



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

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

UNCONFIRMED

Councillors Present:

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

Council Officers Present:

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

Other Officers Present (Partial Attendance):

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

The meeting commenced at 9.21am

The meeting adjourned for morning tea at 10:33am

The meeting reconvened from morning tea at 11:08am

The meeting adjourned for lunch at 12:40pm

The meeting reconvened from lunch at 1:10pm

The meeting concluded at 2:21pm

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1 APOLOGIES/LEAVE OF ABSENCE

Nil.

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## 2 CONDOLENCES

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

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3 CONFIRMATION OF MINUTES

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

RESOLUTION OM2026/07/28.1

Moved By: CR CLAY BAUMAN

Seconded By: CR JAN CLIFFORD

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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

#### RESOLUTION OM2026/07/28.2

Moved By: CR JOHN COLLINS

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

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

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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4 BUSINESS ARISING

4.1 - Public Question Response - Mr Bill Lade

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

5 MAYORAL MINUTE

Nil.

6 NOTICES OF MOTION

Nil.

7 DEPUTATIONS

There were no deputations for this meeting.

8 PETITIONS / QUESTIONS ON NOTICE

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

QUESTION

Name: Mr Rogin Taylor

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## **10 COMMITTEES REPORTS**

Nil.

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

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

11 OFFICERS REPORTS

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

RESOLUTION OM2026/07/28.3

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR MICHELLE WRIGHT

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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

**RESOLUTION OM2026/07/28.4**

**Moved By: CR GARY SIMPSON**

**Seconded By: CR JOHN COLLINS**

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

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

## MEETING DETAILS

The motion was Carried 5 / 2.

Cr Michelle Wright called for a division.

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

Against the motion: Cr Michelle Wright, Cr John Finlay

**CARRIED**

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

RESOLUTION OM2026/07/28.5

Moved By: CR CLAY BAUMAN

Seconded By: CR GARY SIMPSON

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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

## PROCEDURAL NOTE

This item was withdrawn from business.

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PROCEDURAL NOTE

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

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

RESOLUTION OM2026/07/28.6

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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## 11.5 - Donations, Sponsorships and Grants Approved - June 2026

### RESOLUTION OM2026/07/28.7

Moved By: CR MICHELLE WRIGHT

Seconded By: CR CLAY BAUMAN

That Council note the:

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

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.6 - Policy Framework

RESOLUTION OM2026/07/28.8

Moved By: MAYOR RY COLLINS

Seconded By: CR JAN CLIFFORD

That Council:

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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## 11.7 - Infrastructure Charges Resolutions (No.1) 2026

**RESOLUTION OM2026/07/28.9**

**Moved By: CR JAN CLIFFORD**

**Seconded By: CR JOHN COLLINS**

**That Council:**

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

### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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RESOLUTION OM2026/07/28.10

Moved By: MAYOR RY COLLINS

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

MEETING DETAILS

The motion was Carried 6 / 1.

CARRIED

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

## 11.8 - Sole Supplier Listing 2026/27

RESOLUTION OM2026/07/28.11

Moved By: CR JOHN COLLINS

Seconded By: CR MICHELLE WRIGHT

That Council:

- a) Resolves in accordance with section 235(a) and 235(b) of the *Local Government Regulation 2012* that it is satisfied that the nominated suppliers listed in Attachment 11.8.1 of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2026/27 financial year;
- b) Resolves that the suppliers identified in Attachment 11.8.1 for removal from the Sole Supplier Register be removed, with the exception of Moss Family Trust T/A Uninet Enclosure Systems, which is to remain on the Sole Supplier Register with an expiry date of 30 June 2028; and
- c) Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.9 - Code of Conduct

PROCEDURAL NOTE

This item was withdrawn from business.

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## 11.10 - Procurement Policy 2026/27

### RESOLUTION OM2026/07/28.12

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

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

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.11 - Show Holidays 2027

RESOLUTION OM2026/07/28.13

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR MICHELLE WRIGHT

That Council:

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

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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#### 11.12 - Office of the Mayor & CEO Activity Report

##### RESOLUTION OM2026/07/28.14

Moved By: MAYOR RY COLLINS

Seconded By: CR JAN CLIFFORD

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

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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11.13 - Corporate Support Services Activity Report

RESOLUTION OM2026/07/28.15

Moved By: CR JAN CLIFFORD

Seconded By: CR CLAY BAUMAN

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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## 11.14 - Monthly Finance Report

RESOLUTION OM2026/07/28.16

Moved By: CR JOHN FINLAY (DEPUTY MAYOR)

Seconded By: CR JAN CLIFFORD

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

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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12 CONFIDENTIAL MATTERS

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

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

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

Moved by: CR JAN CLIFFORD

Seconded by: CR MICHELLE WRIGHT

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

12.1 - Assignment of Lease due to Merger Agreement

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

12.2 - Bio-Energy Project Investigation

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

12.3 - Monthly Finance Report - July 2026

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

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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

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

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#### PROCEDURAL MOTION - REOPEN MEETING OM2026/07/28.18

Moved by: CR JAN CLIFFORD

Seconded by: CR GARY SIMPSON

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

#### MEETING DETAILS:

The motion was Carried 7 / 0

**CARRIED**

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

RESOLUTION OM2026/07/28.19

Moved By: CR JOHN COLLINS

Seconded By: CR GARY SIMPSON

That Council:

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

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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

## 12.2 - Bio-Energy Project Investigation

RESOLUTION OM2026/07/28.20

Moved By: CR MICHELLE WRIGHT

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

That Council:

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

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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12.3 - Monthly Finance Report - July 2026

RESOLUTION OM2026/07/28.21 - PART A

Moved By: CR JAN CLIFFORD

Seconded By: MAYOR RY COLLINS

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

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

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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### RESOLUTION OM2026/07/28.22 - PART B

Moved By: CR JAN CLIFFORD

Seconded By: CR JOHN FINLAY (DEPUTY MAYOR)

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

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13 MATTERS OF IMPORTANCE

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

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

The Meeting closed at 2:21pm.

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

Ry Collins
MAYOR