's Environmental Officer has requested the existing firebreak along the current southern boundary of Lot 1 towards proposed Lots 2 and 3 is extended. Conditions of approval will also require all lots to provide a dedicated water connection for firefighting purposes, remove flammable vegetation within the vicinity of non-habitable buildings and maintain the existing access track within the easement. The proposed internal access will also act as a firebreak and reduce fuel loads and is suitable for firefighting vehicles to access the site.

#### Landslide hazard overlay

The land is largely mapped with high landslide hazard risk. A preliminary slope stability risk assessment has been submitted. The landslide risk level can be reduced to 'low' provided that the recommendations of the report are implemented.

#### 4.4.4. Zone Code

##### Rural residential zone code

The proposal is consistent with the purpose of the zone code. The purpose of the Rural residential zone code is to provide larger lots for residential uses and lots that disperse the intensity of rural residential development. The subdivision occurs within an existing rural residential land and will create adequate sizes for lower density (rural residential) accommodation activities. Limited clearing will occur as a result of the subdivision. The new lots will have adequate room to establish an on-site wastewater treatment system in the future.

#### 4.4.5. Development Codes

##### Reconfiguration of a lot code

The proposal creates four rural residential lots with lot sizes of at least 4000m<sup>2</sup> each. Considering proposed Lots 2, 3 and 4 are rear lots, these lots are unable to provide the minimum road frontage width of 40m and are unable to meet the requirements for rear lots. Notwithstanding the non-compliances, it is found that the proposal does not conflict with the overall outcomes of the code, and complies with all other performance outcomes except for creating rear lots, as follows:

- All new lots will have at least 38m of internal width and more than 52m of internal depth which is adequate for the proposed rural residential purposes.
- Does not compromise the amenity of the surrounding area as lots in the configuration proposed already exist.
- A safe and convenient access location is available to Buttermans Road.
- All proposed lots have suitable building envelopes and area available for effluent disposal systems.

## Attachment 11.4.3 Planning Assessment Report

- The access handle can accommodate a 5.5m wide shared driveway.
- Sufficient area is available on the street frontage for the collection of four refuse collection bins.

### Excavation and filling code

The construction of the proposed internal driveway will involve extensive filling of more than 1m and importing more than 100m<sup>3</sup> under operational works.

### Infrastructure code

The effluent feasibility report has been supplied. The report demonstrates that each new lot can be serviced with an effluent disposal system in accordance with the Queensland Plumbing and Wastewater Code. All lots are sized for a four-bedroom dwelling. There is space for the appropriate number of water tanks. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

It is noted that the applicant intends to establish proposed Easement Y on Lot 1 to enable electrical services for Proposed Lot 3, which overlaps proposed Easement X towards Proposed Lot 3.

### Landscaping code

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

### Transport and parking code

The existing driveway extends from the cul-de-sac of Buttermans Road, through proposed Lots 1 and 3, to Richardson Road. The internal access arrangement is proposed as follows:

| Lots           | Access     |
|----------------|------------|
| Proposed Lot 1 | Easement X |
| Proposed Lot 2 | Easement X |
| Proposed Lot 3 | Easement X |

|                |                  |
|----------------|------------------|
| Proposed Lot 4 | Easement X and Z |
|----------------|------------------|

Easement X is proposed for access purposes in favour of Proposed Lots 2, 3 and 4. This easement contains the existing 115m long access handle via Buttermans Road and ends at Proposed Lot 3.

No road works permit is required as the existing crossover has been constructed. Conditions of approval will require the internal access to be constructed to the requirements of Council's Development Manual under operational works. The shared internal driveway will be generally sealed at 5.5m wide towards proposed Lot 3 and tapering to 3m towards Proposed Lots 1, 2 and 4 (Easement Z). The truncation area at the start of the internal access only has a 3.5m wide opening which is less than 5.5m wide and requires a dispensation from Council. Due to the constrained property boundaries at this point a reduced driveway width has been conditioned to match.

## 5. Infrastructure Charges

### 5.1. 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 | 4                 | \$36,670.70  | \$146,682.80        |                    |
| Total Adopted Charge      |                                                |                   |              | <b>\$146,682.80</b> |                    |
| Credit                    |                                                |                   |              |                     |                    |
| Type of Development       | Development Category                           | Demand Unit & Qty | Charge Rate* | Discount            | Total Credit       |
| ROL – Existing Lawful Use | Residential – 3 or more bedroom dwelling house | 1                 | \$36,670.70  | 100%                | \$36,670.70        |
| ROL – Sewer N/A           | Residential – 3 or more bedroom dwelling house | 3                 | \$36,670.70  | 27%                 | \$29,703.27        |
| ROL – Water N/A           | Residential – 3 or more bedroom dwelling house | 3                 | \$36,670.70  | 30%                 | \$33,003.63        |
| Total Credit              |                                                |                   |              |                     | <b>\$99,377.60</b> |
| Total Charge              |                                                |                   |              |                     | <b>\$47,305.20</b> |

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

**1. 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      |
|----------------------------------------------------|------------------------------|---------------|------------|
| Proposal Plan                                      | Wynne Planning & Development | 1342-01 Rev.C | 27/07/2022 |
| Engineering Infrastructure Report                  | Mosaic Consultants           | 22-0015.R01   | 03/11/2022 |
| Preliminary Slope Stability Risk Assessment Report | Nepean Geotechnics           | R22170.Rev0   | 06/10/2022 |
| Effluent Feasibility Study                         | SubTest                      | J-080922      | 29/09/2022 |
| Bushfire Hazard Assessment                         | Wynne Planning & Development | N/A           | 08/12/2022 |
| Review of Environmental Features                   | Wynne Planning & Development | N/A           | 06/12/2022 |

1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 17 July 2025.

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

- a) Operational Works:
  - i. Earthworks;
  - ii. Internal Access; 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.

1.4 Access through Holloway Drive is not permitted.

1.5 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.

1.6 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.7 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.
- 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. EARTHWORKS**

- 3.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All filling is to be placed, trimmed and compacted as a minimum to standards identified in AS 3798. Compaction test results are to be submitted to Council for its records.
- 3.2 All site works must be designed by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Investigation and Slope Stability Assessment Report by Nepean Geotechnics – R22170.Rev0 dated 6/10/2022.
- 3.3 Any retaining and earthworks structures must be designed in accordance with the recommendations of the Geotechnical Investigation and Slope Stability Assessment Report by Nepean Geotechnics Nepean Geotechnics – R22170.Rev0 dated 6/10/2022 and are stable and will remain so over the long term.
- 3.4 Prior to commencement of use on the site, the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations of the Slope Stability Assessment Report by Nepean Geotechnics – R22170.Rev0 dated 6/10/2022 and are stable and will remain so over the long term.

### **4. WATER INFRASTRUCTURE**

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

### **5. ON SITE EFFLUENT DISPOSAL**

- 5.1 Design and construct an on-site sewerage treatment system to all proposed lots in accordance with the Wastewater Management Report by Graychurch Industries Reference: J-080922 dated 29/09/2022 at future building application stage.

### **6. 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.
- 6.2 Any application for Operational Works (Internal Access) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.3 The applicant must design and construct the internal access driveway from the property boundary of proposed Lot 1 with Buttermans Road's road reserve through access easement X up to the property access for proposed Lot 3 to a minimum 5.5m wide sealed standard, generally in accordance with Avery Survey's Drawing 1342-01 Rev.C, so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils Standard Drawings and Whitsunday Regional Council's Development Manual standard DG 1.17, DG 1.30 and DG 2.2, prior to the signing of the plan of survey.
- 6.4 The internal existing driveway must taper from a minimum width of 3m at the property boundary of proposed Lot 1 with Buttermans Road's road reserve to a width of minimum 5.5m over a maximum 15m transition and must also transition from a minimum width of 5.5m at point past the proposed driveway to Lot 4 to 3m width over a 10m transition in accordance with DG 1.17 and DG 1.30, prior to the signing of the plan of survey.
- 6.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification.
- 6.6 The documentation for the proposed Access Easements must be supplied to Council free of charge and is to include statements with the regard to ownership and responsibility for future construction and ongoing maintenance requirements of the access within the Easement.

**7. STORMWATER AND FLOODING**

- 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 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).

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 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.

**8. 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 the Survey Plans.

**9. BUSHFIRE PROTECTION PLAN**

- 9.1 The applicant is to construct and maintain a minimum cleared width of 3 meters bushfire control line on the boundary as follows:
- a) along the western boundary of proposed Lot 1, specifically from the boundary of Richardson Road to the boundary of proposed Lot 2,
  - b) along the entire western boundary of both proposed Lots 2 and 4,
  - c) along the southern boundary of proposed Lot 1,
  - d) along the eastern boundary of proposed Lot 1, specifically from the boundary of Richardson Road to the boundary of proposed Lot 3, and
  - e) along the entire eastern boundary of proposed Lot 3.

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

- 9.2 All species of Eucalyptus and Corymbia located within 30 metres of any approved future buildings are to be removed.
- 9.3 At future building application stage, one tank that is below ground or of non-combustible construction is located within 10 metres of each Class 1, 2, 3 or 4 building is to be provided as follows:
- a) a take-off connection from the tank that is at a level that allows static water supply of 10,000 litres to be dedicated for firefighting purposes;
  - b) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
  - c) fire brigade tank fittings (50mm ball valve & male camlock coupling);
  - d) above ground water pipes, where fittings are metal; and
  - e) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.
- 9.4 Prior to sealing the plan of survey, one tank that is below ground or of non-combustible construction is located within 10 metres of each existing Class 1, 2, 3 or 4 building is to be provided as follows:

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

**10. ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

The Erosion Prevention and Sediment Control Plan must be prepared in accordance with requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book). The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g., turfed, concreted).

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

**11. GEOTECHNICAL**

- 11.1 All site works must be designed and supervised by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Slope Stability Assessment Report by Nepean Geotechnics – R22170.Rev0 dated 6/10/2022.

**12. MAINTENANCE VALUATION**

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

**13. MISCELLANEOUS**

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

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

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

**14. ADVISORY NOTES**

**14.1 Hours of work**

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

**14.2 Dust Control**

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

**14.3 Sedimentation Control**

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

**14.4 Noise During Construction and Noise in General**

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

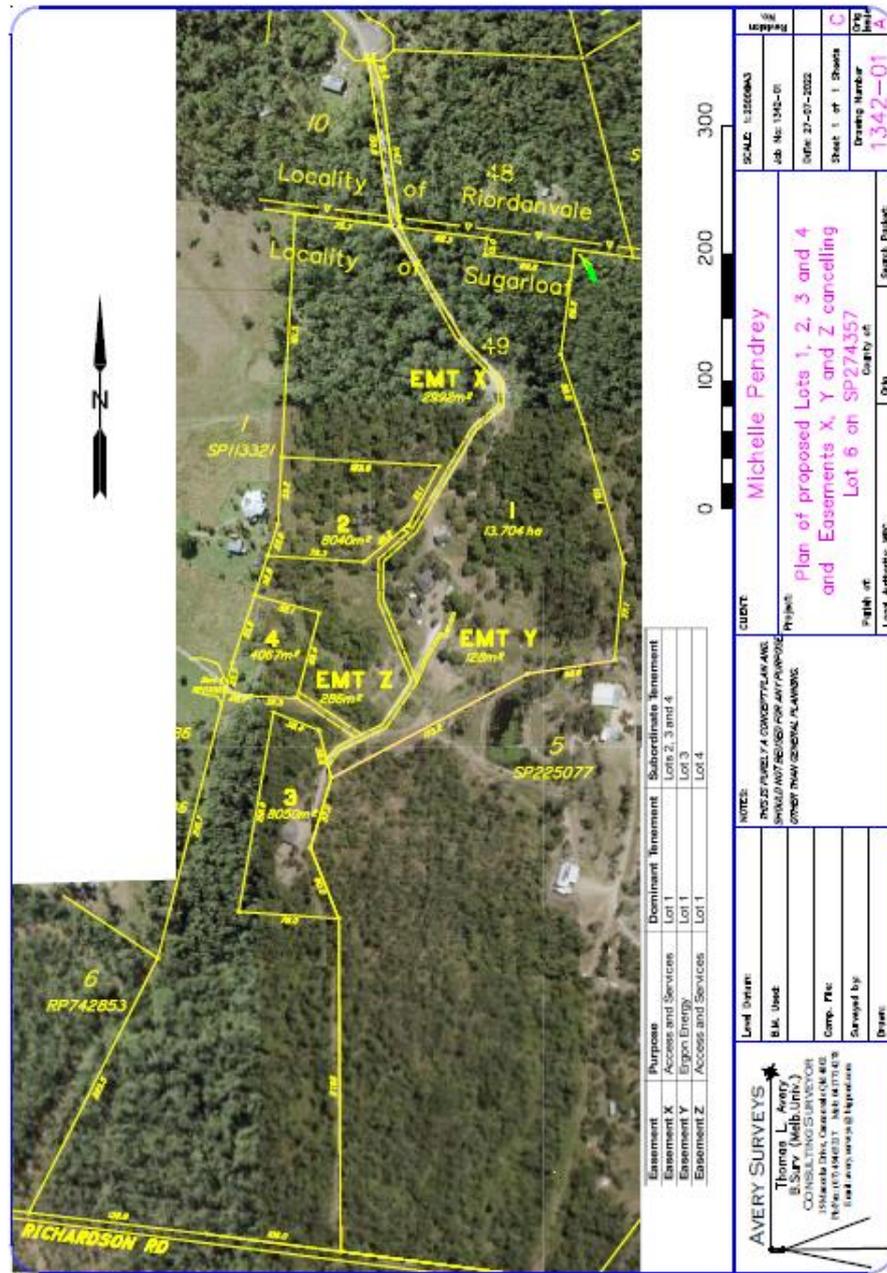
### 14.5 General Safety of Public During Construction

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

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

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

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



## **11.5 - 20080306 – Request for Extension of Currency Period - Preliminary Approval and Development Permit for Reconfiguring of a Lot – One (1) Lot into One Hundred and Twelve (112) Lots – Stages 5 to 8 of the Sanctuary Estate — Jubilee Pocket Road, Jubilee Pocket - 164SP258380**

**MEETING DETAILS:** Ordinary Council Meeting – Wednesday January 2026

**AUTHOR:** Planner

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

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### **PURPOSE**

To present the assessment of a request for extension of currency period and seek Council's determination.

### **EXECUTIVE SUMMARY**

On 26 November 2013, Council approved the development application for Preliminary Approval and Reconfiguration of a Lot - One (1) Lot into Ninety-Four (94) Lots at Jubilee Pocket Road.

Since granting approval in 2013, Council has approved two requests to extend the currency period of the approval along with several minor changes to the layout that have increased the number of lots. The development approval was due to lapse on 26 November 2025.

On 11 November 2025, the applicant lodged request to extend currency period for two (2) years to 26 November 2027, stating that Stages 5A and 5B are currently under construction and are to be completed in 2026.

As the extension request is the third made for the development approval, in accordance with Council's Policy Requests for Extension of Time – Development Permits, all subsequent extension requests cannot be decided under delegated authority and must be determined by Council.

Considering that the first stages of the development are under construction and anticipated to be completed within the extension period sought, it is recommended that Council agrees to extend the approval.

As a plan of survey has not been sealed, the development has technically not been activated. Once the first plan of survey is sealed for the development further extensions of time will not be required.

### **OFFICER'S RECOMMENDATION**

That Council approves the Request for Extension of Currency Period for Preliminary Approval and Development Permit for Reconfiguring of a Lot – One (1) Lot into One Hundred and Twelve (112) Lots – Stages 5 to 8 of the Sanctuary Estate — Jubilee Pocket Road, Jubilee Pocket – 164SP258380 to 26 November 2027.

### **BACKGROUND**

On 26 November 2013, Council made the decision to approve the development application for Preliminary Approval under section 3.1.6 of the *Integrated Planning Act 1997* and Reconfiguration of a Lot - One (1) Lot into Ninety-Four (94) Lots at Jubilee Pocket Road. The development application was publicly notified between 16 September 2011 and 2 November 2011 with no submissions received by Council during this period.

This is page 325 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026



On 1 February 2018, Council extended the currency period for reconfiguration of a lot to 26 November 2019.

On 7 March 2018, Council approved minor change application which involved revised development layout and increase in number of proposed lots to 97 comprising 5 medium density residential lots, 73 residential house lots, 10 dual occupancy lots, 8 open space/drainage lot and 1 reservoir lot.

On 25 March 2020, Council approved a minor change application increasing proposed number of lots to 112 including 106 residential lots.

On 18 May 2020, Council approved a minor change that included a substage in Stage 5, creating Stages 5A and 5B and decrease in total number of proposed lots to 112.

On 27 May 2020, Council approved the most recent request for extension of currency period until 26 November 2023.

The currency of the approval was extended to 26 November 2025 in accordance with the two (2) year COVID-19 Minister's extension.

No survey plan has been submitted within this period to activate the approval and prevent the development from lapsing.

On 11 November 2025, pursuant to section 86 of the *Planning Act 2016*, the applicant lodged a request to extend currency period for two (2) years to 26 November 2027, stating that Stages 5A and 5B are currently under construction to be completed in 2026.

## **DISCUSSION/CURRENT ISSUE**

The original development approval was issued under the Whitsunday Transitional Planning Scheme. The current *Whitsunday Regional Planning Scheme 2017* has commenced since the original development approval was issued. Under the current Planning Scheme, the premises partly included in the Low-Density Residential Zone and partly in the Open Space Zone. All proposed residential lots are within the low-density residential land and exceed the requirement for a minimum lot size under the current Planning Scheme. The development would be code assessable under the current Planning Scheme and generally complies with the relevant assessment benchmarks.

Under current Charges Resolution, the infrastructure charges applicable to the whole development have increased to \$3,850,413.00. The development stages 5A and 5B are under construction and expected be completed in mid 2026. Therefore, it is recommended that Council approves the extension of this development approval to 26 November 2027.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications from approval or refusal of the request for extension to currency period. Council's decision may be appealed in the Planning & Environment Court.

The infrastructure charges payable under current Charges Resolution is \$3,850,413.00.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

A decision is due by 28 January 2026.

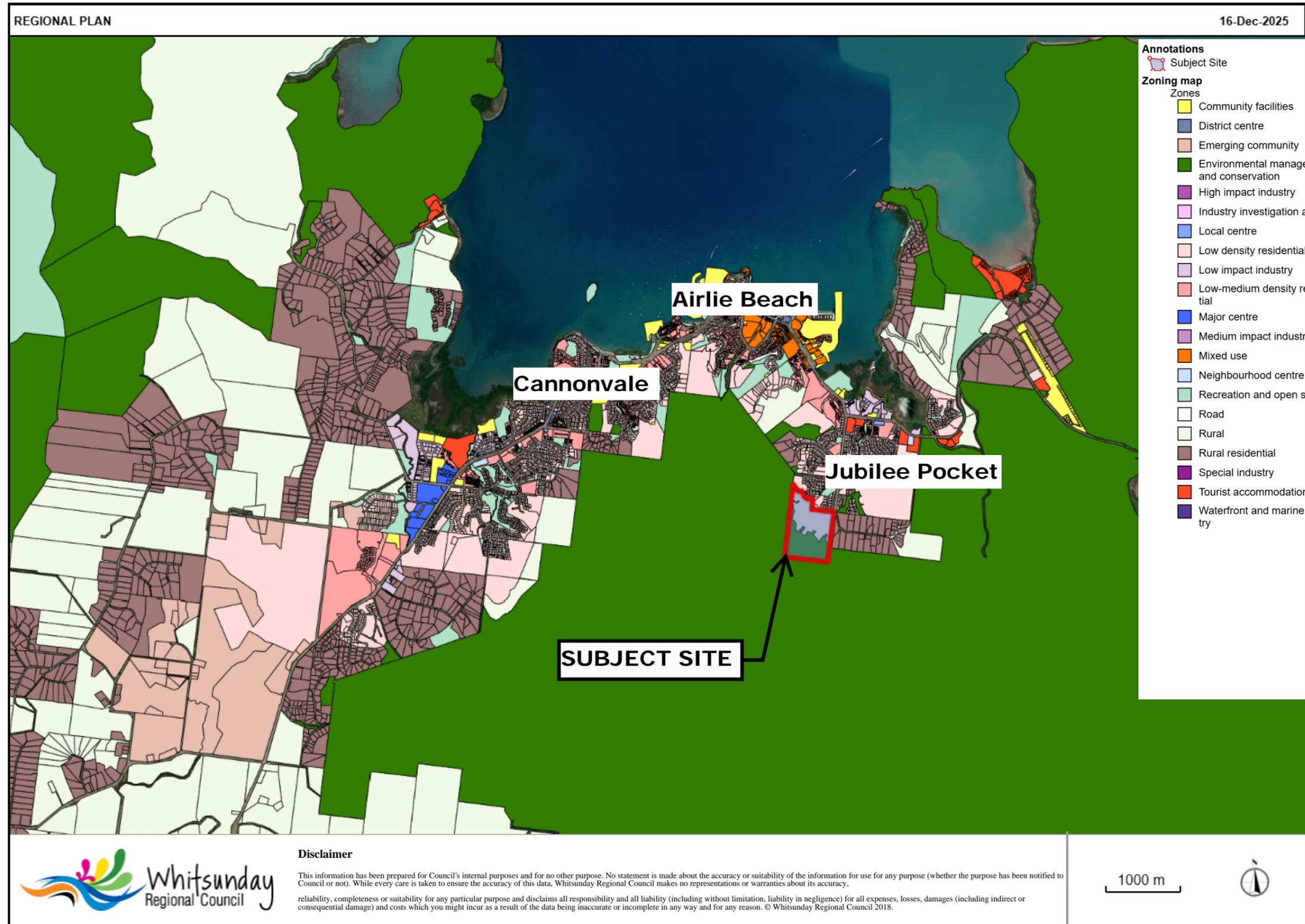
## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Plan [**11.5.1** - 1 page]
2. Locality Plan [**11.5.2** - 1 page]
3. Assessment Report [**11.5.3** - 3 pages]
4. 20080306 - Decision Notice Minor Change [**11.5.4** - 34 pages]
5. Approved Subdivision Plan [**11.5.5** - 1 page]





## APPLICATION ASSESSMENT

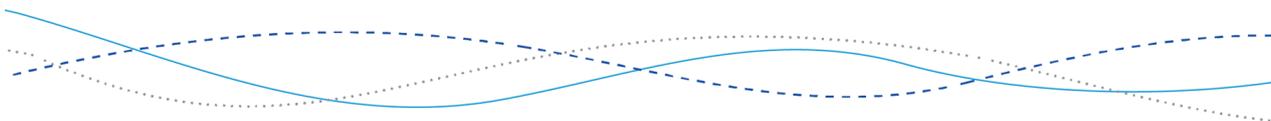
Council has received the following development application, which has been assessed against the provisions of the relevant legislation as reported below.

### 1. Application Summary

|                                                        |                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application:                                           | Request for Extension of Currency Period for:<br><br>Part A: Preliminary Approval under section 3.1.6 of the Integrated Planning Act 1997 to Override the Whitsunday Shire Planning Scheme 2000<br><br>Part B: Development Permit for Reconfiguration of a Lot – One (1) Lot into One Hundred and Fifteen (112) Lots |
| Applicant:                                             | The Sanctuary Developments (Australia) Pty Ltd                                                                                                                                                                                                                                                                       |
| Property Address:                                      | Armada Crescent JUBILEE POCKET                                                                                                                                                                                                                                                                                       |
| Real Property Description:                             | L: 80 SP: 189752, L: 164 SP: 285380, L: 165 SP: 285380 & EMT W/SP189752                                                                                                                                                                                                                                              |
| Area of Site:                                          | 48.55ha, 45.69ha, 2.83ha                                                                                                                                                                                                                                                                                             |
| Superseded Whitsunday Shire Planning Scheme 2000 Zone: | Rural                                                                                                                                                                                                                                                                                                                |
| Current Whitsunday Regional Planning Scheme 2017 Zone: | Low Density Residential and Open Space                                                                                                                                                                                                                                                                               |
| Existing Use:                                          | Vacant land - Balance of land from the Sanctuary Estate development, heavily vegetated.                                                                                                                                                                                                                              |
| Approved Use:                                          | One Hundred and Fifteen (115) Lot Subdivision                                                                                                                                                                                                                                                                        |
| Existing Approvals:                                    | 20080306 – Preliminary Approval and Development Permit for Reconfiguring a Lot - One (1) Lot into Ninety Seven (97) Lots issued on 26 November 2013<br><br>Change Approval for issued on 7 March 2018 and an Extension of Currency Period                                                                            |
| Public Notification:                                   | Original development application was in public notification between 16 September 2011 and 2 November 2011 and no submissions have been received by Council during this period. Nil submitters.                                                                                                                       |
| State Referrals:                                       | Department of Environmental Resource Management<br>Department of Transport and Main Roads<br>Department of Infrastructure and Planning                                                                                                                                                                               |
| Infrastructure charges:                                | \$3,850,413.00                                                                                                                                                                                                                                                                                                       |

### 2. Request details

On 11 November 2025, the applicant lodged request to extend currency period for two (2) years to 26 November 2027, stating that Stages 5A and 5B are currently under construction and to be completed in 2026.



### 3. 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.

#### 3.1 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.

#### 3.2 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 proposal is consistent with the regional plan.

#### 3.3 Whitsunday Regional Council Planning Scheme 2017

Under the current Planning Scheme, the approved development complies with the requirement for a minimum lot size and would be code assessable under. The assessment benchmarks are all similar to the assessment benchmarks applied to the assessment of original development application except for Bushfire Hazard Overlay and Low Density Residential Zone codes.

##### Bushfire hazard overlay code

The approved development has not been assessed for bushfire hazard risk under the Superseded Planning Scheme. Under current overlay mapping, the western and southern part of the subject land is impacted by medium bushfire hazard risk and potential impact buffer. However, according to the approved subdivision plan, the areas impacted by the medium bushfire hazard risk are included within the covenant area.

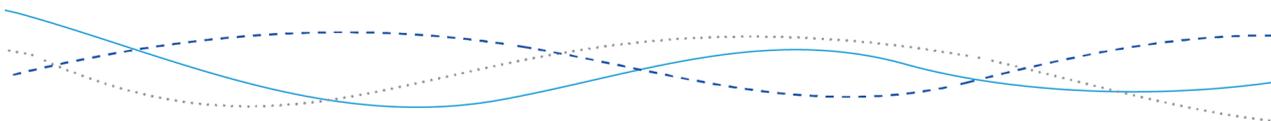
##### Low density residential zone code

The purpose of the low density residential code is to provide predominantly for dwelling houses and low-rise accommodation activities on a range of lot sizes with limited other accommodation activities compatible with the prevailing residential character. The approved subdivision provides for a mix of low density residential and medium density accommodation activities with a lot sizes varying between 600m<sup>2</sup> and 1.5ha. The subdivision is designed with new roads connecting the development to the Jubilee Pocket Road and Shute Harbour Road. The proposal includes interconnected open space drainage lots and will provide water and sewer connection to new lots. Therefore, the development considered to comply with the zone code purpose and the relevant overall outcomes.

### INFRASTRUCTURE CHARGES NOTICE

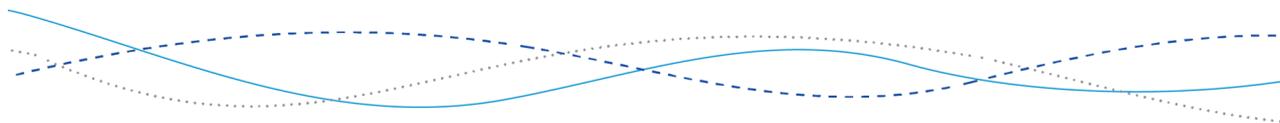
The following is a breakdown on the Infrastructure Charges for the development

| Adopted Charge      |                      |       |                   |             |                |
|---------------------|----------------------|-------|-------------------|-------------|----------------|
| Type of Development | Development Category | Stage | Demand Unit & Qty | Charge Rate | Adopted Charge |
|                     |                      |       |                   |             |                |



# Attachment 11.5.3 Assessment Report

| <i>ROL</i>           | <i>Residential – 3 or more bedroom dwelling house</i> | 5A    | 7                 | \$36,670.60 | \$256,694.20   |                |
|----------------------|-------------------------------------------------------|-------|-------------------|-------------|----------------|----------------|
|                      |                                                       | 5B    | 12                |             | \$440,047.20   |                |
|                      |                                                       | 6     | 35                |             | \$1,283,471.00 |                |
|                      |                                                       | 7     | 21                |             | \$770,082.60   |                |
|                      |                                                       | 8     | 31                |             | \$1,136,788.60 |                |
| Total Adopted Charge |                                                       |       |                   |             | \$3,887,083.60 |                |
| Credit               |                                                       |       |                   |             |                |                |
| Type of Development  | Development Category                                  | Stage | Demand Unit & Qty | Charge Rate | Discount       | Total Credit   |
| <i>ROL</i>           | <i>Residential – 3 or more bedroom dwelling house</i> | 5A    | 1                 | \$36,670.60 | N/A            | \$36,670.60    |
| Total Credit         |                                                       |       |                   |             |                | \$36,670.60    |
| Total Charge         |                                                       |       |                   |             |                | \$3,850,413.00 |





Council reference: 20080306  
Your reference: L: 80 SP: 189752  
Contact Officer: Matthew Twomey  
Officer Direct Line: 4945 0651

**18 May 2020**

Unox Pty Ltd  
C/- Vision Surveys (QLD) Pty Ltd  
PO Box 103  
**AIRLIE BEACH QLD 4802**

Dear Sir/Madam

**DECISION NOTICE – CHANGE APPLICATION**

(Given under section 83 of the *Planning Act 2016*)

The Whitsunday Regional Council received your change application made under section 78 of the *Planning Act 2016* on 13 May 2020 for the development approval dated 25 March 2020.

**Applicant details**

Applicant name: Unox Pty Ltd  
Application number: 20080306

**Location details**

Street address: Armada Crescent, Jubilee Pocket  
Real property description: L: 80 SP: 189752, L: 164 SP: 285380, L: 165 SP: 285380

**Decision for change application**

Date of decision: 18 May 2020  
Decision details: Make the change and amend existing conditions.

The changes agreed to are:

**PART B – DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT – ONE (1) LOT INTO ONE HUNDRED AND TWELVE (112) LOTS**

**Condition 7.1**

Prior to signing of the Plan of Survey for Stage 5B, the applicant is to design and construct the widening of Saint James Drive to a pavement width of 7.5m minimum up to and including the intersection of Saint James Drive and Jubilee Pocket Road. Intersection design must be in accordance with Austroads Guide to Road Design Pt 4 Intersections and include widening of the existing drainage under Jubilee Pocket Road so as to achieve the profile of a Collector Street as indicated in Table D1.1 of Council's Development Manual.

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

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

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

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



## Attachment 11.5.4 20080306 - Decision Notice Minor Change

Conditions 4.2, 4.3, 4.9, 4.14 and 4.20

Approved plan reference changed from Water Reticulation Plan 0003E-05-RFI-SK06-Rev B to UNX-0001 C500 Rev 2.

Conditions 5.2, 5.8, 5.14 and 5.20

Approved plan reference changed from Sewer Reticulation Plan 0003E-05-RFI-SK04-RevA and SK05-RevA to UNX-0001 C501 Rev 2.

Should you require any further information, please contact Council as referenced above.

Yours faithfully



Doug Mackay

**Manager Development Assessment**

cc All referral agencies

enc Decision notice  
Approved plans and specifications  
Appeal provisions



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## PA Extract Appeal Rights

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PLANNING ACT 2016

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

### 229 Appeals to tribunal or P&E Court

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

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

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

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

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

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

### 230 Notice of appeal

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

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

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

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

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

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

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

### 231 Other appeals

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

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

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

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

### 232 Rules of the P&E Court

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

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



**Assessment Manager  
Revised Conditions  
Whitsunday Regional Council**

*PLANNING ACT 2016*

**Preliminary Approval under Section 3.1.6 of the Integrated Planning Act 1997 to  
override the Whitsunday Shire Planning Scheme 2000**

**1.0 ADMINISTRATION**

**1.1** *This is a preliminary approval for a Material change of Use to vary the effect of the Whitsunday Shire Council Planning Scheme 2000 under Section 3.1.6 of the Integrated Planning Act 1997, for a residential estate.*

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

| Plan/Document             | Number                | Prepared By    | Date       |
|---------------------------|-----------------------|----------------|------------|
| Subdivision Proposal Plan | 16018-PP-01 Rev.<br>E | Vision Surveys | 25/02/2020 |
| Road Hierarchy Plan       | 16018-PP-07 Rev.<br>G | Vision Surveys | 14/02/2020 |
| Traffic Impact Assessment | MIS0320/R01 Rev<br>B  | Premise        | 11/10/2017 |

**2.0 CONCURRENCE AGENCY CONDITIONS**

**2.1** *The applicant is to comply with the Department of State Development, Manufacturing, Infrastructure and Planning's conditions dated 5 March 2018.*

**3.0 OTHER DEVELOPMENT PERMITS**

**3.1** *Other development permits which may be required to allow the development to be undertaken are listed below and these conditions do not affect the need to obtain such permits, namely:*

**3.1.1** *Development Permit(s) for Operational Works; and*

**3.1.2** *Development Permit for Material Change of Use;*

**3.2** *The developer must also obtain all other permits, approvals and authorities required by other legislation.*

**4.0 COMPLIANCE**

**4.1** *The applicant must demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals, as a result of this development approval, have been complied with at the time of commencement of the use.*

**5.0 ASSESSMENT TABLES**

**5.1** *This preliminary approval for a Material Change of Use to vary the effect of the local planning instrument, varies the level of assessment of development in the Whitsunday Shire Planning Scheme 2000. The Assessment Table for development are as follows:*

**6.2 SANCTUARY URBAN RESIDENTIAL ZONE TABLE\***

| Sanctuary Local Plan - Assessment categories and criteria for making a Material Change of Use for sites located within the Sanctuary Urban Residential Zone |                                                                         |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------|
| Column 1<br>Defined Use                                                                                                                                     | Column 2<br>Assessment Category                                         | Column 3<br>Relevant Assessment Criteria/<br>Applicable Codes     |
| <b>Consistent Uses – The following are considered consistent or appropriate uses</b>                                                                        |                                                                         |                                                                   |
| Dual Occupancy                                                                                                                                              | Code Assessable where development complies with the applicable codes or | Dual Occupancy Code in the Whitsunday Shire Transitional Planning |

Attachment 11.5.4 20080306 - Decision Notice Minor Change

|                                                                                                                                                          |                                                                                                                                                                                                                                                                                                               |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                                          | on a Lot Identified as being a Duplex Lot on Map A – Sanctuary Zoning Plan<br>Otherwise Impact Assessable                                                                                                                                                                                                     | Scheme                                                                          |
| Dwelling House                                                                                                                                           | Self Assessable where:-<br>(a) having a building height of not more than 8.0 metres; and<br>(b) on allotment area of not less than 600m <sup>2</sup> , and<br>(c) having a slope of less than 15%; and<br>(d) only one (1) Dwelling House is to be erected on any one allotment.<br>Otherwise Code Assessable |                                                                                 |
| Local Utility                                                                                                                                            | Exempt Where development does not involve construction of a transmission tower;<br>Otherwise Code                                                                                                                                                                                                             |                                                                                 |
| Park                                                                                                                                                     | Exempt                                                                                                                                                                                                                                                                                                        |                                                                                 |
| Public Utility                                                                                                                                           | Exempt Where development does not involve construction of a transmission tower;<br>Otherwise Code                                                                                                                                                                                                             |                                                                                 |
| Relatives' Accommodation                                                                                                                                 | Self assessable where a self-contained unit which:<br>(a) is located within a Dwelling House;<br>(b) has a gross floor area which does not exceed 50 m <sup>2</sup> ; and<br>(c) having a slope of less than 15%;<br>Otherwise Code Assessable                                                                |                                                                                 |
| Road                                                                                                                                                     | Exempt                                                                                                                                                                                                                                                                                                        |                                                                                 |
| Special Purpose                                                                                                                                          | Exempt Where development does not involve construction of a transmission tower.<br>Otherwise Code                                                                                                                                                                                                             |                                                                                 |
| All other uses not listed above                                                                                                                          | Impact assessable                                                                                                                                                                                                                                                                                             | The Planning Scheme                                                             |
| <b>Sanctuary Local Plan - Assessment categories and criteria for all other development for sites located within the Sanctuary Urban Residential Zone</b> |                                                                                                                                                                                                                                                                                                               |                                                                                 |
| <b>Column 1</b><br><b>Type of Development</b>                                                                                                            | <b>Column 2</b><br><b>Assessment Category</b>                                                                                                                                                                                                                                                                 | <b>Column 3</b><br><b>Relevant Assessment Criteria/<br/>Applicable Codes</b>    |
| Reconfiguring a Lot                                                                                                                                      | Code Assessable if:-<br>(a) all proposed lots are 600m <sup>2</sup> or greater or<br>(b) a boundary realignment; or<br>(c) creating an easement<br>Otherwise impact assessable                                                                                                                                | <i>Subdivision Code</i> as in the Whitsunday Shire Transitional Planning Scheme |

Attachment 11.5.4 20080306 - Decision Notice Minor Change

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|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Road                                                                                                                                          | Exempt if within a Road Reserve;<br>Code otherwise                                                                                                                                                                                                                                                                             |  |
| Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device | Self assessable if:<br>(a) total volume of fill or excavation is less than 50m <sup>3</sup> and depth of fill or excavation does not exceed 1.5 metres; or<br>(b) building work for the purposes of a domestic swimming pool.<br>Otherwise Code Assessable                                                                     |  |
| Operational Work for placing a sign on premises not associated with a material change of use                                                  | Self assessable if advertising, other than by means of a billboard sign, a use, or service that is located on the same site as the advertising signage.<br>Code Assessable if advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage |  |
|                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                |  |

## 6.3 SANCTUARY MEDIUM DENSITY RESIDENTIAL ZONE TABLE\*

| Sanctuary Local Plan - Assessment categories and criteria for making a Material Change of Use for sites located within the Sanctuary Medium Density Residential Zone |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Column 1<br>Defined Use                                                                                                                                              | Column 2<br>Assessment Category                                                                                                                                                                                                                                                                                  | Column 3<br>Relevant Assessment Criteria/<br>Applicable Codes<br><br>Note – All Development is assessable under the Sanctuary Medium Density Zone Code               |
| <b>Consistent Uses – The following are considered consistent or appropriate uses</b>                                                                                 |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |
| Accommodation Units                                                                                                                                                  | Code Assessable where development complies with the applicable codes<br><br>Otherwise Impact Assessable                                                                                                                                                                                                          | The <i>Accommodation Units and Multiple Dwellings Code</i> &<br><br><i>General Development Criteria Code</i> as in the Whitsunday Shire Transitional Planning Scheme |
| Dual Occupancy                                                                                                                                                       | Code Assessable where development complies with the applicable codes<br><br>Otherwise Impact Assessable                                                                                                                                                                                                          | <i>Dual Occupancy Code</i> as in the Whitsunday Shire Transitional Planning Scheme                                                                                   |
| Dwelling House                                                                                                                                                       | Self Assessable where:-<br>(a) having a building height of not more than 8.0 metres and<br>(b) on allotment area of not less than 600m <sup>2</sup> ; and<br>(c) having a slope of less than 15%; and<br>(d) only one (1) Dwelling House is to be erected on any one allotment;<br><br>Otherwise Code Assessable |                                                                                                                                                                      |
| Local Utility                                                                                                                                                        | Exempt Where development does not involve construction of a transmission tower;<br><br>Otherwise Code Assessable                                                                                                                                                                                                 |                                                                                                                                                                      |
| Multiple Dwelling Units                                                                                                                                              | Code Assessable where development complies with the applicable codes;<br><br>Otherwise Impact Assessable                                                                                                                                                                                                         | The <i>Accommodation Units and Multiple Dwellings Cod</i> , & <i>General Development Criteria Code</i> as in the Whitsunday Shire Transitional Planning Scheme       |
| Park                                                                                                                                                                 | Exempt                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                      |
| Public Utility                                                                                                                                                       | Exempt Where development does not involve construction of a transmission tower;<br><br>Otherwise Code Assessable                                                                                                                                                                                                 |                                                                                                                                                                      |

|                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                |                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Relatives' Accommodation                                                                                                                                          | Self assessable where a self-contained unit which:<br>(a) is located within a Dwelling House; and<br>(b) has a gross floor area which does not exceed 50 m <sup>2</sup> ; and<br>(c) having a slope of less than 15%;<br>Otherwise Code Assessable                                                                             |                                                                                 |
| Road                                                                                                                                                              | Exempt                                                                                                                                                                                                                                                                                                                         |                                                                                 |
| All other uses not listed above                                                                                                                                   | Impact Assessable                                                                                                                                                                                                                                                                                                              | Whitsunday Shire Transitional Planning Scheme                                   |
| <b>Sanctuary Local Plan - Assessment categories and criteria for all other development for sites located within the Sanctuary Medium Density Residential Zone</b> |                                                                                                                                                                                                                                                                                                                                |                                                                                 |
| <b>Column 1<br/>Type of Development</b>                                                                                                                           | <b>Column 2<br/>Assessment Category</b>                                                                                                                                                                                                                                                                                        | <b>Column 3<br/>Relevant Assessment Criteria/<br/>Applicable Codes</b>          |
| Reconfiguring a Lot                                                                                                                                               | Code Assessable if:-<br>(a) all proposed lots are 600m <sup>2</sup> or greater or<br>(b) a boundary realignment; or<br>(c) creating an easement;<br>Otherwise Impact Assessable                                                                                                                                                | <i>Subdivision Code</i> as in the Whitsunday Shire Transitional Planning Scheme |
| Road                                                                                                                                                              | Exempt if within a Road Reserve<br>Code Assessable otherwise                                                                                                                                                                                                                                                                   |                                                                                 |
| Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device                     | Self assessable if:<br>(a) total volume of fill or excavation is less than 50m <sup>3</sup> and depth of fill or excavation does not exceed 1.5 metres; or<br>(b) building work for the purposes of a domestic swimming pool.<br>Otherwise Code Assessable                                                                     |                                                                                 |
| Operational Work for placing a sign on premises not associated with a material change of use                                                                      | Self assessable if advertising, other than by means of a billboard sign, a use, or service that is located on the same site as the advertising signage.<br>Code Assessable if advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage |                                                                                 |

## 6.4 SANCTUARY HILLSIDE RESIDENTIAL ZONE TABLE\*

| <b>Sanctuary Local Plan - Assessment categories and criteria for making a Material Change of Use for sites located within the Sanctuary Hillside Residential Zone</b> |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Column 1<br/>Defined Use</b>                                                                                                                                       | <b>Column 2<br/>Assessment Category</b>                                                                                                                                                                                                                                                                           | <b>Column 3<br/>Relevant Assessment Criteria/<br/>Applicable Codes<br/>Note – All Development is assessable under the Sanctuary Hillside Residential Zone Code</b> |
| <b>Consistent Uses – The following are considered consistent or appropriate uses</b>                                                                                  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
| Dual Occupancy                                                                                                                                                        | Code Assessable where development complies with the applicable codes or on a Lot Identified as being a Duplex Lot on Map A – Sanctuary Zoning Plan<br>Otherwise Impact Assessable                                                                                                                                 | The <i>Dual Occupancies Code</i> in the Whitsunday Shire Transitional Planning Scheme                                                                              |
| Dwelling House                                                                                                                                                        | Self Assessable where:-<br>(a) complying with the Sanctuary Hillside residential Code and<br>(b) on an allotment area of not less than 600m <sup>2</sup> ; and<br>(c) having a slope of less than 15%; and<br>(d) only one (1) Dwelling House is to be erected on any one allotment;<br>Otherwise Code Assessable |                                                                                                                                                                    |
| Local Utility                                                                                                                                                         | Exempt Where development does not involve construction of a transmission tower.<br>Otherwise Code Assessable                                                                                                                                                                                                      |                                                                                                                                                                    |
| Park                                                                                                                                                                  | Exempt                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                    |
| Public Utility                                                                                                                                                        | Exempt Where development does not involve construction of a transmission tower.<br>Otherwise Code Assessable                                                                                                                                                                                                      |                                                                                                                                                                    |
| Relatives' Accommodation                                                                                                                                              | Self assessable where a self-contained unit which:-<br>(a) is located within a Dwelling House and<br>(b) has a gross floor area which does not exceed 50 m <sup>2</sup> ; and<br>(c) having a slope of less than 15%;<br>Otherwise Code Assessable                                                                |                                                                                                                                                                    |
| Road                                                                                                                                                                  | Exempt                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                    |
| All other uses not listed above                                                                                                                                       | Impact Assessable                                                                                                                                                                                                                                                                                                 | The Whitsunday Shire Transitional Planning Scheme                                                                                                                  |
| <b>Sanctuary Local Plan - Assessment categories and criteria for all other development for sites located within the Sanctuary Hillside Residential Zone</b>           |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
| <b>Column 1<br/>Type of Development</b>                                                                                                                               | <b>Column 2<br/>Assessment Category</b>                                                                                                                                                                                                                                                                           | <b>Column 3<br/>Relevant Assessment Criteria/</b>                                                                                                                  |

Attachment 11.5.4 20080306 - Decision Notice Minor Change

|                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                | <b>Applicable Codes</b>                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Reconfiguring a Lot                                                                                                                           | Code Assessable if:-<br>(a) all proposed lots are 600m <sup>2</sup> or greater or<br>(b) a boundary realignment; or<br>(c) creating an easement;<br>Otherwise Impact Assessable                                                                                                                                                | <i>The Subdivision Code</i> in the Whitsunday Shire Transitional Planning Scheme |
| Road                                                                                                                                          | Exempt if within a Road Reserve<br>Code otherwise                                                                                                                                                                                                                                                                              |                                                                                  |
| Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device | Self Assessable if:<br>(a) total volume of fill or excavation is less than 50m <sup>3</sup> and depth of fill or excavation does not exceed 1.5 metres; or<br>(b) building work for the purposes of a domestic swimming pool.<br>Otherwise Code Assessable                                                                     |                                                                                  |
| Operational Work for placing a sign on premises not associated with a material change of use                                                  | Self Assessable if advertising, other than by means of a billboard sign, a use, or service that is located on the same site as the advertising signage.<br>Code Assessable if advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage |                                                                                  |

## 6.5 SANCTUARY BUSHLAND SENSITIVE DEVELOPMENT ZONE\*

| <b>Sanctuary Local Plan - Assessment categories and criteria for making a Material Change of Use for sites located within the Sanctuary Bushland Sensitive Development Zone</b> |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Column 1<br/>Defined Use</b>                                                                                                                                                 | <b>Column 2<br/>Assessment Category*</b>                                                                                                                                                                                                                                                                                      | <b>Column 3<br/>Relevant Assessment Criteria/<br/>Applicable Codes-<br/>Note – All Development is assessable under the Sanctuary Bushland Sensitive Development Zone Code</b> |
| <b>Consistent Uses – The following are considered consistent or appropriate uses</b>                                                                                            |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                               |
| Dwelling House                                                                                                                                                                  | Self Assessable where:-<br>(a) complying with the Sanctuary Bushland Sensitive Development Code; and<br>(b) on an allotment area of not less than 600m <sup>2</sup> ; and<br>(d) having a slope of less than 15%; and<br>(c) only one (1) Dwelling House is to be erected on any one allotment;<br>Otherwise Code Assessable  |                                                                                                                                                                               |
| Local Utility                                                                                                                                                                   | Exempt Where development does not involve construction of a transmission tower;<br>Otherwise Code Assessable                                                                                                                                                                                                                  |                                                                                                                                                                               |
| Park                                                                                                                                                                            | Code Assessable                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                               |
| Public Utility                                                                                                                                                                  | Exempt Where development does not involve construction of a transmission tower;<br>Otherwise Code Assessable                                                                                                                                                                                                                  |                                                                                                                                                                               |
| Relatives' Accommodation                                                                                                                                                        | Self Assessable where a self-contained unit which:<br>(a) is located within a Dwelling House and<br>(b) has a gross floor area which does not exceed 50 m <sup>2</sup> ; and<br>(c) having a slope of less than 15%; and<br>(d) complies with the Sanctuary Bushland Sensitive Development Code;<br>Otherwise Code Assessable |                                                                                                                                                                               |
| Road                                                                                                                                                                            | Exempt if within a Road Reserve<br>Code Assessable otherwise                                                                                                                                                                                                                                                                  |                                                                                                                                                                               |
| All other uses not listed above                                                                                                                                                 | Impact Assessable                                                                                                                                                                                                                                                                                                             | The Planning Scheme                                                                                                                                                           |
| <b>Sanctuary Local Plan - Assessment categories and criteria for all other development for sites located within the Sanctuary Bushland Sensitive Development Zone</b>           |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                               |
| <b>Column 1</b>                                                                                                                                                                 | <b>Column 2</b>                                                                                                                                                                                                                                                                                                               | <b>Column 3</b>                                                                                                                                                               |

| Type of Development                                                                                                                           | Assessment Category*                                                                                                                                                                                                                                                                                                           | Relevant Assessment Criteria/<br>Applicable Codes                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Reconfiguring a Lot                                                                                                                           | Code Assessable if:-<br>(a) no additional lots are created and<br>(b) all proposed lots are 1,000m <sup>2</sup> or greater or<br>(c) a boundary realignment<br>(d) creating an easement<br>Otherwise Impact Assessable                                                                                                         | <i>Subdivision Code</i><br>in the Whitsunday Shire Transitional Planning Scheme |
| Road                                                                                                                                          | Exempt if within a Road Reserve<br>Code Assessable otherwise                                                                                                                                                                                                                                                                   |                                                                                 |
| Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device | Self Assessable if:<br>(a) total volume of fill or excavation is less than 50m <sup>3</sup> and depth of fill or excavation does not exceed 1.5 metres; or<br>(b) building work for the purposes of a domestic swimming pool.<br>Otherwise Code Assessable                                                                     |                                                                                 |
| Operational Work for placing a sign on premises not associated with a material change of use                                                  | Self Assessable if advertising, other than by means of a billboard sign, a use, or service that is located on the same site as the advertising signage.<br>Code Assessable if advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage |                                                                                 |

## 6.6 SANCTUARY OPEN SPACE ZONE\*

| <b>Sanctuary Local Plan - Assessment categories and criteria for making a Material Change of Use for sites located within the Sanctuary Open Space Zone</b> |                                                                                                                                                              |                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Column 1<br/>Defined Use</b>                                                                                                                             | <b>Column 2<br/>Assessment Category*</b>                                                                                                                     | <b>Column 3<br/>Relevant Assessment Criteria/<br/>Applicable Codes-<br/>Note – All Development is assessable under the Sanctuary Bushland Sensitive Development Zone Code</b> |
| <b>Consistent Uses – The following are considered consistent or appropriate uses</b>                                                                        |                                                                                                                                                              |                                                                                                                                                                               |
| Local Utility                                                                                                                                               | Exempt Where development does not involve construction of a transmission tower;<br>Otherwise Code Assessable                                                 |                                                                                                                                                                               |
| Park                                                                                                                                                        | Exempt                                                                                                                                                       |                                                                                                                                                                               |
| Public Utility                                                                                                                                              | Exempt Where development does not involve construction of a transmission tower.<br>Otherwise Code Assessable                                                 |                                                                                                                                                                               |
| Road                                                                                                                                                        | Exempt if within a Road Reserve<br>Impact otherwise                                                                                                          |                                                                                                                                                                               |
| All other uses not listed above                                                                                                                             | Impact Assessable                                                                                                                                            | The Planning Scheme                                                                                                                                                           |
| <b>Sanctuary Local Plan - Assessment categories and criteria for all other development for sites located within the Sanctuary Open Space Zone</b>           |                                                                                                                                                              |                                                                                                                                                                               |
| <b>Column 1<br/>Type of Development</b>                                                                                                                     | <b>Column 2<br/>Assessment Category*</b>                                                                                                                     | <b>Column 3<br/>Relevant Assessment Criteria/<br/>Applicable Codes</b>                                                                                                        |
| Reconfiguring a Lot                                                                                                                                         | Code Assessable if:-<br>(a) no additional lots are created and<br>(b) a boundary realignment; or<br>(c) creating an easement.<br>Otherwise Impact Assessable | <i>Subdivision Code</i><br>in the Whitsunday Shire Transitional Planning Scheme                                                                                               |
| Road                                                                                                                                                        | Exempt if within a Road Reserve<br>Code otherwise                                                                                                            |                                                                                                                                                                               |
| Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device               | Code Assessable                                                                                                                                              |                                                                                                                                                                               |
| Operational Work for placing a sign on premises not associated with a material change of use                                                                | Impact Assessable                                                                                                                                            |                                                                                                                                                                               |
|                                                                                                                                                             |                                                                                                                                                              |                                                                                                                                                                               |

**\*Note:-**

- **The Table above provides the Levels of Assessment and the Applicable Assessment Criteria and Applicable Codes for the assessment of Development as defined under the Integrated Planning Act on The Sanctuary Site under the Whitsunday Shire Transitional Planning Scheme 2000 or subsequent Whitsunday Planning Schemes.**

- *If there is any conflict between the Levels of Assessment or Assessment Criteria and Applicable Codes listed above and those in the Whitsunday Shire Transitional Planning Scheme or subsequent Whitsunday Planning Schemes, the Levels of Assessment or Assessment Criteria and Applicable Codes listed above will prevail.*
- *The trigger for assessment in the Level of Assessment tables is Development as defined under the Integrated Planning Act which includes a Material Change of Use, Reconfiguration of a Lot or Operational Work associated with a use or structure specified in the Tables.*
- *The Defined Uses listed have the same meaning as defined in the Whitsunday Shire Transitional Planning Scheme.*

**6.0 'THE SANCTUARY' DEVELOPMENT CODE**

**6.1** *Development in the form of a material change of use must be undertaken in accordance with 'The Sanctuary' Development Code in the way the Code varies the effect of the Whitsunday Shire Planning Scheme 2000. All other provisions of the aforementioned Scheme continue to apply, however in the event of any inconsistencies, the Code will prevail.*

**6.2** *The Code provides additional and/or alternative development assessment criteria to the relevant codes/development criteria, contained in the Whitsunday Shire Planning Scheme 2000.*

**6.3** *The Performance Criteria and Acceptable Solutions for self-assessable development or code assessable development are as follows:*

*Development Code – 'The Sanctuary' Development Plan*

**1. Code Application**

*This code applies to assessing a material change of use, reconfiguration of a lot or operational works within the development known as 'The Sanctuary' and located on a site comprising of Lot 80 on SP189752, Jubilee Pocket Road, Jubilee Pocket.*

**2. Overall Outcomes**

*The overall outcomes sought by this code are as follows:*

- (a) *Uses that provide a high quality living environment for all residents; and*
- (b) *Uses that contribute to the attainment of a high quality visual environment.*

**3. Definitions**

*Unless otherwise specified in this code, all terms have the same meaning as in the Integrated Planning Act 1997 or, where not defined in that Act, as in the Whitsunday Planning Scheme 2000.*

**4. Assessment Criteria**

**4.1 Sanctuary Medium Density Residential Zone Code**

**1. Site Population Density**

| Performance Criteria                                                                     | Acceptable Solutions                                                                              |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>P1</b> Site population density is to remain compatible with surrounding neighbourhood | <b>P1.1</b> Site population density is limited to 150 persons/ hectare over the area of the site. |

**2. Dwelling Design & Visual Amenity**

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P2</b> Design measures are incorporated into the proposal to minimise visual impact with the design of buildings and works to be of a high standard and consistent with the local character, having regard to:</p> <p>(a) retention of remnant vegetation or other natural features;</p> <p>(b) landscaping;</p> <p>(c) the location and screening of car parking and utility areas;</p> <p>(d) colours, materials and styles; and</p> <p>(e) climate responsiveness.</p> | <p><b>A2.1</b> The mass of buildings is minimised by variations in wall and roof lines.</p> <p>Vehicle storage areas are separate from any dwelling house where this will assist in reducing the mass of a building.</p> <p><b>A2.2</b> Metal cladding, in particular, roofing and wall materials is non-reflective and is either colour bonded or painted in subdued natural colours that integrate with the existing colours and patterns of the landscape.</p> <p><b>A2.3</b> Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.</p> <p>Visually prominent exterior colours or finishes are not acceptable</p> <p><b>A2.4</b> Screening Vegetation is to be re-established following construction of the building or structure to primarily screen:</p> <ul style="list-style-type: none"> <li>• built structures;</li> <li>• areas cleared only as a result of excavation and or construction;</li> <li>• the structures from public view on a road alignment or from public viewing areas;</li> </ul> |

**3. Geotechnical**

| Performance Criteria                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P3</b> All site works and building are to be provided in a certified low risk geotechnical environment.</p> | <p><b>A3.1</b> Prior to application for a material change of use or reconfiguration of a lot development permit, full geotechnical testing and reporting including recommendations is to be carried out over the site. Recommendations are to be suitable for incorporation into structural design.</p> <p><b>A3.2</b> Certification by a suitably qualified geotechnical engineer is to accompany all operational works and building applications on land 15% or greater in slope.</p> <p><b>A3.3</b> Prior to use, all site works are to be certified as stable by a suitably qualified geotechnical engineer.</p> |

**4. Erosion & Sediment Control**

| Performance Criteria                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P4</b> Development must not cause additional erosion, impact on adjacent land or waterways, cause potential land instability.</p> | <p><b>A4.1</b> Erosion and sedimentation impacts are minimised by the development and implementation of an Erosion and Sediment Control Plan.</p> <p><b>A4.2</b> Buildings, structures and operational works meet the following requirements:</p> <ul style="list-style-type: none"> <li>• siting and design maximises the retention of vegetation on the site;</li> <li>• foundation systems are of a type that minimises disturbance such as pole-type foundations;</li> </ul> |

|  |                                                                                                                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>• driveway gradient does not exceed 1 in 4;</li> <li>• progressive revegetation and rehabilitation of the site is undertaken as works are carried out.</li> </ul> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**5. Fauna & Flora Habitat**

| Performance Criteria                                                                                                     | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P5</b> Development must not cause deleterious impacts to habitat values and functions and wildlife populations</p> | <p><b>A5.1</b> Habitat outside the building envelope is retained with a requirement for no disturbance except as approved to remove hazards to safety of persons outside of the habitat.</p> <p><b>A5.2</b> Fencing is limited to areas required by Legislation (Queensland Development Code, Building Code of Australia etc.) e.g. Around Swimming Pools.</p> <p><b>A5.3</b> Where fencing is proposed, the structure does not result in the impediment of movement of native fauna.</p> <p>Fencing should exclude any chain link or wire mesh type fences to prevent dogs utilising these as kill zones due to their low visibility and preventing escape from fleeing wallabies.</p> <p><b>A5.4</b> Revegetation - Assessable development for any purpose maximises the retention of existing vegetation on the site and revegetation using local native species.</p> <p><b>A5.5</b> Landscaping or revegetation does not utilise or allow the introduction of toxic plants (e.g. Pink Periwinkle, Oleanders etc) which may be consumed by the local fauna.</p> <p><b>A5.6</b> Protected native vegetation may not be removed or transplanted unless the appropriate approval/permit has been received.</p> <p><b>A5.7</b> The introduction and keeping of animals or pets that may impact on the local native flora and fauna is not allowed. The keeping of cats or dogs is prohibited.</p> |

#### 4.2 Sanctuary Hillside Residential Zone Code

##### 1. Dwelling Design & Visual Amenity

| Performance Criteria |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable Solutions |                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>P1</b>            | Design measures are incorporated into the proposal to minimise visual impact with the design of buildings and works to be of a high standard and consistent with the local character, having regard to:<br><br>(a) retention of remnant vegetation or other natural features;<br><br>(b) landscaping;<br><br>(c) the location and screening of car parking and utility areas;<br><br>(d) colours, materials and styles; and<br><br>(e) climate responsiveness. | <b>A1.1</b>          | Buildings and roads are to be designed and constructed in accordance with approved design drawings.                                                                                                                                                                                                                                                                   |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.2</b>          | Buildings and structures are not more than 8.0 metres in height above natural ground level.                                                                                                                                                                                                                                                                           |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.3</b>          | The mass of buildings is minimised by variations in wall and roof lines.<br><br>Vehicle storage areas are separate from any dwelling house where this will assist in reducing the mass of a building.                                                                                                                                                                 |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.4</b>          | Metal cladding, in particular, roofing and wall materials is non-reflective and is either colour bonded or painted in subdued natural colours that integrate with the existing colours and patterns of the landscape.                                                                                                                                                 |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.5</b>          | Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.<br><br>Visually prominent exterior colours or finishes are not acceptable; and                                                                                                                                                             |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.6</b>          | Screening Vegetation is to be re-established following construction of the building or structure to primarily screen: <ul style="list-style-type: none"> <li>• built structures;</li> <li>• areas cleared only as a result of excavation and or construction;</li> <li>• the structures from public view on a road alignment or from public viewing areas.</li> </ul> |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.7</b>          | Garages and carparking structures must be set back at least 1 metre from the front boundary. Where garages and carparking structures are set back less than 4m from the front boundary, structure height is to be no more than 4.5m above the adjoining kerb height.                                                                                                  |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>A1.8</b>          | Dwelling houses are to set back a minimum of 3m from the front boundary.                                                                                                                                                                                                                                                                                              |

##### 2 Geotechnical

| Performance Criteria |                                                                                                  | Acceptable Solutions |                                                                                                                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>P2</b>            | All site works and building are to be provided in a certified low risk geotechnical environment. | <b>A2.2</b>          | Prior to application for a material change of use or reconfiguration of a lot development permit, full geotechnical testing and reporting including recommendations is to be carried out over the site. Recommendations are to be suitable for incorporation into structural design. |
|                      |                                                                                                  | <b>A2.1</b>          | Certification by a suitably qualified geotechnical engineer is to accompany all operational works and building applications on land with a slope of 15% or greater.                                                                                                                  |
|                      |                                                                                                  | <b>A2.2</b>          | Prior to use, all site works are to be certified as stable by a suitably qualified                                                                                                                                                                                                   |

|  |                        |
|--|------------------------|
|  | geotechnical engineer. |
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**3. Erosion & Sediment Control**

| Performance Criteria                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P3</b> Development must not cause additional erosion, impact on adjacent land or waterways, cause potential land instability.</p> | <p><b>A3.1</b> Erosion and sedimentation impacts are minimised by the development and implementation of an Erosion and Sediment Control Plan.</p> <p><b>A3.2</b> Buildings, structures and operational works meet the following requirements:</p> <ul style="list-style-type: none"> <li>• siting and design maximises the retention of vegetation on the site;</li> <li>• foundation systems are of a type that minimises disturbance such as pole-type foundations;</li> <li>• driveway gradient does not exceed 1 in 4;</li> <li>• progressive revegetation and rehabilitation of the site is undertaken as works are carried out;</li> </ul> |

**4. Fauna & Flora Habitat**

| Performance Criteria                                                                                                     | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P4</b> Development must not cause deleterious impacts to habitat values and functions and wildlife populations</p> | <p><b>A4.1</b> Habitat outside the building envelope is retained with a requirement for no disturbance except as approved to remove hazards to safety of persons outside of the habitat.</p> <p><b>A4.2</b> Fencing is limited to areas required by Legislation (Queensland Development Code, Building Code of Australia etc.) e.g. Around Swimming Pools.</p> <p><b>A4.3</b> Where fencing is proposed, the structure does not result in the impediment of movement of native fauna.<br/><br/>Fencing should exclude any chain link or wire mesh type fences to prevent dogs utilising these as kill zones due to their low visibility and preventing escape from fleeing wallabies.</p> <p><b>A4.4</b> Revegetation - Assessable development for any purpose maximises the retention of existing vegetation on the site and revegetation using local native species.</p> <p><b>A4.5</b> Landscaping or revegetation does not utilise or allow the introduction of toxic plants (e.g. Pink Periwinkle, Oleanders etc) which may be consumed by the local fauna.</p> <p><b>A4.6</b> Protected native vegetation may not be removed or transplanted unless the appropriate approval/permit has been received.</p> <p><b>A4.7</b> The introduction and keeping of animals or pets that may impact on the local native flora and fauna is not allowed. The keeping of cats or dogs is prohibited.</p> |

**4.3 Sanctuary Bushland Sensitive Development Zone Code**

**1. Dwelling Design, Site Layout & Visual Amenity**

| Performance Criteria | Acceptable Solutions |
|----------------------|----------------------|
|----------------------|----------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P1</b> Design measures are incorporated into the proposal to minimise visual impact with the design of buildings and works to be of a high standard and consistent with the local character, having regard to:-</p> <p>(a) retention of remnant vegetation or other natural features;</p> <p>(b) landscaping;</p> <p>(c) the location and screening of car parking and utility areas;</p> <p>(d) colours, materials and styles; and</p> <p>(e) climate responsiveness.</p> | <p><b>A1.1</b> Buildings and structures are not more than 8.0 metres in height above natural ground level.</p> <p><b>A1.2</b> The mass of buildings is minimised by variations in wall and roof lines.</p> <p>Vehicle storage areas are separate from any dwelling house where this will assist in reducing the mass of a building.</p> <p><b>A1.3</b> Metal cladding, in particular, roofing and wall materials is non-reflective and is either colour bonded or painted in subdued natural colours that integrate with the existing colours and patterns of the landscape.</p> <p><b>A1.4</b> Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.</p> <p>Visually prominent exterior colours or finishes are not acceptable.</p> <p><b>A1.5</b> Screening Vegetation is to be re-established following construction of the building or structure to primarily screen:-</p> <ul style="list-style-type: none"> <li>• built structures;</li> <li>• areas cleared only as a result of excavation and or construction;</li> <li>• the structures from public view on a road alignment or from public viewing areas.</li> </ul> |
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**2 Geotechnical**

| Performance Criteria                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P2</b> All site works and building are to be provided in a certified low risk geotechnical environment.</p> | <p><b>A2.1</b> Prior to application for a material change of use or reconfiguration of a lot development permit, a full geotechnical investigation and report on the proposed site including recommendations is to be carried out. Recommendations included in that report are to be incorporated into the structural design and layout.</p> <p><b>A2.2</b> Certification by a suitably qualified geotechnical engineer is to accompany all operational works and building applications on land with a greater than 15% slope.</p> <p><b>A2.3</b> Prior to commencement of use, all site works are to be certified as stable by a suitably qualified geotechnical engineer.</p> |

**3. Erosion & Sediment Control**

| Performance Criteria                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P3</b> Development must not cause additional erosion, impact on adjacent land or waterways, cause potential land instability.</p> | <p><b>A3.1</b> Erosion and sedimentation impacts are minimised by the development and implementation of an Erosion and Sediment Control Plan.</p> <p><b>A3.2</b> Buildings, structures and operational works meet the following requirements:-</p> <ul style="list-style-type: none"> <li>• siting and design maximises the retention of vegetation on the site;</li> <li>• foundation systems are of a type that minimises disturbance such as pole-</li> </ul> |

|  |                                                                                                                                                                                                                                   |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>type foundations;</p> <ul style="list-style-type: none"> <li>• driveway gradient does not exceed 1 in 4;</li> <li>• progressive revegetation and rehabilitation of the site is undertaken as works are carried out.</li> </ul> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**4. Fauna & Flora Habitat**

| Performance Criteria                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P4</b> Development must not cause deleterious impacts to habitat values and functions and wildlife populations.</p> | <p><b>A4.1</b> Habitat outside the building envelope is retained with a requirement for no disturbance except as approved to remove hazards to safety of persons outside of the habitat.</p> <p><b>A4.2</b> Fencing is limited to areas required by Legislation (Queensland Development Code, Building Code of Australia etc.) e.g. Around Swimming Pools.</p> <p><b>A4.3</b> Where fencing is proposed, the structure does not result in the impediment of movement of native fauna.<br/><br/>Fencing should exclude any chain link or wire mesh type fences to prevent dogs utilising these as kill zones due to their low visibility and preventing escape from fleeing wallabies.</p> <p><b>A4.4</b> Revegetation - Assessable development for any purpose maximises the retention of existing vegetation on the site and revegetation using local native species.</p> <p><b>A4.5</b> Landscaping or revegetation does not utilise or allow the introduction of toxic plants (e.g. Pink Periwinkle, Oleanders etc) which may be consumed by the local fauna</p> <p><b>A4.6</b> Protected native vegetation may not be removed or transplanted unless the appropriate approval/permit has been received</p> <p><b>A4.7</b> The introduction and keeping of animals or pets that may impact on the local native flora and fauna is not allowed. The keeping of cats or dogs is prohibited.</p> |

**8.0 GEOTECHNICAL**

**8.1 Any application for approval of a Development Application for Material Change of Use or Reconfiguration of Lot must be accompanied by preliminary designs drawings clearly demonstrating the extent and levels of all proposed earthworks on the site. The submission must be accompanied by a Geotechnical Report, by a suitably qualified Geotechnical Engineer, on the proposed earthworks and on each of the proposed Lots addressing and including a Slope Stability Assessment, Certification of suitability of each lot and Recommendations in regard to the proposed earthworks. The investigation and report must address and provide as a minimum:**

- **Provide certification and recommendations with respect to possible restrictions/precautions to be taken into account in the development of proposed roadwork's/earthworks, stormwater drainage and services.**
- **Retaining Wall recommendations and design parameters for Roadwork cut/fill batters.**
- **Construction recommendations**
- **Earthworks recommendations**
- **Construction and site management recommendations**

**8.2** *Any application for Operational Works associated with an approval of a Material Change of Use or Reconfiguration of a Lot must be accompanied by detail design drawings showing compliance the approved preliminary design drawings and recommendations of the Geotechnical Investigation Report and with Councils Development Manual.*

**9.0** **STORMWATER AND FLOODING**

**9.1** *Any application for approval of a Development Application for Material Change of Use or Reconfiguration of Lot must be accompanied by Flood Study Report and preliminary designs drawings clearly demonstrating Flood Management and Stormwater Drainage Management can be provided for the proposed development and comply in all respects with Councils Development and Queensland Urban Drainage Manual 2013 Part 1.3 "Objectives of Stormwater Management", Part 1.11 "Principles of Stormwater Management " and Part 2.4 "Flood Studies". Any application for Operational Works associated with an approval of a Material Change of Use or Reconfiguration of a Lot must be accompanied by detail design drawings showing compliance with the approved Flood Study Report and with Councils Development Manual.*

**10.0** **ROADWORKS**

**10.1** *All external roadworks and internal streets created as a result of an approval of a Development Application for Material Change of Use or Reconfiguration of Lot are to be provided as indicated on Road Hierarchy Plan (Vision Surveys Drg. 16018-PP-07 Rev D). Any application for Operational Works associated with an approval of a Material Change of Use or Reconfiguration of a Lot must be accompanied by detail design drawings showing compliance the layout, carriageway widths, Verge widths and Road Reserve widths as indicated on Road Hierarchy Plan (Vision Surveys Drg. 16018-PP-07 Rev D) and with Council's Development Manual.*

**11.0** **WATER INFRASTRUCTURE**

**11.1** *All lots created as a result of an approval of a Development Application for Material Change of Use or Reconfiguration of Lot are to be connected to Council's Water Infrastructure. Any application for Operational Works associated with an approval of a Material Change of Use or Reconfiguration of a Lot must be must be accompanied by plans detailing the design of all internal Water Infrastructure as indicated on Water Reticulation Master Plan UNX-0001 C500 Rev 2 and is to comply with Council's Development Manual.*

**12.0** **SEWERAGE INFRASTRUCTURE**

**12.1** *All lots created as a result of an approval of a Development Application for Material Change of Use or Reconfiguration of Lot are to be connected to Council's Sewer Reticulation Infrastructure. Any application for Operational Works associated with an approval of a Material Change of Use or Reconfiguration of a Lot must be accompanied by plans detailing the design of all internal Sewer Infrastructure as indicated on Sewer Reticulation Master Plan UNX-0001 C501 Rev 2 and is to comply with Council's Development Manual.*

**DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT – ONE (1) LOT INTO ONE HUNDRED AND FIFTEEN (115) LOTS**

**1.0 ADMINISTRATION**

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

| <i>Plan/Document Name</i>                                               | <i>Prepared By</i>         | <i>Plan Number</i>         | <i>Dated</i>          |
|-------------------------------------------------------------------------|----------------------------|----------------------------|-----------------------|
| <i>Subdivision Proposal Plan</i>                                        | <i>16018-PP-01 Rev. E</i>  | <i>Vision Surveys</i>      | <i>25/02/2020</i>     |
| <i>Site Staging Plan</i>                                                | <i>16018-PP-02 Rev. F</i>  | <i>Vision Surveys</i>      | <i>04/03/2020</i>     |
| <i>Zoning Plan</i>                                                      | <i>16018-PP-04 Rev. F</i>  | <i>Vision Surveys</i>      | <i>25/02/2020</i>     |
| <i>Geotechnical Investigation and Slope Stability Assessment Report</i> | <i>1106.1140 Rev 1</i>     | <i>Ground Environments</i> | <i>6 August, 2011</i> |
| <i>Slope Analysis Plan</i>                                              | <i>16018-PP-06 Rev. E</i>  | <i>Vision Surveys</i>      | <i>14/02/2020</i>     |
| <i>Spatial Analysis Plan</i>                                            | <i>16018-PP-05 Rev. E</i>  | <i>Vision Surveys</i>      | <i>14/02/2020</i>     |
| <i>Hydraulic Impact Assessment</i>                                      | <i>-</i>                   | <i>SMEC Urban</i>          | <i>23/08/2011</i>     |
| <i>Road Hierarchy Plan</i>                                              | <i>16018-PP-07 Rev. G</i>  | <i>Vision Surveys</i>      | <i>14/02/2020</i>     |
| <i>Vegetation Protection Plan</i>                                       | <i>16018-PP-03 Rev. E</i>  | <i>Vision Surveys</i>      | <i>14/02/2020</i>     |
| <i>Traffic Impact Assessment</i>                                        | <i>MIS0320/R01 Rev. B</i>  | <i>Premise</i>             | <i>11/10/2017</i>     |
| <i>Water Reticulation Master Plan</i>                                   | <i>UNX-0001 C500 Rev 2</i> | <i>Premise</i>             | <i>19/02/2020</i>     |
| <i>Sewer Reticulation Master Plan</i>                                   | <i>UNX-0001 C501 Rev 2</i> | <i>Premise</i>             | <i>19/02/2020</i>     |

**1.2** *The applicant is to comply with the Department of State Development, Manufacturing, Infrastructure and Planning's conditions dated 5 March 2018.*

**1.3** *The following further development permits are required prior to commencement of work on site:*

- **Operational Works:**
  - *Earthworks;*
  - *Stormwater Drainage;*
  - *External Roadworks;*
  - *Internal Roadworks;*
  - *Landscaping;*
  - *Water Infrastructure;*
  - *Sewerage Infrastructure; and*
  - *Erosion and Sediment Control.*

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

**1.5** *All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan for each stage of the development.*

**1.6** *The applicant must 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 for each stage of the development.*

1.8 *The development must be progressed and completed in sequence of the relevant stages, as detailed on the approved Site Staging Plan and may be released in groups of 2-3 lots per survey plan.*

**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 *The applicant must submit with any application for operational works for each stage of the development, a Vegetation Management Plan for approval. Prior to any works commencing on site, the extent of works must be marked on site in accordance with the approved plan and approved by Council prior to any works commencing.*

2.4 *An Operational Works (Landscaping) application for each stage of the development must be approved by Council prior to the commencement of work on site. The application must be accompanied by detailed plans and specifications including a staging plan for the completion of all landscaping, revegetation and associated structures.*

*The landscaping must seek to achieve:*

- (a) revegetation, with appropriate local provenance species, those gaps in the riparian buffer zones that remain on the creek lines (drainage reserves) as well as any unutilised disturbed areas;*
- (b) landscaping treatments along the road reserves, creeks and the parkland areas including relevant street tree planting and removal of undesirable species;*
- (c) street trees in accordance with Council's Development Manual;*
- (d) plantings of mature specimens; and*
- (e) be suitable to the tropical climate and incorporate predominately native species.*

*The landscaping must be established in accordance with the approved plans prior to the sealing of the plan of survey for each stage of the development and maintained thereafter to the requirements of the Council.*

**3.0 EARTHWORKS**

3.1 *All site works must be designed by an experienced and qualified Geotechnical and or Civil Engineer and undertaken in accordance with the recommendations of any Geotechnical Report for Site Earthworks for the site.*

3.2 *Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks*

3.3 *Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All filling is to be placed, trimmed and compacted as a minimum to standards identified in AS 3789. Compaction test results are to be submitted to Council for its records.*

3.4 *All cut/fill batter slopes created as a result of earthworks carried out on the site are to be protected and retained in a visually acceptable manner prior to signing of a Plan of Survey for each stage. Any retaining structures must be designed in accordance with the recommendations of any Geotechnical Report prepared for the site and supervised and certified during construction.*

3.5 *Structural retaining walls are to be constructed on the property boundary so as to retain and contain all earthworks within the property*

3.6 *During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has meet the design intent and provide evidence that the finished work will not cause adverse impact on adjoining property*

3.7 *Prior to signing of a Plan of Survey for each stage the applicant must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations and are stable and will remain so over the long term.*

#### **4.0 WATER INFRASTRUCTURE**

##### **STAGE 5 LOTS 1 to and including Lot 18, and Lot 103 to and including Lot 106, and 207**

- 4.1 *Each lot in Stage 5 must be connected to Council's water supply network prior to signing of the Plan of Survey for each sub-stage.*
- 4.2 *Prior to signing of Plan of Survey the applicant must design and construct the extension of the existing 150 water main in Jubilee Pocket Road to the proposed development site and terminate in Road 1, generally as indicated on UNX-0001 C500 Rev 2, in accordance with the criteria and specifications in Council's Development Manual.*
- 4.3 *Prior to signing of Plan of Survey the applicant must design and construct the water reticulation main in Road 1 to a point past the boundary of Lot 18, in Road 2 to a point past the boundary of Lot 9 and in Road 3 generally as indicated on UNX-0001 C500 Rev 2, in accordance with the criteria and specifications in Council's Development Manual.*
- 4.4 *A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.*
- 4.5 *Any application for Operational Works (Water Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 4.6 *All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*
- 4.7 *Prior to Signing of Plan of Survey for Stage 5 the applicant is to submit, for consideration by Council, a Staged Implementation Plan for the elevated reservoir, associated pumping equipment, raising and gravity mains from the reticulation main in Road 6 to the elevated reservoir, detailing all works to be undertaken progressively in each stage of the development so as to provide all infrastructure for the development.*

##### **STAGE 6 LOTS 19 to and including Lot 39, and Lot 89 to and including Lot 102, and Lots 202, 203 and 206**

- 4.8 *Each lot in Stage 6 must be connected to Council's water supply network prior to signing of the Plan of Survey.*
- 4.9 *Prior to signing of Plan of Survey the applicant must design and construct the water reticulation main in Road 1 from the location previously installed in Stage 5 to a point past the boundary of Lot 39, in Road 7, and in Road 5 generally as indicated on UNX-0001 C500 Rev 2, in accordance with the criteria and specifications in Council's Development Manual.*
- 4.10 *A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.*
- 4.11 *Any application for Operational Works (Water Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 4.12 *All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*

##### **STAGE 7 LOTS 63 to and including Lot 83, and Lot 204**

- 4.13 *Each lot in Stage 7 must be connected to Council's water supply network prior to signing of the Survey Plans.*
- 4.14 *Prior to signing of Plan of Survey the applicant must design and construct the water reticulation main in Road 3 from the location previously installed in Stage 5 to a point past the boundary of Lot 83, in Road 6 and in Road 4 generally as indicated on UNX-0001 C500 Rev 2, in accordance with the criteria and specifications in Council's Development Manual.*
- 4.15 *A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.*
- 4.16 *Prior to any work commencing on site engineering design drawings for Water Infrastructure, demonstrating compliance with Council's Development Manual (or equivalent replacement document current at the time of development), and this Decision Notice must be submitted to Council for review and approval.*
- 4.17 *Any application for Operational Works (Water Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 4.18 *All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*

**STAGE 8 LOTS 40 to Lot 62 and Lot 84 to Lot 88, and Lots 201, 205, 208 and 300**

- 4.19 *Each lot in Stage 8 must be connected to Council's water supply network prior to signing of the Survey Plans.*
- 4.20 *Prior to signing of Plan of Survey the applicant must design and construct the water reticulation main in Road 7 from the location at Lot 39 previously installed in Stage 6 to a point of connection at the location past the boundary of Lot 63, in Road 6 as indicated on UNX-0001 C500 Rev 2, in accordance with the criteria and specifications in Council's Development Manual.*
- 4.21 *Prior to the signing of Plan of Survey the applicant must design and construct an elevated reservoir at the location, Lot 300, as indicated within proposed Lot 55. The design must include associated pumping equipment, raising and gravity mains from the reticulation main in Roads 6 and 7 to the elevated reservoir.*
- 4.22 *The access provided over Lot 55 to the reservoir and the vehicle manoeuvring area at the reservoir within Lot 300 must be designed and constructed to a sealed/concrete standard. An easement for access purposes must be provided to Council at no cost.*
- 4.23 *The site of the elevated reservoir must be provided to Council in freehold title.*
- 4.24 *A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.*
- 4.25 *Any application for Operational Works (Water Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 4.26 *All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*

**5.0 SEWERAGE INFRASTRUCTURE**

**STAGE 5 LOTS 1 to and including Lot 18, and Lot 103 to and including Lot 106, and Lot 207**

- 5.1 *Each lot in Stage 5 must be connected to Council's sewerage reticulation network prior to signing of the Survey Plans for each sub-stage.*
- 5.2 *Prior to signing of Plan of Survey the applicant must design and construct the Sewer Reticulation Network generally as indicated on UNX-0001 C501 Rev 2 in accordance with the criteria and specifications in Council's Development Manual*
- 5.3 *A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.*
- 5.4 *Any application for Operational Works (Sewerage Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 5.5 *All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*
- 5.6 *Easements must be provided over all Council sewerage lines located on private property.*

**STAGE 6 LOTS 19 to and including Lot 39, and Lot 89 to and including Lot 102, and Lots 201, 203 and 206**

- 5.7 *Each lot in Stage 6 must be connected to Council's sewerage reticulation network prior to signing of the Survey Plans.*
- 5.8 *Prior to signing of Plan of Survey the applicant must design and construct the Sewer Reticulation Network generally as indicated on UNX-0001 C501 Rev 2 in accordance with the criteria and specifications in Council's Development Manual*
- 5.9 *A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.*
- 5.10 *Any application for Operational Works (Sewerage Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 5.11 *All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*
- 5.12 *Easements must be provided over all Council sewerage lines located on private property.*

**STAGE 7 LOTS 63 to and including Lot 83, and Lot 204**

- 5.13 *Each lot in Stage 7 must be connected to Council's sewerage reticulation network prior to signing of the Survey Plans.*
- 5.14 *Prior to signing of Plan of Survey the applicant must design and construct the Sewer Reticulation Network generally as indicated on UNX-0001 C501 Rev 2 in accordance with the criteria and specifications in Council's Development Manual*
- 5.15 *A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.*
- 5.16 *Any application for Operational Works (Sewerage Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 5.17 *All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*
- 5.18 *Easements must be provided over all Council sewerage lines located on private property.*

**STAGE 8 LOTS 40 to Lot 62 and Lot 84 to Lot 88, and Lots 201, 205, 208 and 300**

- 5.19 *Each lot in Stage 8 must be connected to Council's sewerage reticulation network prior to signing of the Survey Plans.*
- 5.20 *Prior to signing of Plan of Survey the applicant must design and construct the Sewer Reticulation Network generally as indicated on UNX-0001 C501 Rev 2 in accordance with the criteria and specifications in Council's Development Manual*
- 5.21 *A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.*
- 5.22 *Any application for Operational Works (Sewerage Infrastructure) must be accompanied by engineering drawings demonstrating compliance with Council's Development Manual (or equivalent replacement document current at the time of development) and this Decision Notice.*
- 5.23 *All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Shire Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.*
- 5.24 *Easements must be provided over all Council sewerage lines located on private property.*

**6.0 STORMWATER AND FLOODING**

- 6.1 *Prior to the Signing of Plan of Survey for each stage the applicant must design and construct the Stormwater Drainage for the site generally in accordance with that described and shown on Hydraulic Impact Assessment Regional Flooding Report Rev B dated 23<sup>rd</sup> August 2011 for the relevant stage.*
- 6.2 *A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site.*
- 6.3 *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.*
- 6.4 *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) prior to signing of the survey plans.*
- 6.5 *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, adjoining and downstream landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100*
- 6.6 *Each allotment must be designed so as to be self-draining and flood free.*
- 6.7 *Each allotment must be designed so as to be above the Q100 Flood Contour as identified on Hydraulic Impact Assessment Regional Flooding Report Rev B dated 23<sup>rd</sup> August 2011*
- 6.8 *Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan for each stage.*
- 6.9 *The developed flows from the land must be drained to a lawful point of discharge prior to signing of the Survey Plans for each stage. Easements for this purpose must be provided over all land not under the control of Council from the development to the lawful point of discharge.*
- 6.10 *Easements must be provided over all land assessed to be below the Q100 level of immunity identified on Hydraulic Impact Assessment Regional Flooding Report Rev B dated 23<sup>rd</sup> August 2011 required by conditions of this approval.*

- 6.11 *Easements required for drainage purposes through allotments and land not under control of Council must be provided in accordance with widths and detail described in the Queensland Urban Drainage Manual.*
- 6.12 *An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over inter-allotment systems. The design criteria shall be in accordance with Q.U.D.M. and Council's Standard.*
- 6.13 *Prior to commencement of any works in Stage 8, concrete lined cut-off drains must be constructed and contained wholly within Proposed Lots 57 and 58. These cut-off drains must be designed and certified by an RPEQ Engineer to accommodate all upstream catchments and must be discharged into designated natural drainage corridors.*

## **7.0 ROADWORKS**

### **JUBILEE POCKET ROAD**

- 7.1 *Prior to signing of the Plan of Survey for Stage 5B, the applicant is to design and construct the widening of Saint James Drive to a pavement width of 7.5m minimum up to and including the intersection of Saint James Drive and Jubilee Pocket Road. Intersection design must be in accordance with Austroads Guide to Road Design Pt 4 Intersections and include widening of the existing drainage under Jubilee Pocket Road so as to achieve the profile of a Collector Street as indicated in Table D1.1 of Council's Development Manual.*
- 7.2 *A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.*
- 7.3 *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.*

### **CONDITION INTERNAL ROAD and STORMWATER**

#### **STAGE 5 LOTS 1 to and including Lot 18, and Lot 103 to and including Lot 106, and Lot 207**

- 7.5 *Prior to signing of Plan of Survey for Stage 5B the applicant must design and construct the internal Road 1 and 3 generally as indicated on Road Hierarchy Plan (Vision Surveys Dwg. 16018-PP-07 Rev. G) and Site Staging Plan (Vision Surveys Dwg 16018-PP-02 Rev. F) to the boundaries of Proposed Lot 19 on Road 1 and Lot 9 on Road 3 in accordance with the criteria and specifications in Council's Development Manual. A sealed Temporary Turning Facility must be provided past the extent of works as described above.*
- 7.6 *A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.*
- 7.7 *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.*
- 7.8 *The proposed (streets/roads) must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:*

#### **Access Place**

|                       |   |                         |
|-----------------------|---|-------------------------|
| <b>Pavement Width</b> | - | <b>5.5 m</b>            |
| <b>Edge Treatment</b> | - | <b>Kerb and Channel</b> |
| <b>Surface</b>        | - | <b>Asphalt</b>          |
| <b>Verge Width</b>    | - | <b>4.0m</b>             |

#### **Access Street**

|                       |   |                         |
|-----------------------|---|-------------------------|
| <b>Pavement Width</b> | - | <b>6.5 m</b>            |
| <b>Edge Treatment</b> | - | <b>Kerb and Channel</b> |
| <b>Surface</b>        | - | <b>Asphalt</b>          |
| <b>Verge Width</b>    | - | <b>4.0m</b>             |
| <b>Footpath</b>       | - | <b>One Side</b>         |

#### **Collector Street**

|                       |   |                         |
|-----------------------|---|-------------------------|
| <b>Pavement Width</b> | - | <b>7.5 m</b>            |
| <b>Edge Treatment</b> | - | <b>Kerb and Channel</b> |
| <b>Surface</b>        | - | <b>Asphalt</b>          |
| <b>Verge Width</b>    | - | <b>4.0m</b>             |

**Footpath - One Side**

- 7.9 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).
- 7.10 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Council's Development Manual.
- 7.11 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. The design criteria shall be in accordance with Q.U.D.M. and Council's Standard. Easements must be provided over the systems. Each allotment must be designed so as to be self-draining and flood free.
- 7.12 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable at the time of development.
- STAGE 6 LOTS 19 to and including Lot 39, and Lot 89 to and including Lot 102, and 202, 203 and 206**
- 7.13 Prior to signing of Plan of Survey the applicant must design and construct the internal Road 1 and Part Road 7 generally as indicated on Road Hierarchy Plan (Vision Surveys Dwg. 16018-PP-07 Rev E) and Site Staging Plan (Vision Surveys Dwg. 16018-PP-02 Rev D) from the existing construction on Road 1 to the rear boundary of Proposed Lot 39 on Road 7 in accordance with the criteria and specifications in Council's Development Manual. A sealed Temporary Turning Facility must be provided past the extent of works as described above.
- 7.14 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.
- 7.15 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.
- 7.16 The proposed (streets/roads) must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:

**Access Place**

|                |   |                  |
|----------------|---|------------------|
| Pavement Width | - | 5.5 m            |
| Edge Treatment | - | Kerb and Channel |
| Surface        | - | Asphalt          |
| Verge Width    | - | 4.0m             |

**Access Street**

|                |   |                  |
|----------------|---|------------------|
| Pavement Width | - | 6.5 m            |
| Edge Treatment | - | Kerb and Channel |
| Surface        | - | Asphalt          |
| Verge Width    | - | 4.0m             |
| Footpath       | - | One Side         |

**Collector Street**

|                |   |                  |
|----------------|---|------------------|
| Pavement Width | - | 7.5 m            |
| Edge Treatment | - | Kerb and Channel |
| Surface        | - | Asphalt          |
| Verge Width    | - | 4.0m             |
| Footpath       | - | One Side         |

- 7.17 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).
- 7.18 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Council's Development Manual.
- 7.19 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. The design criteria shall be in accordance with Q.U.D.M. and Council's Standard. Easements must be provided over the systems. Each allotment must be designed so as to be self-draining and flood free.
- 7.20 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable at the time of development.

**STAGE 7 LOTS 63 to and including Lot 83, and Lot 204**

- 7.21 Prior to signing of Plan of Survey the applicant must design and construct the internal Road 6 and Road 4 generally as indicated on Road Hierarchy Plan (Vision Surveys Dwg. 16018-PP-07 Rev E) and Site Staging Plan (Vision Surveys Dwg. 16018-PP-02 Rev D) from the existing construction on Road 2 to the boundary of Proposed Lot 63 and Lot 83 on Road 3 in accordance with the criteria and specifications in Council's Development Manual. A sealed Temporary Turning Facility must be provided past the extent of works as described above.
- 7.22 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.
- 7.23 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.
- 7.24 The proposed (streets/roads) must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:
- Access Place
- Pavement Width - 5.5 m
  - Edge Treatment - Kerb and Channel
  - Surface - Asphalt
  - Verge Width - 4.0m
- Access Street
- Pavement Width - 6.5 m
  - Edge Treatment - Kerb and Channel
  - Surface - Asphalt
  - Verge Width - 4.0m
  - Footpath - One Side
- Collector Street
- Pavement Width - 7.5 m
  - Edge Treatment - Kerb and Channel
  - Surface - Asphalt
  - Verge Width - 4.0m
  - Footpath - One Side
- 7.25 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).
- 7.26 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Council's Development Manual.
- 7.27 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. The design criteria shall be in accordance with Q.U.D.M. and Council's Standard. Easements must be provided over the systems. Each allotment must be designed so as to be self-draining and flood free.
- 7.28 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable at the time of development.
- STAGE 8 LOTS 40 to and including Lot 62 and Lots 84 to and including Lot 88, and Lots 201, 205, 208 and 300
- 7.29 Prior to signing of Plan of Survey the applicant must design and construct the internal Roads 6 and 7 generally as indicated on Road Hierarchy Plan (Vision Surveys Dwg. 16018-PP-07 Rev E) and Site Staging Plan (Vision Surveys Dwg. 16018-PP-02 Rev D) from the existing construction on Road 6 at Lot 63/83 to the existing construction at Lot 39/40 on Road 7 in accordance with the criteria and specifications in Council's Development Manual.
- 7.30 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site.
- 7.31 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.
- 7.32 The proposed (streets/roads) must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:
- Access Place

|                       |                    |
|-----------------------|--------------------|
| <i>Pavement Width</i> | - 5.5 m            |
| <i>Edge Treatment</i> | - Kerb and Channel |
| <i>Surface</i>        | - Asphalt          |
| <i>Verge Width</i>    | - 4.0m             |

**Access Street**

|                       |                    |
|-----------------------|--------------------|
| <i>Pavement Width</i> | - 6.5 m            |
| <i>Edge Treatment</i> | - Kerb and Channel |
| <i>Surface</i>        | - Asphalt          |
| <i>Verge Width</i>    | - 4.0m             |
| <i>Footpath</i>       | - One Side         |

- 7.33 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).
- 7.34 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Council's Development Manual.
- 7.35 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. The design criteria shall be in accordance with Q.U.D.M. and Council's Standard. Easements must be provided over the systems. Each allotment must be designed so as to be self-draining and flood free.
- 7.36 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable at the time of development.

**8.0 ELECTRICITY AND TELECOMMUNICATIONS**

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

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

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

**9.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

- 9.1 A site-based stormwater management plan must be prepared and submitted with any application for Operational Works which complies with the State Planning Policy for Health Waters.
- 9.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, an Erosion Prevention and Sediment Control Plan for the site.
- 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. ENVIRONMENTAL COVENANT**

- 10.1 The applicant must submit to Council at the time of survey plan for each relevant stage, Covenant documentation for proposed Lots 55, 63 and 67 for endorsement.

An environmental covenant, pursuant to section 97(a) of the Land Title Act 1994, must be entered into in respect of all Lots to the effect that:

- i) The area is protected as a vegetated flora habitat and all native vegetation must be retained;

- ii) *There is to be no artificial interference or disturbance of the habitat, except as approved by Council, to remove hazards to safety of persons outside of the habitat, removal of weeds and approved (by Council) revegetation with local native species;*
- iii) *There is to be no propagation or introduction of toxic plants (e.g. pink periwinkle, oleanders, etc) which could be consumed by the Proserpine Rock Wallaby;*
- iv) *Chain link or wire mesh type fences are excluded to prevent feral dogs utilising these as kill zones due to their low visibility and preventing escape from fleeing wallabies; and*
- v) *The keeping of cats is strictly prohibited.*
- vi) *The keeping of no more than 1 (one) dog is permitted within the curtilage of the building on Lots 55, 63 and 67.*

#### **11.0 MAINTENANCE VALUATION**

- 11.1 *The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan for each stage of the development at the rate applicable at the time of payment. The current rate is \$33.00 per lot.*

#### **12.0 MISCELLANEOUS**

- 12.1 *If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.*
- 12.2 *Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.*
- 12.3 *Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.*
- 12.4 *All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Jubilee Pocket Road or adjoining land unless written permission from the owner of that land and Council is provided.*
- 12.5 *It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.*

#### **13.0 ADVISORY NOTES**

##### **13.1 Hours of work**

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

##### **13.2 Dust Control**

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

##### **13.3 Sedimentation Control**

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

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

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

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

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

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

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

- 13.6** *The approved development is also required to comply with Council's Local Laws from time to time and other controls.*
- 13.7** *Enquiries relating to the aforementioned conditions should be directed to the Planning and Community Services who will direct the enquiry to the relevant officer.*

**Notice about decision - Statement of reasons**

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

The development application for Development Permit for Reconfiguration of a Lot – One (1) Lot into One Hundred and Twelve (112) Lots.

and

Preliminary Approval under Section 3.1.6 of the Integrated Planning Act 1997 to override the Superseded Whitsunday Shire Planning Scheme 2000 for Material Change of Use of premises applications as per the provisions of the Sanctuary Local Plan (incorporating a Table of Development, Consistent Uses & Specific Codes).

Application number: 20080306

Street address: Armada Crescent, Jubilee Pocket

Real property description: L: 80 SP: 189752, L: 164 SP: 285380, L: 165 SP: 285380

On 18 May 2020, the above development application was:

approved in full with conditions.

**1. Reasons for the decision**

The reasons for this decision are:

- The request has been assessed against the relevant provisions of the Planning Act 2016;
- The supporting documentation provided by the applicant has been accepted by Council.

**2. Assessment benchmarks**

The following are the benchmarks applying for this development:

| Benchmarks applying for the development | Benchmark reference                                |
|-----------------------------------------|----------------------------------------------------|
| Planning Act 2016                       | Chapter 3, part 5, division 2, subdivision 2, s 81 |

**3. Compliance with benchmarks**

| Benchmark reference                                | Reasons for the approval despite non-compliance with benchmark                                                                                                                                                                                                                             |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 3, part 5, division 2, subdivision 2, s 81 | Council has accepted that the 1.1m (wide) and 130m (long) section of widening required to bring a short section of Saint James Drive up to a standard as per Council's current Development Manual Road Hierarchy is a relatively minor non-compliance and will be carried out in Stage 5B. |

**4. Relevant matters for impact assessable development – Not Applicable**

**5. Matters raised in submissions for impact assessable development – Not Applicable**

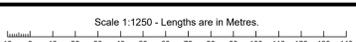
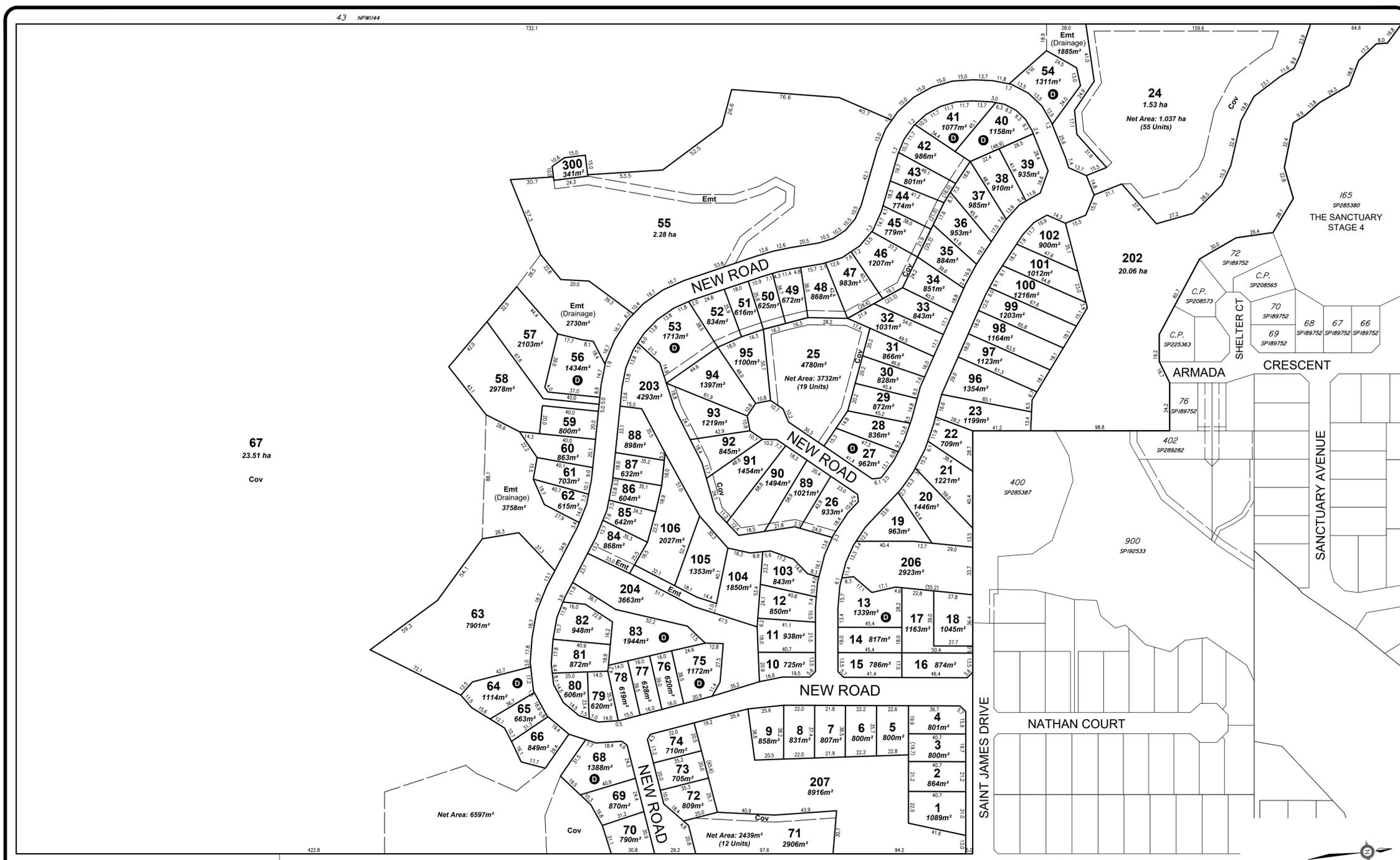
**6. Matters prescribed by Regulation – Not Applicable**

Should you require any further information, please contact Council's Planning Department on (07) 4945 0651.

Yours faithfully

A handwritten signature in cursive script that reads "Mackay".

Doug Mackay  
**Manager Development Assessment**



- NOTES:**
- To be Developed in Groups of 2-3 Lots Per Stage.
  - Lots 202 - 204, 206 and 207 are dedicated to Whitsunday Regional Council for Drainage Purposes.
  - Covenants are for Environmental and/or Geotechnical Purposes.
  - Lot 300 is dedicated to Whitsunday Regional Council for a High Level Reservoir.

**IMPORTANT NOTE**  
DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND LOCAL AUTHORITY APPROVAL.

**LEGEND**  

 DUPLEX SITE

| Rev | Description                      | Drawn | Checked | Date       |
|-----|----------------------------------|-------|---------|------------|
| E   | Revised lots 11, 12, 84, 104-106 | AD    | AH      | 25/02/2020 |
| D   | Revised Subdivision Layout       | AD    | AH      | 9/02/2018  |
| C   | Revised Subdivision Layout       | AD    | BF      | 29/08/2017 |
| B   | Various Amendments               | AD    | BF      | 02/08/2017 |
| A   | Original Issue                   | AD    | BF      | 11/07/2017 |

This plan was prepared as a proposed subdivision and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.

| SUBDIVISION PROPOSAL PLAN  |                                     |
|----------------------------|-------------------------------------|
| PROJECT:                   | The Sanctuary, Stages 5 - 8         |
| LOCATION:                  | Jubilee Pocket Road, Jubilee Pocket |
| Real Property Description: | Lot 164 on SP285380                 |
| CLIENT:                    | Unox Pty Ltd                        |
| Horizontal Datum:          | MGA 94 Zone 55                      |
| Vertical Datum:            | AHD                                 |
| Local Authority:           | Whitsunday Regional                 |
| Contour Interval:          | N/A                                 |

**VISION SURVEYS**

Arlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast

E : admin@visionsurveysqld.com.au P : 13000VISION

|           |             |             |             |
|-----------|-------------|-------------|-------------|
| Scale:    | 1:1250 @ A1 | Drawing No: | 16018-PP-01 |
| Drawn:    | AD          | Sheet:      | 1 of 1      |
| Surveyor: | N/A         | Revision:   | E           |

**11.6 - 20250287 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) lot into Three (3) lots - 410 Shute Harbour Road Mount Julian - B R Little & S L Little**

**MEETING DETAILS:** Ordinary Council Meeting - 28 January 2026

**AUTHOR:** Planner

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

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**PURPOSE**

To present the assessment of the development application for a 3 lot Rural subdivision at Mount Julian and seek Council's determination.

**EXECUTIVE SUMMARY**

The proposal seeks approval for the subdivision of one rural lot into three lots. The application is impact assessable as the proposed lots are below the minimum lot size prescribed for the Rural Zone of 100ha. The subject site comprises an 18.62 ha rural allotment containing a single dwelling house and associated outbuildings used for the keeping of horses. The eastern portion of the site was observed to have sugar cane growth in 2024.

Each proposed lot is to be provided with separate access from unnamed road reserves located on either side of the site. The details of the proposed subdivision are outlined below:

| <b>Proposed Lots</b> | <b>Lot size (min. 100ha)</b> | <b>Width (min. 200m)</b> | <b>Depth (min.800m)</b> |
|----------------------|------------------------------|--------------------------|-------------------------|
| <b>Lot 5</b>         | 6.3ha                        | 346m                     | 244m                    |
| <b>Lot 6</b>         | 2.2ha                        | 100m                     | 233m                    |
| <b>Lot 7</b>         | 9.5ha                        | 455m                     | 230m                    |

Proposed Lot 6 is intended to contain the existing dwelling and be used for rural residential purposes. The applicant has stated that Proposed Lots 5 and 7 are intended for "hobby farming". Recent livestock fencing has been installed on the site.

The proposal was supported by specialist reports for Bushfire Hazard, a Review of Environmental Features, an Engineering Report, an Effluent Disposal Report and a Flood Investigation.

The applicant's justification for approval is void of any valid planning grounds. Instead, the primary argument advanced is that the development site should be considered infill development. The subject land is classified as Agricultural Land Class B, identifying it as land readily available for agriculture and land that is intended to be protected from fragmentation, or the introduction of contested land uses under the Mackay Isaac Whitsunday Regional Plan and the *Whitsunday Regional Council Planning Scheme 2017*.

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

The proposal creates conflicts with the Mackay Isaac Whitsunday Regional Plan, and the Planning Scheme and is therefore recommended for refusal.

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

Whilst still in the developmental phase, a review of the working draft Rural Residential Strategy is pencilled in to be considered by Council in 2026. Until the review is complete, the only current policy for subdivision of Rural zoned land is the Planning Scheme.

## OFFICER'S RECOMMENDATION

That Council refuse the Development Application for Development Permit for Reconfiguration of a Lot – One (1) lot into Three (3) lots, made by B. R. Little & S. L Little, on L: 26 SP: 299225 and located at 410 Shute Harbour Road Mount Julian, for the following reasons:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the *Whitsunday Regional Council Planning Scheme 2017* and cannot be conditioned to comply. Specifically:
  - a. The proposal conflicts with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate the predicted demand.
  - b. The proposal conflicts with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
  - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f) and (h).
  - d. The proposal conflicts with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)-(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
  - e. The proposal conflicts with the Reconfiguring a Lot, specifically AO1.1/AO1.2/PO1 and Overall Outcome 2 (a)(iii) and (c)(iii), which do not support lot sizes under the minimum specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions, results in the land being unable to maintain the productive use and amenity of rural lands or be compatible with the preferred character for the zone and local area in which the land is located, and results in adverse impacts to a natural resource area.

## BACKGROUND

A boundary realignment between the subject land and the agricultural land to the south (Lot 27 on SP299225) was approved on 12 October 2016. The subject land was previously 1ha in size and was realigned to the current 18.62ha. The boundary realignment intended to allow the subject land to be utilised for agricultural purposes with a larger land parcel size.

## DISCUSSION/CURRENT ISSUE

The applicant has not demonstrated a need for the proposed subdivision. The applicant's primary grounds for approval are that the development is infill development, stating the following:

*The proposal can be considered infill development as it is consistent with the nature of the area and provides for a consistency along this section of Shute Harbour Road.*

The applicant's characterisation of the proposal as infill development is not supported. For development to be considered infill, the site would typically be bounded on both sides by existing rural residential allotments (a "missing tooth" scenario). This is not the case for the subject site. The land is bordered exclusively by rural land, with rural residential development occurring only on the elevated side of Shute Harbour Road at Mount Julian.

The proposal cannot be characterised as infill development and is more accurately described as an expansion of rural residential development into rural land which the Regional Plan and Planning Scheme both seek to prevent.

Council is currently progressing a Rural Residential Strategy to determine appropriate locations for rural residential expansion in order to avoid unplanned development within agriculturally significant land, such as the subject site.

Notwithstanding the applicant's stated grounds, no valid planning grounds have been provided to justify the fragmentation of the land or the non-compliance with the minimum lot size requirements of the Planning Scheme. The proposal fragments a rural lot that has greater propensity to be used for productive agricultural purposes and typifies the type of subdivision that should not be supported if Council wishes to encourage suitable land to be used for cane production or other productive agricultural pursuits.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of **\$31,536.82**.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **RISK ASSESSMENT/DEADLINES**

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

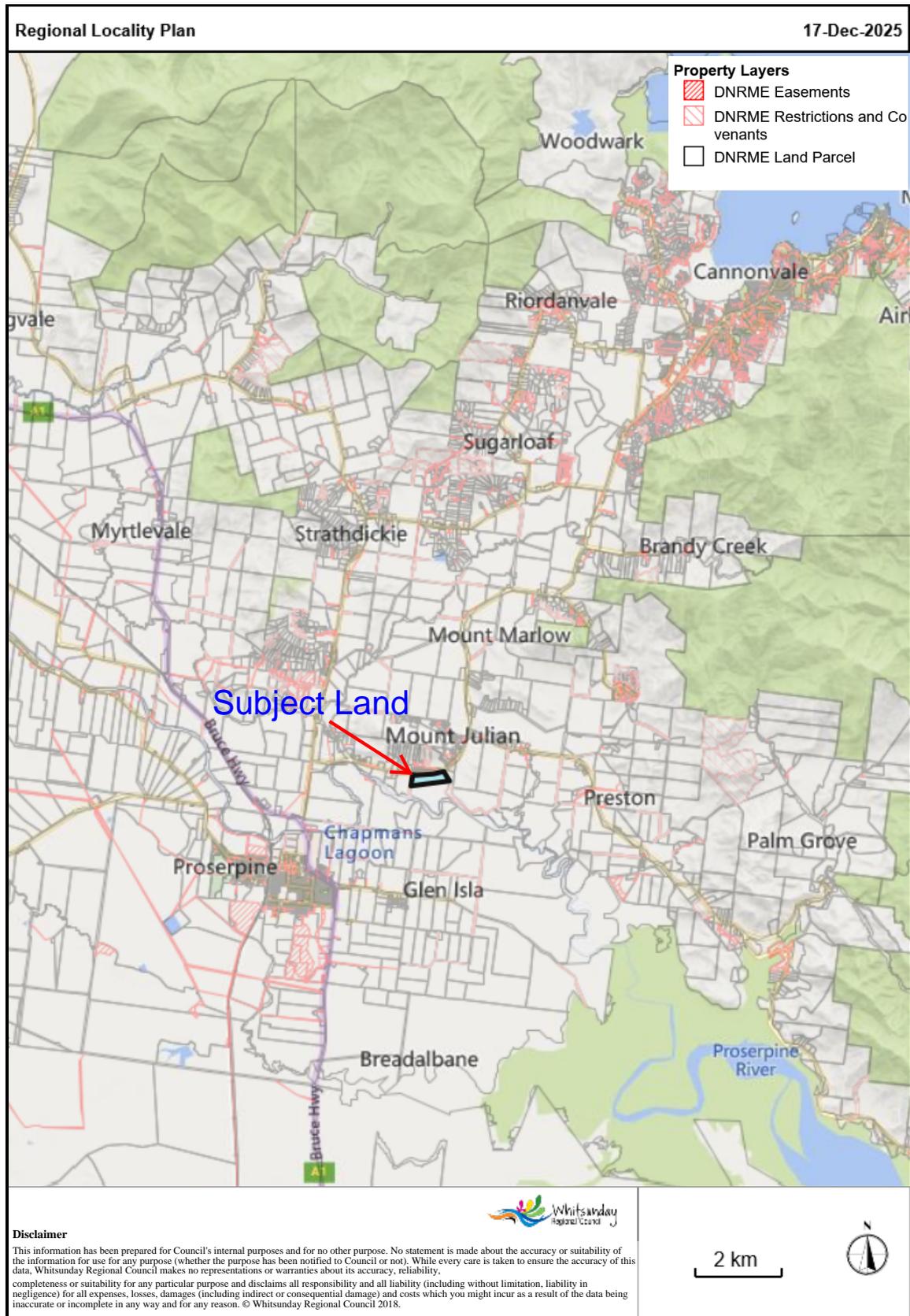
## **STRATEGIC IMPACTS**

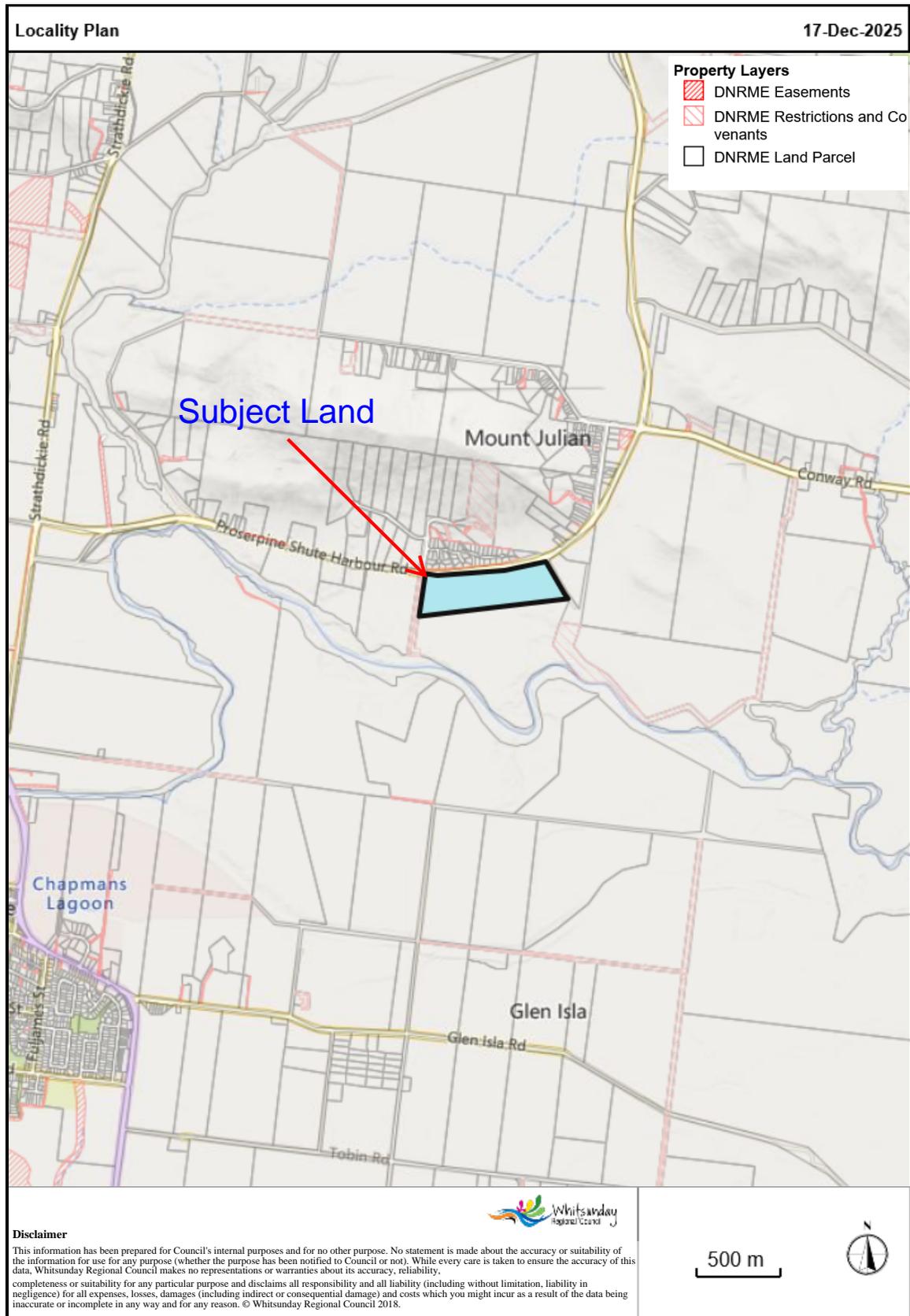
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Locality Plan [11.6.1 - 1 page]
2. Locality Plan [11.6.2 - 1 page]
3. Planning Assessment Report [11.6.3 - 9 pages]
4. Proposal Plan [11.6.4 - 1 page]





**PLANNING ASSESSMENT REPORT**

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

**1. Application Summary**

|                         |                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots                                                               |
| Landowner               | B R Little & S L Little                                                                                                                                                     |
| Property Address:       | 410 Shute Harbour Road, Mount Julian                                                                                                                                        |
| Property Description:   | L: 26 SP: 299225                                                                                                                                                            |
| Area of Site:           | 18.62ha                                                                                                                                                                     |
| Planning Scheme Zone:   | Rural zone                                                                                                                                                                  |
| Level of assessment     | Impact Assessable                                                                                                                                                           |
| Overlays:               | Acid sulfate soils<br>Agriculture land<br>Airport environs<br>Bushfire hazard<br>Biodiversity, waterways and wetlands<br>Flood hazard<br>Infrastructure<br>Landslide hazard |
| Existing Use:           | Dwelling House / Agriculture                                                                                                                                                |
| Existing Approvals:     | Nil                                                                                                                                                                         |
| Public Notification:    | 21 November 2025 / 15 December 2025                                                                                                                                         |
| Submissions received:   | Nil                                                                                                                                                                         |
| State referrals:        | SARA / DTMR                                                                                                                                                                 |
| Infrastructure charges: | \$31,536.82                                                                                                                                                                 |

**2. Site Description**

The subject site contains an existing single dwelling house setback approximately 70m from Shute Harbour Road. The site has historically been used for cane farming purposes and has recently been fenced for cattle or horses. Shute Harbour Road is directly north of the site and residential properties of Mount Julian are further north. To the west is a dwelling house with an old macadamia orchid, to the south is Proserpine River and to the east is cane farming land. A minor waterway passes centrally through the site and four other small overland flow channels directed from culverts on Shute Harbour Road traverse the site in various locations.

**3. Proposal Details**

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

| Proposed Lots | Lot size (min. 100ha) | Width (min. 200m) | Depth (min.800m) |
|---------------|-----------------------|-------------------|------------------|
| Lot 5         | 6.3ha                 | 346m              | 244m             |
| Lot 6         | 2.2ha                 | 100m              | 233m             |
| Lot 7         | 9.5ha                 | 455m              | 230m             |

The proposal was supported by the following specialist reports:

- Bushfire Hazard Assessment
- Review of Environmental Features
- Engineering Report
- Effluent Disposal Report
- Flood Report

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

#### 4. Planning Assessment

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

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

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
  - a. The proposal conflicts with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate the predicted demand.
  - b. The proposal conflicts with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
  - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f) and (h).
  - d. The proposal conflicts with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)-(c), which does not

support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.

- e. The proposal conflicts with the Reconfiguring a Lot, specifically AO1.1/AO1.2/PO1 and Overall Outcome 2 (a)(iii) and (c)(iii), which do not support lot sizes under the minimum specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions, results in the land being unable to maintain the productive use and amenity of rural lands or be compatible with the preferred character for the zone and local area in which the land is located, and results in adverse impacts to a natural resource area.

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

The application was referred to the Department of State Development, Infrastructure and Planning (SARA) for being with 25m of a State-controlled Corridor and being within 100m of a State-controlled intersection.

A response has been provided with conditions from SARA. The conditions confirm the approved access locations for each lot from the State-controlled road via the unnamed road reserve.

#### 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. Commentary against the relevant interests of the SPP is provided below:

##### State Interest – Agriculture

The SPP Framework for Economic Growth contains State Interest for Agriculture. The subject parcel is identified on the Scheme's Agricultural Land Overlay Map having the Class B Agricultural Land Classification. For the purposes of this assessment, the applicable Agricultural Land Classifications are summarised as follows:

- Class A – land that is suitable for a wide range of current and potential crops and has nil to moderate limitations to production.
- Class B – land that is marginal for current and potential crops (due to severe limitations) but is highly suitable for pastures for grazing.

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

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

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

agricultural use. The proposal results in fragmentation of Class B land and is therefore unable to comply with this policy criteria.

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

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

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

The development will be unable to keep or enhance existing land conditions as the new lots are wholly proposed within the Class B area of the site, reducing the productive capacity of the land as the new lots will receive rights to another residential use that will reduce the area available for agriculture.

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

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

##### Strategic direction – Managing Growth

The proposal will create further rural residential development in an area which is not identified as a Rural Living Area in the MIW Regional Plan. The purpose of the Rural Living Area in the Regional Plan is to prevent further fragmentation of productive agricultural land, by concentrating rural residential development in the identified areas within the plan. The continued loss of good quality agricultural land has the potential to reduce the future capacity and viability of the agricultural industry and associated rural support industries. The application provides no planning grounds that overcome this conflict and therefore forms grounds for refusal.

##### Strategic direction – Natural Resource Management

This strategic direction within the Regional Plan aims to provide guidance on protecting the regions natural resources, including agricultural production areas. It provides a framework of principles that protect the region's best agricultural lands by preventing inappropriate land uses in rural areas and further fragmentation of rural lands resulting in alienation and reduced agricultural productivity. The proposed development conflicts with this strategic direction as it will result in further fragmentation of agricultural land and in reduced agricultural capacity of the land. The proposed development will result in fragmented agricultural lands, diminished agricultural productivity of the land and create contested land with adjoining rural uses. The proposal is therefore in conflict with this provision of the Regional Plan and forms grounds for refusal.

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

#### 4.4.1. Strategic Framework

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

#### 4.4.2. Strategic Intent

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

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

Theme 1 requires that rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas

In addressing this provision, the applicant has stated the development is 'infill rural residential development'. This statement is not supported by the characteristics of the southern side of Shute Harbour Road for which there is no rural residential development for the proposal to 'infill'. The development is beyond the fringe of the urban area and is expanding into a rural area.

The development proposal conflicts directly with the Strategic Intent theme Liveable Communities and Housing and forms grounds for refusal.

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

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

In addition to the fragmentation of agricultural land caused by the proposal, its proximity to adjoining farmland also creates contented land. Both proposed new lots have a cane farm within 400m. The presence of additional residential uses within proximity of the adjacent cane farm presents unacceptable risk of contested land (complaints of dust, noise, hours of operations etc).

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

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

The proposal responds to the identified hazards which impact the site. A Flood Hazard Report was provided to support the proposal. The report does not identify any unacceptable risk of flood hazard to the land that impacts the proposal, with major flooding occurring on land outside of the subject site to the south.

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

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

### 4.4.3. Overlay Codes

#### Acid Sulfate Soils Overlay

The entire site is affected by the overlay. If acid sulfates are encountered, they can be managed by the overseeing Engineer or Building Certifier in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014).

#### Agriculture Land Overlay

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

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

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

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

The proposal conflicts with the overlay as it does not result in a more productive use or management of Class B land and results in its fragmentation. Furthermore, the proposal will result in contested land being created that leads to a rise in conflicts between rural and no rural activities as Proposed Lots 5 or 7 can accommodate dwellings within 400m of cane farming operations. Any dwelling within 400m of an existing rural activity poses a threat by creating contested land that can result in conflicts from noise, dust or hours of operation. The conflicts identified with the overlay code form grounds for refusal.

#### Airport Environs Overlay

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

#### Bushfire Hazard Overlay

The site has been extensively cleared from previous agricultural activities, and areas exist outside of the overlay for a new dwelling on each new proposed parcel.

#### Building Heights Overlay

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

#### Biodiversity, Waterways and Wetlands Overlay

The overlay follows an existing watercourse that traverses the existing Proposed Lot 6. As a dwelling already exists on this lot, the proposed development does not impact his overlay.

### Flood Hazard Overlay

A site-specific flood model was provided by Mosaic Consultants. The flood modelling confirms there is a sufficient developable area available outside of the identified flood hazard on both proposed new lots with flooding mainly occurring on land to the south that adjoins Proserpine River. The proposal complies with the overlay.

### Infrastructure Overlay (Road Noise Corridor & Bulk Water Supply)

Road noise impacts are applicable at future building works stage where a building certifier is required to ensure habitable dwellings subject to the overlay comply with QDC MP4.4 - Buildings in a Transport Noise Corridor.

As no structures are proposed, the development also has no impact on the bulk water supply line in Shute Harbour Road.

### Landslide Hazard Overlay

Minor slopes above 15% have been picked up by the overlay, but these areas are restricted to the table drain on Shute Harbour Road that adjoins the frontage of the subject land. Otherwise, the site is not subject to the landslide hazard overlay.

#### 4.4.4. Rural Zone Code

The proposal conflicts with the intent, purpose, and overall outcomes of the zone code. The purpose of the Rural zone is to provide a wide range of rural activities and a limited range of non-rural activities which complement or provide a service to rural areas. The proposed development will negatively impact the agricultural function of the land due to the fragmentation and development rights for future residential uses this provides.

The fragmentation of the property will result in land that is less agriculturally productive, diminishing its productive capacity with future residential uses having the potential to negatively impact adjoining rural activities. Overall Outcome (h) requires an overriding need for the development in terms of a public benefit is demonstrated and that there is no other site that is suitable for the development. There has been no analysis of the need for the subdivision provided in the application, and sufficient land is available within the region for rural residential development.

Representations from the applicant state that the proposal constitutes 'infill rural residential development'. As the land is not within a rural residential area or adjoining rural residential development this justification is not supported and does not overcome the conflict.

The conflicts with the zone form grounds for refusal.

#### 4.4.5. Development Codes

##### Reconfiguring a Lot Code

The proposed development is inconsistent with the Reconfiguring a Lot Code. The proposal does not meet the acceptable outcome requirement for lot sizes within the rural zone to be 100ha or greater or the minimum length and width requirements.

As the proposal is incompatible with the preferred character for the zone and its impact on the productive use and capacity of the land, the proposal conflicts with the performance outcome sought by the code. A wider discussion on these conflicts is provided in the overlay and zone code assessments.

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

### Infrastructure Code

The application was supported by an Effluent Feasibility Report which confirms there is space for effluent disposal on Proposed Lots 5 and 7. There is space for the appropriate number of water tanks that can be provided at future building works stage. The land can connect to electrical supply, and mobile phone coverage exists in the locality.

### Landscaping Code

The site contains sparse vegetation and no landscaping is proposed.

### Excavation and Filling Code

No excavation or filling is proposed.

### Transport and Parking Code

The site currently has access via the parent lot, which will remain with Proposed Lot 6. The Department of Transport and Main Roads (DTMR) has conditioned that the new access point for Proposed Lot 5 be from the unnamed road reserve on the western side of the site, and for Proposed Lot 7 from Donadelli Road on the eastern side. Both new access points meet the minimum required sight distances.

The access for Proposed Lot 5 is located approximately 50 m along the unnamed road reserve from Shute Harbour Road, opposite Braemar Road. The road reserve contains a 3.5 m-wide gravel road servicing a single dwelling at 380 Shute Harbour Road. This width does not meet the Rural Local Access standard under Table D1.3 of the Rural Road Hierarchy, which requires a minimum 6 m pavement width.

Similarly, the access for Proposed Lot 7 is proposed approximately 50 m along Donadelli Road. Donadelli Road also only has a 3.5 m-wide gravel pavement, falling short of the 6 m required for a Rural Local Access.

If approved, it is recommended that conditions of approval are imposed requiring the upgrade to both roads to the required standard.

## **5. Public Submissions**

The development application was placed on public notification between 21 November 2025 and 15 December 2025 in accordance with the relevant provisions of the Planning

## Attachment 11.6.3 Planning Assessment Report

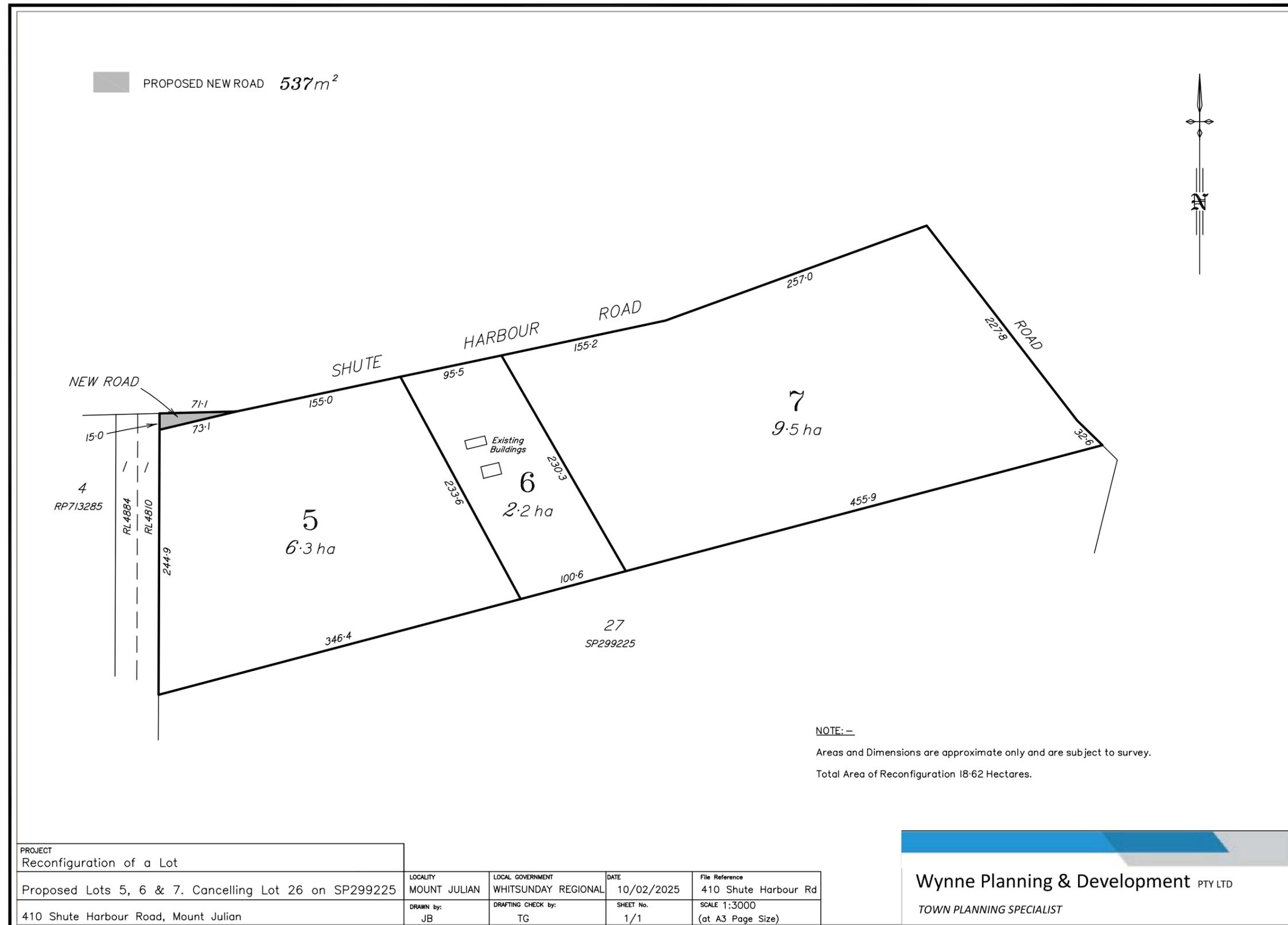
Act 2016. The Notice of Compliance was received on 16 December 2025. No submissions were received during this period of Public Notification.

### 6. Infrastructure Charges

#### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge              |                      |                   |             |          |                     |
|-----------------------------|----------------------|-------------------|-------------|----------|---------------------|
| Type of Development         | Development Category | Demand Unit & Qty | Charge Rate |          | Adopted Charge      |
| ROL                         | Residential          | 3                 | \$36,670.70 |          | \$110,012.10        |
| <i>Total Adopted Charge</i> |                      |                   |             |          | <b>\$110,012.10</b> |
| Credit                      |                      |                   |             |          |                     |
| Type of Development         | Development Category | Demand Unit & Qty | Charge Rate | Discount | Total Credit        |
| Existing                    | Residential          | 1                 | \$36,670.70 | 100%     | \$36,670.70         |
| ROL                         | Water                | 2                 | \$36,670.70 | 30%      | \$22,002.42         |
| ROL                         | Sewer                | 2                 | \$36,670.70 | 27%      | \$19,802.16         |
| <i>Total Credit</i>         |                      |                   |             |          | <b>\$78,475.28</b>  |
| Total Levied Charge         |                      |                   |             |          | <b>\$31,536.82</b>  |



## 11.7 - 20250315 - Development Application for Development Permit for Material Change of Use for Forty (40) Short Term Accommodation Units - 1 Loop Road Jubilee Pocket - Queensland Venue Co

**MEETING DETAILS:** Ordinary Council Meeting - 28 January 2026

**AUTHOR:** Planner

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

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### PURPOSE

To present the assessment of the development application for 40 Short-term Accommodation units at 1 Loop Road, Jubilee Pocket and seek Council's determination.

### EXECUTIVE SUMMARY

Approval has been sought for a new Short-term Accommodation development comprising 40 units arranged in 10 pods, with each pod containing four units. The development site is known as the Jubilee Pocket Tavern, which has operated from the site since around 1998.

The proposed units are to be located within the vacant rear portion of the site and will involve a realignment of the existing car park. The applicant has satisfactorily demonstrated the cross-utilisation of the Hotel and Short-term Accommodation uses, including shared access, parking and operational management with 94 parking spaces provided to support both uses.

Each pod is single-storey, with all units configured as single-bedroom units. The short-term accommodation will be operated and managed by the Jubilee Pocket Tavern, including reservations and day-to-day operations. The development will utilise existing site infrastructure, including connections to reticulated services, existing access from Loop Road, and internal circulation areas.

The proposal includes a reconfiguration of the rear car park to accommodate dedicated parking for the units. The redesign will improve the functionality of the parking layout and provide clearer delineation of pedestrian pathways to the tavern, enhancing safety.

Due to being bordered by two small waterways, the site is impacted by flooding. The applicant has submitted a Flood Hazard Assessment undertaken to support the development and outlines the design response that addresses the hazard. The assessment establishes minimum habitable floor levels, flood-free pedestrian access, and a Flood Emergency Management Plan to be followed in response to a flood event.

The application was publicly notified from 14 July 2025 and 5 August 2025. No submissions were received.

The application is required to be determined by Council, as the land is zoned Low Impact Industry, which does not support the provision of short-term accommodation. Notwithstanding, the application is recommended for approval as a number of other relevant matters have been identified in favour of the development, which include the existing use of the site for a tavern and the compatibility of the proposed development with a tavern.

### OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use for Forty (40) Short Term Accommodation Units, made by Queensland Venue Co, on L: 11 RP: 891517 and located at 1 Loop Road Jubilee Pocket, subject to the conditions outlined in **Attachment 11.7.4**.

This is page 383 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026



## **BACKGROUND**

Jubilee Tavern was opened in 1998 and received approval from Council in 2006 to expand.

## **DISCUSSION/CURRENT ISSUE**

The primary planning consideration for the proposal is that the land is zoned Low Impact Industry, and the overall outcomes of the zone do not anticipate additional accommodation uses. Notwithstanding this, the proposal is supported by a range of Other Relevant Matters arising from the site's established land use and its unique physical and contextual attributes.

These Other Relevant Matters are:

- The site operates as a Hotel (Tavern).
- The site is not used for industrial purposes.
- The site is restricted from any meaningful industrial activity on the balance of the land due to site and access constraints.
- The short-term accommodation units complement and are compatible with the established use of the land.
- There is an absence of unacceptable impacts to adjoining industrial development from the short-term accommodation units.
- The short-term accommodation units are capable of being removed if the site were to transition to industrial uses in the future.
- The development aligns with the Whitsunday Regional Council Local Housing Action Plan

The existing hotel occupies the frontage of the site and effectively constrains the practical use of the land for industrial activities, particularly within the rear portion of the site where the proposed development is located.

The proposed short-term accommodation units are directly ancillary to, and compatible with, the existing Hotel use, providing complementary accommodation rather than introducing an unrelated or conflicting activity. The proposal supports the ongoing operation of the hotel and reflects an efficient and integrated use of the site.

While the site is unlikely to be utilised for industrial activities in the future due to the presence of the existing Hotel, the proposed development does not permanently preclude a return to industrial use should both the hotel and accommodation uses cease. The units are low-rise and lightweight in nature and do not involve permanent infrastructure that would prevent future industrial redevelopment of the land.

The site is well separated from surrounding industrial properties by adjoining watercourses and established vegetation which provide substantial buffering. Accordingly, the proposed short-term accommodation will not give rise to reverse amenity impacts on existing or potential future industrial uses within the area.

Finally, the proposal is aligned with the Whitsunday Regional Council Local Housing Action Plan that lists tourism accommodation as a key focus area and supports the development of tourism accommodation relative to market demand.

Having regard to the above, the other relevant matters weigh in favour of approval.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

This is page 384 of the Agenda of Council's Ordinary Council Meeting - 28 January 2026



The development attracts infrastructure charges of **\$523,864.00**.

### **CONSULTATION/ENGAGEMENT**

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

### **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.

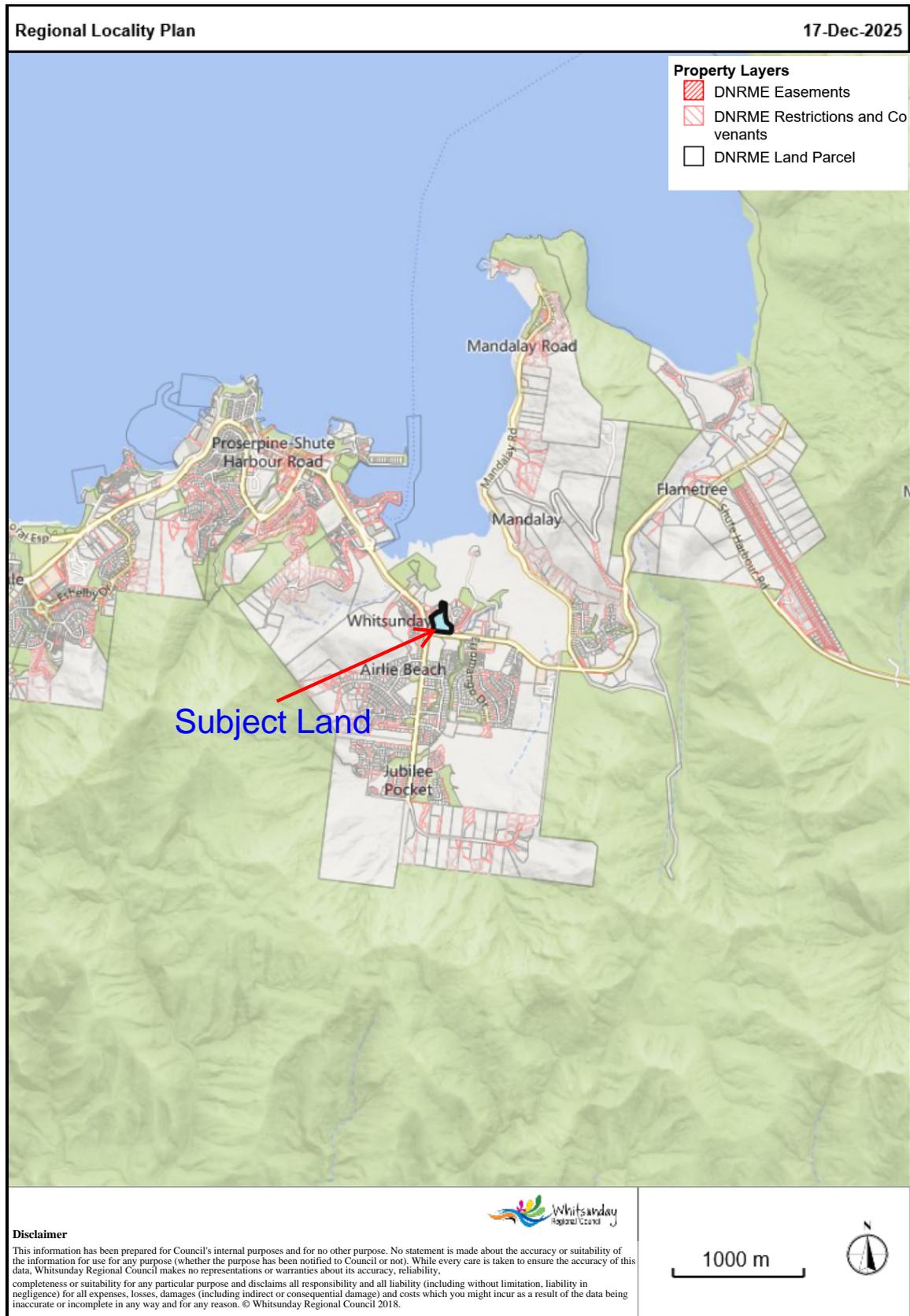
### **STRATEGIC IMPACTS**

Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

### **ATTACHMENTS**

1. Regional Locality Plan [**11.7.1** - 1 page]
2. Locality Plan [**11.7.2** - 1 page]
3. Planning Assessment Report [**11.7.3** - 13 pages]
4. Conditions of Approval [**11.7.4** - 7 pages]
5. Site Plans [**11.7.5** - 4 pages]
6. Cabin Elevations [**11.7.6** - 2 pages]





**PLANNING ASSESSMENT REPORT**

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

**1. Application Summary**

|                         |                                                                                                                                                                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Development Permit for Material Change of Use for Forty (40) Short Term Accommodation Units                                                                                                                           |
| Landowner               | HPI (ABH) Pty Ltd As TTE                                                                                                                                                                                                                          |
| Property Address:       | "Jubilee Tavern"/ 1 Loop Road Jubilee Pocket                                                                                                                                                                                                      |
| Property Description:   | L: 11 RP: 891517 T: <50121798> & EMT C/SP312202                                                                                                                                                                                                   |
| Area of Site:           | 1.918ha                                                                                                                                                                                                                                           |
| Planning Scheme Zone:   | Low impact industry zone                                                                                                                                                                                                                          |
| Level of assessment     | Impact Assessable                                                                                                                                                                                                                                 |
| Overlays:               | Acid Sulfate Soils Overlay Code<br>Coastal Protection Overlay Code (Storm Tide)<br>Biodiversity, Waterways and Wetlands Overlay Code<br>Flood Hazard Overlay Code<br>Infrastructure Overlay Code (Road Noise Corridor & Major Electricity Buffer) |
| Existing Use:           | Hotel                                                                                                                                                                                                                                             |
| Existing Approvals:     | 20060330 – Development Permit for Material Change of Use for Hotel (Jubilee Tavern)                                                                                                                                                               |
| Public Notification:    | 14 July 2025 / 5 August 2025                                                                                                                                                                                                                      |
| Submissions received:   | Nil                                                                                                                                                                                                                                               |
| State referrals:        | SARA / DTMR (thresholds and proximity)                                                                                                                                                                                                            |
| Infrastructure charges: | \$523,864.00                                                                                                                                                                                                                                      |

**2. Site Description**

The proposed development will be located at the Jubilee Pocket Tavern, where the proposed accommodation units will be located over a portion of the existing tavern car park at the rear of the site. Beyond the carpark is a vacant piece of land that will also contain the proposed development. Two waterways adjoin the land and separate the site from the adjacent surrounding industrial areas. The site is surrounded by industrial land uses (storage premises) to the north, east and west. Shute Harbour Road and Island Gateway Holiday Park are directly south.

**3. Proposal Details**

The proposed development is for 40 single storey short-term accommodation (STA) units to be placed on the northernmost area of the Jubilee Pocket Tavern, located at 1 Loop Road, Jubilee Pocket. Reservations and operations of the short-term accommodation will be undertaken by the Jubilee Tavern.

The units will be located over a portion of the existing tavern car park at the rear of the site, where the applicant has sufficiently demonstrated a cross-utilisation of the Hotel and STA uses.

The proposal will utilise the site's existing infrastructure, including connections to reticulated services, as well as the existing access driveway and circulation areas from Loop Road. The driveway and car park will be redesigned in a more functional manner to facilitate the additional parking for the STA units and provide clearer delineation of pedestrian pathways to the tavern.

#### **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 with other relevant matters weighing in favour of approval and is therefore 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 referred to the Department of State Development, Infrastructure and Planning (SARA) for a purpose stated in Schedule 20 and which meets or exceeds the threshold specified, being a premises designed to accommodate 75 people.

Referral was also applicable to SARA for being with 25m of a State-controlled Corridor. A response has been provided with no requirements from SARA.

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

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

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

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

The proposal complies with the Desired Regional Outcomes as it is for an urban use within the designated urban footprint of the plan.

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

###### **4.4.1. Strategic Framework**

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

### 4.4.2. Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked to its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. An assessment of the development against the key themes of the Strategic Intent is as followed:

#### Liveable Communities and Housing

The proposal is considered consistent with the liveable communities and housing element of the strategic intent. Despite being within an industrial zoned site, the existing use of the site as a hotel is an important factor and the proposed accommodation facility supports the existing hotel land use without compromising any adjoining industrial uses. The proposal does not conflict with the hierarchy of centres as there are no commercial aspects proposed under this application.

#### Economic Growth

The economic resilience, wealth creating and employment generating capacities are considered to be supported by the development. The proposal will provide accommodation for tourists which will be in support of the existing urban use on the land that will provide additional experiences for guests in the Whitsunday region.

#### Environment and Heritage

The design and operation of the proposal are considered to uphold the objectives of the Environment and heritage strategic intent.

#### Safety and Resilience to Hazards

The strategic framework seeks to avoid or mitigate potential adverse environmental impacts of development. The proposal is supported by a substantial flood assessment which ensures the STA units are not at an unacceptable risk to flooding up to the 1% AEP scenario and contains a Flood Emergency Management Plan for the operation of the development, providing advice on the expected nature of the flood in terms of timing and triggers as well as the roles and responsibilities of the owner/residents for before, during and after the flood. The proposal complies with the Safety and Resilience to Hazards theme.

#### Infrastructure

The proposed development is suitably located to maximise the efficient use of the region's infrastructure networks without compromising these networks.

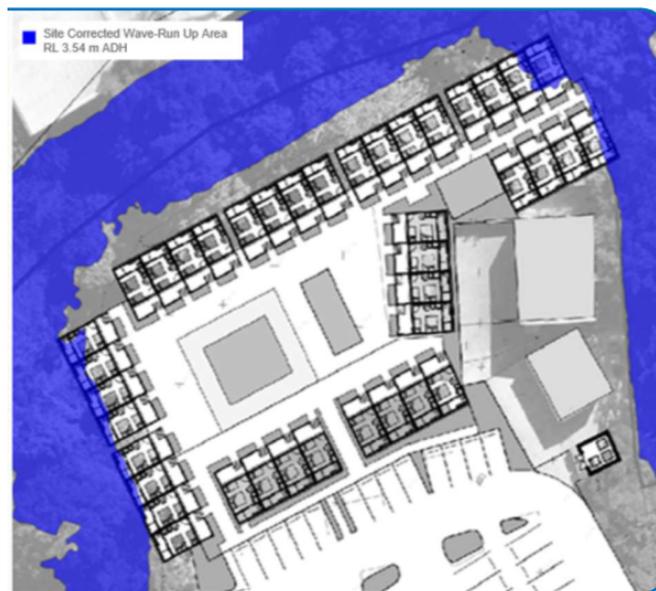
### 4.4.3. Overlay Codes

#### Acid Sulfate Soils Overlay Code

If acid sulfates are identified during construction, they can be managed by the overseeing Engineer or Building Certifier in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014).

### Coastal Protection Overlay Code (Storm Tide)

The site is bordered by two watercourses that wrap the site and conjoin in the north-eastern corner of the site before discharging out into the mangroves behind the site and ultimately to the Coral Sea. As the site is at the bottom of the catchment, these watercourses are also subject to storm tide inundation (wave run-up). As the mapped flooding areas are greater and deeper than the wave run-up storm tide extents, the performance outcomes addressed in the Flood Overlay assessment below are the same for storm tide. Refer to the Flood assessment below.



Ultimately, where the STA units are affected by wave run-up storm tide they are suspended by pier and pole construction to ensure conveyance, all pedestrian access areas are flood free and the FFL of the units required by the flood hazard will be 5.36m AHD (whereas the FFL for storm tide is 4.54m AHD). The proposal complies with the code.

### Biodiversity, Waterways and Wetlands Overlay Code

No aspects of the development are within the overlay. The proposal complies with the overlay.

### Flood Hazard Overlay Code

As mentioned within the storm tide assessment above, the watercourses that surround the site are mapped for low, medium and high flood risk. Mapping indicates that during larger flood events, flow breaks out of the banks of both waterways and floods across the central portion of the site where the STA units are located, with some flow also occurring

in the tavern car park. A Flood Hazard Assessment (FHA) has been undertaken to support the development and provide justification for the placement of buildings.

The hazard overlay seeks to avoid development for residential buildings within High to Medium Risk Flood Hazard areas, while Low Hazard areas are acceptable, provided the habitable areas are 300mm above the DFL. Council's flood mapping identifies a DFL of 5.06m AHD in the 1% AEP, making the habitable floor level 5.36m AHD. The supporting FHA advises that levels within the development footprint vary from between approximately RL 4.49 m AHD to RL 4.75 m AHD suggesting maximum flood depth of up to 0.57 m during the 1% AEP flood event.

The FHA advises that of the 40 STA units, 20 have been located outside areas identified to be medium and high flood hazard, with the balance units being impacted by the higher risk categories, making a non-compliance with AO2.1 of the code. The applicant therefore nominates a performance solution to address PO2 of the code. This solution involves a combination of engineering and architectural design elements that have been incorporated to minimise risk to people and property:

- Minimum Finished Floor Levels (FFL) to achieve flood immunity and freeboard;
- Dwelling design elements to allow for flood conveyance; and
- Flood free access provisions.

#### *Minimum Finished Floor Levels*

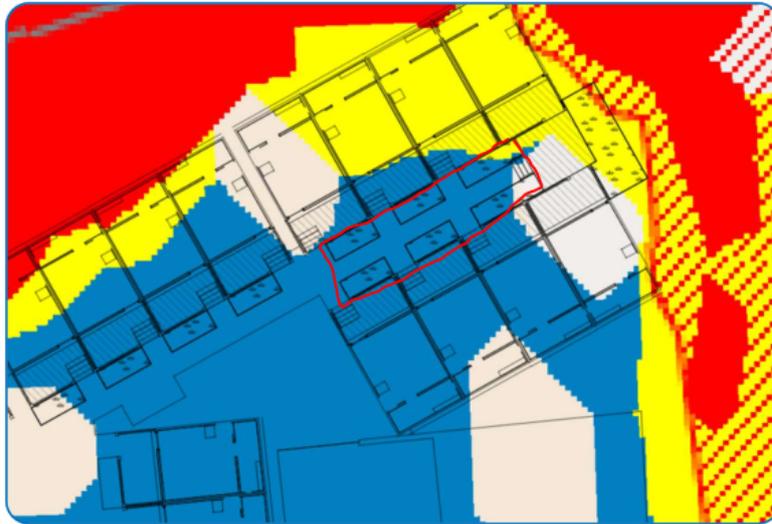
This aspect of the solution involves Council conditioning the minimum habitable floor level of 5.36m AHD, with the architectural plans showing an FFL of 5.385m AHD.

#### *Flood Conveyance and Hydraulic Impact*

It is proposed that the minimum habitable floor level of the STA units be achieved via pier and pole construction which means that there will be partial construction of the STA units over areas affected by the flood/coastal hazards, allowing water to pass underneath the units without obstruction, resulting in no impact to flood storage capacity on the site, no impact to the existing local conveyance and no impact on local flood or storm tide levels external to the site. However, this method also means that portions of the units will sit in the medium and high hazard areas, which leads to the final aspect to achieve PO2.

#### *Flood Free Pedestrian Accesses*

The northeastern corner of the development area is where the STA units are most affected by the flood hazard. In these areas, it has been shown that all pedestrian staircases are located within the Low hazard area, ensuring the access routes are within an acceptable location. The design includes a combined deck with a single stair access to the two most eastern units, where all ground level pedestrian pathways are within the Low hazard (shown within the red rectangle):



The cross-hatched balcony areas under the medium hazard in the above picture are elevated above the flood level. Safe pedestrian egress will therefore be available from each dwelling to the Jubilee Taven complex during a flood event, all within the Low risk flooding area, achieving compliance with PO2.

*Flood Emergency Management Plan (FEMP)*

The external site access to Shute Harbour Road via Loop Road is mapped for a Medium Hazard and an emergency access to Shute Harbour Road has been proposed via the areas mapped for as a Low hazard. This emergency access is located on the Loop Road frontage and will provide a paved trafficable surface in the southeastern most corner of the existing carpark adjacent to Loop Road.

A FEMP has been developed for the site which outlines procedures and management measures to be followed if flooding occurs to the Loop Road entrance, including:

- Shelter in place;
- Flood signage of the Loop Road entrance; and
- Use of the alternative access through the internal carpark in the event of an emergency.

Conditions of approval require the FEMP to be followed in all heavy rainfall events, as well as the installation of the secondary emergency access.

A summary below of the applicable conditions and compliance factors with the overlay are:

- Minimum FFL of 5.36m AHD (AO1.1) – Condition 8.7
- Undercroft screening of the STA units must be 50% penetrable to not impede overland flow (AO2.2/AO5.1) – Condition 8.8
- All ground level pedestrian pathways must not be located within a medium or high flood hazard area (PO2) – Condition 8.9.

The imposition of the above conditions in combination with the design of the proposal and supplementary reporting has demonstrated that the proposal complies with the overlay code.

### Infrastructure Overlay Code (Road Noise Corridor & Major Electricity Buffer)

#### *Road Noise Corridor*

The proposal is supported by a Noise Impact Assessment by Acoustic Works which provides clear recommendations for future building requirements for mitigating the impacts of the State Controlled Road adjacent to the site in order to achieve the requirements of QDC MP 1.4. Reference to the development complying with the stated recommendations has been provided as a condition of approval, achieving compliance with the overlay.

#### *Major Electricity Buffer*

The proposed development 300m away from the high voltage lines. The proposal complies with the overlay.

#### 4.4.4. Low-impact Industry Zone Code

The subject site is not currently used for industrial purposes and contains the Jubilee Pocket Tavern, an entertainment activity. The proposed development is also non-industrial, in the form of short-term accommodation to support the existing hotel land use and therefore does not comply with the overall outcomes of the zone code as only industrial uses are contemplated.

The existing layout of the tavern, which occupies the site frontage, does not readily facilitate industrial use of the rear portion of the site (the subject of this proposal). Access to the rear would be constrained and would likely result in operational impacts to the hotel.

The site is surrounded by storage and warehouse premises that do not generate significant environmental impacts such as odour or noise. This context supports the suitability of the rear portion of the site for an accommodation use. In addition, watercourses adjoining the rear of the site provide a clear physical separation from surrounding industrial land, reinforcing the appropriateness of the proposed use in this location.

Having regard to the physical attributes of the land, the presence of the existing entertainment use, and the buffering provided by the watercourses, it is considered the site is compatible with the proposed development and will not adversely impact adjoining industrial uses. Further, the lightweight and reversible nature of the proposed units does not preclude the site from being used for industrial purposes in the future.

Should surrounding industrial land transition from warehouse uses to alternative industrial activities, the proposed development is not expected to compromise those sites. A minimum separation distance of approximately 25 metres, combined with densely vegetated watercourse corridors, provides a substantial buffer capable of mitigating potential impacts.

The proposed development comprises single-storey, low-rise units that integrate with the existing built form and maintain the established character of the area. Additional landscaping is proposed to further soften the development. A reconfigured car park enables a new internal pedestrian network, improving safety and functionality for patrons accessing the tavern.

In consideration of the above, the other relevant matters that weight in favour of approval are as follows:

- The site operates as a Hotel (Tavern).
- The site is not used for industrial purposes.
- The site is restricted from any meaningful industrial activity on the balance of the land due to site and access constraints.
- The short-term accommodation units compliment and are compatible with the established use of the land.
- There is an absence of unacceptable impacts to adjoining industrial development from the short-term accommodation units.
- The short-term accommodation units are capable of being removed, if the site were to transition to industrial uses in the future.
- The development aligns with the Whitsunday Regional Council Local Housing Action Plan

#### 4.4.5. Development Codes

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

The site achieves the minimum lot size for multi-unit uses at 1.9ha. The positioning of the development requires compliance with PO3 as the units are not located within the frontage of the site. PO3 is achieved as the Tavern provides the pedestrian entrance for check-in which is clearly visible at the front of the site. All units are orientated to the central communal area where the pool and jumping pillow will be located, facilitating casual surveillance of the common recreational area. Conditions of approval require all mechanical plant to be screened from view.

Site cover remains compliant under 60% of the site. The units present as individual cabins providing architectural features such as windows, railings, steps and roof design to ensure visual interest and articulation of the structures. All minimum setbacks are significantly achieved due to the position of the development centrally at the rear of the site.

Separation between the tavern and the units is large enough to ensure the operation of the tavern does not affect the units, which has been demonstrated through the Noise Impact Assessment. No windows of any units look directly into a habitable room of another unit. Conditions of approval require all lighting to comply with AS4282 – Controlling the obtrusive effects of outdoor lighting.

Given the 1.9ha site area, providing 30% of that area as communal and private open space is not appropriate, however PO11 is achieved as in addition to the communal areas around the STA units, the Jubilee Pocket Tavern will provide for any other communal space required for guests. Refuse areas will be screened from view on the eastern side

of the development and the waste management strategy within the Waste Management Report demonstrates an appropriate level of consideration to waste for the development.

The proposal complies with the code.

### Infrastructure code

#### *Stormwater*

A Stormwater Management Plan prepared by OSKA Civil Consultants was provided in support of the proposal. The report addresses stormwater quantity requirements in accordance with the Planning Scheme and QUDM guidelines. The proposed stormwater management strategy ensures post-development flows are appropriately attenuated to maintain consistency with pre-development conditions. It is proposed that the site's captured stormwater be diverted to a proposed private bio-retention basin. All captured flows from the development extent are to be conveyed in the proposed pit and pipe network and discharged to the bio-retention basin. Stormwater is proposed to discharge to the lawful point of discharge, being the existing natural drainage channel to the north of the site.

#### *Water*

The development site is already connected to Council reticulated water. The internal water infrastructure can be extended to the STA units. If determined within the hydraulic assessment phase that a larger water meter is required, this can be facilitated directly through Whitsunday Water. Whitsunday Water have confirmed that sufficient capacity it within the network for the proposed development.

#### *Sewer*

The development site is already connected to Council reticulated sewerage infrastructure. The internal sewerage infrastructure can be extended to the STA units via a plumbing application. Whitsunday Water have confirmed that sufficient capacity it within the network for the proposed development.

The development complies with the code.

### Healthy Waters Code

The development proposes a 40m<sup>2</sup> private Bio-retention Pond to achieve compliance with code. The Bio-retention area is proposed with the flood hazard area, however technical advice provided by the applicant's consultant confirms the following:

*The bioretention has been set at approximately existing ground levels of RL4.7. This level has been adopted to allow for surface water to flow into the basin, and piped stormwater from the site to be drained to the basin. There is no known requirement for the basin to sit above 100 year ARI, and this would prove impractical in low lying areas due to the inability to drain stormwater to the devices. A bio retention device is intended to capture and treat minor Q3 month flow, to be captured, stored and filtered through the bioretention basin. Larger flows are not intended or required to be treated by stormwater treatment devices, as the focus shifts to quantity and flood management.*

As this stormwater treatment device will be privately owned and operated, this solution is considered acceptable for the proposed development. The MUSIC model has been

reviewed and determined to be compliant by Council's Development Engineer. The proposal complies with the code.

Landscaping code

A Landscape Concept Plan prepared by Urbis has been provided in support of the proposal. The site contains existing landscaping associated with the tavern in the front portion of the site closest to Loop Road, and new landscaping is proposed in the amended car park area at the rear, as well as internally of the STA common areas around the pool and jumping pillow.

The landscape design complements the scale of the proposal, softening the built form of the STA units from the parking area. Additional shade trees are proposed within the car park to provide shade for guest vehicles.

Conditions of approval have been imposed requiring landscaping to comply with Council's Planning Scheme Policy SC6.4 Landscaping and for the landscaping to be established in accordance with the Landscape Concept Plan prior to commencement of the use.

Transport and parking code

The application material has been supported by a Traffic Impact Assessment (TIA) by Urbis, followed by a supplementary traffic memo. The approach utilised is for a cross-utilisation of uses as permitted by AO2.1 of Table 9.4.8.3.2 in the T&P Code via the supplementary tech memo. The parking demand identified is as follows:

| Land Use                          | Yield                  | Parking Rate                                                                                                                         | Required Quantity |
|-----------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Hotel</b>                      | 1,531.39m <sup>2</sup> | 1 space per 25m <sup>2</sup> TUA plus sufficient room for queuing. Accommodation and food and drink outlet as separate defined uses. | 62 spaces         |
| <b>Short-Term Accommodation</b>   | 40 units               | 1 or 2 bedroom: 1 space per unit<br>3 or more bedrooms: 2 spaces per unit<br>Visitor Spaces: 1 space per 5 units                     | 48 spaces         |
| <b>Total</b>                      |                        |                                                                                                                                      | <b>110 spaces</b> |
| <b>25% Reduction (Hotel Only)</b> |                        |                                                                                                                                      | <b>94 spaces</b>  |

Based on the parking rates of the Scheme, a total of 110 parking spaces is required. Applying a 25% cross utilisation to the Hotel (entertainment) land use, a total of 94 spaces is required for the site. The amended parking layout provided within the material caters for 94 parking spaces, achieving the required amount via a cross-utilisation of the Hotel land use.

To support the 25% cross-utilisation attributed to the Hotel land use, the applicant's traffic consultant provides the following justification:

*As per Austroads Guide to Traffic Management Part 11: Parking Management Techniques, it is recognised that different land uses routinely experience peak utilisation rates at different times of the day, week or season and that parking spaces not occupied by one use can accommodate the needs of other uses located nearby. In mixed use areas,*

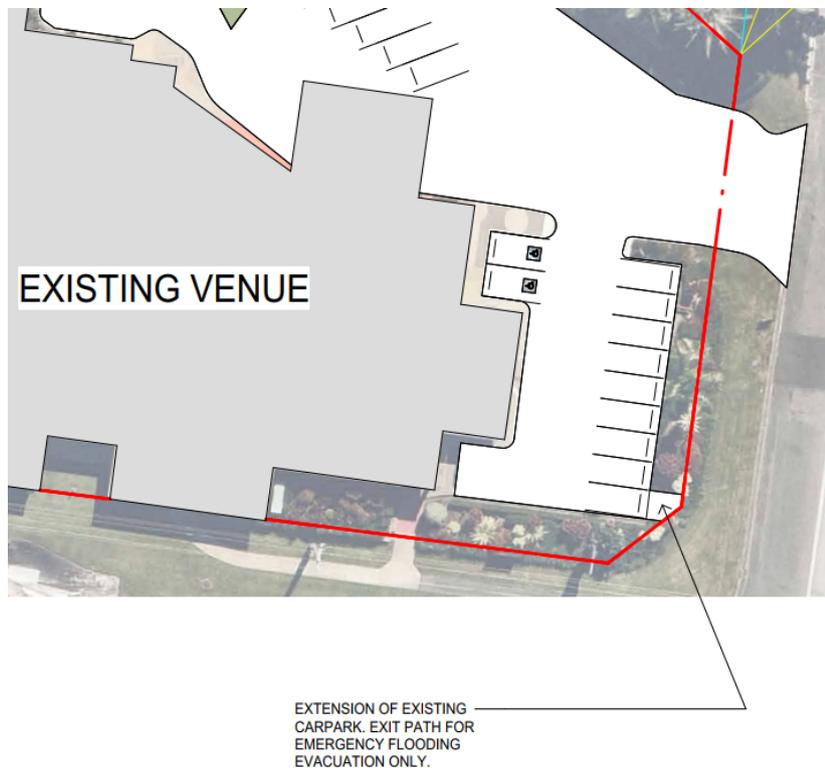
*parking facilities can be shared to take advantage of different demand profiles and demand peaks between individual land uses. The application of the 25% reduction has been limited to the hotel use only. This is due to the likely shared peak between the hotel and short-term accommodation use.*

*Within the tavern, the different areas, such as the lounge and dining area, the beer garden, and the gaming area will likely peak at different times across the expected weekly busy periods. This further reinforces the different demand profiles and peaks of the tavern will compliment the proposed short-term accommodation use.*

*This is a conservative assessment as there will be shared demands between uses. The addition of short-term accommodation to the existing tavern site will allow for guests at the accommodation to easily visit the tavern and vice versa. Guests at the hotel will likely visit the tavern for lunch, drinks or dinner during the course of their stay. However, as noted above, during peak periods, the peak parking demand for the short-term accommodation aligns with peak demands of the hotel (i.e. evenings).*

The revised parking layout for the site provides a more functional and usable car park for its users. Pedestrian movement has been better catered for throughout the site, ensuring the proposed development improves upon the existing setup. Swept-path templates provided demonstrate the revised car park is trafficable without conflict. Persons with Disabilities (PWD) parking will be facilitated with the building approvals for the units.

As part of the FEMP, an extension of the existing car park adjacent to Loop Road and Shute Harbour Road is required:



This extension does not require a cross-over to Loop Road as it will only be used in an emergency and therefore just needs to be trafficable to Loop Road, of which this area is subject to trafficable low risk flooding. Note: the above plan shows wheel stops in this parking area, however there are no wheel stops on the ground which helps to facilitate this emergency access through the existing landscaping.

Another point of discussion is the existing approval (20060330) for the tavern which requires 110 on-site parking spaces and the proposal results in a conflict with this condition. In accordance with s62(2)(c) of the Act, conditions (which includes Approved drawings conditions and the layout of the site) can be inconsistent where the owner of the premises agrees in writing to the later condition applying.

The applicant has supplied consent from the owner to this effect. The application complies with the code.

**5. Public Submissions**

The development application was placed on public notification between 14 July 2025 and 5 August 2025 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 6 August 2025. Zero (0) submissions were received during this period of Public Notification.

**6. Infrastructure Charges**

## Attachment 11.7.3 Planning Assessment Report

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge              |                            |                   |                                                    |          |                     |
|-----------------------------|----------------------------|-------------------|----------------------------------------------------|----------|---------------------|
| Type of Development         | Development Category       | Demand Unit & Qty | Charge Rate                                        |          | Adopted Charge      |
| MCU                         | Accommodation (short-term) | 40                | \$13,096.60 for each suite with 2 or less bedrooms |          | \$523,864.00        |
| Existing                    | Entertainment              | 1531.39 m2        | \$261.90 per m <sup>2</sup> of GFA                 |          | \$401,071.04        |
| <i>Total Adopted Charge</i> |                            |                   |                                                    |          | <b>\$924,935.04</b> |
| Credit                      |                            |                   |                                                    |          |                     |
| Type of Development         | Development Category       | Demand Unit & Qty | Charge Rate                                        | Discount | Total Credit        |
| Existing                    | Entertainment              | 1531.39 m2        | \$261.90 per m <sup>2</sup> of GFA                 | 100%     | \$401,071.04        |
| <i>Total Credit</i>         |                            |                   |                                                    |          | <b>\$401,071.04</b> |
| <b>Total Levied Charge</b>  |                            |                   |                                                    |          | <b>\$523,864.00</b> |

## Attachment 11.7.4 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      |
|------------------------------------------------------|------------------------|----------------------------|------------|
| Existing & Proposed Site Plan                        | Buchan                 | JUB-BUC-DR-A-DA0101 Rev. F | 05/09/2025 |
| Cabin Layout                                         | Buchan                 | JUB-BUC-DR-A-DA0100 Rev. E | 05/09/2025 |
| Swet Path Assessments                                | Urbis                  | SK01/SK02                  | 02/09/2025 |
| Landscape Concept                                    | Urbis                  | Rev. A                     | 11/03/2025 |
| Revised Flood and Coastal Constraints Assessment     | Biome                  | V2                         | 12/06/2025 |
| Flood Emergency Management Plan                      | OSKA Civil Consultants | OSK6851-900-9006           | 13/06/2025 |
| Acoustic Report                                      | Acoustic Works         | R01C                       | 24/06/2025 |
| Waste Management Plan                                | MRA Environmental      | MRA24-160 V.2              | 11/03/2025 |
| Engineering Infrastructure Report                    | OSKA Civil Consultants | OSK6851-9002-A             | 10/03/2025 |
| Conceptual Stormwater Management Plan & RFI Response | OSKA Civil Consultants | OSK6851-9001-A             | 10/03/2025 |

1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning conditions as outlined in the Department's correspondence dated 2 June 2025.

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

- Operational Works:
  - Stormwater;
  - Access and Parking; and
  - Erosion Prevention and Sediment Control.
- Plumbing and Drainage works; and
- Building Works.

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

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

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

## Attachment 11.7.4 Conditions of Approval

- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of the commencement of the use.
- 1.7 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.
- 2.6 Prior to commencement of the use, landscaping is to be provided in accordance with the Landscaping Concept by Urbis dated 11/03/2025.
- 2.7 The landscaping must comply with Council's Planning Scheme Policy SC6.4. Landscaping must be provided using species from PSP SC6.4.5 – Plant Species List and must avoid any weeds species.
- 2.8 The landscaping must be established in accordance with the approved plans prior to the commencement of the use and maintained thereafter to the requirements of the Council.

### **3.0 BUILDING**

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 Buildings are to be finished with external building materials and colours to reduce scale and bulk.

### **4.0 LIGHTING**

- 4.1 All lighting is to comply with AS4282 – Controlling the obtrusive effects of outdoor lighting.

### **5.0 WATER INFRASTRUCTURE**

## Attachment 11.7.4 Conditions of Approval

- 5.1 The development must be connected to Council's water supply network, using the existing water service connection, prior to commencement of the use.

### **6.0 SEWERAGE INFRASTRUCTURE**

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

### **7.0 ACCESS AND PARKING**

- 7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.2 A minimum of 92 car parking spaces must be provided on site prior to commencement of the use.
- 7.3 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas are to be provided generally as indicated on Buchan – Existing & Proposed Site Plan – JUB-BUC-DR-A-DA0101 Rev. F dated 05/09/2025 and constructed so as to comply with the criteria described in Council's Development Manual, AS2890 and AS1428.
- 7.4 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 7.5 Prior to commencement of use on the site, the applicant shall install the emergency access to Loop Road in the location shown in Buchan – Existing & Proposed Site Plan – JUB-BUC-DR-A-DA0101 Rev. F dated 05/09/2025.
- 7.6 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

### **8.0 STORMWATER AND FLOODING**

- 8.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 8.2 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 8.3 All 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 11.7.4 Conditions of Approval

- 8.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.5 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge in nominate discharge point.
- 8.6 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.
- 8.7 All habitable units must be constructed to a level not less than 300mm above the Defined Flood Level (DFL) for the developed site. The minimum habitable floor level for the site is 5.36m AHD.
- 8.8 Prior to the commencement of the use, the screening of the undercroft of the proposed units must be at least 50% penetrable to not impede overland flow.
- 8.9 All ground level pedestrian pathways must not be located within a medium or high flood hazard area.
- 8.9 Prior to commencement of use on the site, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Roof and Allotment/ Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

### **9.0 ELECTRICITY AND TELECOMMUNICATIONS**

- 9.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
  - (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the use; 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 use, 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 site 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 site prior to commencement of the use.

### **10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of the use. Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act. The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g., turfed, concreted).
- 10.2 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

## Attachment 11.7.4 Conditions of Approval

- 10.3 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.
- 10.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

### **11.0 ENVIRONMENTAL HEALTH**

- 11.1 Waste Management for the development must be undertaken in accordance with the approved Waste Management Plan by MRA Environmental dated 11/03/2025.
- 11.2 The recommendations identified within Part 9 of the Noise Impact Assessment by Acoustic Works are to be implemented prior to the commencement of the use.
- 11.3 Waste and recycling storage facilities must be provided in accordance with the following provisions:
- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development:
  - b) Waste storage area for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
  - c) Waste storage area must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.
- 11.3 All reasonable and practicable measures are to be taken to ensure that the waste storage area is 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.
  - d) Other visible matter.

### **12.0 CATCHMENT AND LAND MANAGEMENT**

- 12.1 The stormwater quality devices included in the approved Site Based Stormwater Management Plan (SBSMP) are to be constructed as per the instructions of the manufacturers.
- 12.2 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 12.3 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 12.4 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved SBSMP.
- 12.5 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site.

Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

### **13.0 OPERATING PROCEDURES**

- 13.1 Prior to the commencement of the use and at all times during operation, the operator shall ensure that all recommendations for Flood Emergency Management Plan by OSKA Civil Consultants are utilised for the development.
- 13.2 A copy of the Flood Emergency Management Plan by OSKA Civil Consultants is to be always kept on-site within the Reception area.

### **14.0 MISCELLANEOUS**

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

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

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

### **15.0 ADVISORY NOTES**

#### **15.1 Hours of work**

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

#### **15.2 Dust Control**

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

#### **15.3 Sedimentation Control**

## Attachment 11.7.4 Conditions of Approval

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

### 15.4 Noise During Construction and Noise in General

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

### 15.5 General Safety of Public During Construction

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

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

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

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



**2 DA\_00\_AZ\_GROUND FLOOR\_SITE PLAN**  
DA4000 SCALE 1:200



**1 DA\_00\_AZ\_LOCATION PLAN**  
DA4000 SCALE 1:1000



**3 CABIN OVERVIEW**  
SCALE

**GFA SCHEDULE**

|              |                           |
|--------------|---------------------------|
| TOTAL CABINS | 780m <sup>2</sup> GFA     |
| 40 UNITS     | 309m <sup>2</sup> VERANDA |
|              | 1080m <sup>2</sup> TOTAL  |

| Rev. | Date     | Description    | Iss. | Appr. |
|------|----------|----------------|------|-------|
| A    | 20/02/25 | DA DRAFT       |      |       |
| B    | 25/02/25 | DA DRAFT       |      |       |
| C    | 19/05/25 | RF1            |      |       |
| D    | 13/06/25 | RF1 UPDATE     |      |       |
| E    | 09/09/25 | CARPARK CHANGE |      |       |

File: Autodesk Docs://240205-R25-AV/CAV/C-BUC-ZZ-ME-A-R25-JUBILEE-TAVERN.rvt



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**JUBILEE TAVERN**  
SHUTE HARBOUR ROAD & LOOP ROAD, AIRLIE BEACH,  
QUEENSLAND, 4802  
Project Number:  
**240205**

**Status**  
Date Plotted: 5/09/2025 11:33:56 AM  
Scale: As Indicated @A1

**Drawing Title**  
**CABIN LAYOUT**  
Drawing Number:  
**JUB-BUC-DR-A-DA0100**

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Revision: **E**



**1** DA\_00\_AZ\_EXISTING SITE PLAN  
DA4000 SCALE 1:500



**2** DA\_00\_AZ\_E SITE PLAN  
DA4000 SCALE 1:500

EXTENSION OF EXISTING CARPARK, EXIT PATH FOR EMERGENCY FLOODING EVACUATION ONLY.

| Rev. | Date     | Description    | Iss. | Appr. |
|------|----------|----------------|------|-------|
| A    | 20/02/25 | DA DRAFT       |      |       |
| B    | 25/02/25 | DA DRAFT       |      |       |
| C    | 19/05/25 | RF1            |      |       |
| D    | 12/06/25 | RF1 UPDATE     |      |       |
| E    | 13/06/25 | RF1 UPDATE     |      |       |
| F    | 05/09/25 | CARPARK CHANGE |      |       |



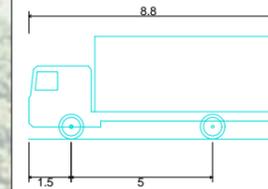
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**240205**

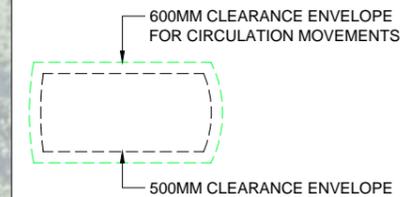
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Scale: 1:500 @A1

**Drawing Title**  
**EXISTING & PROPOSED SITE PLAN**  
Drawing Number  
**JUB-BUC-DR-A-DA0101**

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Revision  
**F**



|                             |         |
|-----------------------------|---------|
| MRV - Medium Rigid Vehicle  | 8.800m  |
| Overall Length              | 2.500m  |
| Overall Width               | 3.633m  |
| Overall Body Height         | 0.428m  |
| Min Body Ground Clearance   | 2.500m  |
| Track Width                 | 4.00s   |
| Lock-to-lock time           | 10.000m |
| Curb to Curb Turning Radius |         |



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**IT IS THE CONTRACTORS' RESPONSIBILITY TO PRINT DRAWINGS IN COLOUR TO AVOID ANY POTENTIAL DISCREPANCIES IF DRAWINGS ARE PRINTED IN BLACK AND WHITE**



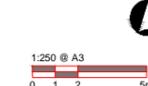
**JUBILEE TAVERN  
SWEEP PATH ASSESSMENT - MEDIUM RIGID VEHICLE**

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

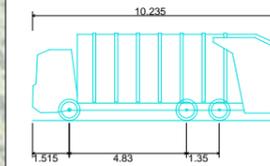
| REV | DESCRIPTION    | DWN  | CHK  | DATE       |
|-----|----------------|------|------|------------|
| B   | UPDATED PLANS  | R.P. | J.B. | 02.09.2025 |
| A   | ORIGINAL ISSUE | R.P. | J.B. | 19.03.2025 |

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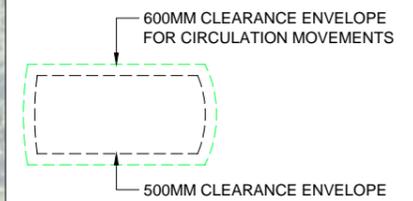
**CLIENT**  
**AUSTRALIAN VENUE CO**



|                         |                    |
|-------------------------|--------------------|
| PROJECT NO.<br>P0056190 | DATE<br>02.09.2025 |
| DRAWING NO.<br>SK01     | REVISION<br>B      |



ACCO 2350 REAR LOADING REFUSE TRUCK  
 Overall Length 10.235m  
 Overall Width 2.500m  
 Overall Body Height 3.600m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 9.757m



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**JUBILEE TAVERN**  
**SWEPT PATH ASSESSMENT - REAR LOAD REFUSE COLLECTION VEHICLE**

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

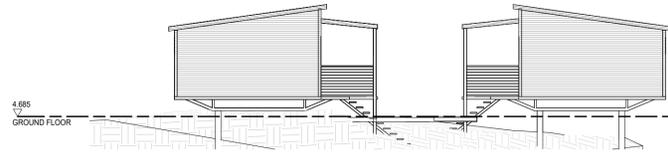
| REV | DESCRIPTION    | DWN  | CHK  | DATE       |
|-----|----------------|------|------|------------|
| B   | UPDATED PLANS  | R.P. | J.B. | 02.09.2025 |
| A   | ORIGINAL ISSUE | R.P. | J.B. | 19.03.2025 |

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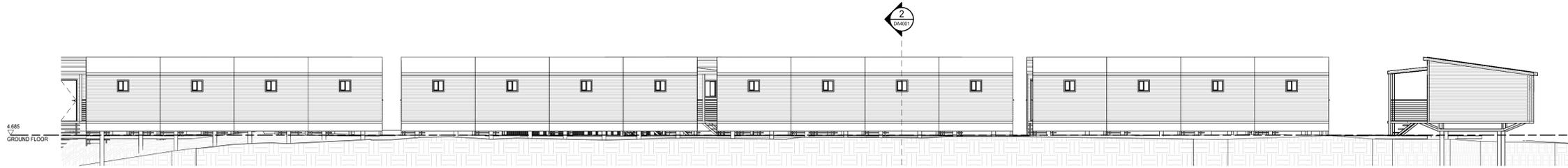
PROJECT NO. P0056190 DATE 02.09.2025  
 DRAWING NO. SK02 REVISION B



1 DA ELEVATION EAST  
DA0100 SCALE 1:100



4 DA WEST ELEVATION  
DA0100 SCALE 1:100



3 DA NORTH ELEVATION  
DA0100 SCALE 1:100



2 DA ELEVATION SOUTH  
DA0100 SCALE 1:100

| Rev. | Date     | Description | Iss. | Appr. |
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Status  
Date Plotted 27/02/2025 1:57:42 PM  
Scale 1:100 @A1

Drawing Title  
**ELEVATIONS**  
Drawing Number  
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1 DA\_50\_AZ\_SECTION 2  
DA0100 SCALE 1:100



2 DA\_50\_SECTION 1  
DA0100 SCALE 1:100

| Rev. | Date       | Description | Iss. | Appr. |
|------|------------|-------------|------|-------|
| A    | 20/02/25   | DA DRAFT    |      |       |
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Drawing Title  
**SECTIONS**  
Drawing Number  
**JUB-BUC-DR-A-DA4001**

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## 11.8 - Donations, Sponsorships and Grants Approved - December 2025

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Administration Officer - Community Development

**AUTHORISING OFFICER:** Director Community Services and Facilitation

---

### PURPOSE

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

### EXECUTIVE SUMMARY

Council is often approached by community groups for financial assistance, requesting support to help them deliver their endeavours and events within the community. These requests are assessed and approved or declined as they are received by the Community Services team and a monthly report is submitted to Council advising of the assistance that has been approved, as previously resolved by Council on 18 June 2025.

Approvals outlined in this report include:

- a) Financial Support for Junior Elite Athlete Grants
- b) Donations
- c) Sponsorships
- d) Sport and Recreation Club Grants
- e) Donation on Council Fees

### OFFICER'S RECOMMENDATION

That Council:

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

### BACKGROUND

As per resolution 2025/06/18.17, Council resolved to:

- 1) Adopt the following amended policies:
  - a. Community Donations Policy
  - b. Community Grants Policy
  - c. Community Sponsorship Policy.

### DISCUSSION/CURRENT ISSUE

Below is an overview of the financial approvals that were made in the month of December 2025. A detailed description of each can be found in **Attachments 11.8.1 to 11.8.4**.

Junior Elite Athlete Grant  
1 approved, totalling \$250

Donations  
3 approved, totalling \$9,000

In-Kind Donations  
0 approved, totalling \$0

Sponsorships  
0 approved, totalling \$0

Sport and Recreation Club Grants  
1 approved, totalling \$1,500

Donation on Council Fees  
1 approved, totalling \$470

### FINANCIAL IMPLICATIONS

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 78,000        |
| Actual + Commitment         | 47,810        |
| <b>YTD Remaining Budget</b> | <b>30,190</b> |

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 78,000        |
| Actual + Commitment         | 47,810        |
| <b>YTD Remaining Budget</b> | <b>30,190</b> |

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 93,113        |
| Actual + Commitment         | 30,209        |
| <b>YTD Remaining Budget</b> | <b>62,904</b> |

The funds for Sport and Recreation Club Grants will be taken from JC: 2967.10250.63151

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 107,250       |
| Actual + Commitment         | 24,000        |
| <b>YTD Remaining Budget</b> | <b>83,250</b> |

The funds for Donations on Council Fees will be taken from JC: 2967.11074.63150  
Community Donations (2967) / Donations (11074)

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 78,000        |
| Actual + Commitment         | 47,810        |
| <b>YTD Remaining Budget</b> | <b>30,190</b> |

## **CONSULTATION/ENGAGEMENT**

Director Community Services and Facilitation

## **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*

*Local Government Regulation 2012*

Community Donations Policy

Community Sponsorships Policy

Community Grants Policy

## **RISK ASSESSMENT/DEADLINES**

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

To be completed by 30 June 2026 in line with the 2025/26 financial year budget.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Review of community and recreational grants support to ensure consistency and alignment with future stakeholder needs

## **ATTACHMENTS**

1. Attachment 1 Approved Financial Support for Junior Elite Athlete [11.8.1 - 1 page]
2. Attachment 2 Approved Donation Applications December 2025 [11.8.2 - 1 page]
3. Attachment 3 Approved Sport Recreation Club Grants December 2025 [11.8.3 - 1 page]
4. Attachment 4 Approved Donation on Council Fees Applications December 20 [11.8.4 - 1 page]



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

**Approved Financial Support for Junior Elite Athlete Grant Applications – December 2025**

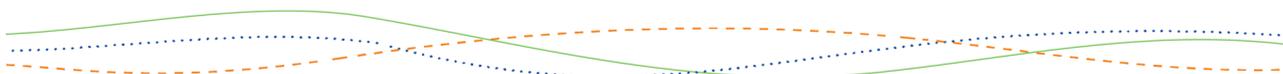
| Name                           | Location   | Age | Competition                      | Comp Level | Sport    | Received Funding Previously | Amount (\$)  |
|--------------------------------|------------|-----|----------------------------------|------------|----------|-----------------------------|--------------|
| Jax Clayworth                  | Cannonvale | 12  | QLD Swimming State Championships | QLD        | Swimming | Yes                         | 250          |
| <b>Total for December 2025</b> |            |     |                                  |            |          |                             | <b>\$250</b> |

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

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

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

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





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[www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)  
 ABN 63 291 580 128

**Approved Donation Applications – December 2025**

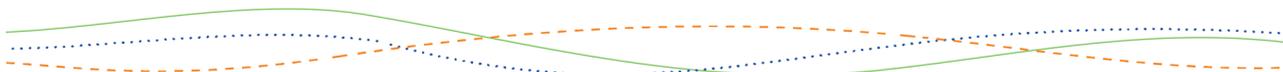
| Organisation Name              | Location | Description                             | Requested Amount (\$) | Approved Amount (\$) |
|--------------------------------|----------|-----------------------------------------|-----------------------|----------------------|
| Former Origin Greats Tour 2026 | Bowen    | FOGS Regional Tour                      | \$5,000               | \$5,000              |
| Bowen Swimming Club            | Bowen    | Annual Long Course Transition Swim Meet | \$2,000               | \$2,000              |
| Women's Legal Service QLD      | Regional | Epic Walk for DV                        | \$2,000               | \$2,000              |
| <b>Total for December 2025</b> |          |                                         |                       | <b>\$9,000</b>       |

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[www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)  
 ABN 63 291 580 128

**Approved Sport and Recreation Club Grant Applications – December 2025**

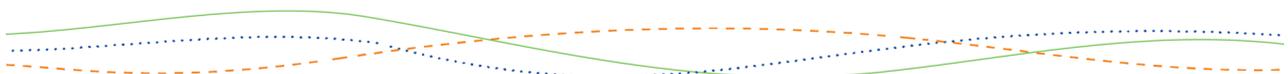
| Organisation Name            | Junior Members | Senior Members | Total Members | Band | Public Liability | Amount Approved (\$) | Town       |
|------------------------------|----------------|----------------|---------------|------|------------------|----------------------|------------|
| Whitsunday Running Club Inc. | 1              | 61             | 62            | 2    | Yes              | 1,500                | Cannonvale |
|                              |                |                |               |      | <b>Total</b>     | <b>\$1,500</b>       |            |

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

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**Cannonvale**  
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[www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)  
 ABN 63 291 580 128

**Approved Donation on Council Fee Applications – December 2025**

| Organisation Name              | Location         | Description              | Donation Amount (\$) |
|--------------------------------|------------------|--------------------------|----------------------|
| Goodstart Early Learning Bowen | Bowen Soundshell | Kindergarten Performance | 470                  |
| <b>Total</b>                   |                  |                          | <b>470</b>           |

**Bowen**  
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 Bowen QLD 4805

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

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

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



## 11.9 - Sport & Recreation Facility Management Grant - Bowen Sporting Complex Co-Ordinating Association Inc.

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Arts & Community Programs Officer

**AUTHORISING OFFICER:** Director Community Services and Facilitation

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### PURPOSE

For Council to consider the payment of the Facility Management Grant in accordance with Council's Facility Management Grant Guidelines.

### EXECUTIVE SUMMARY

The Facility Management Grant is only available for groups that oversee/manage facilities that are utilised by more than one type of sport.

If a facility has more than one sport utilising the facility but does not reach the 201 active participants minimum threshold, they will not be eligible for funding from the Facility Management Grant.

### OFFICER'S RECOMMENDATION

That Council approve the payment of a \$20,000 Sport & Recreation Facility Management Grant to Bowen Sporting Complex Co-Ordinating Association Inc.

### BACKGROUND

The Sport and Recreation Facility Management Grant is designed to outline council's commitment to supporting communities in the region by providing financial and/or in-kind assistance to sporting facilities that build community capacity, encourage participation, and make a positive and ongoing contribution to the region.

To be eligible for the Facility Management Grant an organisation must meet the following criteria:

- Is incorporated and meets its obligations with the Office of Fair Trading;
- Is covered with the appropriate level of public liability insurance (\$20 million);
- Processes a current lease/licence agreement with Council, unless situated on privately owned land and
- Submit an operational budget for the facility with the application, as well as quarterly budget updates.

Funding is based on the total number of active participants utilising the facility per year. The funding level is based on the following:

| Band Level | No. of Active Participants | Grant Allocation (\$) |
|------------|----------------------------|-----------------------|
| Band 1     | >400                       | 20,000                |
| Band 2     | 201 – 400                  | 10,000                |

## DISCUSSION/CURRENT ISSUE

The Bowen Sporting Complex Co-Ordinating Association currently has 8 clubs:

- Bowen Junior Cricket
- Bowen Senior Cricket
- Bowen Football
- Bowen Touch Football
- Bowen Athletics Club
- Bowen Rugby Union
- Bowen Netball Association
- Bowen Polocrosse

| Organisation Name                                    | Junior Members | Senior Members | Total Members | Grant Type / Band | Amount Requested (\$) |
|------------------------------------------------------|----------------|----------------|---------------|-------------------|-----------------------|
| Bowen Sporting Complex Coordinating Association Inc. | 300            | 650            | 950           | Facility / 1      | 20,000                |
|                                                      |                |                |               | <b>Total</b>      | <b>20,000</b>         |

It should be noted, the Facility Management Grant is a separate matter to the leasing arrangements between Whitsunday Regional Council and Bowen Sporting Complex, however provides funding to assist with the management and on-going maintenance of the Facility.

## FINANCIAL IMPLICATIONS

The funds will be taken from budget code: JC:2967.10250 – Community Donations (2967) / Club Grants (10250).

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/2026 Budget            | 107,250       |
| Actual + Commitment         | 22,000        |
| <b>YTD Remaining Budget</b> | <b>85,250</b> |

## CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation

## STATUTORY/COMPLIANCE MATTERS

*Local Government Act 2009*  
*Local Government Regulation 2012*  
Community Grants Policy

## RISK ASSESSMENT/DEADLINES

Reputational Risk – Providing funding support to the community and recognising the efforts of local Sport & Recreational Clubs is a positive outcome for Council.

Payment to be made within one month of approval.

### **STRATEGIC IMPACTS**

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

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

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

### **ATTACHMENTS**

Nil

## 11.10 - Inquiry into Local Government Funding and Fiscal Sustainability

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Manager Governance

**AUTHORISING OFFICER:** Director Corporate Services & CFO

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### PURPOSE

To inform Council of the Federal Government's referral of the matter of local government funding and fiscal sustainability to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport, and to outline opportunities for Council to contribute to the inquiry.

### EXECUTIVE SUMMARY

On 4 November 2025, the Minister for Regional Development, Local Government and Territories referred the issue of local government funding and fiscal sustainability to the Standing Committee. The inquiry will focus on financial sustainability, funding sources, and interactions between levels of government. Submissions are invited until 3 February 2026. Council may wish to prepare a submission to ensure local priorities and challenges are represented.

### OFFICER'S RECOMMENDATION

That Council:

1. Note the Federal Inquiry (**Attachment 11.10.1**) into Local Government Funding and Fiscal Sustainability.
2. Endorses the preparation of a submission to the Inquiry outlined in **Attachment 11.10.1** by the due date of 3 February 2026.
3. Considers key issues for inclusion in the submission, including financial sustainability, cost shifting, and adequacy of Federal funding.

### BACKGROUND

The previous inquiry into local government sustainability lapsed with the May 2025 Federal election. The new inquiry builds on that work with revised Terms of Reference focusing on financial sustainability, funding adequacy, and intergovernmental arrangements.

### DISCUSSION/CURRENT ISSUE

The inquiry seeks evidence on:

- Financial sustainability of councils.
- Effectiveness of current funding models.
- Interactions between Federal, State, and local governments.

Council faces increasing service delivery obligations, cost shifting, and reliance on grants, which impacts long-term sustainability.

### FINANCIAL IMPLICATIONS

No immediate financial impact from noting this report. However, the inquiry outcomes may influence future funding arrangements. Preparing a submission will require officer time and resources.

## **CONSULTATION/ENGAGEMENT**

Director Corporate Services & CFO  
Manager Governance  
Manager Financial Services

## **STATUTORY/COMPLIANCE MATTERS**

The inquiry is conducted under the authority of the House of Representatives Standing Committee. Submissions must comply with parliamentary guidelines.

## **RISK ASSESSMENT/DEADLINES**

Risk of missed opportunity if Council does not contribute. Submission deadline: 3 February 2026.

## **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.

This report aligns with Council's strategic objectives for financial sustainability and advocacy for equitable funding.

## **ATTACHMENTS**

1. Letter - Inquiry - local government funding and fiscal sustainability [11.10.1 - 1 page]
2. Draft Submission Parliamentary Inquiry into Local Government Fundin (1) [11.10.2 - 2 pages]

OFFICIAL



## The Hon Kristy McBain MP

Minister for Emergency Management  
Minister for Regional Development, Local Government and Territories  
Member for Eden-Monaro

Dear Mayor

I am pleased to advise that on 4 November 2025, I referred the matter of local government funding and fiscal sustainability to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport (the Committee). My referral allows the Committee to build on the previous inquiry into local government sustainability which lapsed with the Federal election in May 2025.

I am delighted that the Committee has announced that it will continue this important work through the new inquiry into Local Government Funding and Fiscal Sustainability (the Inquiry). The Terms of Reference (TOR) for this Inquiry have a sharper focus on the financial sustainability of local governments, including the interactions between levels of governments, funding sources and the impact and effectiveness of those sources.

The Committee will consider evidence already presented from the previous inquiry, but is also calling for additional or updated submissions to explore these new areas of focus. While there is no need to resubmit any previous submissions, I encourage anyone who may have more to add to the Inquiry given its revised terms of reference to consider making a submission. Written submissions may be provided to the Inquiry until **3 February 2026**.

For the TOR and more information regarding the Inquiry, including how to make a submission, please visit the Parliament of Australia website at: [www.aph.gov.au/Parliamentary\\_Business/Committees/House/Regional\\_Development\\_Infrastructure\\_and\\_Transport/LocalGovernmentFunding](http://www.aph.gov.au/Parliamentary_Business/Committees/House/Regional_Development_Infrastructure_and_Transport/LocalGovernmentFunding). Any questions relating to written submissions process should be directed to the Committee Secretariat at: [rdit.reps@aph.gov.au](mailto:rdit.reps@aph.gov.au).

I look forward to receiving the Committee's final report and recommendations and continuing to deliver on the Government's commitment to supporting a strong and sustainable local government sector.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. McBain', with a long horizontal flourish extending to the right.

Kristy McBain MP

21 /11/2025

---

Parliament House, Canberra ACT 2600 Tel: 02 6277 7060 | Email: [minister.mcbain@mo.regional.gov.au](mailto:minister.mcbain@mo.regional.gov.au)  
Electorate Offices: PO Box 214, Queanbeyan NSW 2620 Tel: 02 6284 2442 | PO Box 1233, Bega NSW 2550 Tel: 02 6492 0542

OFFICIAL

1

## **Draft Submission: Parliamentary Inquiry into Local Government Funding and Fiscal Sustainability**

### **Executive Summary**

This submission responds to the House of Representatives Standing Committee's Inquiry into Local Government Funding and Fiscal Sustainability. It outlines key challenges faced by councils and proposes recommendations to strengthen financial sustainability, service delivery, and workforce capacity.

### **Introduction**

Local government is the level of government closest to communities yet operates with the smallest share of taxation revenue: approximately 3 cents in every dollar compared to 80 cents for the Commonwealth and 17 cents for States. Whilst nationally, Councils deliver 33% of community services relying on the 3% of direct tax funding. The Inquiry focuses on financial sustainability, changing service obligations, workforce challenges, and the role of the Federal Government. This submission addresses these areas with evidence and recommendations.

### **Current Challenges**

#### **Financial Sustainability**

Queensland Audit Office reports indicate that 48 councils are at moderate or high risk of financial unsustainability. Despite advance Financial Assistance Grants, 20% of councils still recorded operating deficits. Reliance on grants remains high, particularly for rural and remote councils, creating uncertainty and limiting long-term planning. The Financial Assistance Grants model, tied to CPI and population, has not kept pace with rising costs, resulting in widening vertical fiscal imbalance. Grant funding increased only 12% over 10 years, compared to a 31% rise in operating costs. Further:

- Councils face uncertainty due to short-term, competitive grants. Multi-year allocative funding models provide certainty, enabling councils to plan effectively, achieve procurement efficiencies, and maintain essential services.
- Rating exemptions for State and Federal land reduce councils' revenue capacity and shifts the burden to other ratepayers. This impacts financial sustainability, particularly for First Nations and remote councils with large government landholdings.

#### **Infrastructure and Service Delivery**

Councils manage \$114 billion in infrastructure assets and face growing service obligations, including roads, water, waste, and community facilities. Cost shifting from other levels of government adds significant pressure, with councils funding childcare, health services, and housing. The LGAQ's cost-shifting report estimates a \$360 million impact in 2020/21: a

378% increase since 2002. Rising costs and stagnant grant growth compromise councils' ability to maintain essential services and infrastructure.

Further:

- Poor connectivity and unsafe road conditions deter workforce attraction and retention in rural areas. Improved telecommunications and transport infrastructure will support service delivery and economic development.
- Councils require funding for climate adaptation and disaster resilience measures to protect \$114 billion in infrastructure assets and comply with environmental standards under Disaster Recovery Funding Arrangements.

### **Workforce Sustainability**

Local government employs over 45,000 staff in Queensland yet faces critical workforce challenges. Attrition rates are highest in remote councils (up to 28%), and the workforce is ageing, with only 12% under 30 years of age. Structural impediments include housing shortages, childcare access, and delays in skilled migration. Skills shortages are acute in trades and engineering roles, impacting service delivery and project timelines.

Workforce challenges include high attrition (up to 28%), ageing workforce (only 12% under 30), and skills shortages in trades and engineering. Structural impediments such as housing shortages, childcare access, and delays in skilled migration exacerbate these issues.

### **Recommendations**

- Provide long-term, allocative funding models for infrastructure and services.
- Review rating exemptions to improve revenue capacity.
- Enhance workforce sustainability through housing, childcare, and migration reforms.
- Improve telecommunications and transport infrastructure in rural areas.
- Expand disaster resilience and climate adaptation funding.

### **Conclusion**

Local government sustainability is critical to Australia's economic and social wellbeing. Implementing these recommendations, supported by evidence, will ensure councils can continue delivering essential services and infrastructure for communities across the nation.

## 11.11 - Update to Council Meeting Dates 2026

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Director Corporate Services & CFO

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### PURPOSE

To reschedule the Ordinary Council Meetings for the 25 March 2026 and 25 November 2026, to accommodate key leadership events.

### EXECUTIVE SUMMARY

It is proposed to reschedule two Ordinary Council Meetings. Suggesting the 25 March 2026 to move to the 18 March 2026 to allow the mayor to attend the LGAQ Civic Leaders Forum. This forum brings together Queensland Mayors, Deputy Mayors, Councillors, CEOs and senior officers. Together exploring trust-building and influence for Queensland's council leaders, and the mayor's attendance will benefit the community and Council.

Suggesting the 25 November 2026 be moved to the 18 November 2026 to allow attendance at the Annual Statement to Parliament on Developing Northern Australia in Canberra. The statement is an annual address by the Minister for Northern Australia that outlines progress on the Northern Australia Action Plan and related government initiatives.

### OFFICER'S RECOMMENDATION

That Council:

1. Change the Ordinary Council Meeting being held on the 25 March 2026 to Wednesday 18 March 2026, and the necessary public notice be provided.
2. Change the Ordinary Council Meeting being held on the 25 November 2026 to Wednesday 18 November 2026 and the necessary notice be provided.

### BACKGROUND

Council previously adopted the current Ordinary Council Meeting dates for the remainder of 2026. It is scheduled to have an Ordinary Council Meeting in Bowen on the 25 March 2026, and the 25 November 2026 Ordinary Council Meeting has not yet been allocated a venue.

### DISCUSSION/CURRENT ISSUE

The meeting scheduled for 25 March 2026 is proposed to be moved to 18 March 2026 to ensure the Mayor can attend the LGAQ Civic Leaders Forum scheduled for the 25 March 2026. This forum brings together Queensland Mayors, Deputy Mayors, Councillors, CEOs and senior officers. The forum focuses on trust-building and leadership influence for Queensland councils.

The 25 November 2026 Ordinary Council Meeting overlaps with the Annual Statement of Northern Australia expected delivery date in Canberra. Therefore, it is recommended that this meeting be rescheduled to allow the mayor to attend, as the statement is typically an annual address given by the Minister for Northern Australia to Parliament in November of each year to outline the Government's progress and future plans for the region.

## **FINANCIAL IMPLICATIONS**

Managed with existing budget allocations.

## **CONSULTATION/ENGAGEMENT**

Manager Governance  
Director Corporate Services & CFO  
Chief Executive Officer  
Mayor

## **STATUTORY/COMPLIANCE MATTERS**

Section 254C of the *Local Government Regulation 2012*  
*Local Government Act 2009*

## **RISK ASSESSMENT/DEADLINES**

There is a risk of some Councillors not being able to attend the March or November Council meeting in person. Council members have a duty to attend all council meetings to ensure that electors are adequately represented. Under the *Local Government Act 2009*, a councillor who is absent from three consecutive Ordinary Council Meetings without leave being granted by the council is automatically disqualified.

The process and required time to provide notice of change of date are governed by the *Local Government Regulation 2012* (QLD), specifically section 254B (Public notice) and 254C (Notice to councillors).

Written notice of the new day and time must be given to each Councillor at least 2 days before the meeting, and for the public, council is required to publish an annual notice of its meeting schedule on its website and notify the public of the new date and time as soon as practicable.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Ensuring appropriate community engagement through timely public notice of meeting changes.

## **ATTACHMENTS**

1. 2026 Ordinary Council Meeting Dates [11.11.1 - 1 page]

## Ordinary Council Meeting Dates 2026

| <u>Date</u>       | <u>Day</u> | <u>Meeting</u>           |
|-------------------|------------|--------------------------|
| 28 January 2026   | Wednesday  | Ordinary Council Meeting |
| 25 February 2026  | Wednesday  | Ordinary Council Meeting |
| 25 March 2026     | Wednesday  | Ordinary Council Meeting |
| 29 April 2026     | Wednesday  | Ordinary Council Meeting |
| 27 May 2026       | Wednesday  | Ordinary Council Meeting |
| 17 June 2026      | Wednesday  | Ordinary Council Meeting |
| 29 July 2026      | Wednesday  | Ordinary Council Meeting |
| 26 August 2026    | Wednesday  | Ordinary Council Meeting |
| 23 September 2026 | Wednesday  | Ordinary Council Meeting |
| 28 October 2026   | Wednesday  | Ordinary Council Meeting |
| 25 November 2026  | Wednesday  | Ordinary Council Meeting |
| 9 December 2026   | Wednesday  | Ordinary Council Meeting |

## 11.12 - Council Endorsement of Motions for Submission to the 2026 National General Assembly

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Manager Governance

**AUTHORISING OFFICER:** Director Corporate Services & CFO

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### PURPOSE

To seek Council endorsement to submit a motion to the 2026 National General Assembly (NGA) of Local Government.

### EXECUTIVE SUMMARY

The Australian Local Government Association (ALGA) invites councils to submit motions for consideration at the 2026 NGA. The motion proposed is: National Licensing and Procurement Framework for Enterprise Software and Cybersecurity Solutions. This motion advocates for a coordinated national approach to software licensing and cybersecurity procurement, reducing duplication, improving cost efficiency, and strengthening digital resilience as outlined in **Attachment 11.12.1**.

The proposed motion aligns with national priorities for financial sustainability, and digital resilience, and supports Council's strategic objectives for innovation and resilience.

### OFFICER'S RECOMMENDATION

That Council endorses submission of the following motion to the 2026 National General Assembly of Local Government: National Licensing and Procurement Framework for Enterprise Software and Cybersecurity Solutions.

### BACKGROUND

The National General Assembly (NGA) is the premier event for local government in Australia, providing councils with an opportunity to influence national policy. Motions adopted at the NGA become part of ALGA's advocacy agenda to the Australian Government. This year's theme focuses on resilience, productivity, and unity across local government. ALGA has identified ten priority areas for motions:

1. Financial sustainability
2. Emergency management
3. Housing and planning
4. Roads and infrastructure
5. Closing the Gap
6. Jobs and skills
7. Environment
8. Cyber security
9. Climate change
10. Intergovernmental relations

Motions should propose practical, nationally relevant actions that strengthen partnerships between local and federal governments. They should address challenges or opportunities of national significance, not just local issues.

## Criteria for Motions:

To be accepted for debate, motions must:

- Be new (not debated at NGA in the past two years).
- Be nationally relevant, not limited to a single council or region unless it has national implications.
- Align with state/territory association policy objectives.
- Propose a clear action and outcome on a single issue, calling on the Australian Government to act.
- Avoid prescriptive detail on implementation.
- Not seek to advantage one council over others.
- Be concise:
  - Motion: 100 words
  - National objective: 100 words
  - Key arguments: 150 words
- Begin with: *“This National General Assembly calls on the Australian Government to...”*

## DISCUSSION/CURRENT ISSUE

### Proposed motion: National Licensing and Procurement Framework

#### Current Issue:

Local governments face fragmented procurement practices for enterprise software and cybersecurity solutions, leading to higher costs, inconsistent standards, and increased vulnerability to cyber threats.

#### Proposed Solution:

A national licensing and procurement framework would:

- Enable economies of scale and cost savings through combined purchasing power.
- Improve vendor accountability and contract management.
- Ensure compliance with national cybersecurity standards.

#### Supporting Evidence:

- The *Australian Cyber Security Strategy 2023* emphasises coordinated approaches across all levels of government.
- Shared procurement models in other sectors (e.g., health) have demonstrated cost savings of up to 20%.

## FINANCIAL IMPLICATIONS

Minimal financial impact. Costs associated with attendance at the NGA are included in the current budget; however, savings from licensing may over time be substantial.

## CONSULTATION/ENGAGEMENT

Director Corporate Services & CFO  
Manager Innovation and Technology  
Internal consultation with Councillors.

## **STATUTORY/COMPLIANCE MATTERS**

The motion complies with ALGA guidelines and supports Council's statutory obligations for cybersecurity.

## **RISK ASSESSMENT/DEADLINES**

Deadline for motion submission is 27 February 2026. Failure to submit may result in missed advocacy opportunities.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Progress a workforce management system that delivers improved outcomes to safety, wellbeing, retention and productivity. The motion aligns with Council's strategic priorities for innovation and resilience.

## **ATTACHMENTS**

1. Council Report National Assembly Appendix A [**11.12.1** - 3 pages]

**Motion 1:**

*This National General Assembly calls on the Australian Government to establish a nationally coordinated licensing and procurement framework for enterprise software and cybersecurity solutions used by local governments, in consultation with state and territory associations.*

**National Objective**

To enhance financial sustainability and cybersecurity in local government through a nationally coordinated procurement model. This approach reduces duplication, lowers costs, and ensures consistent access to secure, modern software platforms. By standardising licensing and security requirements, councils can maintain service delivery, protect data integrity, and comply with regulatory obligations. A unified framework supports innovation, efficiency, and resilience, enabling councils to focus resources on community outcomes rather than complex software management.

**Key Arguments**

Local governments rely on enterprise software for finance, planning, and service delivery, yet individual licensing arrangements are costly and inconsistent. This fragmentation creates cybersecurity vulnerabilities and administrative inefficiencies. A national licensing and procurement framework would deliver economies of scale, reduce compliance risks, and establish uniform security standards. Councils would benefit from combined purchasing power, simplified processes, shared best practices, and equitable access to critical digital tools regardless of size or location. By supporting modernisation and resilience, the Australian Government can strengthen local government productivity and safeguard essential services. This initiative aligns with national priorities for financial sustainability, cyber protection, and digital innovation, ensuring councils remain resilient and united in delivering secure, efficient services to communities.

**Strengthened National Cybersecurity and Risk Reduction**

- Local Governments collectively hold vast amounts of citizen data, critical infrastructure information, and operational systems vulnerable to cyber-attack.
- A national procurement and licensing framework would ensure consistent baseline security controls, reduce exposure to outdated or unsupported products, and ensure councils adhere to nationally recognised cyber standards.
- Coordinated purchasing of vetted cybersecurity tools raises the defensive posture of all councils, reducing the likelihood of successful attacks and improving national cyber resilience.

**Significant Cost Savings Through Aggregated Purchasing**

- Councils individually procure a wide array of software products, often resulting in duplicated effort, inconsistent pricing, and inefficiencies.
- A coordinated national framework would enable bulk licensing, whole-of-government agreements, and shared procurement vehicles, delivering material cost reductions for councils and Australian taxpayers through combined purchasing power.
- Lower-cost access to enterprise-grade solutions improves equity for smaller regional councils that currently cannot afford high-quality platforms.

**Increased Consistency, Interoperability, and Standardisation**

- Councils face wide variation in software platforms, cyber tools, and digital maturity levels.
- A national framework would promote standardised technology stacks, reduce fragmentation, and support interoperability between councils and state agencies.
- Shared standards enable faster adoption of emerging technologies, more seamless information sharing, and stronger alignment with Federal cyber and digital strategies.

**Reduced Administrative Burden and Improved Procurement Efficiency**

- Councils expend considerable resources conducting individual tenders and contract negotiations.
- A national framework would centralise pre-qualified vendors, contract templates, and compliance requirements—reducing procurement complexity and administrative overhead.
- Staff effort can be redirected toward strategic service delivery rather than repeated local procurement processes.

**Enhanced Disaster Readiness and National Incident Response**

- Cyber incidents and natural disasters increasingly require coordinated digital responses across jurisdictions.
- Consistent systems and security solutions facilitate faster recovery, mutual aid between councils, improved data portability, and more reliable integration with state and federal emergency services.

- A national approach ensures all councils can meet minimum operational and resilience standards.

**Support for Innovation, Capability Building, and Futureproofing**

- The framework can include training programs, capability uplift initiatives, and continuous improvement mechanisms to support the evolving needs of councils.
- Councils would benefit from shared expertise, joint pilots, and access to national best-practice guidelines for secure digital transformation.
- This fosters a nationwide culture of innovation in community-facing services.

**Alignment with National Objectives**

This motion aligns with:

- Australia's National Cyber Security Strategy
- Federal whole-of-government digital transformation and procurement reforms
- National resilience and critical infrastructure protection objectives
- The goal of reducing fragmentation and uplifting capability across all levels of government

A unified approach positions Australia as a leader in public-sector cybersecurity and digital efficiency, ensuring Local Government—Australia's closest government tier to the community—has the tools and protections needed to operate securely and effectively.

## 11.13 - Office of the Mayor & CEO Activity Report

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Chief Executive Officer

**AUTHORISING OFFICER:** Chief Executive Officer

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### PURPOSE

To provide an overview of the activities of the Office of the Mayor and Chief Executive Officer Directorate for the period October to December 2025.

### EXECUTIVE SUMMARY

The Office of the Mayor and Chief Executive Officer Directorate encompasses several key functions, including:

- Chief Executive Officer
- Communications & Marketing
- Economic Development
- People & Culture
- Capital Program & Network Planning

As Capital Program & Network Planning provides separate reports to Council, this update focuses on the activities and progress of the remaining functions.

### OFFICER'S RECOMMENDATION

That Council receive the Office of the Mayor and Chief Executive Officer activity report (**Attachment 11.13.1**) for October to December 2025.

### BACKGROUND

This report provides an overview of the key activities, initiatives, and engagements undertaken by the Office of the Mayor and Chief Executive Officer Directorate during the second quarter, October to December 2025.

This report is for informational purposes only.

### DISCUSSION/CURRENT ISSUE

Please refer to **Attachment 11.13.1** which details the activities during the October to December 2025 period by the Office of the Mayor and Chief Executive Officer Directorate.

### FINANCIAL IMPLICATIONS

N/A

### CONSULTATION/ENGAGEMENT

Manager Communication and Marketing  
Manager Investment Attraction and Growth  
Manager People and Culture

## **STATUTORY/COMPLIANCE MATTERS**

N/A

## **RISK ASSESSMENT/DEADLINES**

N/A

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Implement Business plans for functions and process for periodic review of business models.

## **ATTACHMENTS**

1. OMCEO Report - Oct- Dec 2025 V 2 [11.13.1 - 13 pages]

# Office of the Mayor & CEO Activity Report

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October 2025 – December 2025



# Directorate Functions

- Chief Executive Officer (CEO)
- Communications & Marketing
- Economic Development
- People & Culture
- Capital Program & Network Planning

[Note: Capital Program & Network Planning reports separately to Council]



# CEO Focus

The CEO has prioritised strategic direction for the period October to December 2025, encompassing;

- Adoption of Quarter 1 (Q1) Operational Plan
- Adoption of the Collinsville Showgrounds Precinct Master Plan
- Adoption of the Bowen Foreshore Master Plan
- Adoption of the Whitsunday Regional Sports Precinct Master Plan
- Ratification of the Certified Agreement
- Business Transformation
- Implementation of the Economic Development Strategy
- Investigating opportunities for improved Communications



# Communications & Marketing Focus

- ❑ Worked on a variety of projects supporting all avenues of Council, including but not limited to:
  - economic development and advocacy
  - commercial businesses marketing
  - consultation and promotion of capital projects, updates and strategies
  - internal and external event marketing and promotion
  - various social and print campaigns
  - video production
  - website migrations
  - marketing and promotion of Proserpine Entertainment Centre



# Community Engagement

- ❑ Public consultations have been delivered to seek community feedback on:
  - Galbraith Park Master Plan
  - Australia Day Awards 2026
  - Airlie Beach Ferris Wheel
  - Sustainable Sculpture Competition Voting
  
- ❑ Project updates continue with:
  - Whitsunday Regional Sports Precinct
  - Collinsville Community Hub Construction
  - Parks Regional Asset Renewal Program
  - Kelsey Creek Bridge Renewals
  - Gloucester Avenue Upgrade
  
- ❑ Further notes:
  - Communications regarding turtle sensitive lighting around Grays Bay and Horseshoe Bay
  - Updates for Airlie Beach amenities installation
  - 36 new Your Say registered members

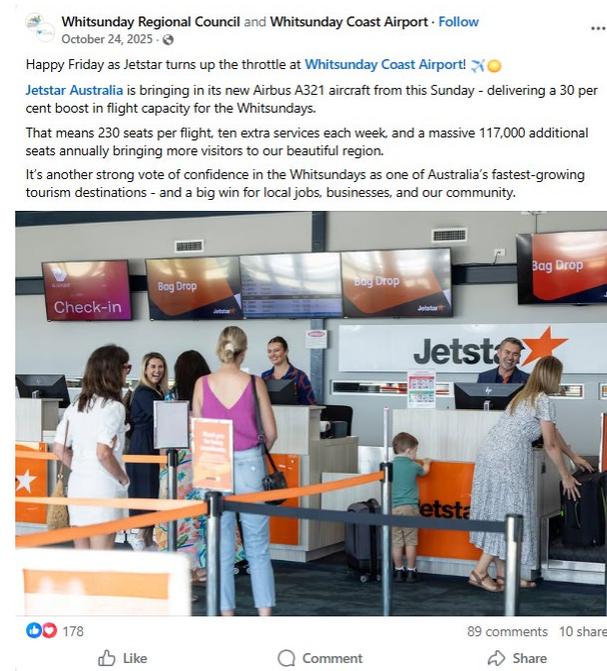


# Websites & Social Media

Management of seven websites on behalf of Council and commercial arms, including:

| Page                            | Facebook Views                      | Facebook Followers | Website Views |
|---------------------------------|-------------------------------------|--------------------|---------------|
| Whitsunday Regional Council     | 1.1M                                | 17.3K              | 178,640K      |
| Proserpine Entertainment Centre | 127.9K                              | 3.3K               | 53,062K       |
| Shute Harbour Terminal          | 29.3K                               | 459K               | 7,383K        |
| Whitsunday Coast Airport        | 162.4K                              | 7.7K               | 64,402K       |
| Whitsunday Regional Libraries   | N/A                                 |                    | 10,052K       |
| Whitsunday Holiday Parks        | Socials managed by park contractors |                    | 16,333K       |

**Top post reached 54,085 people on the 24 Oct 2025!**



# Campaign, Event & Project Highlights

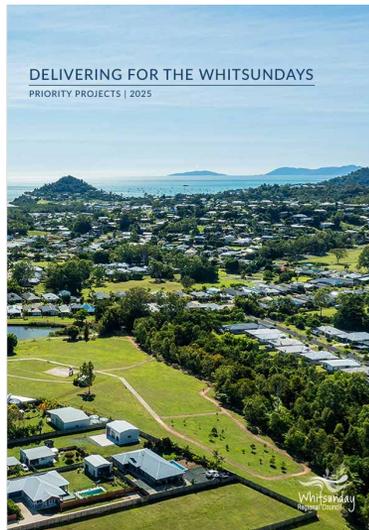
In addition to general marketing across our Commercial Businesses and Council operations, our priority highlights include:

- Video production: *Council meeting updates, Minute with the Mayor updates, Division 5 Infrastructure Upgrades, Social Seniors Whitsundays, Bowen Foreshore Master Plan, Whitsunday Business Awards, Galbraith Park Master Plan, Whitsunday Regional Sports Precinct Master Plan, and Christmas Video*
- Our Whitsunday Community Updates
- Internal Comms: *CEO Videos, The Landing, Certified Agreement Updates, Our Whitsunday Staff Newsletter, and Employee Engagement Survey Communications*
- WRC event marketing: *Airlie Beach Movie Nights, Get Ready Whitsunday, Libraries (school holidays and Social Seniors Whitsundays), Whitsunday Business Awards, Australia Day Awards, National Recycling Week, Sustainable Sculpture Competition, and regional Christmas events*
- Social and print campaigns: *Water meter reads, 'Let's Get it Sorted, Whitsundays' - campaign finalisation and reporting, 'Our Library, Our Space' library campaign, Jetstar Black Friday and Cyber Monday, and Christmas Lights Competition*
- Economic Development collaboration: *Including presentation and strategy design, multiple documents, event and media opportunity collateral*
- Marketing and promotion of Commercial Businesses: Whitsunday Coast Airport, Shute Harbour Marine Terminal, Whitsunday Holiday Parks
- PEC: BOOKABLE launch, update website styling, general show and cinema marketing, social and print campaigns and new marketing packs for hirers.



# Advocacy

Our teams advanced priority regional outcomes through targeted advocacy, media and stakeholder engagement, delivering progress on housing and infrastructure for key growth corridors, promotion of suitability for the 2032 Olympic sailing events, implementing Master Plan projects, and funding approvals for the Whitsunday Regional Sports Park.



## DELIVERING FOR THE WHITSUNDAYS Priority Projects | 2026



The Whitsunday Region is building for Queensland's future. We are advancing with confidence and delivering the infrastructure, housing and economic opportunities that strengthen our communities and support the prosperity of our state.

The Whitsundays stands ready to partner with the Queensland Government on the next wave of enabling projects including:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>WHITSUNDAY REGIONAL SPORTS PARK</b></p>  <p>A \$15 million Queensland Government co-investment is needed through the Games Chrl Program to deliver the \$30 million, once-in-a-generation project.</p>                                                                                                                                                                                                             | <p><b>ADVANCING TOURISM</b></p>  <p>A \$5.55 million Funding partnership with the Queensland Government through the Tourism Icons Investment Fund to deliver the first stage \$6.6 million Bowen Foreshore Rejuvenation and \$4.5 million Airie Beach Lagoon Expansion.</p> | <p><b>CANNON VALLEY GROWTH CORRIDOR</b></p>  <p>Coordinated investment and planning<br/> <ul style="list-style-type: none"> <li>\$30 million State Harbour and Gregory-Cannon Valley Road Intersection,</li> <li>\$15 million Carmovale Community Hub</li> <li>State Harbour Road Corridor Planning</li> <li>Future Industrial Precinct</li> <li>Egan Energy Substation Relocation</li> </ul> </p> |
| <p><b>BOWEN AEROSPACE DEFENCE PRECINCT</b></p>  <p>A funding partnership with the Queensland Government is needed for the Bowen Aerospace Defence Precinct to<br/> <ul style="list-style-type: none"> <li>Reallocate the \$10 million Regional Economic Futures Funding currently committed to Abbot Point SDA</li> <li>Support for Global Space Technologies at the Sovereign Industry Development Fund</li> </ul> </p> | <p><b>WHITSUNDAY 2032 OLYMPIC SAILING</b></p>  <p>A Funding partnership with the Queensland and Australian Governments to deliver Olympic sailing venue upgrades for the Whitsundays.</p>                                                                                   | <p><b>WHITSUNDAY COAST AIRPORT</b></p>  <p>A \$30.85 funding partnership with the Queensland and Australian Governments to deliver Stage 1 projects from the 2024 Whitsunday Coast Airport Master Plan including<br/> <ul style="list-style-type: none"> <li>Air Transport Operations Apron Works   \$8.25 million</li> <li>Terminal Works   \$22.6 million</li> </ul> </p>                        |



# Economic Development

## Grants

- \$7.1M grants submitted headlined by the \$3.3M Bowen Foreshore Project and \$2.275M Airlie Lagoon Expansion Project under the Tourism Icons Fund
- \$166K funded for DPI Feral Deer program, Australia Day and Multi-Cultural Festival event

## Advocacy & Government Engagement

- Supported Mayor Ry Collins and CEO Warren Bunker at Mackay Community Cabinet, with a strong focus on growth management and infrastructure investment
- Supported Mayor Ry Collins on engagement with Premier, Deputy Premier, Sports Minister and Education Minister
- Engaged with Economic Development Queensland to advance industrial opportunities
- Presented to 5 Queensland Government Deputy Director Generals on Eco-Tourism Opportunities

## Planning

- Bowen Foreshore Master Plan formally adopted, setting a long-term vision for a vibrant waterfront destination aligned with the \$68M Bowen Wharf project

## Major Events & Conferences

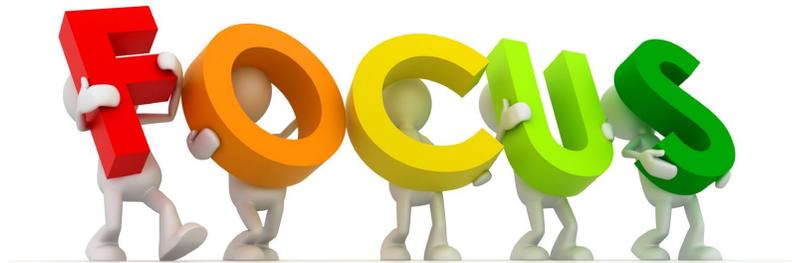
- Inaugural Whitsunday Business Awards successfully delivered, attracting over 200 attendees and celebrating local business excellence
- Council endorsed the new Major Events & Conferences Sponsorship Policy, providing a clear framework to support events delivering measurable visitor economy outcomes
- Strategic events approved during the quarter included *Clipper Round the World Yacht Race – Prize Giving* and *Between the Tides, Queensland Music Trails 2026*
- Expressions of Interest for major events sponsorship scheduled to open early 2026



# People & Culture Focus

This function focused on wellbeing, connection and purpose this quarter, including but not limited to:

- Partnering with the community
- Building capability
- Certified Agreement
- Staff well-being



# Council Partners with the Community

In line with Council’s commitment in providing entry level positions to the community, Council secured additional funding during October for five positions. with new positions being created in the Water Treatment Lab and in Logistics at the Stores at the Bowen Depot. Additional to these, Council continued with the annual apprentice and trainee recruitment during the month of December, securing funding for ten positions and undertaking recruitment activities in preparation for a February 2026 onboarding.

| Title                                | Location             |
|--------------------------------------|----------------------|
| Apprentice Plumber x2                | Bowen & Proserpine   |
| W&S Treatment Trainee                | Proserpine           |
| Logistics Trainee                    | Bowen                |
| Lab Assistant Trainee                | Proserpine           |
| PEC Trainee                          | Proserpine           |
| Roads & Drainage Admin Trainee       | Bowen                |
| Library Trainee x2                   | Bowen & Proserpine   |
| Customer Service Trainee x2          | Collinsville & Bowen |
| Regional Strategy & Planning Trainee | Proserpine           |
| Governance Trainee                   | Proserpine           |

Attendance at the Whitsunday Regional Jobs Fair, participating in the event where job seekers are encouraged to attend to meet and converse with various employers within the region. This was the second event of its nature and saw a slight increase in attendance and participation, along with interest shown in Council as an employer of choice.



# Building Leadership Capability & Engagement

The Whitsunday Regional Council (WRC) Leadership Development Forums continued during the last quarter with October's session being held at the Shute Harbour Marine Terminal with a Leadership facilitation session focused on team cohesion.

The final Forum was held at the Proserpine Administration Building and was run by the CEO focusing on organisational planning covering the Corporate Plan, Operational Plan and the development of an Organisational Development Plan.

Councillor training was also delivered during the month of October with Peak Services delivering a refresher on the Councillor's Code of Conduct, along with an additional delivery by an LGAQ representative focusing on Conflicts of Interest.



# Certified Agreement

A new Certified Agreement was successfully ratified in November 2025 following extensive workforce consultation.

Council approached the 2025 Certified Agreement negotiations with a genuine commitment to collaboration, transparency, and mutual respect demonstrating:

- Proactive engagement, initiating discussions early to ensure timely outcomes;
- A good faith approach, honoring obligations and fostering trust; and
- A strong desire to listen, understand, and respond to the needs of our workforce.

The resulting agreement provides certainty for employees and supports long-term financial planning and workforce stability.



## 11.14 - Corporate Services Activity Report

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Personal Assistant - Director Corporate Services & CFO

**AUTHORISING OFFICER:** Director Corporate Services & CFO

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### PURPOSE

The purpose of this report is to provide an overview the key outcomes and statistics for the Corporate Services Directorate for the Quarter 2 of the 2025/26 financial year.

### EXECUTIVE SUMMARY

The Corporate Services Directorate is responsible for a number of organisation support (back of house) functions and partners across Council to enable the functional departments and business activities to deliver services to the community. This report presents key highlights and information that may of interest to Council and the community.

### OFFICER'S RECOMMENDATION

That Council receive the Corporate Services Quarterly Report (**Attachment 11.14.1**) for Quarter two for the 2025/26 financial year.

### BACKGROUND

The Corporate Services Directorate provides leadership to support the service delivery arms of Council through organisational support to the functions of Finance and Asset Management, Procurement, Fleet, Property and Facilities, Information, Communications and Technology, Information Management and Governance and Administration.

The activities of the directorate are driven by supporting the various needs of running the business of the organisation. There is a focus on continuous improvement in the systems and processes of the organisation and making sure that services are efficiently delivered.

### DISCUSSION/CURRENT ISSUE

The report details the work undertaken and key statistics for the quarter as well as commentary on the key initiatives being progressed across the organisation.

### FINANCIAL IMPLICATIONS

There are no additional financial implications, and all are managed within existing budget allocations as amended.

### CONSULTATION/ENGAGEMENT

Manager Governance  
Manager Innovation & Technology  
Executive Manager Procurement, Property & Fleet  
Manager Financial Services

### STATUTORY/COMPLIANCE MATTERS

This report is provided to support enhanced transparency and accountability in accordance with the local government principles outlined in the *Local Government Act 2009*.

## **RISK ASSESSMENT/DEADLINES**

Regular reporting on the Department's progress and achievements ensures accountability and fosters a positive culture, whilst managing identified strategic and corporate risks.

## **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.

Ongoing improvement to asset management systems to support future planning, maintenance schedules and capital works forecasts.

## **ATTACHMENTS**

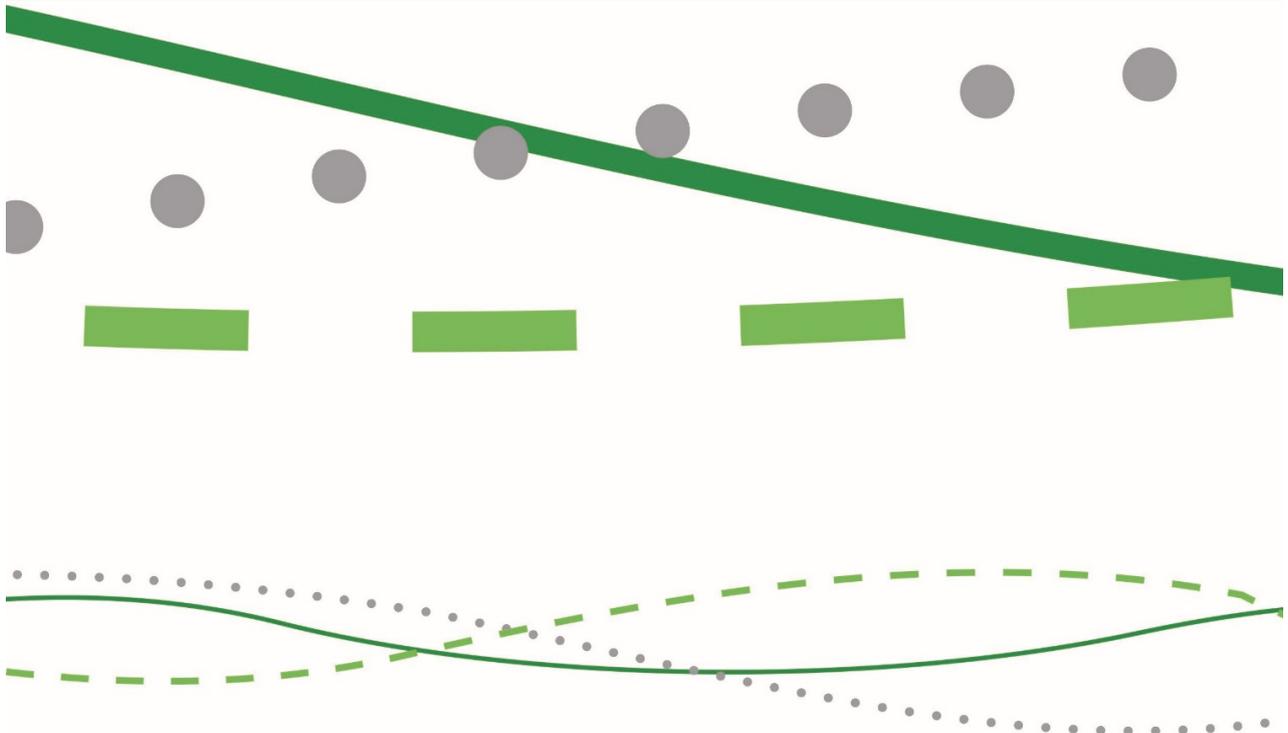
1. Corporate Services Activity Report - October to December 2025 [11.14.1 - 23 pages]



## **CORPORATE SERVICES**

Innovation and Technology  
Financial Services  
Procurement, Property and Fleet  
Governance and Administration

### **Activity Report – October to December 2025**



## TABLE OF CONTENTS

|                                             |           |
|---------------------------------------------|-----------|
| <b>Directors Report .....</b>               | <b>3</b>  |
| <b>Innovation and Technology .....</b>      | <b>4</b>  |
| <b>Financial Services .....</b>             | <b>7</b>  |
| <b>Procurement, Property and Fleet.....</b> | <b>10</b> |
| <b>Governance &amp; Administration.....</b> | <b>17</b> |

## Directors Report

I am pleased to present my first Corporate Services Activity Report as Director. The department continues to deliver a diverse range of organisational support services, with significant activity undertaken across all teams during the period of October to December 2025.

On a sad note, we bid farewell to Dan Gillespie our Manager, IT. Dan has played a strong role in shaping our IT strategy and setting a clear agenda for the future. We sincerely thank Dan for his dedication and wish him every success for his next chapter.

### Governance

- In September, a new Manager of Governance commenced, bringing extensive experience and deep knowledge of local government operations to the role. Immediately they have commenced revitalising many projects including the policy framework working group, reinvigorating the Audit, Risk and Improvement Committee and providing a high level of probity across Council.

### Finance

- Request for Tender documentation for the condition inspection of Building & Other Structure assets is close to finalisation at the end of the December with the Tender to be released in January in preparation for the following financial year asset revaluation.
- Budget packs were released to budget responsible officers across the organisation during November to commence the budget entry process. Hand on Heart operational budget workshops were also held with the CEO throughout the period to set expectations leading into Councillor budget workshops in the new year.
- The number of property transfers still remains high with the number of properties changing hands not reducing from post-COVID levels which is stretching the team to capacity.
- Water meter readings commenced during December across the region in partnership with the Water team to enable water billing in the new year.

### Fleet Services

- The rollout of the plant and fleet defect assessment tool continued, replacing paper-based inspection books. This safety initiative enables real-time defect reporting, enhances operational efficiency, and improves safety assurance for both staff and the public.
- Plant replacement of bulk mower renewals ordered for delivery in early 2026.

### Information and Technology

The team progressed and completed several key digital enablement's:

- Bookable – New Event and Booking website system for Council facilities and events. This new system enables a streamlined and enhanced booking and ticketing experience for the public. Further tourism and other facilities will be rolled out over the next few months.
- ECM – New upgraded Document and Management system to preserve compliance and enhanced the electronic systems to cater to growing number of digital records in council.
- Asset Management System (Technology One) – Modernisation of digital asset management has actively been rolled out into the Parks and Open Spaces Team. The project will delivery enhance management of these assets with field applications proving accurate and up to date real time information.

- **New Website Technology:** Multiple council teams have completed the upgrade of the website technology to provide a modernised platform. This platform will enable further improvements of the customer digital experience in the future including electronic forms.

#### **Contracts and Procurement**

- Councils major service provision contract, Trade Services Panel, was recently refreshed. The panel provides for over fifty-one categories of services. Categories are typically in line with respective regulatory body licencing, Queensland Building and Construction Council (QBCC) etc. or recognised trade discipline. The panel has over 200 suppliers listed with over 95% of those suppliers being local.

#### **Property and Facilities**

- Council installed the new relocatable amenities to the Airlie Beach CBD. The prefabricated building was craned into location with services, compliant ramp and paths installed. Great teamwork by many areas of Council with the assistance of Water and Sewerage and Development Assessment in achieving a tight timeframe. The amenities have been heavily utilised since their installation.



- The relocation of the Cannonvale Customer Service to the Cannonvale Library occurred pre-Christmas for commencement in early January 2026. The combining of these locations and functions will assist in the occupation of the new Cannonvale Hub.

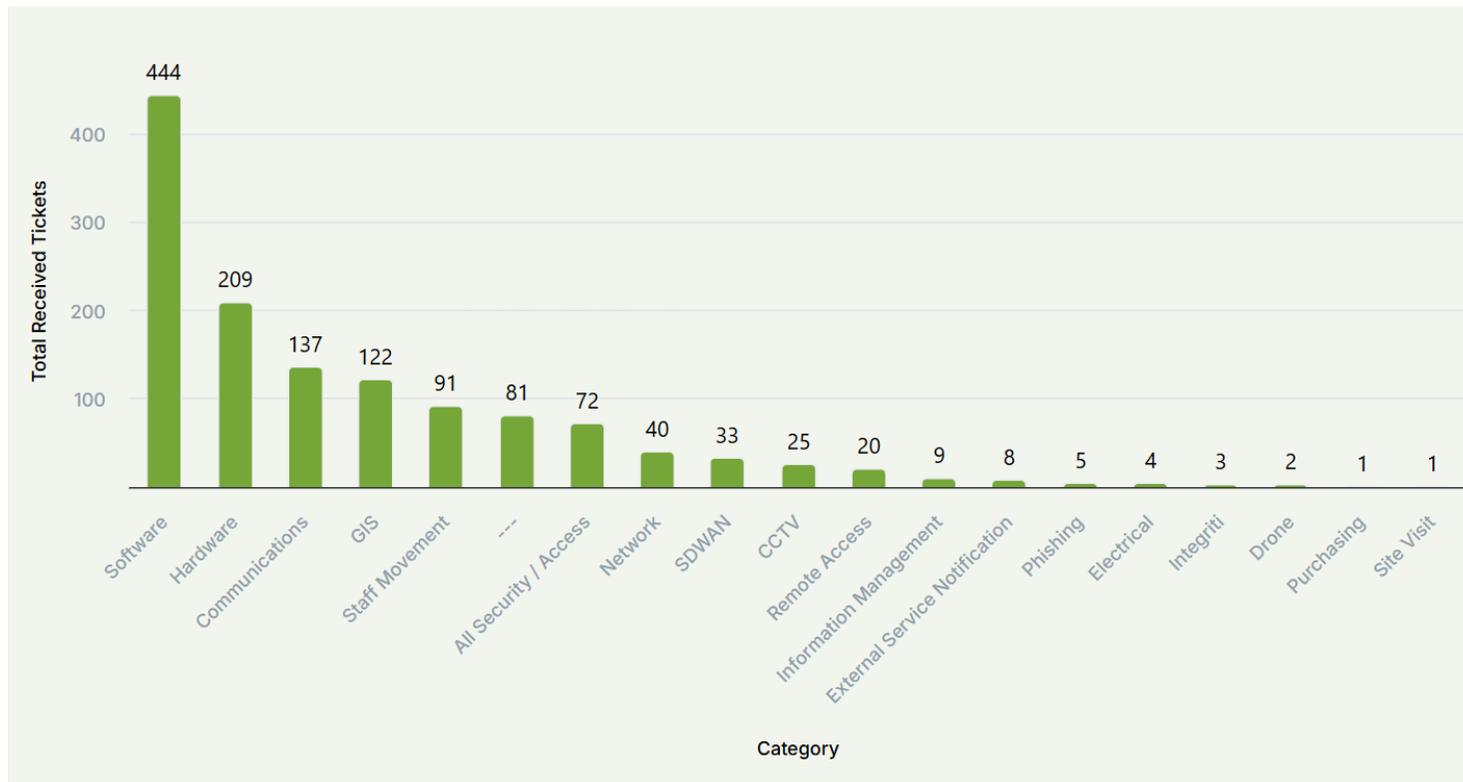
**Patty Johnson**

Director Corporate Services & CFO

# Innovation and Technology

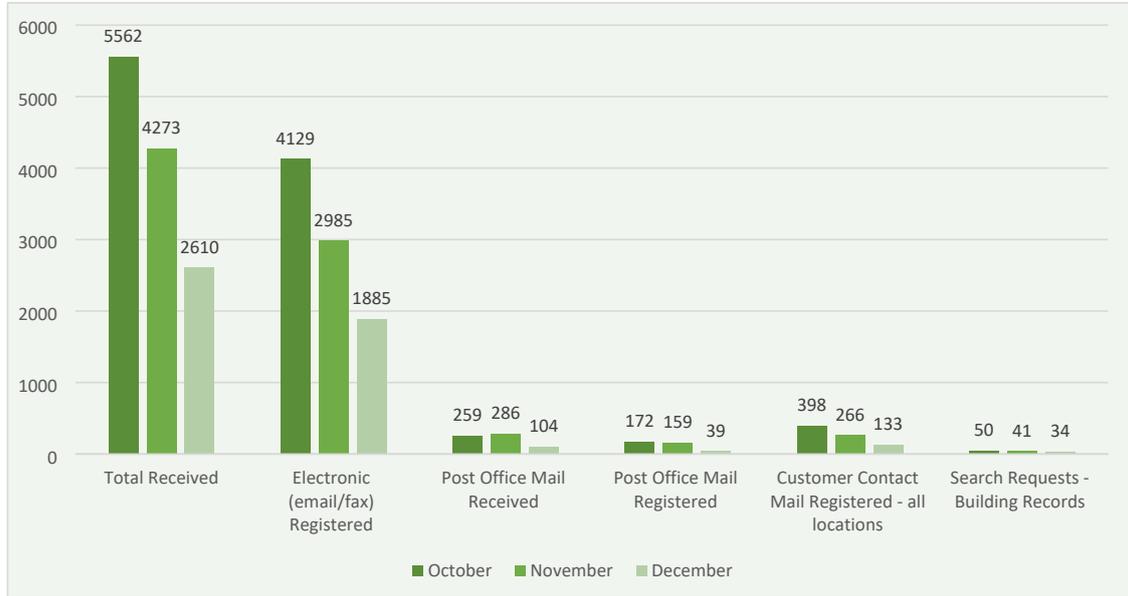
## Tickets by Category – 3 months

Helpdesk tickets total 1,307 over the last 3 months. If the average time to resolve is 30 minutes (many are much greater such as the CCTV requests), that is over 653 hours. The major tickets are for software support, followed by hardware and Communications requests.



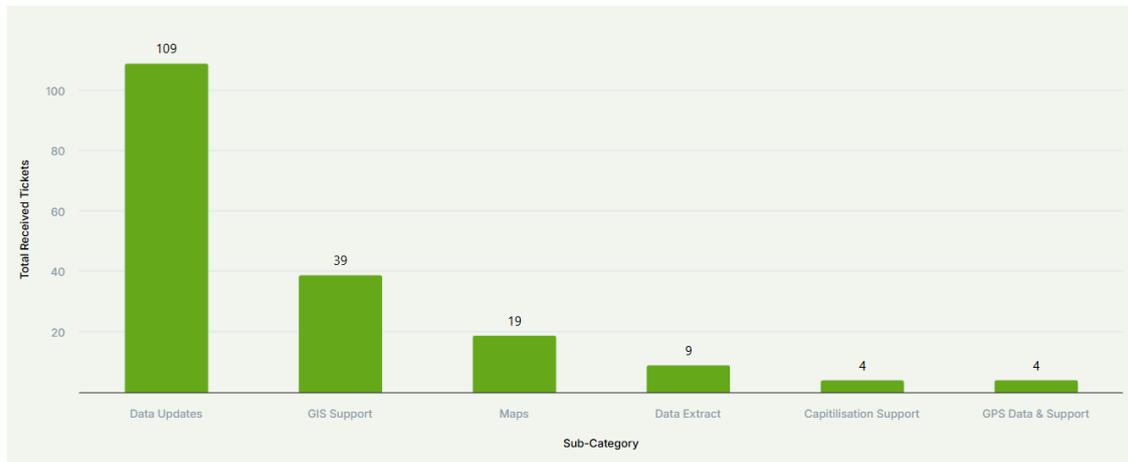
### Records Mail Registration and Search Requests – 3 months

Key Statistics for the last three months from the Information Management team:



Issuing of rates and water notices increased the volume of electronic and over the counter mail significantly this period. December statistics are only for ½ month at this stage.

### Geographical Information System Requests – 3 months



Data updates continue to be the highest category of requests, followed by general GIS support on utilising the spatial programs and generating maps.

## **Key Innovation and Technology Projects and Activities**

### **Network Upgrade**

Network Upgrade Phase 2 which covers further strengthening of the network is 100% completed.

Retirement of the legacy data centre work has completed with the decommission of legacy infrastructure.

### **ICT Governance**

New CCTV policy and procedures have been updated in response to growing compliance in access controls and privacy.

Pulse - Corporate Performance and Audit system has begun staged implementation and will continue to implement holistic organisational reporting including risk and audit registers, compliance, policies and delegations. Program of work due to complete Q4 FY25/26.

### **Technology Modernisation**

Teams Calling Program of work is continuing to Modernise telephony solutions in council. Program of work is due to be completed in Q3 FY 25/26.

### **Cyber Security**

All system patching is up to date with one security event recorded and under investigation.

## **Key Information Management Activities**

### **Information Management Governance**

Information and identity management improvements are in progress.

### **Records**

A major upgrade of the records management system ECM is completed with improvements to functionality and security. Further refinement of the SharePoint and Teams ecosystem for communications and information with the Microsoft compliance centre (Purview) being configured.

### **GIS**

The GIS focus in the next few months is asset capitalisation and contributed asset projects.

# Financial Services

## 2025/26 Budget

| Budget          | Adopted           |
|-----------------|-------------------|
| Original Budget | 18 June 2025      |
| Budget Review 1 | 24 September 2025 |

During the reporting period, Budget Review 2 (BR2) was released to Service Managers to update in preparation for endorsement by Council in March. Operational budget workshops were held with the CEO and each Directorate to discuss budget risks to be mitigated through the review in advance of the business undertaking a detailed review of their operations and deliverability assessment of the capital program.

## 2026/27 Budget Progress

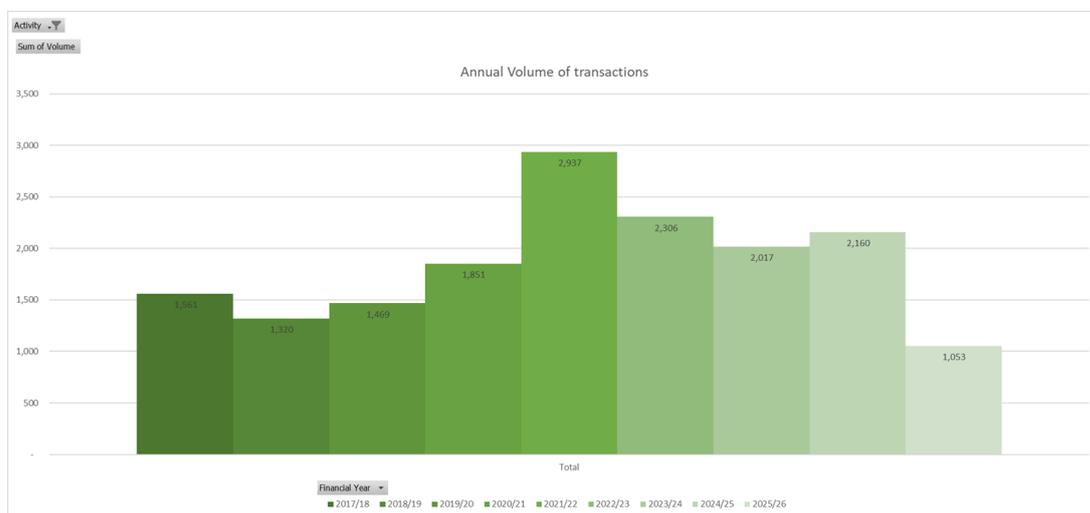
The 2026/27 Budget planning process is being finalised with Special Meeting dates set and internal workshops organised with the Executive Leadership Team (ELT). Terms of Reference have been drafted for a Budget & Financial Reporting Working Group to operate as an advisory forum of Council to provide strategic guidance on the preparation of the 2026/27 budget.

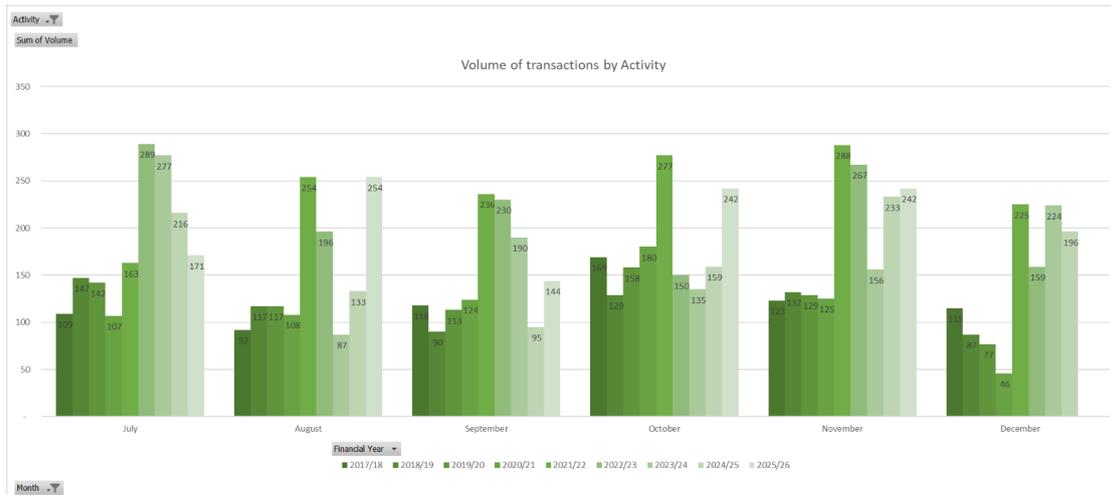
Budget packs were released in November and Service Managers have commenced the budget development process working closely with Business Partners within the Strategic Finance team following system improvements to simplify input for users.

Business transformation workshops occurred during the month of December with the CEO and Directorates during December to discuss and start identifying efficiencies and savings initiatives to meet savings targets.

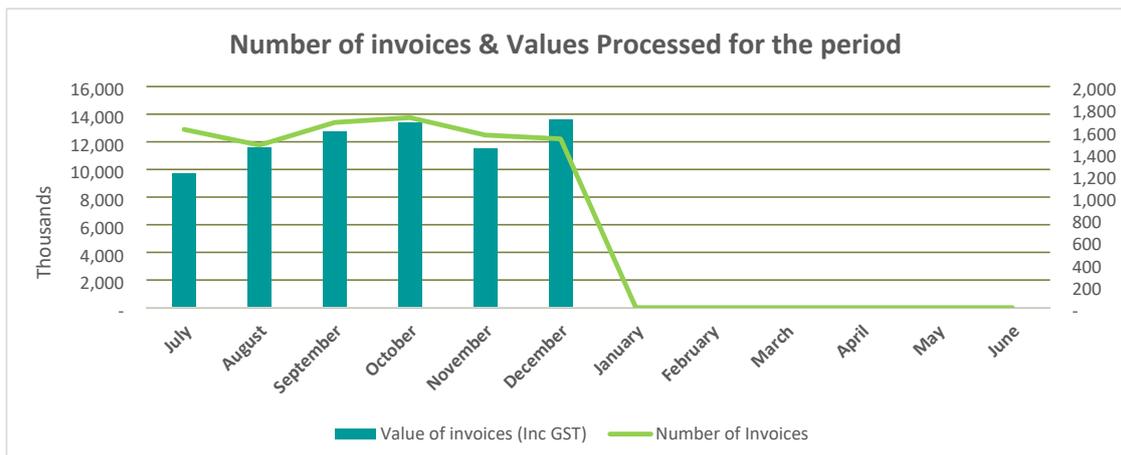
Fees and Charges are under review by the business, the capital program is close to finalisation and Full Cost Price models for Water, Sewerage and Waste are being improved.

## Property Transfers – YTD December 2025





**Supplier Invoice Processing ‘Year to date’**



**Capitalisations**

Capitalisations for the year have commenced following the completion of the prior financial year external audit. Team efforts have been focussed on streamlining our processes where possible awaiting a decision on the implementation of new ERP system.

The team has partially capitalised Disaster Recovery Funding Projects totalling \$21.4M. Continuous engagement with stakeholders is set to ensure the remaining projects are capitalised in the new year. Total capitalisation for this period is \$24.7M.



| Remaining Prior Year WIP | Remaining WIP (total) | Prior Year WIP Cleared | Total Capitalised |
|--------------------------|-----------------------|------------------------|-------------------|
| \$105.4M                 | \$97.25M              | \$24.53M               | \$24.66M          |
| \$105,395,695            | \$97,253,013          | \$24,526,792           | \$24,664,309      |

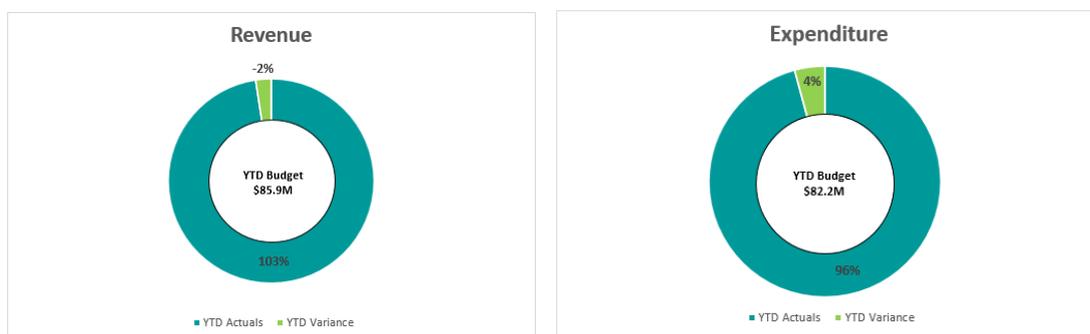
### Annual Revaluation

In preparation for 2026/27 revaluation of Buildings and Other Structures stakeholders have been engaged for consideration in development of tender documents. Focus is on data quality for distribution. Initial timelines are planned for inspections to occur outside of the wet season, commencing in March 2026.

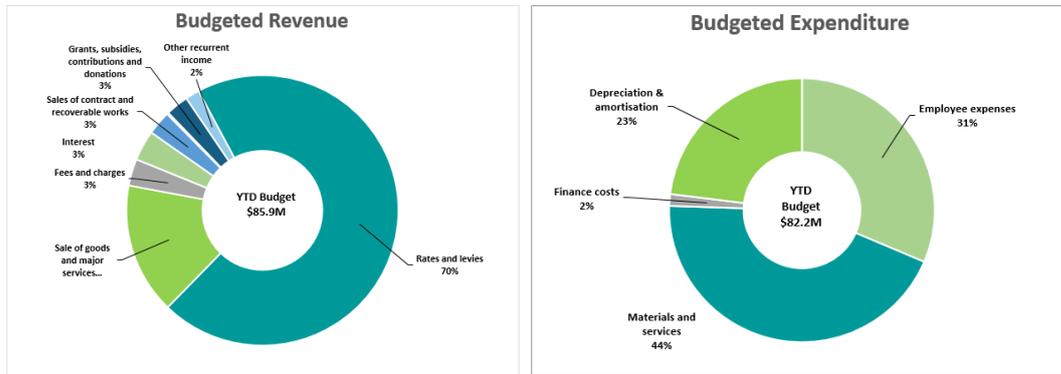
### 2025/26 Operational Budget Overview – YTD December 2025

The below position is subject to change as End of Financial Year activities are finalised prior to Council's external audit.

For the period stated above, below demonstrates the percentage of revenue and expenditure achieved compared to Year-to-Date budget.



For the above reporting period, below demonstrates the split of revenue and expenditure of the YTD budget:



The operating budget will continue to be monitored, and risks mitigated to manage the financial position as we head towards the end of the financial year.

## Procurement, Property and Fleet

### Contracts Awarded (Tenders and Significant Quotations)

#### Capital Program and Network Planning

| Contract Number | Details                                                                                               | Date Received | Released to Market | Award Date | Status                                                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------|---------------|--------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 500.2025.0027   | Proserpine Trunk Watermain Design                                                                     | 21/8/2025     | 3/9/2025           | N/A        | Tender cancelled on 23/10/2025, due to risk assessment being completed, resulting in design to be completed as part of a major project Council has recently received funding for.                        |
| 500.2025.0044   | Playground and Parks Asset Renewal Installations                                                      | 3/7/2025      | 3/7/2025           | 15/10/2025 |                                                                                                                                                                                                          |
| 500.2025.0047   | Braemar Road & Stanley Drive – Watermain Supply & Install                                             | 24/7/2025     | 31/7/2025          | 17/10/2025 |                                                                                                                                                                                                          |
| 500.2025.0052   | Collinsville Community Hub - Construction                                                             | 3/9/2025      | 4/9/2025           | 11/11/2025 |                                                                                                                                                                                                          |
| 500.2025.0054   | DRFA Road Package - X6 Proserpine North 2                                                             | 17/12/2025    | N/A                | 18/12/2025 | Re-awarded under original contact terms and conditions due to additional monsoon event occurring during the original works. Approval on new scope approved by Queensland Reconstruction Authority (QRA). |
| 500.2025.0061   | Passage Avenue and Neerim Crescent Watermain Upgrade                                                  | 18/9/2025     | 13/10/2025         | 18/12/2025 | Delay due to budget re-allocation to award                                                                                                                                                               |
| 500.2025.0064   | Geotechnical Investigations                                                                           | 13/10/2025    | 17/10/2025         | 12/11/2025 |                                                                                                                                                                                                          |
| 500.2025.0065   | Water Treatment Plants & Booster Pump Stations - Electrical Condition Assessment & Switchboard Design | 20/10/2025    | 21/10/2025         | 1/12/2025  |                                                                                                                                                                                                          |
| 500.2025.0068   | Whitsunday Regional Sports Precinct - Principal Design Consultancy                                    | 6/11/2025     | 7/11/2025          |            | Tender closed on 18/12/2025 and is currently being evaluated.                                                                                                                                            |
| 500.2025.0069   | Sewer Relining                                                                                        | 5/12/2025     | 8/12/2025          |            | Tender is due to close on 22/01/2025.                                                                                                                                                                    |
| 500.2025.0070   | Carlo Drive Trunk Sewer Main – Stage 2                                                                | 2/12/2025     | 2/12/2025          |            | Tender is due to close on 27/1/2026.                                                                                                                                                                     |

| Contract Number | Details                                                                                       | Date Received | Released to Market | Award Date | Status                                                                |
|-----------------|-----------------------------------------------------------------------------------------------|---------------|--------------------|------------|-----------------------------------------------------------------------|
| 500.2025.0071   | Cannonvale STP Rotary Drum Screens Component Renewal                                          | 17/11/2025    | 19/11/2025         |            | Tender closed on 18/12/2025 and is currently                          |
| 500.2025.0072   | Cannonvale & Proserpine Sewerage Treatment Plant Odour Panel Replacement - Design & Construct | 17/11/2025    | 19/11/2025         |            | Tender closed on 19/12/2025 and is currently                          |
| 500.2025.0074   | Bowen Landfill Fencing Package                                                                | 14/11/2025    | 24/11/2025         |            | Tender closed on 19/12/2025 and is currently being evaluated.         |
| 500.2025.0075   | Design, Manufacture and Supply - Two Amenities Blocks                                         |               |                    |            |                                                                       |
| 500.2025.0075   | Design, Manufacture and Supply - Two Amenities Block                                          | 12/11/2025    | 20/12/2025         |            | Tender closes on 23/1/2025.                                           |
| 500.2025.0076   | Build Whitsunday Regional Water and Sewer Network Upgrade                                     | 25/11/2025    | 28/11/2025         |            | Request for Expression of Interest is due to close on the 15/01/2026. |
| 500.2025.0077   | DRFA – Betterment – Gloucester Avenue – Sealing Works                                         | 4/12/2025     | 4/12/2025          |            | Tender closed on 15/12/2025.                                          |
| 500.2025.0078   | Cannonvale Community Hub - Construction                                                       | 9/12/2025     | 19/12/2025         |            | Tender due to close on 13/02/2026.                                    |
| 500.2025.0079   | Airlie Beach Lagoon (ABL) Plant Room Equipment Upgrade                                        | 16/12/2025    | 19/12/2025         |            | Tender due to close on 13/02/2026.                                    |
| 500.2025.0081   | Bowen Landfill Leachate Tank Pad Civil Works Package                                          | 12/12/2025    | 17/12/2025         |            | Tender is due to close on 23/01/2026.                                 |

### Commercial Business

| Contract Number | Details                                                            | Date Received | Released to Market | Award Date | Status                                                                                                                                                                                   |
|-----------------|--------------------------------------------------------------------|---------------|--------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 500.2025.0043   | Whitsunday Coast Airport (WCA) - Flight Information Display System | 8/7/2025      | 8/7/2025           |            | Negotiation of terms and conditions being conducted prior to award.                                                                                                                      |
| 500.2025.0059   | Bowen Aerodrome Hangar License Opportunity                         | 20/10/2025    | 22/10/2025         | 10/12/2025 | Council resolved at the Council Meeting on 10/12/2025 to authorise the CEO to execute a License Agreement with the successful proponent subject to performance and Council requirements. |

| Contract Number | Details                                         | Date Received | Released to Market | Award Date | Status                                                                      |
|-----------------|-------------------------------------------------|---------------|--------------------|------------|-----------------------------------------------------------------------------|
|                 |                                                 |               |                    |            | This is now in the hands of the Commercial Business to carry out the above. |
| 500.2025.0073   | Management Services for Proserpine Tourist Park | 13/11/2025    | 17/11/2025         |            | Tender closed on 10/12/2026, currently being evaluated.                     |

### Community Services

| Contract Number | Details                               | Date Received | Released to Market | Award Date | Status |
|-----------------|---------------------------------------|---------------|--------------------|------------|--------|
| 500.2025.0045   | Provision of Afterhours Call Services | 26/6/2025     | 4/8/2025           | 17/10/2025 |        |

### Corporate Services

| Contract Number | Details                                               | Date Received | Released to Market | Award Date | Status                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------|---------------|--------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 500.2025.0051   | Cleaning Services                                     | 26/9/2025     | 1/10/2025          |            | Tender closed on 14/10/2025 and is currently being evaluated                                                                                                                                                                                                                                                                                                               |
| 500.2025.0062   | Fleet – Supply & Delivery of Various Mowers           | 7/10/2025     | 17/10/2025         | 10/12/2025 |                                                                                                                                                                                                                                                                                                                                                                            |
| 500.2025.0063   | Part of Land Lease – 65a Williams Street, Bowen       | 9/10/2025     | 15/10/2025         | 10/12/2025 | Council resolved at the Council Meeting on 10/12/2025 to 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.<br><br>This is now in the hands of the Property and Facilities to carry out the above. |
| 500.2025.0066   | Proserpine Depot - Mechanics & Amenities Roof Renewal | 22/10/2026    | 6/01/2026          |            | Advised to delay the release of this Tender due to personnel leave and the Christmas break period.                                                                                                                                                                                                                                                                         |

**Infrastructure Services**

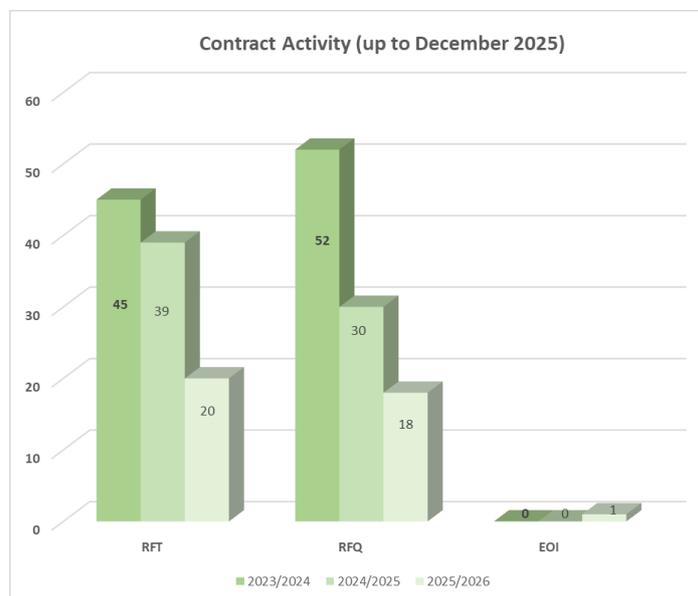
| Contract Number | Details                                      | Date Received | Released to Market | Award Date | Status |
|-----------------|----------------------------------------------|---------------|--------------------|------------|--------|
| 500.2025.0032   | Parkwood Terrace Drainage Improvement Scheme | 18/7/2025     | 1/8/2025           | 13/11/2025 |        |
| 500.2025.0057   | Provision of Waste Material Processing       | 3/9/2025      | 3/9/2025           | 5/11/2025  |        |

**Office of the Mayor and CEO**

| Contract Number | Details                                                             | Date Received | Released to Market | Award Date | Status                                                                                         |
|-----------------|---------------------------------------------------------------------|---------------|--------------------|------------|------------------------------------------------------------------------------------------------|
| 500.2025.0042   | Personal Protective Uniforms - Preferred Supplier Arrangement (PSA) | 1/7/2025      | 2/7/2025           |            | Tender closed on 23/7/2025. Delay in the awarding of this contract due to budget allocation.   |
| 500.2025.0060   | Supply of Corporate Uniforms                                        | 8/10/2025     | 8/10/2025          |            | Tender closed on 29/10/2025 and is currently being evaluated. Awaiting confirmation of budget. |

**Contract Activity**

Yearly contract activity is shown below:



The complexity and workload of each engagement does impact the timeliness of the delivery of the outcomes, and the team has been training and developing new staff throughout the period.

### Contracted Spend

The below graph is the overall contracted spend for Council displaying Non-regional vs Regional Suppliers comparison:



Where practical the procurement and contract spend is maximised within the region and the non-region spend is influenced by core expenditure like electricity and insurance.

## Property and Facilities 2025/2026

During the period between **October** and **December** 2025, the following Property & Facilities Projects have progressed:

### Property and Facilities Capital Projects 25/26

| Project Description                                                | Budget | Time frame | Tender Award Date | Commentary                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------|--------|------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24/25 WRC Fencing Renewals                                         | ✓      | ✓          | 21/03/25          | <b>Delivery Stage</b> – Handover<br><b>Project Status</b> – Practical completion reached, finalising minor defects with contractor, project team has issued handover report and passed on to operational teams.                                           |
| 24/25 WRC Buildings Painting Program                               | ✓      | ✗          | 06/03/25          | <b>Delivery Stage</b> – Handover<br><b>Project Status</b> – Practical completion reached. Closure to commence in Q3                                                                                                                                       |
| 25/26 Floor Covering Replacement Program                           | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – Review of condition data to determine replacement sites and development of scope.                                                                                         |
| Airconditioning Replacement Program 25/26                          | ✓      | ✓          | Annual program    | <b>Delivery Stage</b> - Execute & Build<br><b>Project Status</b> – Minor renewals in Q2.                                                                                                                                                                  |
| Amenities CCTV Installation Project                                | ✗      | ✗          | 29/05/24          | <b>Delivery Stage</b> - Execute & Build<br><b>Project Status</b> – Practical completion reached at 70% of sites, currently working through variations and defects with contractor to reach complete practical completion in Q3.                           |
| Bowen Depot Office and Amenities - Lunchroom and Amenities Renewal | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – Stakeholder meetings to assess the needs of the site to develop accurate scope of works.                                                                                  |
| Bowen Depot Plumbers Shed Roof Renewal                             | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – Scope of works drafted for review and vendor panel release in Q3.                                                                                                         |
| Bowen Depot Switchboard Renewal                                    | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> - Scope of works drafted for review and vendor panel release in Q3.                                                                                                         |
| Collinsville Depot Sign Shed Renewal                               | ✓      | ✓          | TBC               | <b>Delivery Stage</b> – Planning, Design & Approvals<br><b>Project Status</b> – Stakeholder meetings held in Q1 to input feedback into scope of works, further development to occur in Q3. This will form part of the Depot Master planning activities.   |
| Collinsville Cemetery Amenities Renewal                            | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – This project has been combined and tendered together as Collinsville and Dingo Amenities renewals - Tender has been released and will be evaluated and awarded in Q3.     |
| Dingo Beach Amenities Renewal                                      | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – This project has been combined and tendered together as Collinsville and Dingo Amenities renewals - Tender has been released and will be evaluated and awarded in Q3.     |
| Gloucester Sport & Recreation Centre - STP Renewal                 | ✗      | ✗          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> - Tender has been released and will be evaluated and awarded in Q3.                                                                                                         |
| Horseshoe Bay Amenities Roof Renewal                               | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> - Scope of works drafted for review and vendor panel release in Q3.                                                                                                         |
| Les Stag Oval Changeroom & Amenities Renewal                       | ✓      | ✓          | TBC               | <b>Delivery Stage</b> - Concept<br><b>Project Status</b> – Review of draft masterplan and stakeholder meeting held in Q2. Discussion of correct siting and Council funding and resources to provide an outcome where to spend the money has occurred with |

|                                                                                  |   |   |          |                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------|---|---|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                  |   |   |          | PRLFC and WRC. Waiting for confirmation form PRLFC to progress.                                                                                                                                                                                                                                             |
| <b>Proserpine Depot Mechanics, Welding &amp; Amenities Building Roof renewal</b> | ✓ | ✗ | TBC      | <b>Delivery Stage</b> - Planning, Design & Approvals<br><b>Project Status</b> – Project documents finalised Q1 ready for RFQ release in Q3. Reason for Q3 release to stay outside of wet season due to the nature of the works.                                                                             |
| <b>Renovation of 192 Main St Proserpine</b>                                      | ✗ | ✗ | 03/10/25 | <b>Delivery Stage</b> - Execute & Build<br><b>Project Status</b> – Project awarded and commenced in Q2. During the renovation stage some termite damage was found in the ceiling, Variation to repair has been submitted extending the timeframe and costs to the project. Revised handover date now in Q3. |
| <b>Temporary Amenities Airlie Beach Foreshore</b>                                | ✓ | ✓ | 19/11/25 | <b>Delivery Stage</b> - Handover<br><b>Project Status</b> – Project complete and in handover stage, minor defects issued to contractor to rectify in January. Relocatable amenities will be open to the public for use on 19/12/2025. Closure activities to commence in Q3.                                 |

## Property and Facilities Service Contracts

Property and facilities maintain levels of service to Corporate buildings, operational works depots and community facilities through multiple service contracts. During the period between **October** and **December** B the below service contracts progressed through Property and Facilities.

**500.2024.0041 – HVAC Maintenance Supply of Services** – New service contract was awarded on 01/07/2025. Contractor is progressing through servicing in Q2 and all sites have been attended to in line with contract. Some minor mechanical faults have been repaired in this period found from service reports. Other larger mechanical failures have also been rectified and input into the 2025 capital AC program.

**500.2025.0051 – Cleaning Services** – New cleaning services contract was tendered in Q2 and is currently under evaluation to be awarded in Q3. Current cleaning contract has been extended until the new contract is issued in Q3.

**500.2023.0046 – Fire System and Equipment Servicing** – servicing of fire systems and equipment has progressed through Q2 with 70% of sites inspected, further 30% of sites to be finalised in Q3. Continuous review of reports between Property and Facilities and the contractor carried out throughout the contract to maintain safety and changes required at all facilities.

**500.2023.0041 – Pest Control Services** – all service reports and TPI inspections revived on 29/09/2025 current scheduling in place to have all site treatments fulfilled inside contract and sites compliant with health and safety regulations.

**500.2025.0034 – Provision of sharps and disposal services** – New Sharps and sanitary contract awarded on 20/10/2025 the successful contractor followed on from the previous contract which has allowed a seamless transition into the new contract. All sites are efficiently managed and held to a very high standard within this contract.

### Reactive Works and Customer Requests

This graph shows the requests received by category for reactive maintenance between **October** and **December** 2025. The CRM data in this graph includes the requests raised, actioned and closed in **Q2**.



### Land Management Update

The Q2 October to December 2025 saw the commencement of negotiations for several community leases and land management actions.

These included the finalisation of the leases for:

- Proserpine Junior Sporting Complex
- Katie Harris – The Baker’s Tray

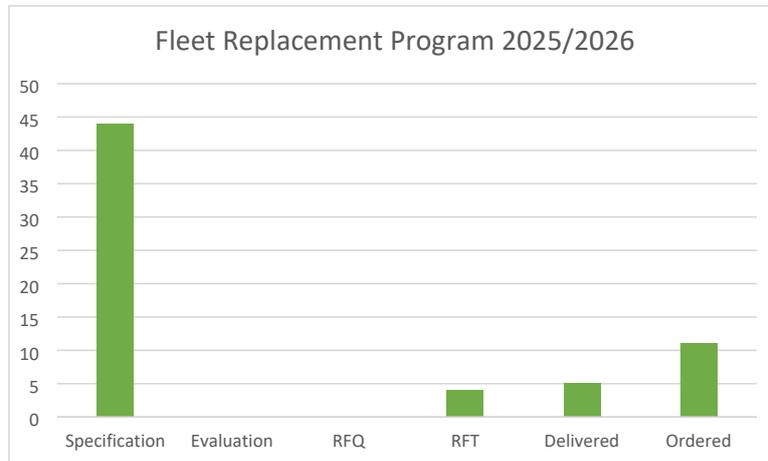
Lease negotiations have commenced for the following:

- QRI (renewal)

Property is actively working through the process of securing multiple critical infrastructure Easements across the region.

## Fleet Management

### Fleet and Plant Replacement program 2025/2026



### Fleet Replacement Program

Council conducted a launch of the 2025/2026 with key internal operational departments to confirm program and provide a forum for feedback of requirements. Simplified specification requests were issued for light fleet to assist with clarity for operational requirements, and all other specifications were issued for comment.

Prioritization of equipment has been identified on the basis of delivery timeframes and seasonal requirements, such as mowers. These mowers have been ordered with delivery in early 2026.

The continued roll out of Plant Assessor across the organisation is occurring with positive feedback from most operational departments. The system replaces outdated handwritten prestart and defect identification processes.

## Governance & Administration

### Governance Dashboard:

| Initiative                                                                                                                                    | Owner  | Priority            | Due Date   | Status                                                                                                                                                                                                                                                                                              | Progress % |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Recruit Manager Governance                                                                                                                    | CEO    | Strategic Project   | 15 Sep 25  | <b>Complete</b>                                                                                                                                                                                                                                                                                     | 100        |
| Fill positions in staff establishment permanently and clarify roles                                                                           | Gov/HR | Strategic Project   | 30 June 26 | Governance, Legal and Risk Coordinator position has been filled.                                                                                                                                                                                                                                    | 50         |
|                                                                                                                                               |        |                     |            | Integrity Coordinator position has been advertised and interviews scheduled for 15 December 2025                                                                                                                                                                                                    |            |
|                                                                                                                                               |        |                     |            | Trainee Position advertised, interview held and will be readvertised.                                                                                                                                                                                                                               |            |
| Consolidate Policy Procedure                                                                                                                  | Gov    | Strategic Project   | 30 Nov 25  | First Policy Working Group meeting held 19 December 2025. Actions are being undertaken as discussed at the meeting.                                                                                                                                                                                 | 10         |
| Councillor Subcommittee for Policy Review                                                                                                     | Gov    | Value-Add           | 31 Oct 25  |                                                                                                                                                                                                                                                                                                     | 10         |
| Launch Policy Review Calendar & Alerts                                                                                                        | Gov    | Quick Win           | 15 Dec 25  |                                                                                                                                                                                                                                                                                                     | 10         |
| Upgrade Complaints Tracking System                                                                                                            | IT/Gov | Strategic Project   | 28 Feb 26  | Not Started                                                                                                                                                                                                                                                                                         | 0          |
| Reset Audit Committee to Audit, Risk & Improvement model focused on strategy and compliance                                                   | Gov    | Strategic Project   | 28 Feb 26  | The transition from Audit Committee to an Audit, Risk & Improvement model is progressing, with a new Charter drafted for consideration at the next ARC meeting. This aligns with best practice under the Local Government Act and strengthens Council's strategic oversight and compliance posture. | 40         |
| Complete review of Council's strategic risk register to ensure risks are identified and mitigated                                             | Gov    | Strategic Project   | 30 June 26 | In consultation with the Audit & Risk committee - report comparing Strategic Risks to Corporate Plan and Global risks. Work to review the Council's risk register is proceeding with a survey of Councillors and Executives early in 2026.                                                          | 20         |
| Complete review of Council strategic policies to enable decision makers to set direction and focus on liveability and servicing the community | Gov    | Strategic Project   | 30-Sep-26  | The Policy Working Group will meet to review strategic policies, enabling clearer direction-setting and reinforcing Council's focus on liveability and community service delivery                                                                                                                   | 10         |
| Implement actions from internal audits conducted as per audit schedule                                                                        | Gov    | Operational Project | Ongoing    | Significant progress noted: outstanding actions reduced from 211 to 74 (16 completed, 39 in progress, 19 overdue). Continued focus is required to address overdue items and maintain momentum.                                                                                                      | 60         |

|                                                                                                                                                                                                                      |     |                     |            |                                                                                                                                                                                              |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Reset and achieve the governance framework to ensure systems, registers and reporting cycles are in place and known across the organisation                                                                          | Gov | Strategic Project   | 30 June 26 | Commenced work to embed systems, registers, and reporting cycles across the organisation. This will enhance transparency and accountability.                                                 | 45 |
| Continuous improvement to Council meeting and briefing session cycle with focus on reporting and good decision making                                                                                                | Gov | Operational Project | Ongoing    | Ongoing activity.                                                                                                                                                                            | 30 |
| Complete review of software tools and implement grammar template compliance solution                                                                                                                                 | Gov | Operational Project | 30 June 26 | Task commenced                                                                                                                                                                               | 20 |
| Complete review of delegations annually and report changes to ELT and Audit & Risk Committee                                                                                                                         | Gov | Strategic Project   | 30-Sep-26  | Annual review programmed for Q4 25/26. Timely completion is essential to maintain statutory compliance and operational clarity.                                                              | 0  |
| Complete review of Crime & Corruption Commission, Administrative Action Complaints, Right to Information, Office Independent Assessor systems and develop compliance register to ensure statutory timeframes are met | Gov | Strategic Project   | 30 June 26 | Work underway to consolidate templates and statutory compliance registers for CCC, RTI, OIA, and complaints management. This will mitigate risk of breaches and improve reporting integrity. | 20 |

| Principle (LGA 2009 s 4)                                                                                | Strategic Alignment                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transparent and effective processes, and decision-making in the public interest                         | Mandated, consolidate policy procedure with early Councillor input; QA for reports, minutes and resolution tracking                                                                                               |
| Sustainable development and management of assets and infrastructure, and delivery of effective services | Structured policy review calendar and alert system; resourcing uplift through support roles and succession planning; IT system upgrade for complaints tracking                                                    |
| Democratic representation, social inclusion and meaningful community engagement                         | Councillor subcommittee for policy review; drafting Instructions template with Councillor sign-off; Governance Framework refresh and induction briefings                                                          |
| Good governance of, and by, local government                                                            | Recruitment of Manager Governance; clarified role boundaries and escalation pathways; Governance Framework revision to include branch scope and CEO's enabling role                                               |
| Ethical and legal behaviour of councillors, local government employees and councillor advisors          | Complaints system upgrade with statutory deadline alerts; delegation protocols for sensitive matters; legal input structured post-Councillor consultation; report-writing training to eliminate copy-paste errors |

**Right to Information and Information Privacy Applications:**

| Application         | Received 2025/26 | In Progress | Finalised |
|---------------------|------------------|-------------|-----------|
| RTI Application     | 5                | 1           | 4         |
| RTI Internal Review | 1                | 0           | 1         |
| RTI External Review | 1                | 0           | 1         |
| IP Application      | 0                | 0           | 0         |
| IP Review           | 0                | 0           | 0         |

**Legal Advice Matters**

**Year to Date:**

| Matters         | Jul - Sep | Oct - Dec | Jan - Mar | Apr - Jun |
|-----------------|-----------|-----------|-----------|-----------|
| Carried Forward | 10        | 15        |           |           |
| New             | 13        | 5         |           |           |
| Active          | 23        | 20        |           |           |
| Carried Over    | 15        | 16        |           |           |
| Closed          | 8         | 4         |           |           |

**Integrity Reviews and Investigations Q2**

| Agency                                                | Open | New | Closed |
|-------------------------------------------------------|------|-----|--------|
| Office of Independent Assessor                        | 0    | 0   | 0      |
| Ombudsman                                             | 0    | 0   | 0      |
| Crime and Corruption Commission                       | 1    | 0   | 1      |
| Office of Information Commissioner (External Reviews) | 0    | 0   | 0      |
| Administrative Action Complaints                      | 0    | 3   | 3      |
| CEO Investigations                                    | 0    | 0   | 0      |

## 11.15 - Monthly Finance Report

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 28 January 2026

**AUTHOR:** Coordinator Strategic Finance

**AUTHORISING OFFICER:** Director Corporate Services & CFO

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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 Monthly Finance Reports and sustainability ratios for the period ending 31st December 2025 to Council, including relevant commentary on the financial performance against budget and any risks associated with Council's financial position.

### OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31st December 2025.

### BACKGROUND

The Chief Executive Officer is required by Section 204(2) of the *Local Government Regulation 2012* to present the financial report at a meeting of the Local Government on a monthly basis.

The financial report must state the progress that has been made in relation to the Local Government's budget for the period for the financial year up to a day as near as practicable to the end of the month before the meeting is held.

### DISCUSSION/CURRENT ISSUE

#### Year to Date Results

This report and the attachments provide the estimated financial performance and position for the relevant period in the current financial year.

- **Attachment 11.15.1** contains a summary of the financial performance with commentary around significant items.
- **Attachment 11.15.2** contains unaudited financial statements.

The budget will continue to be closely monitored throughout the financial year to ensure that budget risks when identified, are being actively managed with any significant risks being raised with Councillors outside of a budget review and all remaining risks being addressed through budget reviews (BRs) throughout the year.

### FINANCIAL IMPLICATIONS

Maintaining a balanced budget throughout the financial year and remaining financially sustainable remain key objectives.

## **CONSULTATION/ENGAGEMENT**

Director Corporate Services & CFO  
Manager Financial Services  
Management Accountant

## **STATUTORY/COMPLIANCE MATTERS**

*Local Government Regulation 2012*

### **204 Financial Report**

- (1) The local government must prepare a financial report.
- (2) The Chief Executive Officer must present the financial report -
  - (a) If the local government meets less frequently than monthly - at each meeting of the local government; or
  - (b) Otherwise - at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

## **RISK ASSESSMENT/DEADLINES**

If actual revenue or expenditure exceeds budget, financial risks may apply. These risks will either be managed on a project basis or mitigated through the operational budgets of Council.

A budget risk register is maintained to collate any identified budget risks as they arise during the financial year to be mitigated in quarterly budget reviews.

There is mandatory reporting to Council each month as per *Section 204 of the Local Government Regulation 2012* to ensure ongoing oversight of the financial position.

## **STRATEGIC IMPACTS**

Advance the independence of commercial business structures to promote their ability to grow and deliver improved returns to the community.

Ongoing improvement to asset management systems to support future planning, maintenance schedules and capital works forecasts.

Progress the implementation of the asset management framework and systems.

## **ATTACHMENTS**

1. Monthly Financial Report December 2025 Final [11.15.1 - 6 pages]
2. Financial Statements for the period ending 31 December 2025 [11.15.2 - 5 pages]

# FINANCIAL REPORT

**Financial Year: 2025/26**  
**Period Ending: 31 December 2025**



## BACKGROUND

This report provides the unaudited estimated financial performance and position of Whitsunday Regional Council for the relevant period in the current financial year against the 2025/26 Budget.

## INCOME & EXPENDITURE

What was charged to our ratepayers/customers compared to what was spent in delivering our services.

For the period under review, Council's operating surplus stood at \$4.4M after charging depreciation (What We Set-aside for Asset Renewals) of \$18.9M.

Table 1 : Statement of Income & Expenditure to 31 December 2025

|                                           | Prev. Yr. Audited  | Current Budget to date | Actual to date     | % Var Current Bud v Act |
|-------------------------------------------|--------------------|------------------------|--------------------|-------------------------|
| What We Levied Our Ratepayers             | 110,857,809        | 59,485,494             | 60,192,168         | 101%                    |
| What We Invoiced Our Customers            | 34,701,258         | 19,099,513             | 20,211,268         | 106%                    |
| What We Rcvd. as Grants & Subsidies       | 12,387,587         | 1,237,471              | 2,330,290          | 188%                    |
| What We Rcvd. As Interest from Investment | 7,427,009          | 2,713,123              | 3,123,981          | 115%                    |
| Our Other Revenue                         | 2,275,903          | 1,285,651              | 1,634,055          | 127%                    |
| <b>Our Total Recurrent Earnings</b>       | <b>167,649,566</b> | <b>83,821,253</b>      | <b>87,491,762</b>  | <b>104%</b>             |
| What We Spent on Our Staff                | 49,409,928         | 26,199,752             | 25,820,076         | 99%                     |
| What We Spent on Our Suppliers            | 77,357,079         | 39,653,849             | 37,094,498         | 94%                     |
| <b>Our Total Direct Spend</b>             | <b>126,767,007</b> | <b>65,853,601</b>      | <b>62,914,574</b>  | <b>96%</b>              |
| What We Paid Our Bankers                  | 3,502,839          | 1,345,747              | 1,187,219          | 88%                     |
| What We Set-aside for Asset Renewals      | 37,653,750         | 18,639,754             | 18,940,668         | 102%                    |
| <b>Our Operating Surplus/(Deficit)</b>    | <b>(274,030)</b>   | <b>(2,017,849)</b>     | <b>4,449,301</b>   | <b>-220%</b>            |
| Our Capital Revenue                       | 36,316,834         | 17,583,529             | 7,534,889          | 43%                     |
| Our Capital Expenses                      | 24,143,477         | 5,641,812              | 16,682,467         | 296%                    |
| <b>Our Capital Surplus/(Deficit)</b>      | <b>12,173,357</b>  | <b>11,941,716</b>      | <b>(9,147,578)</b> | <b>-77%</b>             |
| <b>Our Net Earnings</b>                   | <b>11,899,327</b>  | <b>9,923,868</b>       | <b>(4,698,276)</b> | <b>-47%</b>             |

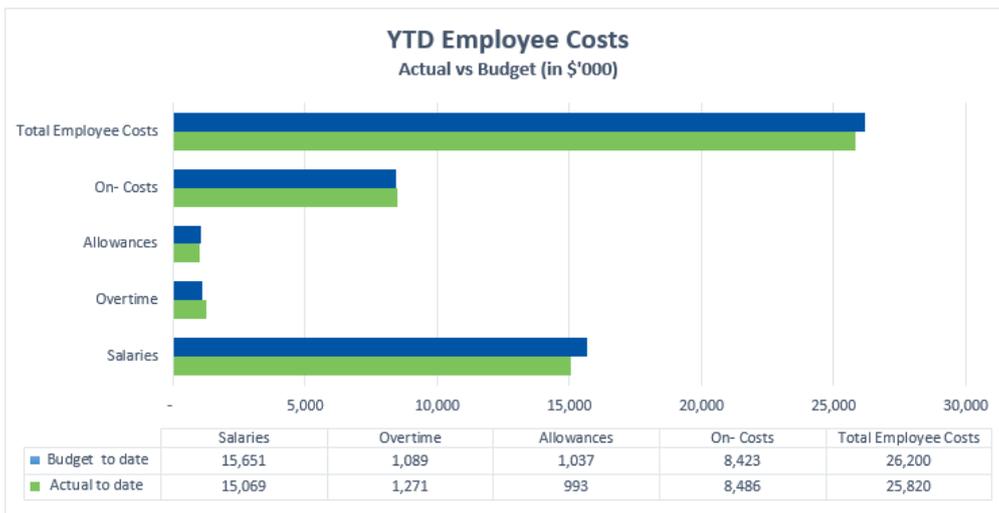
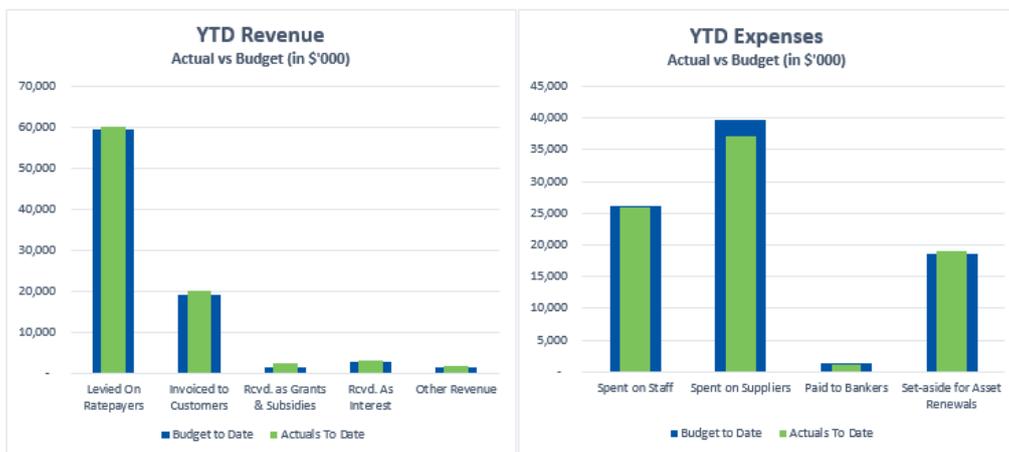
### Revenue

- Total Recurrent Earnings is slightly over budget at 104% with what we levied our ratepayers tracking well against budget.
- What we invoiced our customers is over budget at 106% with phasing of revenue to be reviewed at Budget Review 2.
- What we received as Grants & Subsidies is over budget at 188% due to the timing of the Financial Assistance Grant receipt to be rephased at Budget Review 2.
- What we received as Interest from investments is over budget at 115% due additional cash in the bank and an aggressive investment strategy in place to maximise the return.
- Capital Revenue is aligned with the delivery of the capital program and recognised alongside the cost incurred. The year-to-date revenue is lower than budget due to the timing of delivery of grant funded capital works. Phasing to be reviewed at Budget Review 2.

**Expenditure**

- Total direct spend is below YTD budget sitting at 96%.
- Total spend on our staff is on YTD budget at 99% with the Certified Agreement in place and backpay processed in December.
- Total spend on suppliers is currently under budget at 94% with additional reviews of phasing for contractors and consultants to take place during Budget Review 2.
- Total depreciation set aside for asset renewals is slightly over budget at 102% as capitalisations are processed.

Additional details of revenue and expenditure and their comparison to budget are graphically presented below:



**COMMUNITY WEALTH**

This represents the value of resources Council has, to service our community. Net Community wealth at the end of the period stood at \$1.4B.

Table 2 : Statement of Financial Position as 31 December 2025

|                                           | Prev. Yr. Audited    | Annual Budget        | Actual to date       |
|-------------------------------------------|----------------------|----------------------|----------------------|
| <b>What We Own</b>                        | <b>1,412,473,724</b> | <b>1,484,514,756</b> | <b>1,390,799,669</b> |
| Inventory We Hold                         | 2,620,678            | 1,575,000            | 2,615,729            |
| What We are Owed                          | 22,161,064           | 19,766,900           | 27,464,073           |
| What We Have in Bank                      | 124,104,000          | 79,970,304           | 166,824,362          |
| <b>Our Total Assets</b>                   | <b>1,561,359,466</b> | <b>1,585,826,960</b> | <b>1,587,703,833</b> |
| <b>What Is Committed To Our Suppliers</b> | <b>92,494,282</b>    | <b>69,338,535</b>    | <b>126,755,721</b>   |
| What We Owe Our Lenders                   | 59,740,212           | 61,318,918           | 56,521,417           |
| <b>Our Total Liabilities</b>              | <b>152,234,494</b>   | <b>130,657,453</b>   | <b>183,277,138</b>   |
| <b>Our Community Wealth</b>               | <b>1,409,124,972</b> | <b>1,455,169,507</b> | <b>1,404,426,695</b> |

- Cash balances (what we have in bank) remain consistent with \$50M invested in Term Deposits at competitive rates to continue to maximise return on investment.
- What we are Owed has only reduced slightly from the previous month from \$27.7M to \$27.5M.
- What is Committed To Our Suppliers has increased from \$93.9M to \$126.8M.

Debtors & Borrowings

| What We Are Owed             |                   |
|------------------------------|-------------------|
| Category                     | Amount            |
| Rates & Charges              | 8,322,107         |
| General Debtors              | 7,837,623         |
| GST Receivable/(Payable)     | 235,916           |
| Advances to Community        | 1,000             |
| <b>SUB-TOTAL</b>             | <b>16,396,646</b> |
| Contract Assets              | 4,596,271         |
| Water Charges not yet levied | 5,054,063         |
| Prepayments                  | 2,116,891         |
| Provision for Bad Debts      | (699,797)         |
| <b>SUB-TOTAL</b>             | <b>11,067,427</b> |
| <b>GRAND TOTAL</b>           | <b>27,464,073</b> |

| What We Have Borrowed                        |       |                   |
|----------------------------------------------|-------|-------------------|
| Loan                                         | Rate  | Balance           |
| 81091 Gen5 05/06 (Road Plant)                | 7.08% | 211,912           |
| 81092 Gen7 08/09 (Road Plant)                | 6.82% | 2,158,702         |
| 81090 Gen8 09/10 (Road Plant)                | 6.33% | 1,616,722         |
| 81089 Gen8 AMSU (Airlie Main Street Upgrade) | 5.07% | 1,642,516         |
| 81093 STP (Sewerage Projects)                | 5.25% | 12,445,768        |
| 81094 WTP (Water Projects)                   | 4.86% | 6,122,891         |
| Bowen STP 19/20 (Bowen Sewerage Project)     | 2.20% | 7,248,319         |
| WCA Run 19/20 (Airport Runway)               | 2.20% | 17,758,381        |
| Bowen Cell 3 19/20 (Bowen Waste Project)     | 0.91% | 803,719           |
| Bowen STP 20/21 (Bowen Sewerage Project)     | 1.80% | 4,320,378         |
| Lease Liabilities                            |       | 2,192,109         |
| <b>TOTAL</b>                                 |       | <b>56,521,417</b> |

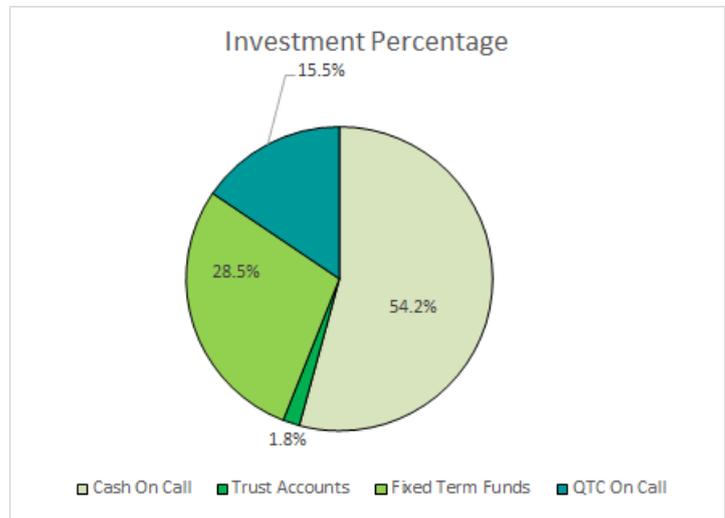
| What We Have Available to Borrow |                                          |                   |
|----------------------------------|------------------------------------------|-------------------|
| Facility                         | Rate                                     | Limit             |
| Working Capital Facility         | RBA official Cash Rate + 0.10% Admin Fee | 20,000,000        |
| Term Loans                       |                                          | -                 |
| <b>TOTAL</b>                     |                                          | <b>20,000,000</b> |

- Rates & charges owed has reduced from \$9.1M in November to \$8.3M in December as debt recovery activities continue following prompt payment discount dates.
- General Debtors balance is \$7.8M compared to \$7.4M the previous month. General Debtors vary depending upon when invoices have been issued within the month.

Investments

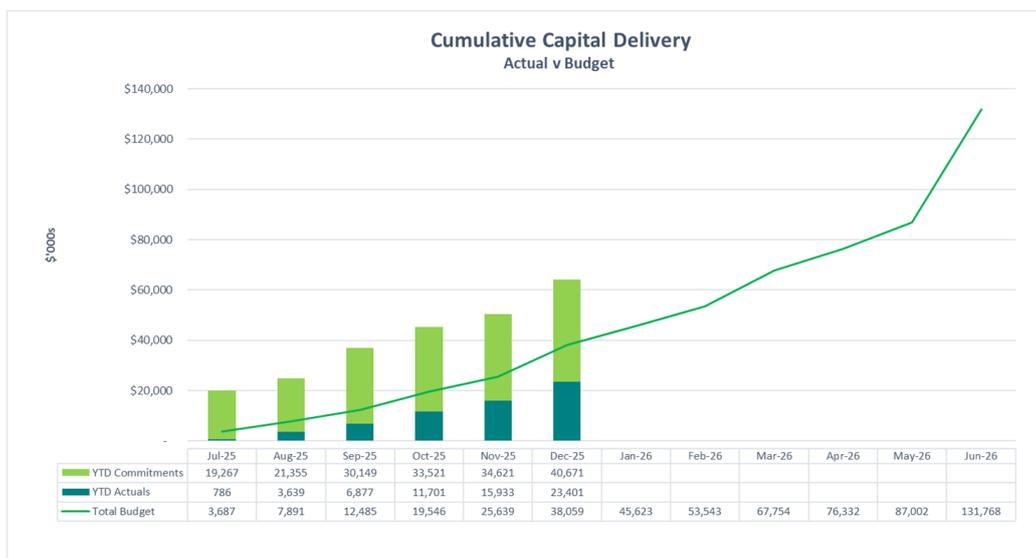
|                                 | Prev. Yr           | Current            |
|---------------------------------|--------------------|--------------------|
| Queensland Treasury Corporation | 84,104,000         | 116,824,362        |
| Term Deposit < 3 Months         | 30,000,000         | 10,000,000         |
| Term Deposit > 3 Months         | 10,000,000         | 40,000,000         |
| <b>Total</b>                    | <b>124,104,000</b> | <b>166,824,362</b> |

- \$50M is currently invested in term deposits at competitive interest rates to maximise Council's return on investment, with \$10M maturing in March 2026 and \$40M maturing in August 2026.
- The balance of excess cash for the month was invested with Commonwealth Bank, as Commbiz has been providing the best returns among the acceptable financial institutions.



**CAPITAL DELIVERY** (Including remediation)

- \$23.4M or 18% of the full year capital budget of \$131.8M has been expensed up to 31 December excluding commitments. The capital program will be reviewed through the financial year to manage expected timeframe for delivery and availability of goods and services.
- A further \$40.7M has been committed to date which in total equates to 48% of the full year budget being spent or committed as projects are preparing for delivery.



**SUSTAINABILITY RATIOS**

- The financial sustainability ratios are for the month of December and will vary throughout the financial year as Council realises its operational and capital budgets.
- All 5-year average ratios are currently within the target range set for Council by the State Government as at 31 December 2025.
- Council is still determining the most appropriate way to report on the new Asset Renewal Funding Ratio whilst Council progresses the development of Asset Management Plans.

**As at December 2025**

| Type                    | Measure                               | Target (Tier4)        | As at December 2025 | 5 Year Average |
|-------------------------|---------------------------------------|-----------------------|---------------------|----------------|
| <b>Audited ratios</b>   |                                       |                       |                     |                |
| Liquidity               | Unrestricted Cash Expense Cover Ratio | Greater than 4 months | 18.99 months ✓      | N/A            |
| Operating               | Operating Surplus Ratio               | Greater than 0%       | 5.31% ✓             | 3.67%          |
| Performance             | Operating Cash Ratio                  | Greater than 0%       | 27.93% ✓            | 27.89%         |
| Asset Management        | Asset Sustainability Ratio            | Greater than 80%      | 83.92% ✓            | 106.87%        |
| Asset Management        | Asset Consumption Ratio               | Greater than 60%      | 68.14% ✓            | 71.50%         |
| Debt Servicing Capacity | Leverage Ratio                        | 0 to 3 times          | 2.22 times ✓        | 2.02 times     |

**BUDGET ACHIEVEMENT**

Council's ability to meet annual budgeted revenue, contain costs within the budgeted expenditure parameters and manage cash flows is presented below.

| Item             | Prev. Yr<br>Act vs Bud | Curr. Yr. to date | Flag                                                                                |
|------------------|------------------------|-------------------|-------------------------------------------------------------------------------------|
| Our Earnings     | 102%                   | 50%               |  |
| Our Expenditure  | 100%                   | 49%               |  |
| Our Cash on Hand | 130%                   | 209%              |  |

- Earnings and Cash on Hand indicators are within expected levels as of 31 December due to timing of rates and charges being issued and additional grant revenue being received with the capital budget to be adjusted in BR2.
- Our Expenditure is at 49% and this will change as we progress throughout the financial year and with phasing being reviewed during BR2.

**Milestones:**

- 2025/26 Budget was adopted by Council on the 18<sup>th</sup> June 2025.
- Budget Review 1 (BR1) was adopted by Council on the 24<sup>th</sup> September 2025.
- Budget Review 2 (BR2) is in progress and is planned to be adopted in March 2026.
- Water meter reads occurred across our region from the 8<sup>th</sup> December to the 21<sup>st</sup> December 2025 in preparation for the 2026 issue date. Analysis of consumption data occurs throughout the reading process with the Rates team reaching out directly to Ratepayers whose data indicates high consumption.
- Notice of Intention to Sell have been issued in December to ratepayers resolved by Council to commence recovery actions under the Local Government Act.
- Budget risks are being monitored as the year progresses and will be discussed during the budget review deliberations.

**Whitsunday Regional Council****Statement of Comprehensive Income  
For the period ending 31 December 2025**

|                                                          | YTD Actual<br>2025/26<br>\$ | Actual<br>2024/25<br>\$ | Current Budget<br>2025/26<br>\$ | Current Budget<br>YTD 2025/26<br>\$ | Variance to<br>Current<br>YTD Budget |
|----------------------------------------------------------|-----------------------------|-------------------------|---------------------------------|-------------------------------------|--------------------------------------|
| <b>REVENUE</b>                                           |                             |                         |                                 |                                     |                                      |
| <b>Recurrent revenue</b>                                 |                             |                         |                                 |                                     |                                      |
| Rates and levies                                         | 60,192,168                  | 110,857,809             | 118,970,987                     | 59,485,494                          | 101%                                 |
| Sale of goods and major services                         | 14,806,738                  | 23,002,732              | 28,379,381                      | 14,233,830                          | 104%                                 |
| Fees and charges                                         | 2,767,358                   | 4,465,878               | 4,985,260                       | 2,587,630                           | 107%                                 |
| Interest received                                        | 3,123,981                   | 7,427,009               | 5,426,245                       | 2,713,123                           | 115%                                 |
| Sales of contract and recoverable works                  | 2,454,345                   | 6,951,888               | 5,678,200                       | 2,087,400                           | 118%                                 |
| Rental income                                            | 182,827                     | 280,759                 | 381,306                         | 190,653                             | 96%                                  |
| Grants, subsidies, contributions and donations           | 2,330,290                   | 12,387,587              | 7,412,386                       | 1,237,471                           | 188%                                 |
| Other recurrent income                                   | 1,634,055                   | 2,275,903               | 2,612,318                       | 1,285,651                           | 127%                                 |
| <b>Total recurrent revenue</b>                           | <b>87,491,762</b>           | <b>167,649,565</b>      | <b>173,846,083</b>              | <b>83,821,253</b>                   | <b>104%</b>                          |
| <b>Capital revenue</b>                                   |                             |                         |                                 |                                     |                                      |
| Grants, subsidies, contributions and donations           | 7,351,466                   | 33,508,689              | 53,508,176                      | 17,505,670                          | 42%                                  |
| Other capital income                                     | 183,423                     | 2,808,145               | 155,718                         | 77,859                              | 236%                                 |
| <b>Total capital revenue</b>                             | <b>7,534,889</b>            | <b>36,316,834</b>       | <b>53,663,894</b>               | <b>17,583,529</b>                   | <b>43%</b>                           |
| <b>Total revenue</b>                                     | <b>95,026,651</b>           | <b>203,966,399</b>      | <b>227,509,977</b>              | <b>101,404,781</b>                  | <b>94%</b>                           |
| <b>EXPENSES</b>                                          |                             |                         |                                 |                                     |                                      |
| <b>Recurrent expenses</b>                                |                             |                         |                                 |                                     |                                      |
| Employee expenses                                        | 25,820,076                  | 49,409,928              | 52,436,121                      | 26,199,752                          | 99%                                  |
| Materials and services                                   | 37,094,498                  | 77,357,079              | 77,216,740                      | 39,653,849                          | 94%                                  |
| Finance costs                                            | 1,187,219                   | 3,502,839               | 2,691,493                       | 1,345,747                           | 88%                                  |
| Depreciation and amortisation                            |                             |                         |                                 |                                     |                                      |
| Property, plant and equipment                            | 18,777,545                  | 37,327,504              | 37,592,428                      | 18,482,278                          | 102%                                 |
| Intangible assets                                        | -                           | -                       | -                               | -                                   |                                      |
| Right of use assets                                      | 163,123                     | 326,246                 | 245,036                         | 157,476                             | 104%                                 |
| <b>Total recurrent expenses</b>                          | <b>83,042,460</b>           | <b>167,923,596</b>      | <b>170,181,817</b>              | <b>85,839,101</b>                   | <b>97%</b>                           |
| <b>Capital expenses</b>                                  | 16,682,467                  | 24,143,477              | 11,283,625                      | 5,641,812                           | 296%                                 |
| <b>Total expenses</b>                                    | <b>99,724,927</b>           | <b>192,067,073</b>      | <b>181,465,442</b>              | <b>91,480,914</b>                   | <b>109%</b>                          |
| <b>Net operating result</b>                              | <b>4,449,301</b>            | <b>(274,031)</b>        | <b>3,664,265</b>                | <b>(2,017,849)</b>                  | <b>-220%</b>                         |
| <b>Net result</b>                                        | <b>(4,698,276)</b>          | <b>11,899,326</b>       | <b>46,044,534</b>               | <b>9,923,868</b>                    | <b>-47%</b>                          |
| <b>Other comprehensive income</b>                        |                             |                         |                                 |                                     |                                      |
| <b>Items that will not be reclassified to net result</b> |                             |                         |                                 |                                     |                                      |
| Increase/(decrease) in asset revaluation surplus         | -                           | 7,766,998               | -                               | -                                   |                                      |
| <b>Total other comprehensive income for the year</b>     | <b>-</b>                    | <b>7,766,998</b>        | <b>-</b>                        | <b>-</b>                            |                                      |
| <b>Total comprehensive income for the year</b>           | <b>(4,698,276)</b>          | <b>19,666,324</b>       | <b>46,044,534</b>               | <b>9,923,868</b>                    |                                      |

**Whitsunday Regional Council****Statement of Financial Position**

As at 31 December 2025

|                                      | Actual<br>2025/26<br>\$ | Actual<br>2024/25<br>\$ | Budget<br>2025/26<br>\$ |
|--------------------------------------|-------------------------|-------------------------|-------------------------|
| <b>ASSETS</b>                        |                         |                         |                         |
| <b>CURRENT ASSETS</b>                |                         |                         |                         |
| Cash and cash equivalents            | 126,824,362             | 114,104,000             | 59,970,304              |
| Cash Investments                     | 40,000,000              | 10,000,000              | 20,000,000              |
| Receivables                          | 15,460,933              | 16,501,479              | 13,210,650              |
| Inventories                          | 1,990,729               | 1,995,678               | 1,575,000               |
| Contract assets                      | 4,596,271               | 5,659,585               | -                       |
| Other assets                         | 7,406,869               | 9,218,682               | 6,556,250               |
|                                      | 196,279,164             | 157,479,424             | 101,312,204             |
| Non-current assets held for sale     | 625,000                 | 625,000                 | -                       |
| <b>Total current assets</b>          | 196,904,164             | 158,104,424             | 101,312,204             |
| <b>NON-CURRENT ASSETS</b>            |                         |                         |                         |
| Receivables                          | -                       | -                       | -                       |
| Investment property                  | 2,950,000               | 2,950,000               | 2,977,850               |
| Property, plant and equipment        | 1,385,786,644           | 1,398,078,895           | 1,479,555,794           |
| Right of use assets                  | 2,063,025               | 2,226,148               | 1,981,112               |
| <b>Total non-current assets</b>      | 1,390,799,669           | 1,403,255,043           | 1,484,514,756           |
| <b>TOTAL ASSETS</b>                  | 1,587,703,833           | 1,561,359,467           | 1,585,826,960           |
| <b>LIABILITIES</b>                   |                         |                         |                         |
| <b>CURRENT LIABILITIES</b>           |                         |                         |                         |
| Payables                             | 9,124,955               | 19,538,733              | 16,552,545              |
| Contract liabilities                 | 64,859,297              | 20,664,991              | -                       |
| Provisions                           | 19,260,369              | 19,167,366              | 9,750,000               |
| Borrowings                           | 6,283,873               | 6,283,873               | 6,410,400               |
| Lease liabilities                    | 156,007                 | 312,462                 | -                       |
| <b>Total current liabilities</b>     | 99,684,502              | 65,967,426              | 32,712,945              |
| <b>NON-CURRENT LIABILITIES</b>       |                         |                         |                         |
| Payables                             | 1,570,741               | 1,570,741               | 3,100,734               |
| Provisions                           | 31,940,359              | 31,552,451              | 39,935,256              |
| Borrowings                           | 48,045,434              | 51,107,776              | 52,871,696              |
| Lease liabilities                    | 2,036,102               | 2,036,102               | 2,036,822               |
| <b>Total non-current liabilities</b> | 83,592,635              | 86,267,070              | 97,944,508              |
| <b>TOTAL LIABILITIES</b>             | 183,277,138             | 152,234,496             | 130,657,453             |
| <b>NET COMMUNITY ASSETS</b>          | 1,404,426,695           | 1,409,124,971           | 1,455,169,507           |
| <b>COMMUNITY EQUITY</b>              |                         |                         |                         |
| Asset revaluation reserve            | 544,596,649             | 544,596,649             | 544,596,656             |
| Retained surplus                     | 859,830,047             | 864,528,323             | 910,572,851             |
| <b>TOTAL COMMUNITY EQUITY</b>        | 1,404,426,695           | 1,409,124,971           | 1,455,169,507           |

**Statement of Cash Flows**

For the year ending 30 June 2025/26

Period ending 31 December 2025

|                                                                     | <i>Actuals</i><br>2025/26<br>\$ | <i>Actual</i><br>2024/25<br>\$ | <i>Budget</i><br>2025/26<br>\$ |
|---------------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|
| <b>Cash flows from operating activities:</b>                        |                                 |                                |                                |
| Receipts from customers                                             | 83,962,085                      | 156,566,919                    | 166,514,945                    |
| Payments to suppliers and employees                                 | (72,005,954)                    | (149,379,338)                  | (129,271,255)                  |
| Interest received                                                   | 3,123,981                       | 7,427,009                      | 5,426,245                      |
| Rental income                                                       | 182,827                         | 280,759                        | 381,306                        |
| Non capital grants and contributions                                | 1,951,215                       | 11,563,635                     | 7,191,916                      |
| Borrowing costs                                                     | (1,047,158)                     | (2,283,264)                    | (2,576,494)                    |
| <b>Net cash inflow from operating activities</b>                    | <b>16,166,996</b>               | <b>24,175,720</b>              | <b>47,666,663</b>              |
| <b>Cash flows from investing activities:</b>                        |                                 |                                |                                |
| Payments for property, plant and equipment                          | (23,166,777)                    | (68,526,153)                   | (121,352,953)                  |
| Payments for investment property                                    | -                               | (1,737)                        | -                              |
| Net movement in loans to community organisations                    | 3,000                           | 250,000                        | -                              |
| Proceeds from sale of property, plant and equipment                 | 188,495                         | 759,450                        | 752,868                        |
| Payment for rehabilitation work                                     | (234,662)                       | (1,694,274)                    | (10,415,460)                   |
| Grants, subsidies, contributions and donations                      | 52,982,106                      | 38,959,045                     | 38,636,481                     |
| Net transfer (to) from cash investments                             | (30,000,000)                    | 10,000,000                     | (11,000,000)                   |
| <b>Net cash outflow from investing activities</b>                   | <b>(227,838)</b>                | <b>(20,253,669)</b>            | <b>(103,379,064)</b>           |
| <b>Cash flows from financing activities:</b>                        |                                 |                                |                                |
| Repayment of borrowings                                             | (3,062,342)                     | (5,939,297)                    | (6,825,053)                    |
| Repayments made on leases (principal only)                          | (156,455)                       | (293,571)                      | (311,742)                      |
| <b>Net cash inflow (outflow) from financing activities</b>          | <b>(3,218,797)</b>              | <b>(6,232,868)</b>             | <b>1,578,705</b>               |
| <b>Net increase in cash and cash equivalents held</b>               | <b>12,720,361</b>               | <b>(2,310,816)</b>             | <b>(54,133,696)</b>            |
| Cash and cash equivalents at beginning of the financial year        | 114,104,000                     | 116,414,816                    | 114,104,000                    |
| <b>Cash and cash equivalents at end of the financial year</b>       | <b>126,824,361</b>              | <b>94,104,000</b>              | <b>59,970,304</b>              |
| <b>Summary of Cash and cash equivalents:-</b>                       |                                 |                                |                                |
| Investments                                                         | 40,000,000                      | 10,000,000                     | 20,000,000                     |
| Cash & cash equivalents                                             | 126,824,362                     | 114,104,000                    | 59,970,304                     |
| <b>Total Cash and cash equivalents at end of the financial year</b> | <b>166,824,362</b>              | <b>124,104,000</b>             | <b>79,970,304</b>              |

**Whitsunday Regional Council**

**Statement of Changes in Equity**

As at 31 December 2025

|                                         | TOTAL                   |                         | Retained Surplus        |                         | Asset revaluation surplus |                         |
|-----------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------------|-------------------------|
|                                         | Actual<br>2025/26<br>\$ | Actual<br>2024/25<br>\$ | Actual<br>2025/26<br>\$ | Actual<br>2024/25<br>\$ | Actual<br>2025/26<br>\$   | Actual<br>2024/25<br>\$ |
| <b>Total</b>                            |                         |                         |                         |                         |                           |                         |
| Balance at beginning of year            | 1,409,124,971           | 1,389,458,647           | 864,528,323             | 852,628,996             | 544,596,649               | 536,829,651             |
| Assets not previously recognised        | -                       | -                       | -                       | -                       | -                         | -                       |
| Restated opening Balance                | 1,409,124,971           | 1,389,458,647           | 864,528,323             | 852,628,996             | 544,596,649               | 536,829,651             |
| Net Result                              | (4,698,276)             | 11,899,326              | (4,698,276)             | 11,899,326              | -                         | -                       |
| Revaluations:                           |                         |                         |                         |                         |                           |                         |
| Property, plant & Equipment             | -                       | 7,766,998               | -                       | -                       | -                         | 7,766,998               |
| Change in value of future:              |                         |                         |                         |                         |                           |                         |
| Rehabilitation costs                    | -                       | -                       | -                       | -                       | -                         | -                       |
| Total comprehensive income for the year | (4,698,276)             | 19,666,324              | (4,698,276)             | 11,899,326              | -                         | 7,766,998               |
| <b>Balance at end of year</b>           | <b>1,404,426,695</b>    | <b>1,409,124,971</b>    | <b>859,830,047</b>      | <b>864,528,323</b>      | <b>544,596,649</b>        | <b>544,596,649</b>      |

Attachment 11.15.2 Financial Statements for the period ending 31 December 2025

**Whitsunday Regional Council**

**Notes to the Financial Statements**

For the period ending 31 December 2025

**Property, plant and equipment**

|                                                      | Land and Improvements | Building and Other Structures | Plant and Equipment | Transport Infrastructure | Marine Infrastructure | Water Infrastructure | Sewerage Infrastructure | Work in progress   | Total                |
|------------------------------------------------------|-----------------------|-------------------------------|---------------------|--------------------------|-----------------------|----------------------|-------------------------|--------------------|----------------------|
| Basis of measurement                                 | Fair Value 2025/26    | Fair Value 2025/26            | Fair Value 2025/26  | Fair Value 2025/26       | Fair Value 2025/26    | Fair Value 2025/26   | Fair Value 2025/26      | Fair Value 2025/26 | Fair Value 2025/26   |
| <b>Asset Value</b>                                   |                       |                               |                     |                          |                       |                      |                         |                    |                      |
| Opening gross value as at 1 July 2024/25             | 56,352,579            | 190,479,725                   | 84,882,988          | 953,954,115              | 45,868,148            | 354,104,894          | 243,741,262             | 105,395,695        | 2,034,779,405        |
| Minor correction to opening balance                  | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Additions at cost                                    | -                     | 327,285                       | 1,582,298           | 22,243,464               | -                     | -                    | 511,263                 | 23,166,777         | 47,831,086           |
| Contributed assets at valuation                      | -                     | -                             | -                   | 6,056                    | -                     | -                    | -                       | -                  | 6,056                |
| Internal transfers from work in progress             | -                     | (2,153,106)                   | -                   | 2,153,106                | -                     | -                    | -                       | (24,664,309)       | (24,664,309)         |
| Transfer to Non-Current assets held for sale         | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Revaluation adjustment to other comprehensive income | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Disposals                                            | -                     | -                             | (1,038,027)         | -                        | -                     | -                    | -                       | -                  | (1,038,027)          |
| Write-offs                                           | -                     | (419,940)                     | (1,126,629)         | (21,701,099)             | -                     | (42,927)             | (29,819)                | -                  | (23,320,415)         |
| Internal transfers between asset classes             | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Closing gross value as at 30 June 2025               | <b>56,352,579</b>     | <b>188,233,963</b>            | <b>84,300,629</b>   | <b>956,655,641</b>       | <b>45,868,148</b>     | <b>354,061,967</b>   | <b>244,222,705</b>      | <b>103,898,162</b> | <b>2,033,593,796</b> |
| <b>Accumulated depreciation and impairment</b>       |                       |                               |                     |                          |                       |                      |                         |                    |                      |
| Opening gross value as at 1 July 2024/25             | 29,893                | 60,514,366                    | 45,675,738          | 279,887,278              | 12,527,472            | 141,719,880          | 96,345,883              | -                  | 636,700,510          |
| Minor correction to opening balance                  | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Depreciation provided in year                        | -                     | 2,587,903                     | 3,094,845           | 7,501,138                | 401,949               | 2,898,988            | 2,292,722               | -                  | 18,777,545           |
| Depreciation on disposals                            | -                     | -                             | (1,032,956)         | -                        | -                     | -                    | -                       | -                  | (1,032,956)          |
| Depreciation on write-offs                           | -                     | (185,781)                     | (876,569)           | (5,552,177)              | -                     | (7,257)              | (16,165)                | -                  | (6,637,949)          |
| Revaluation adjustment to other comprehensive income | -                     | -                             | -                   | -                        | -                     | -                    | -                       | -                  | -                    |
| Internal transfers between asset classes             | -                     | (33,566)                      | -                   | 33,566                   | -                     | -                    | -                       | -                  | -                    |
| Closing gross value as at 30 June 2025               | <b>29,893</b>         | <b>62,882,923</b>             | <b>46,861,058</b>   | <b>281,869,805</b>       | <b>12,929,421</b>     | <b>144,611,612</b>   | <b>98,622,440</b>       | <b>-</b>           | <b>647,807,151</b>   |
| <b>Written down value as at 30 June 2025</b>         | <b>56,322,686</b>     | <b>125,351,041</b>            | <b>37,439,571</b>   | <b>674,785,837</b>       | <b>32,938,726</b>     | <b>209,450,355</b>   | <b>145,600,266</b>      | <b>103,898,162</b> | <b>1,385,786,644</b> |

**12.1 - Planning & Environment Court Appeal No. 3181 of 2025****CONFIDENTIAL*****S254J Local Government Regulation 2012 - Closed Meetings***

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

**CONFIDENTIAL**

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

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

## 12.3 - Purchase of land - Bowen

CONFIDENTIAL

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

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

## 12.4 - Sole Supplier Listing Update - Major Projects

CONFIDENTIAL

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

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

### 13 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.