



## **SPECIAL MEETING**

## **AGENDA**

**2 MARCH 2021**

*Your attendance is required at a Special meeting of Council to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 2 March 2021 commencing at 2.00pm for transaction of the enclosed business.*

Cale Dendle  
**CHIEF EXECUTIVE OFFICER**  
26 February 2021

Next Meeting Date: 16.03.21

**Please note:**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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## 1 OPENING

### Acknowledgement of Country

*"I would like to take this opportunity to respectfully acknowledge the Darumbal People. The traditional custodians and elders past, present and emerging of the land on which this meeting is taking place today."*

## 2 ATTENDANCE

### Members Present:

Mayor, Councillor Andrew Ireland (Chairperson)  
Deputy Mayor, Councillor Adam Belot  
Councillor Nigel Hutton  
Councillor Pat Eastwood  
Councillor Glenda Mather  
Councillor Tanya Lynch  
Councillor Andrea Friend

### Officers in Attendance:

Mr Cale Dendle - Chief Executive Officer  
Mr Brett Bacon – Executive Director Liveability and Wellbeing  
Mr Michael Kriedemann – Executive Director Infrastructure  
Mrs Andrea Ellis – Chief Financial Officer  
Mr Matthew Willcocks - Chief Technology Officer  
Mrs Belinda Housman – Acting Chief Human Resources Officer

**3 LEAVE OF ABSENCE / APOLOGIES**

Nil

**4 DECLARATION OF INTEREST IN MATTERS ON THE AGENDA**

**5 PUBLIC FORUMS/DEPUTATIONS**

Nil

**6 BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS**

Nil



**7 PRESENTATION OF PETITIONS**

Nil

**8 COUNCILLOR/DELEGATE REPORTS**

Nil

**9     AUDIT, RISK AND BUSINESS IMPROVEMENT COMMITTEE  
      REPORTS**

Nil

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## 10 REPORTS

### 10.1 GREAT KEPPEL ISLAND PROGRESS ASSOCIATION - REQUEST FOR LETTER OF SUPPORT

<b>File No:</b>	<b>ED8.5.12</b>
<b>Attachments:</b>	<ol style="list-style-type: none"><li><b>GKI Priority Community Infrastructure Projects List</b><a href="#">↓</a></li><li><b>Keppel Island Draft Community Infrastructure Map</b><a href="#">↓</a></li><li><b>GKI Progress Association Inc - Requesting Letter of Support</b><a href="#">↓</a></li></ol>
<b>Responsible Officer:</b>	<b>Cale Dendle - Chief Executive Officer</b>
<b>Author:</b>	<b>Michael Kriedemann - Executive Director Infrastructure</b>

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#### SUMMARY

*This report responds to a letter dated 10 February 2021 from the GKI Progress Association Inc. requesting Council write to the Minister for Tourism Industry Development and Innovation in support of its list of proposed infrastructure investment on Great Keppel Island.*

#### OFFICER'S RECOMMENDATION

THAT the Mayor be authorised to write to the Minister for Tourism Industry Development and Innovation and advise that:

- Council wants to see responsible development on Great Keppel Island which improves visitor experience for residents, private, and public guests and therefore believes that some of the \$30 million taxpayer investment committed to common user infrastructure should be directed to public projects such as:
  - walking trails;
  - visitor facilities including shelters and seating; and
  - public amenities.
- Council is supportive of a well-planned and executed major development on Great Keppel Island and believes that the Queensland Government should expedite the decision on the future of the leases and associated conditions to allow development (including ongoing stakeholder engagement) to progress without delay;
- In any event Council (either as local authority, trustee or corporate citizen) will not accept ownership or ongoing operations and maintenance responsibility for any assets funded by the Queensland Government or a developer unless express written acceptance is provided in the first instance.

#### BACKGROUND

The major resort infrastructure on Great Keppel Island was closed by Tower Holdings in 2008. Following the closure of the major resort, Tower Holdings created a comprehensive development plan for the island, secured necessary additional leases and attempted to attract project partners to share risk and secure financing.

In 2017 the Queensland Government made an election commitment of \$25 million to a "GKI Recovery Package", which included promises of key power and water connections to the mainland, sewerage treatment, a public jetty, and boat ramp, as well as amenities for visitors, including public toilets.

For nearly three years after the commitment was given, the Queensland government concentrated investigations into the cost of supplying undersea power and water from the mainland to the island. These costs alone were estimated to be three times the original \$25 million commitment.

In 2019, Altum Property Group exchanged contracts with Tower Holdings to acquire the island leasehold and started the approval process with the Queensland Government.

On 18 August 2020 at an Ordinary Council meeting a Notice of Motion from Councillor Hutton was approved by Council to instigate a working group to catalogue and address the tourism infrastructure challenges on Great Keppel Island. Officers contacted the Queensland State Government project manager for Great Keppel Island to determine what the State was doing in regards to consultation. Due to the upcoming Queensland State Government election on 31 October 2020, it was recommended to await the outcome before taking further action.

Leading up to the October 2020 Queensland State Government election, the government reaffirmed its commitment to providing \$30 million to fund common user infrastructure on the island. This leveraged off the previous \$25 million commitment, with an additional \$5 million increase. In August 2020, it was announced by the Queensland Government that the infrastructure planned for the island now included a cyclone rated jetty, barge / boat ramp, solar with backup generators, visitor facilities including amenities, shade and seating, the rehabilitation of existing walking trails, new walking trails, a viewing platform, and water treatment.

In late 2020, Altum Property Group met with Council and put forward a list of its identified priority infrastructure projects to help aid the required community infrastructure component of the planned Altum development on Great Keppel Island.

In December 2020, the GKI Progression Association was formed to have a “voice” to prioritise the funding and selection of community infrastructure on Great Keppel Island.

On 23 December 2020, Queensland Government officers from the Department of Tourism, Industry Development and Innovation requested a list of priority community infrastructure projects for Great Keppel Island to be compiled by mid-January 2021.

On 8 February 2021, a public forum meeting at Rosslyn Bay was convened to discuss the Altum development proposal and options for community infrastructure on Great Keppel Island.

## **COMMENTARY**

Council Officers have been discussing various options for the development of common user infrastructure with the Queensland Government, Altum, and key stakeholders over the past nine months.

The GKI Progress Association wrote to Council on 10 February 2021 requesting that it write to Minister for Tourism Industry Development and Innovation to endorse a list of strategic, project-enabling public infrastructure as identified by the association. The association’s letter was considered at a meeting of Council on 16 February 2021 where resolutions were passed to take soundings from the community to inform this Special Meeting.

There is a diverse range of stakeholders and various opinions regarding community infrastructure project priorities. The recent project lists developed by Council and the GKI Progress Association demonstrate the range of possibilities but, ultimately, where the funds are allocated is a matter for the Queensland Government.

## **PREVIOUS DECISIONS**

At its ordinary meeting of 18 August 2020, it was resolved that Council instigates a working group with potential government and private sector partners and on-island related businesses with the explicit agenda of cataloguing and addressing the tourism infrastructure challenges which require attention to allow the island to achieve its potential.

**ACCESS AND INCLUSION**

As access is a major issue at Great Keppel Island any community infrastructure development would need to consider inclusive accessibility in design and construction.

**ENGAGEMENT AND CONSULTATION**

A public forum to discuss the future of the Great Keppel Island development was held at Rosslyn Bay on 8 February 2021. Since that meeting, Council has released its preliminary list of priority community infrastructure projects and a letter from the GKI Progress Association, dated 10 February 2021, and asked interested people to contact Councillors to share their views.

**HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the *Human Rights Act 2019* requires public entities such as Council 'to act and make decisions in a way compatible with human rights'. There are no human rights implications associated with this report.

**BUDGET IMPLICATIONS**

Council has consistently taken the view that it does not intend directing ratepayer funds to this project, nor will it accept financial responsibility for assets developed by others on Great Keppel Island.

**LEGISLATIVE CONTEXT**

There are no legislative issues associated with the request to provide a letter of support.

**LEGAL IMPLICATIONS**

There are no legal implications associated with the request to provide a letter of support.

**STAFFING IMPLICATIONS**

Existing staff have been working on this project and there are no staffing implications associated with this matter at this time.

**RISK ASSESSMENT**

No risks have been identified at this time in relation to the GKI Progress Association Inc's request for Council to provide a letter of support.

**CORPORATE PLAN REFERENCE*****Thriving Livingstone***

*Community Plan Goal 2.3 - A welcoming and desirable place to visit*

*2.3.2 Council provides and maintains infrastructure which encourages business and tourism growth.*

The funding of \$30,000,000 committed by the Queensland government will be instrumental in the provision of the business and tourism related infrastructure on Great Keppel Island.

**ALTERNATIVES CONSIDERED**

In this report, officers have presented a brief chronology of recent events on this matter, along with recommendations that endeavour to reflect what is understood as Council's position. Of course, there are a range of alternative positions that could be formed, including:

1. That Council accede to the request from GKI Progress Association Inc. and write to the government in support of the infrastructure list assembled by it; or
2. That Council take no action in response to the letter from GKI Progress Association Inc

**CONCLUSION**

The Queensland Government has committed to providing \$30 million to fund common user infrastructure on Great Keppel Island. The GKI Progress Association has requested Council endorse the list of projects assembled by it.

**10.1 - GREAT KEPPEL ISLAND  
PROGRESS ASSOCIATION - REQUEST  
FOR LETTER OF SUPPORT**

**GKI Priority Community Infrastructure  
Projects List**

**Meeting Date: 2 March 2021**

**Attachment No: 1**





In January 2021 Council provided a list of priority community infrastructure projects to officers in the Department of Tourism, Innovation and Sport based on the assumption that future private investment on Great Keppel Island remained uncertain in both scope and timing. As a result, a number of assumptions have been made to inform and develop the individual projects. Council reserves the right to amend support for these proposals should the assumptions not hold true in the future.

#### ASSUMPTIONS

1. That a major whole of island tourism development will not materially advance within the next three to five years;
2. That access to current Tower leases (particularly Lot 21) and Woppaburra lands can be negotiated for easements for trails and other amenities;
3. That the proposed projects are Council's initial contribution to a draft community infrastructure plan being prepared by the State Government. Council understands and expects the plan will then be tested and improved through genuine consultation with major stakeholders and ultimately with the community;
4. That major elements such as the Visitor Precinct are professionally planned, designed and constructed utilising appropriately qualified resources; and
5. That a five-year care and maintenance funding arrangement will be an integral component of the plan

## PROPOSED PROJECTS FOR FURTHER DEVELOPMENT: Three Year Objectives

### *Fisherman's Beach Visitor Precinct Redevelopment Plan*

- Arrival Departures Shed, including amenities(toilets, showers, free wifi, potable water), Information Center, luggage drop off/pick up)
- Visitor Precinct South Visitor Amenity Block.
- Shade/Picnic Structure (at least 10)
- Road and beach access upgrades
- Lighting (solar)
- Waste management (solar bins)
- Landscaping Treatments to stabilise and cool the area
- 5-year precinct based water, sewerage and power strategy

### *Upgraded Road/Path to First Lookout*

- Hike/Cycle/4\*4 tourist bus capable
- Upgrade Signage (navigation and information)
- Shade structure, seating at Lookout
- Information panels

### *Upgraded Road to Long Beach*

- Hike/Cycle/4\*4 tourist bus capable
- Upgrade Signage

### *Upgraded Road to Leeke's Beach*

- Hike/Cycle/4\*4 tourist bus capable
- Upgrade Signage (navigation and information)

### *Installation of remote beach amenities*

- Long Beach national park style toilet
- Long Beach shade and information structure
- Leeke's Beach national park style toilet
- Leeke's Beach shade and information structure

### *Shelving/Monkey/Long Beach Walking Trail Renewal*

- Restore current walking trails
- Upgrade Signage (navigation and information)

### *Improve arrival/departure safety, all ability access and visitor comfort*

- Investigate safer ferry boat to beach transfer options
- Investigate and support continuous 4\*4 bus route (Ferry/Visitor Precinct/Putney Beach)

*Upgrade remaining hiking trails to strategic locations (Mt Wyndham, The Lighthouse, Butterfish Bay, Svendsen's Beach, Wreck Beach North)*

- Upgrade trail safety
- Upgrade signage (navigation and information)
- Stage works over five years

### **Three to Five Year Objectives**

*Upgrade Homestead on to Wreck Beach South*

- Upgrade the existing trail to 4\*4 tourist bus capability
- Investigate extension of road to Wreck Beach South beach access
- Complete road to Wreck Beach South

*Install remote beach amenities*

- Wreck Beach national park style toilets
- Wreck Beach Shade and Information Structure

*Complete Planned Hiking Trail Upgrades*

- Complete works planned in "8"
- Investigate and install additional hiking trails

**10.1 - GREAT KEPPEL ISLAND  
PROGRESS ASSOCIATION - REQUEST  
FOR LETTER OF SUPPORT**

**Keppel Island Draft Community  
Infrastructure Map**

**Meeting Date: 2 March 2021**

**Attachment No: 2**

Share with us! #VisitCapricorn #SouthernGreatBarrierReef

# SNORKELLING, BUSHWALKING, FISHING & ANCHORAGE ON GREAT KEPPEL ISLAND

## PLEASE PROTECT OUR REEF!

- Never rest or stand on coral, remember it's a living creature
- When snorkelling find a patch of sand if you need to stand up
- Be careful not to kick the coral with your fins
- Look, but don't touch any sea creatures

**KEY**

- Walking Trail Entrance
- Walking Trails
- Rocky Shoreline
- Recommended Fishing Area
- Green Zone - Fishing Prohibited
- Lookout/Vista
- Coral Reef
- Recommended Snorkelling Area
- Snorkelling Area (Vessel Required)
- Good Anchorage
- Surf Beach (Vessel Required)
- Aboriginal Shell Midden

**SNORKELLING TIP!** Enjoy snorkelling as long as you like but it's important to watch those tides & currents. Cover up, wear sunscreen & always tell someone where you are going. The best time to snorkel is on a mid tide.

**WALKING TRAILS!** GKI is the best island on the Great Barrier Reef for Bush Walking. Enjoy breathtaking vistas, secluded beaches, and historic sites. Turn over for a description of our favourite island walks.

**FISHING & GREEN ZONES (No licence required)**  
 Fishing is a great activity on GKI. Be mindful of the tides when fishing. An outgoing tide is often the best time to cast a line.  
 Green Zones exist around Clam Bay and from the southern end of Shelving Beach to Monkey Point, these areas are off limits to fishing.

**Great Keppel Island**  
 Southern Great Barrier Reef  
 Queensland *Where great begins*



**FISHERMAN'S BEACH VISITOR PRECINCT**

Turn over for business listings

**HOME TO THE 'GREAT 8' OF THE GREAT BARRIER REEF...**



Map produced August 2016 by Capricorn Enterprise - capricornenterprise.com.au

**10.1 - GREAT KEPPEL ISLAND  
PROGRESS ASSOCIATION - REQUEST  
FOR LETTER OF SUPPORT**

**GKI Progress Association Inc -  
Requesting Letter of Support**

**Meeting Date: 2 March 2021**

**Attachment No: 3**





10th February, 2021

To: Livingstone Shire Council Mayor Andy Ireland  
cc: Livingstone Shire Council CEO Cale Dendle, Livingstone Shire Deputy Mayor Adam Belot,  
Livingstone Shire Councillors Pat Eastwood, Andrea Friend, Nigel Hutton, Tanya Lynch, Glenda  
Mather.

Dear Mayor Ireland

Firstly, the GKI Progress Association would like to thank you and your Councillors for attending the Public Forum at Rosslyn Bay on Monday night. We have been overwhelmed by the positive feedback from the evening and pleased to see the steady flow of new members who support the Association's goals, which are to:

- Increase awareness of the GKI Revitalisation Project and provide up to date and correct information to our community.
- Give a voice to GKI Stakeholders including traditional owners, island landowners and local businesses and bring the community into the conversation.
- Monitor and provide feedback and input into the spend of taxpayer funds on GKI.
- Help create a stronger future and economic recovery in the Central Queensland region.

The Association would like to work with you to ensure that the Queensland Government funds committed to GKI are spent on the right pieces of infrastructure, to benefit all parties and get the best outcome for the island and the region.

We have been consulting closely with stakeholders and Altum to discuss the infrastructure that can deliver the best result for the current operators, visitors and the broader Central Queensland community while also facilitating the future resort redevelopment, which the region desperately needs. We endorse Altum's budget for the \$30m for Stages 1 and 2 set out below, which we agree will deliver safe access, more beds, jobs and economic growth for not only the island but the whole of CQ and the State of Queensland.

GKI Progress Association, Inc.  
ABN: 85 162 321 172  
Incorporated Association Number: IA59952



<b>GKI - ISLAND - STAGE 1 &amp; 2 PUBLIC, COMMON USER INFRASTRUCTURE (CUI) PROJECT</b>					
<b>DESCRIPTION</b>	<b>TOTAL</b>		<b>Qld Govt</b>		<b>Altum</b>
Site Establishment & Mobilisation	\$ 2,799,000	65%	\$ 1,819,350	35%	\$ 979,650
Site Preparatory Works	\$ 544,250	65%	\$ 353,763	35%	\$ 190,488
Bulk Earthworks	\$ 622,000	65%	\$ 404,300	35%	\$ 217,700
Breakwall, Dredging and Barge Ramp	\$ 16,181,288	100%	\$ 16,181,288	0%	\$ -
Ferry Terminal	\$ 8,585,877	100%	\$ 8,585,877	0%	\$ -
Wastewater Treatment Plant	\$ 1,088,500	100%	\$ 1,088,500	0%	\$ -
Water Supply Infrastructure	\$ 777,500	100%	\$ 777,500	0%	\$ -
Rain Water	\$ 186,600	0%	\$ -	100%	\$ 186,600
Batch Plant & Concrete Equipment	\$ 1,866,000	0%	\$ -	100%	\$ 1,866,000
Solar/Battery/Generator	\$ 2,157,290	0%	\$ -	100%	\$ 2,157,290
Services Reticulation & Roads	\$ 7,534,848	10%	\$ 753,485	90%	\$ 6,781,363
50 Public Marina Berths and Govt Berths (Water Police etc)	\$ 4,000,184	0%	\$ -	100%	\$ 4,000,184
Communications Infrastructure	\$ 155,500	100%	\$ 155,500	0%	\$ -
Visitor Facilities	\$ -		\$ -		\$ -
Walking Trails	\$ -		\$ -		\$ -
	\$ -				\$ -
<b>SUBTOTAL</b>	<b>\$ 46,498,837</b>		<b>\$ 30,119,562</b>		<b>\$ 16,379,275</b>
	\$ -		65%		35%

Our committee has written to Acting Director-General Mr. John Lee and Jeffrey McAllister of the Department of Tourism, Innovation and Sport, confirming our support for the infrastructure above. We would be grateful if Livingstone Shire Council also wrote a letter to Tourism, Innovation and Sport Minister, The Honourable Stirling Hinchliffe and his Acting Director-General John Lee, which endorses this list of strategic, project enabling public infrastructure as soon as possible.

It is critical we do not waste any time in communicating the voice of the community to the Department of Tourism, Innovation and Sport to ensure that no money is spent which could compromise the viability of the Revitalisation project.

We look forward to meeting with you soon to discuss this most important project for our region.



Ross O'Reilly  
President  
GKI Progress Association, Inc

GKI Progress Association, Inc.  
ABN: 85 162 321 172  
Incorporated Association Number: IA59952

**11 QUESTIONS/STATEMENT/MOTIONS ON NOTICE FROM COUNCILLORS**

Nil

**12 URGENT BUSINESS/QUESTIONS**

Nil

**13 CLOSURE OF MEETING**