



# SHUTE HARBOUR MARINE TERMINAL



## **Shute Harbour Marine Terminal Annual Performance Plan 2022-2023**

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## Shute Harbour vision

The vision for the Shute Harbour Marine Terminal is to provide residents of and visitors to the Whitsunday region with a world class marine port facility focused on the future. With the key priority for long term growth of Shute Harbour into a commercial marine port precinct integrated with Whitsunday Coast Airport as a marine transportation and tourism hub. The Shute Harbour development will be built on the pillars of safety, sustainability, and world class service.

## Shute Harbour objectives

The objectives for the Shute Harbour Marine Terminal are to:

- Secure and retain successful marine tourism and transport operators as long-term tenants of the marina
- Enable resident marine operators to be competitive in the market, through the utilization of the facility as well as it's strategic location and proximity to the major islands.
- Establish as preferred port for Cruise ship visitations into the Whitsundays.
- Establish as preferred refuelling port for vessels operating within and transiting though the Whitsundays due to the deep draft, easy accessibility and state of the art fuelling services.
- Establish a world-class facility with a long term, sustainable future.

## Location

Shute Harbour Marine Terminal is centrally located, near the major resort islands in the Whitsundays, this includes Long Island, Daydream Island, Hamilton Island, Hook Island, Hayman Island as well as Whitsunday Island home to world renowned Whitehaven Beach.

Shute Harbour is an important gateway due to its central position within the Whitsundays region and proximity to Airlie Beach and the Whitsunday Islands. Tourism is a major driving factor in the Whitsunday region's economy and the WCA's location allows for it to be an integral part of boosting and maintaining this as a major economic driver.



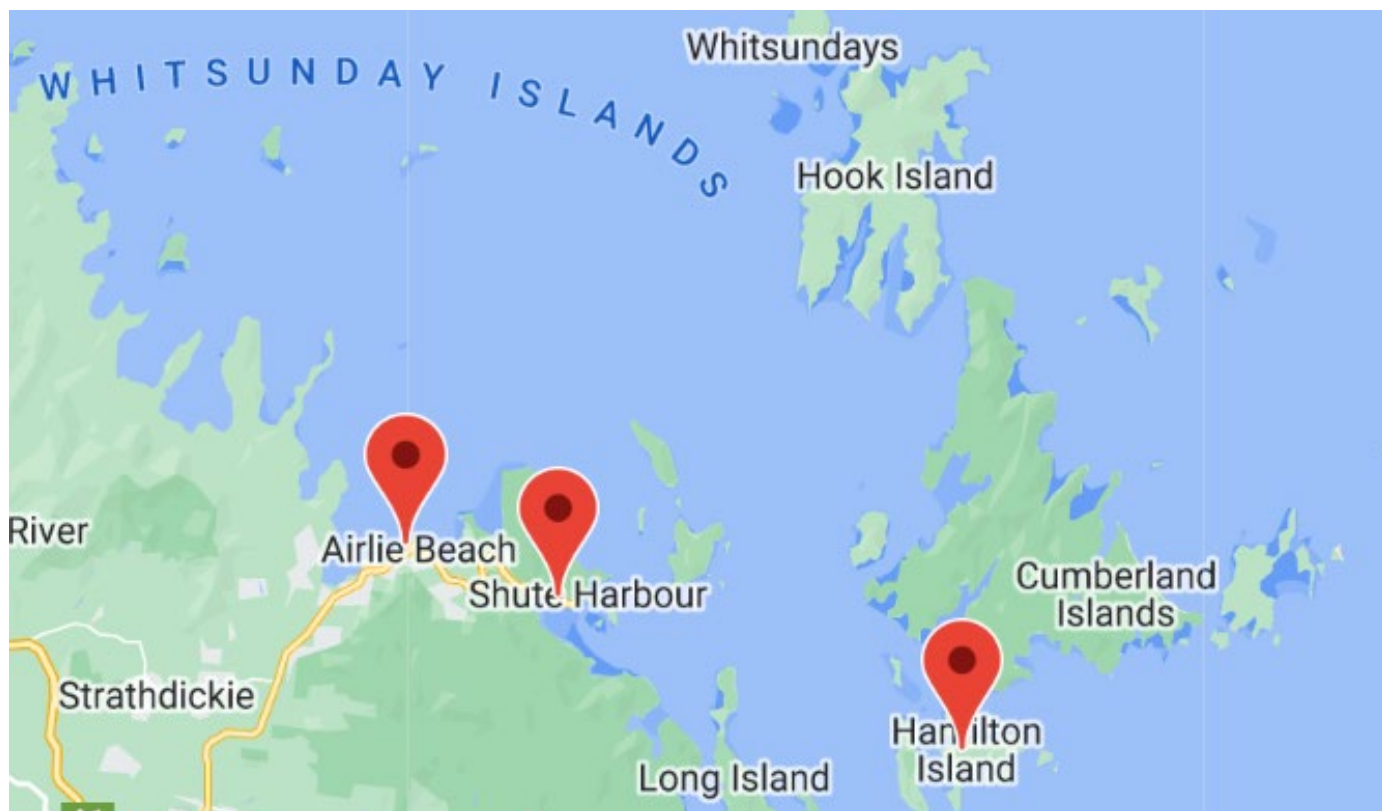
## Tourism Regional Significance

Tourism is one of the most important industries in the Whitsundays and the region's largest employer. The Gross Value Add of the tourism sector was estimated at \$993.4 million 2021. In terms of employment, estimated tourism sector employed 3,284 people in the Whitsundays (SA4), 20.78% of the regions total employment.

The tourism sector is forecast to continue to grow steadily, with a number of tourism specific infrastructure and hotel developments in the works. Shute Harbour Marine Terminal is inherently connected to the tourism industry which saw 792 000 visitors to the region (600,000 Intrastate and 192,000 Interstate) year ending December 2021.

## Relationship to other Marinas in the region

In addition to Shute Harbour Marine Terminal, Airlie Beach is home to Coral Sea Marina and Port of Airlie Marina. Hamilton Island is the largest Marina among the 74 Islands located in the Whitsundays. Shute Harbour is in a central position compared to the other Marinas in region. Shute Harbour is the closest mainland Marina to Hamilton Island and the 74 Islands in region.



## Ownership and management

Shute Harbour Marine Terminal is leased and operated by the Whitsunday Regional Council.

Additional sub-leaseholders are:

- Cruise Whitsundays
- Sealink
- Explore Group Australia
- Salty Dog Sea Kayaking
- Scamper
- Island Transfers
- Ocean Rafting
- Elysian Resort
- Pioneer Adventures
- Reefstar Cruises

## Level of Service

Shute Harbour Marine terminal aim to provide all resident operators, their guests, marina visitors and members of the public using the Shute Harbour Marine terminal facility with a high level of service.

This includes having a member of staff on duty, 7 days a week during operating hours to ensure the seamless management and operation of the terminal. The Shute Harbour Marine Management team pride themselves in ensuring the facility remains clean and presentable during these hours.

Security services are offered after hours at regular intervals to ensure the safety of visitors and assets. This is offered in addition to in addition to the CCTV systems monitoring the facility, Security

All Email and phone inquiries are responded to within 24 hours of receipt, our team aim to resolve any complaints pertaining to the Shute Harbour Marine terminal within 3 business days

## Shute Harbour Stakeholders

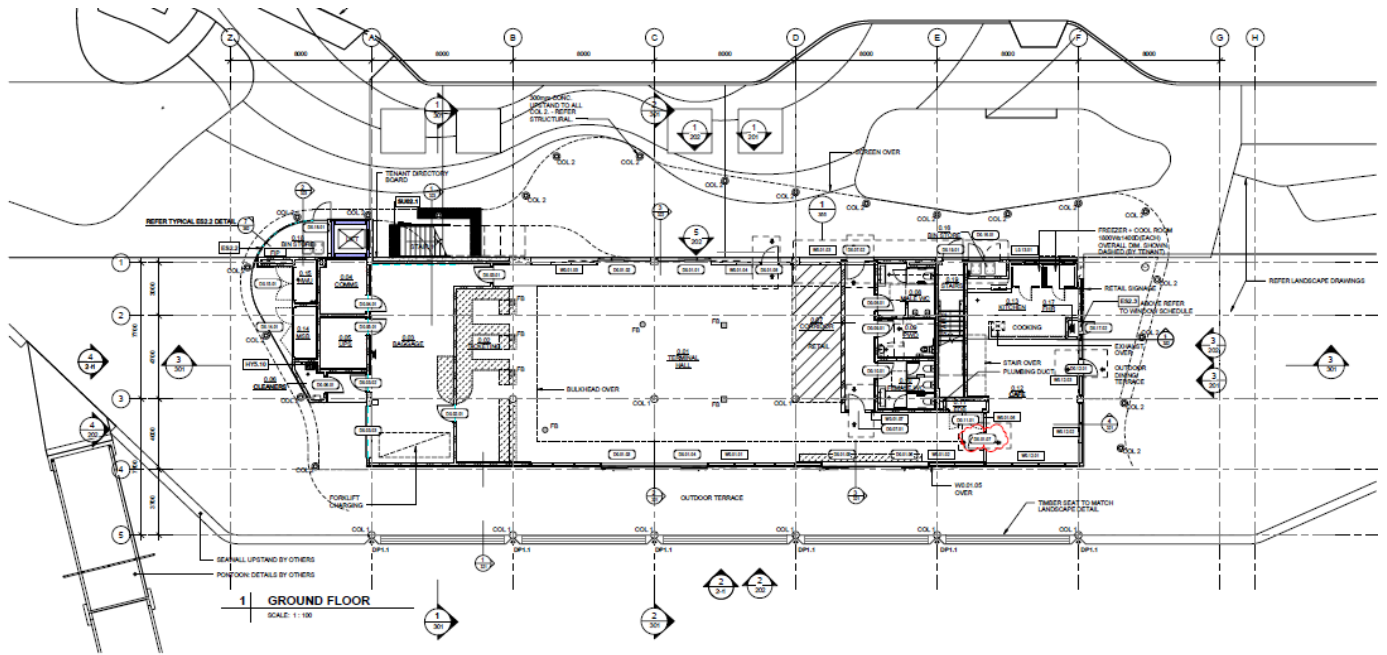
Stakeholder	Internal/External	Primary/Secondary	Description/Interest
<b>Whitsundays Regional Council</b>	Internal	Primary	Owner/Manager
<b>Hamilton Island</b>	External	Primary	Island operator
<b>Daydream Island</b>	External	Primary	Island operator
<b>Long Island Palm Bay</b>	External	Primary	Island operator
<b>Long Island Elysian Resort</b>	External	Primary	Island operator
<b>Ampol Australia</b>	External	Primary	Fuel supplier
<b>AMSA</b>	External	Primary	Regulator (Marine)
<b>MSQ</b>	External	Primary	Regulator (Marine)
<b>Australian Border Force</b>	External	Primary	Regulator (Security)

<b>Whitsunday Transit</b>	External	Primary	Provide bus services to and from Shute Harbour
<b>Sunsail</b>	External	Primary	Located in land adjacent to Shute Harbour
<b>Hamilton Island Logistics</b>	External	Primary	Located in land adjacent to Shute Harbour
<b>Queensland Government</b>	External	Primary	PDA
<b>Taxi services</b>	External	Secondary	Provide services to and from Shute Harbour
<b>Local business</b>	External	Secondary	Affected by growth
<b>Local Residents</b>	External	Secondary	Affected by growth; affected by noise

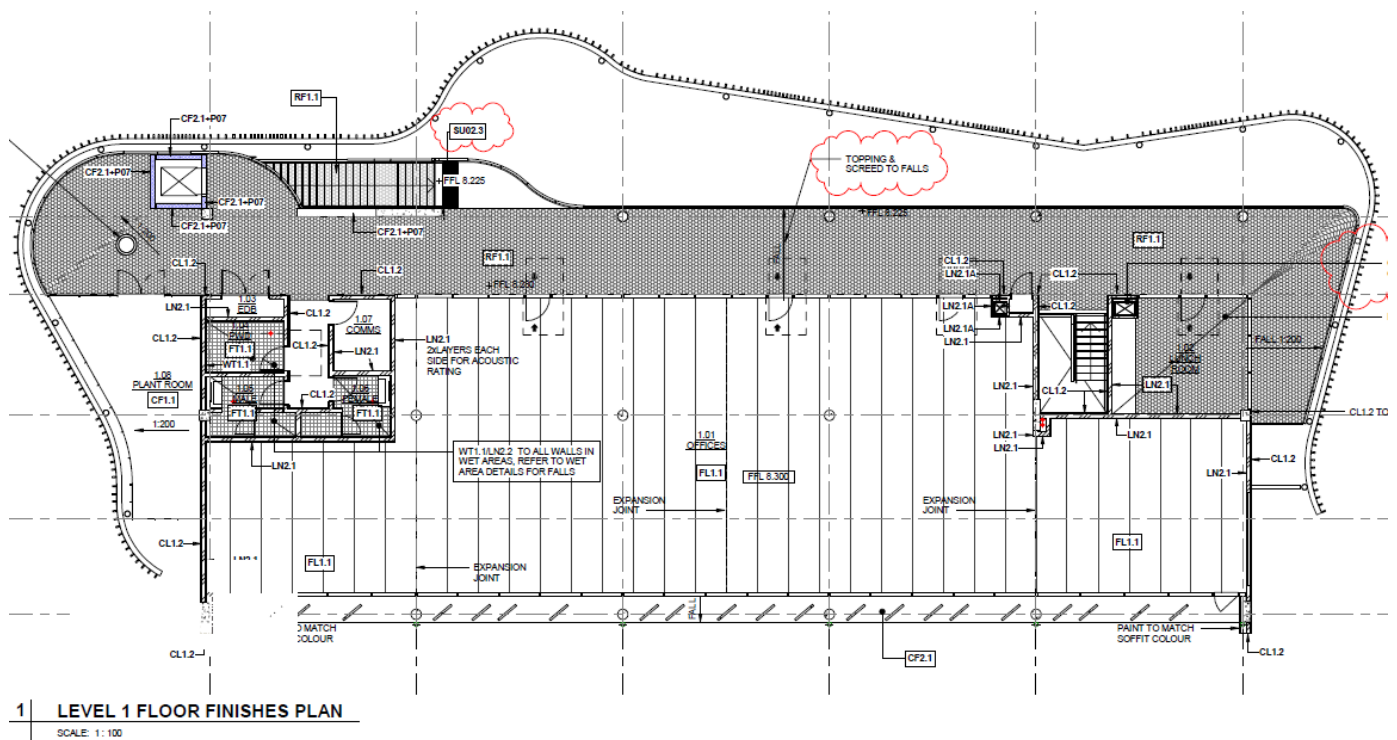


Shute Harbour Facility Plans

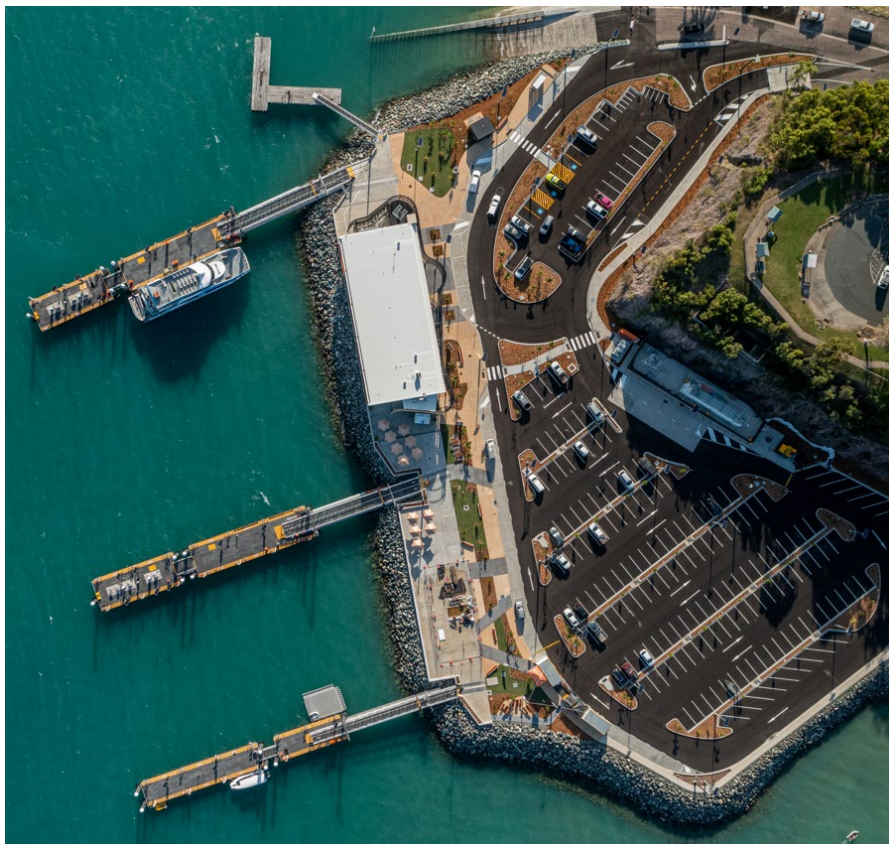
Main Floor



Upper Floor



### Shute Harbour Site Information

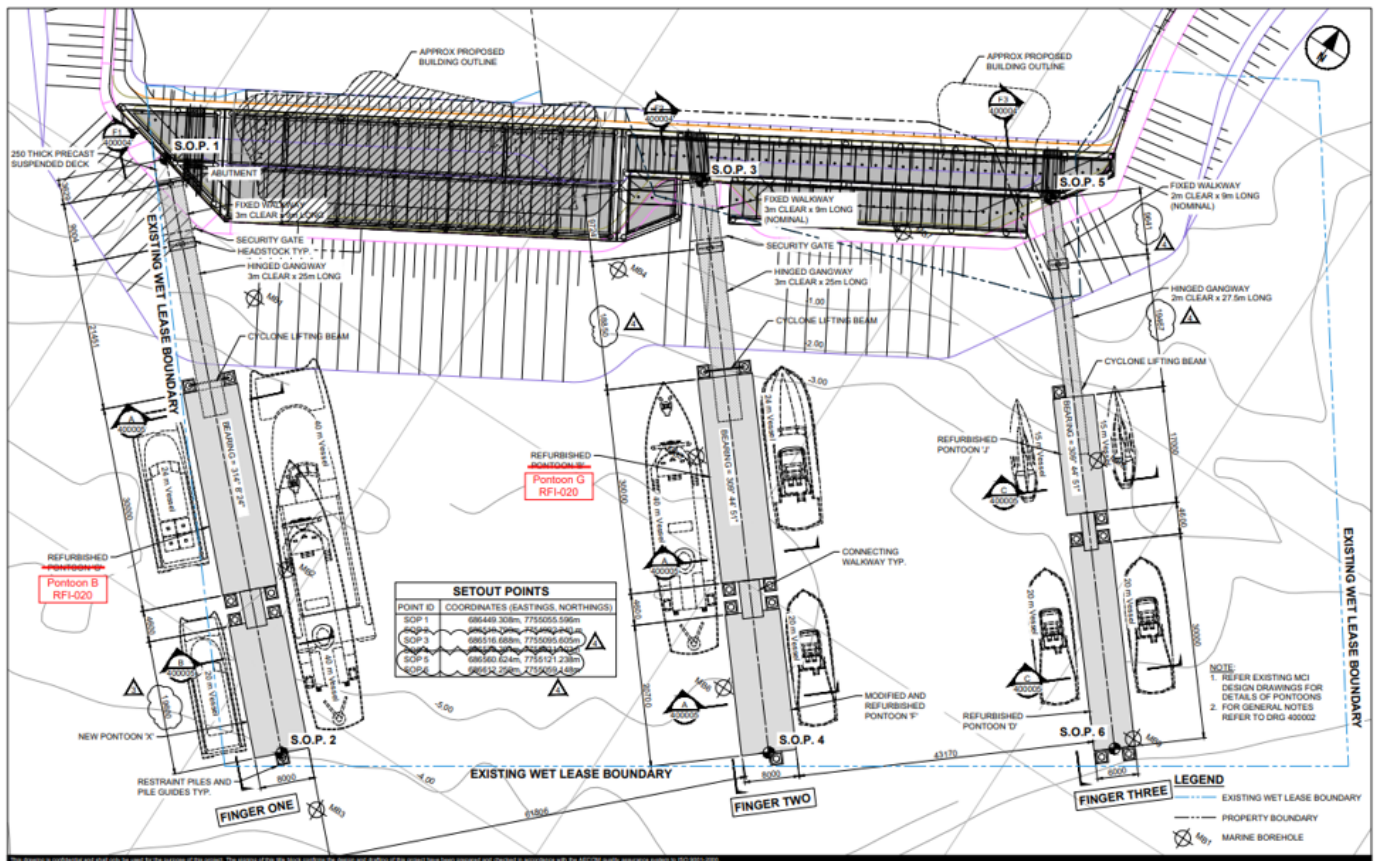




**Shute Harbour Lease information**

Lot on Plan	Area (ha)	Road Details	Tenure
Lot 297 on SP184769 Main Terminal Building and Berths	1.5	Shute Harbour Road, Shute Harbour	Term Lease with State Gov
Lot 298 on SP184769 STO Building	0.981	Shute Harbour Road, Shute Harbour	Term Lease with State Gov
Lot 296 on HR40154 Lower Carpark	1.3674	Shute Harbour Road, Shute Harbour	Trustee Land for the purpose of carparking

**Shute Harbour Marine Infrastructure**



## Shute Harbour Marine Asset Design Specifications

<b>DESIGN LOADS</b>	
1. LARGEST DESIGN VESSEL:	<p>FINGERS 1 &amp; 2: LOA = 40m, BEAM = 17m, DRAFT = 3m, GROSS MASS = 130 TONNE</p> <p>FINGER 3: LOA = 24m, BEAM = 6m, DRAFT = 5.5m (MAX.) GROSS MASS = 42 TONNE</p> <p>WATER DEPTH MAY LIMIT VESSEL DRAFT AT LOW TIDES (REFER SEA BED CONTOURS)</p>
2. DESIGN BERTHING SPEED:	0.3m/s FOR NORMAL BERTHING.
3. DESIGN LIVE LOAD:	<p>FIXED WALKWAYS: 5Kpa, 4.5kN; FORKLIFT 6.6T AXLE LOAD FOR FINGERS 1 &amp; 2</p> <p>FOR GANGWAY &amp; CONNECTING WALKWAYS: 4Kpa, 4.5kN, FORKLIFT 6.6T AXLE LOAD FOR FINGERS 1 &amp; 2 GANGWAYS.</p> <p><u>PONTOONS:</u></p> <p>STRUCTURAL: PONTOONS G &amp; B: 3kPa, 9kN, FORKLIFT 6.6T AXLE LOAD. PONTOONS X &amp; F: 3kPa, 9kN PONTOONS J &amp; D: 3kPa, 4.5kN</p> <p>FLOTATION: 3Kpa STABILITY: 2Kpa</p>
4. DESIGN WIND:	<p>(a) REGION C, TERRAIN CATEGORY 2</p> <p>(b) VESSELS AT BERTHS: <math>V_{3SEC} = 17.5\text{m/s}</math> (25 KNOTS FOR 10 MINUTE AVERAGE WIND SPEED)</p> <p>(c) VESSELS VACATE BERTHS: <math>V_{3SEC} &gt; 17.5\text{m/s}</math></p>
5. DESIGN WAVES:	<p>ULTIMATE WAVES FOR ARI = 200 <math>H_i = 2.25\text{m}</math>, <math>T = 3.7\text{s}</math>, SWL = RL +3.5 AHD (REFER METEOCEAN REPORT)</p>
6. DESIGN CURRENTS:	$V = 1.5\text{m/s}$ (W to E), $V = 1.0\text{m/s}$ (E to W)

### Targets

Due to the facility being under construction and not fully completed, a tiered start up is projected from December 2022 onward.

### Passenger movements

Shute Harbour Marine Terminal is estimated to accommodate approximately 300,000 passengers annually once established and fully operational, annual growth thereafter is expected.

During 2021/22 since opening mid December 2021, Shute Harbour achieved 28,000 passengers, 22,000 Resort connection and 6,000 Marine tour passengers. No Cruise visits were recorded during the year

During 2022/23 Shute Harbour is expected to transit in excess of 100,000 passengers annually, consisting of 50,000 Cruise Passengers, 40,000 Resort connection and 20,000 Marine tour passengers.

During 2023/24 is expected to reach 200,000 passengers annually, consisting of 100,000 Cruise Passengers, 60,000 Resort connection and 40,000 Marine tour passengers.

### Financial

Shute Harbour Marine Terminal is estimated to fully establish from a commercial perspective during the first 3 years of operating. As the facility is still under construction, it is forecasted that the facility will reach full passenger movement revenue potential by the third full year of trading.

- Shute Harbour Marine terminal has a financial target to be operating at 50% of fully completed revenue potential for 2022/23 FY
- 100% commercial revenue potential in 2024/25 FY

**Non-Financial**

- Restaurant Fit out to be completed by early September 2022
- Restaurant Management contract to be awarded / taken up by late September 2022
- Small Tourism Operators building including storage and washup/ air drying facilities to be completed by January 2023

**Community Service Obligations**

Shute Harbour Marine Terminal supports VMR (Volunteer Marine Rescue) by allowing complimentary access and use of the marine berths and facilities, to aid with emergency evacuations

Shute Harbour Marine terminal supports Marine Safety Queensland (MSQ) by allowing complimentary access and use of the marine berths and facilities. Shute Harbour also forms a key part of island evacuations as part of MSQ's emergency evacuation plans.

**Cost Analysis of Community Service Obligations**

\$20,400 per annum if leased on permanent basis

**Capital Structure and Surplus Treatment**

The notional capital structure is as follows:

	Est as at 30/6/22	Budget as at 30/6/23
Total Assets less Current Liabilities	64,494,944	63,893,483
Capital Structure		
Capital	62,879,645	62,278,184
Asset Revaluation Surplus	1,098,652	1,098,652
Capital Reserves	516,647	516,647
Retained Earnings	(785,910)	(1,134,047)

**Major Investments**

Refurbishment of the Public Fishing Pontoon FY 22/23 \$500,000, following successful WRC Capital Grant application. Under cover carparking facilities scheduled for FY 24/25

**Outstanding and Proposed Borrowings**

No current loans or proposed loans over the next 10 years.

Shute Harbour Marine Terminal Performance Plan

Financial Statements

WHITSUNDAY REGIONAL COUNCIL STATEMENT OF ORIGINAL BUDGET BY BUSINESS ACTIVITIES Income Statement for the periods ending 30 June				
	Shute Harbour Est Act 2022 \$	Shute Harbour 2022/23 \$	Shute Harbour 2023/24 \$	Shute Harbour 2024/25 \$
<b>Operating Revenue</b>				
Rates and utility charges	(13,700)	(39,700)	(41,932)	(44,292)
Sale of goods and major services	886,100	2,985,500	3,215,065	3,311,516
Community Service Obligation Revenue	20,400	20,808	21,224	21,649
<b>Total Operating Revenue</b>	<b>892,800</b>	<b>2,945,800</b>	<b>3,173,133</b>	<b>3,267,224</b>
<b>Operating Expenses</b>				
Employee benefits	511,608	542,424	558,698	575,459
Goods and services	895,136	2,312,725	2,503,580	2,606,197
Internal service provider payments	208,566	201,998	206,038	210,158
Depreciation	63,400	1,022,700	957,533	965,533
<b>Total Operating Costs</b>	<b>1,678,710</b>	<b>4,079,847</b>	<b>4,225,849</b>	<b>4,357,347</b>
<b>Surplus / (deficit) from operations</b>	<b>(785,910)</b>	<b>(1,134,047)</b>	<b>(1,052,716)</b>	<b>(1,090,123)</b>
Government capital grants and subsidies	5,282,653	-	-	-
<b>Net Result</b>	<b>4,496,743</b>	<b>(1,134,047)</b>	<b>(1,052,716)</b>	<b>(1,090,123)</b>
<b>National Competition Policy transactions:</b>	-	-	-	-
<b>Retained surplus (deficit) at period end</b>	<b>(785,910)</b>	<b>(1,134,047)</b>	<b>(1,052,716)</b>	<b>(1,090,123)</b>

Community Service Obligations:

Volunteer Marna Rescue - complementary 12 meter berth fee	10,200.00	10,404.00	10,612.08	10,824.32
Marine Safety Queensland - complementary 12 meter berth fee	10,200.00	10,404.00	10,612.08	10,824.32
	<b>20,400.00</b>	<b>20,808.00</b>	<b>21,224.16</b>	<b>21,648.64</b>

WHITSUNDAY REGIONAL COUNCIL STATEMENT OF ORIGINAL BUDGET BY BUSINESS ACTIVITIES Statement of Financial Position as at 30 June				
	Shute Harbour Est Act 2022 \$	Shute Harbour 2022/23 \$	Shute Harbour 2023/24 \$	Shute Harbour 2024/25 \$
<b>Current Assets</b>				
Cash and cash equivalents	516,647	516,647	516,647	516,647
Trade and other receivables	38,284	120,000	122,400	124,848
<b>Total Current Assets</b>	<b>554,931</b>	<b>636,647</b>	<b>639,047</b>	<b>641,495</b>
<b>Non-current Assets</b>				
Property, plant and equipment	65,140,898	64,618,198	63,668,665	63,078,132
<b>Total Non-current Assets</b>	<b>65,140,898</b>	<b>64,618,198</b>	<b>63,668,665</b>	<b>63,078,132</b>
<b>TOTAL ASSETS</b>	<b>65,695,829</b>	<b>65,254,845</b>	<b>64,307,712</b>	<b>63,719,627</b>
<b>Current Liabilities</b>				
Trade and other payables	39,523	200,000	204,000	208,080
<b>Total Current Liabilities</b>	<b>39,523</b>	<b>200,000</b>	<b>204,000</b>	<b>208,080</b>
<b>Non-current Liabilities</b>				
Interest bearing liabilities	1,161,362	1,161,362	1,161,362	1,161,362
<b>Total Non-current Liabilities</b>	<b>1,161,362</b>	<b>1,161,362</b>	<b>1,161,362</b>	<b>1,161,362</b>
<b>TOTAL LIABILITIES</b>	<b>1,200,885</b>	<b>1,361,362</b>	<b>1,365,362</b>	<b>1,369,442</b>
<b>NET COMMUNITY ASSETS</b>	<b>64,494,944</b>	<b>63,893,483</b>	<b>62,942,350</b>	<b>62,350,185</b>
<b>Community Equity</b>				
Capital	62,879,645	62,278,184	61,327,051	60,734,886
Asset revaluation surplus	1,098,652	1,098,652	1,098,652	1,098,652
Capital reserve balances	516,647	516,647	516,647	516,647
<b>TOTAL COMMUNITY EQUITY</b>	<b>64,494,944</b>	<b>63,893,483</b>	<b>62,942,350</b>	<b>62,350,185</b>