



Airlie Beach Foreshore Land Management Plan

October 2018

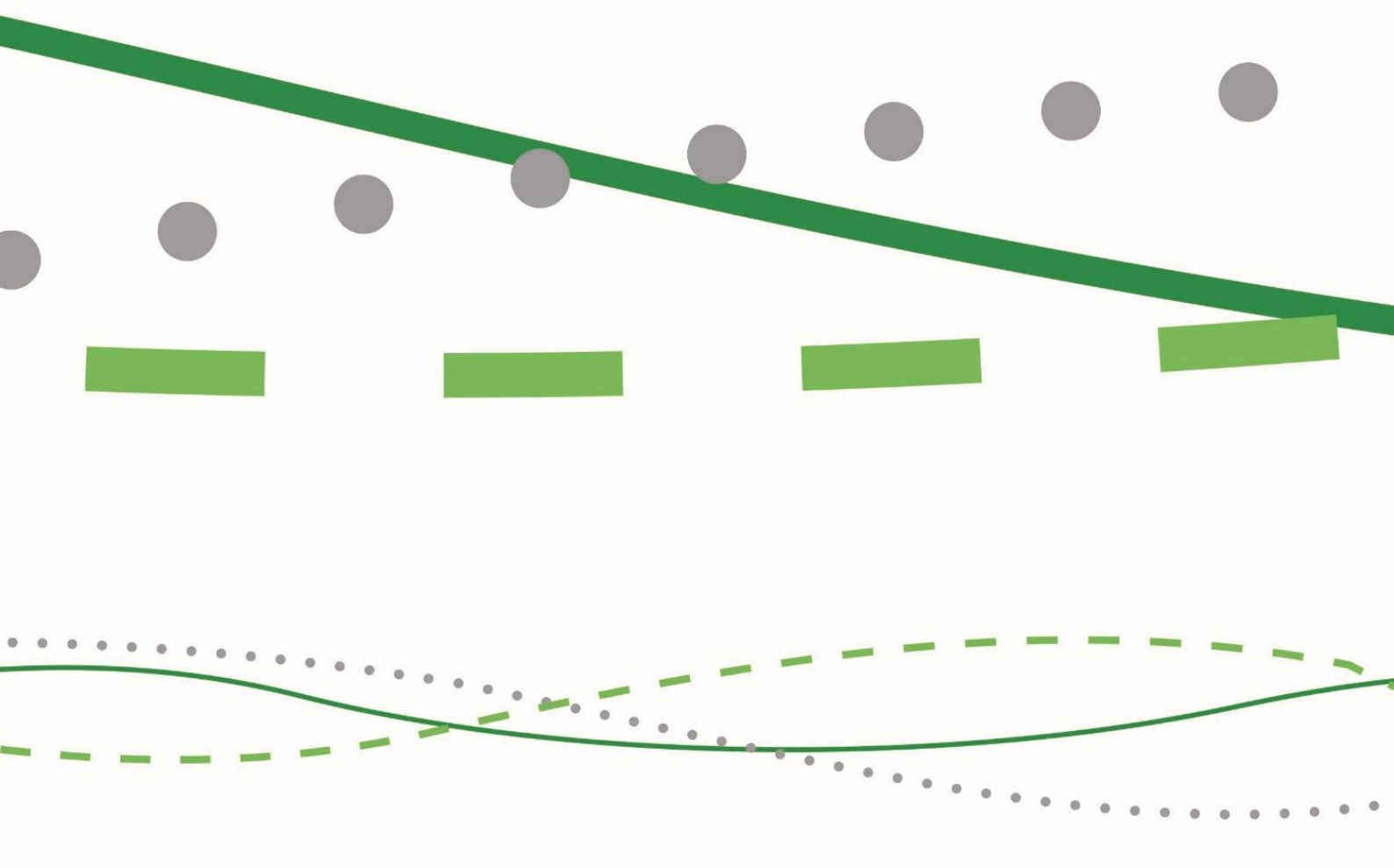


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1. Introduction

The Airlie Beach Foreshore is comprised of five reserves delineated in Figure 1 below, including, Reserve R.296, R.281, R.460, an unnamed reserve on Lot 100 SP218220 and a bathing reserve. Reserve R.296 comprises the western half of the Foreshore and incorporates a portion of the Airlie Beach Boardwalk, Lagoon, Central Lagoon Car Park and open space. Reserve R.460 comprises a small portion of land that includes car parking and the Anzac Cenotaph. Reserve R.281 comprises the eastern portion of the Foreshore area and incorporates facilities supporting the Airlie Beach Markets, playground facilities and pedestrian pathways connecting the Foreshore to Boathaven Beach and the Port of Airlie. The unnumbered reserve on Lot 100 SP218220 comprises Boathaven Beach, car parking and parkland.



Figure 1: Airlie Beach Foreshore State Reserves. See Appendices for imagery of each Reserve.

2. Trust land details

Table 1: Airlie Beach Foreshore State Reserves

Airlie Beach Foreshore State Reserves
<p>Trustee's Name: Whitsunday Regional Council Trustee's Address: PO Box 104 PROSERPINE QLD 4800 Parish: Conway County: Herbert Local Government: Whitsunday Regional Council Conditions of Tenure: The land has been placed under the control of Whitsunday Regional Council as Trustee and is to be managed in accordance with the principles of the Land Act 1994 and the Land Regulation 2009.</p>
Trust Land Description: Reserve Number R.296
<p>Title reference: 49007194 Primary Purpose: Park and recreation Broadwater Avenue Lot: 331 Plan: SP141145 Area: 4,309m² Lagoon Lot: 332 Plan: SP141145 Area: 31,950m² Airlie Esplanade Foreshore Lot: 330 Plan: HR1840 Area: 11,800m²</p>

Trust Land Description: Reserve Number R.460
Title reference: 49017563 Primary Purpose: Car parking Lot: 318 Plan: HR1790 Area: 1,247m ²
Trust Land Description: Reserve Number R.281
Title reference: 49022965 Primary Purpose: Recreation Lot: 187 Plan: SP219978 Area: 21,700m ²
Trust Land Description: Reserve Number N/A (Boathaven Beach)
Title reference: 49106135 Primary Purpose: Park and recreation Lot: 100 Plan: SP218220 Area: 13,300m ²
Trust Land Description: Bathing Reserve
Title reference: N/A Primary Purpose: Recreational water activities that do not include motorized devices. Lot: N/A Plan: N/A Area: 170,000m ²

2.1 Duration of LMP:

This Airlie Beach Foreshore Land Management Plan will guide management of the Foreshore until April 2023, at which time it will be reviewed and updated.

2.2 Review Periods:

Review of the Land Management Plan will occur:

- at the expiry or surrender of current trustee leases;
- when a request is received for a secondary use as defined by the *Land Act 1994*;
- in consultation with relevant users/lessees at least every five (5) years or as required with three (3) months' notice of the requirement for such review being given; or
- earlier as required by the Minister, subject to three (3) months' notice being given to the trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.
- Minor amendments may be made by the trustee to improve operational efficiency of the plan with the amended land management plan being submitted for approval under the *Land Act 1994* within one (1) month of such amendment being made.

3. Trustee Details

Name: Whitsunday Regional Council

Address (Legal postal address): PO Box 104 PROSERPINE QLD 4800

4. Existing uses (Primary)

4.1 Reserve Number R.296

Reserve R.296 shown below includes various undercover picnic areas, undercover seating, Lagoon, public BBQs, toilets, pedestrian pathways and the Central Lagoon car park. The Central Lagoon car park, composed of 88 car parks, is essential infrastructure that promotes the purpose of the Community Purpose Reserve by providing parking and access to facilitate the use of the Foreshore and Lagoon. Car parking revenue generated by the Central Lagoon car park is funnelled into maintaining and upgrading the Reserve. Lot 332, the north western portion of Reserve R.296 supports a portion of the Bicentennial Walkway that extends from Airlie Beach to Cannonvale. The pathway in this Reserve is set on the edge of the mangroves at the southern end of the Reserve, before merging into the road reserve, with the northern portion of the State Reserve inaccessible rocky mangrove habitat.

The Reserve supports a variety of recreational activities that reflect the primary recreation purpose of the reserve; including swimming, walking, exercising, picnics, playground and bathroom amenities. The Central Lagoon car park is utilised as a temporary event space annually for Council managed events, the Airlie Beach Reef Festival, Airlie Beach Triathlon and Whitsunday Schoolies. Other users include Whitsunday Stand Up Paddle and Kayak, a small business that utilise the western beach of R.296. These business operations do not have exclusive use and do not diminish the purpose of the Reserve, but rather enhance the enjoyment of those who use the Reserve.



Figure 2: Amenities within Reserve R.296 and R.460.

4.2 Reserve R.460

Reserve R.460 is a small portion of Reserve between R.296, Airlie Esplanade and R.281. It includes 5 car parks fronting Airlie Esplanade, pedestrian pathways and the Anzac Cenotaph.



Figure 3: Reserve R.460 on Lot 318 HR1790.

4.3 Reserve R.281

Reserve R.281 is a functional recreational space that forms the eastern portion of the Airlie Beach Foreshore. Portions of the Reserve located to the south of Coconut Grove, adjoining the Port of Airlie land are presently underutilised with no clear function.

In the context of Airlie Beach Foreshore, Reserve R.281 is an event space, parking area and important gateway connecting the Port of Airlie and Boathaven Beach to the core of the township and rest of the Foreshore. The Reserve consists of beach access, toilets, playground, undercover stage informal parking and bus stop and turn around area. These facilities support a variety of informal recreational activities that comply with the primary informal recreation purpose of the reserve; namely walking, exercising, picnics, bathroom amenities and temporary community events. Informal parking and the bus stop turn around area are ancillary transport and access aspects that support overflow parking for Reserve events and local bus stop drop off/pick up for Reserve visitors respectively. These aspects will be reconfigured and formalized within the proposed Foreshore Revitalisation project elaborated upon within Section 7.1 of this Management Plan to better promote the purpose of the Reserve.

The Reserve plays host to the Airlie Beach Markets on a weekly basis occurring every Saturday and also on days that cruise ships arrive. Other events hosted within this reserve include the Airlie Beach Music Festival and Airlie Beach Reef Festival. Some portions of the Reserve are presently underutilised for recreational purposes as a result of the existing bus stop, turn-around area and informal parking utilised for Saturday Markets. This will be remedied as part of the Foreshore Revitalisation Project which seeks to return much of this area to green space.



Figure 4: Amenities within Reserve R.281.

4.4 Reserve Number N/A on Lot 100 SP218220 - Boathaven Beach

The unnumbered Reserve known as Boathaven Beach is an artificial beach constructed as part of the Port of Airlie development. In addition to the beach, the Reserve includes 10 car parks, toilets and open space parkland.



Figure 5: Amenities within Boathaven Beach Reserve.

4.5 Bathing Reserve

The Bathing Reserve exists over the Bay of Airlie Beach and exists as a measure to avoid conflicts between motorised watercraft and recreational water activities. It is not a Reserve under the *Land Act 1994* but is empowered by Local Law No.6 (Bathing Reserves) which gives power to Council to ensure mechanised watercraft do not enter the Reserve. The Bathing Reserve is utilised by Whitsunday Stand Up Paddle and Kayak whom provide recreational activities that support the purpose of the Reserve.



Figure 6: Bathing Reserve

5. Existing uses and tenures (Secondary Use)

The following Trustee leases and permits are considered compliant with the primary recreational purpose of the Airlie Beach Foreshore Reserves. Whilst the below lease has not yet gained approval as per Section 57 of the *Land Act 1994*, they are included for consideration by the State as part of this Land Management Plan. A satellite image overview of the location of the proposed lease and existing permits is within Appendix C.

5.1 Easements

The Airlie Beach Foreshore has three easements running through it for the purposes of protecting major electricity (in favour of Ergon Energy) and sewer, water and stormwater infrastructure (in favour of Council) from future development.

Table 2: Easements within the Airlie Beach Foreshore.

Easement	Reserve	Lot/Plan	Title Reference
Easement A	R.296	Lot 331 SP141145	49007194
Easement B	R.296	Lot 330 HR1840	49007194
Easement C	R.281	Lot 187 SP219978	49022965

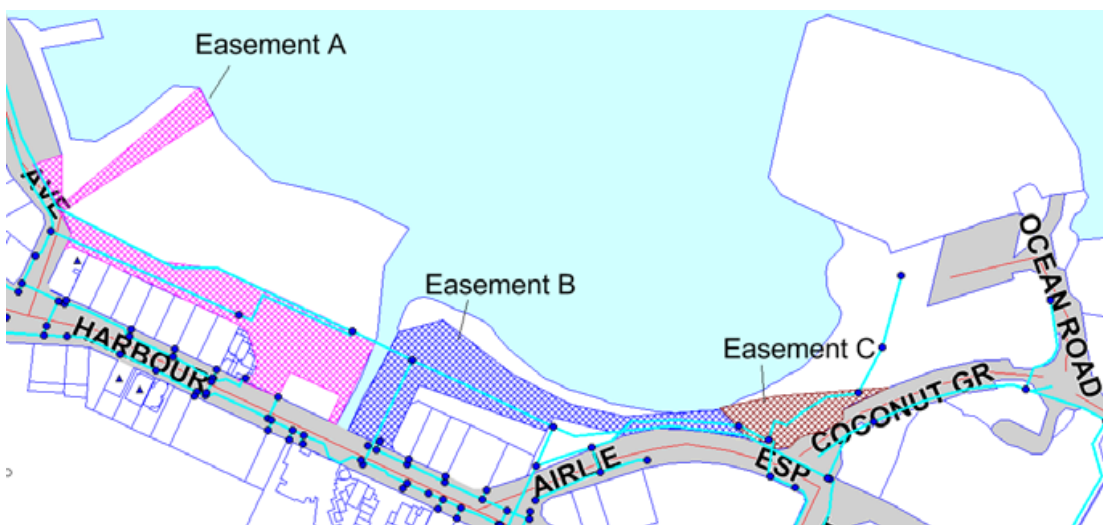


Figure 7: Easement locations and existing water infrastructure network.

5.2 Trustee leases

Reserve R.296

1. Heart Hotel dining deck on Lot 331 SP141145

Lessee: Algona Developments Heart Hotel

Commenced: Not yet commenced

Expiry: TBD

Purpose: The purpose of this proposed lease (still under negotiation), is to allow the Heart Hotel to construct an alfresco dining deck. The proposed deck will be owned by Council as Trustee for the Reserve, within airspace over the Airlie Creek rock wall adjoining the Hotel to allow outdoor dining for the adjoining restaurant. Presently, the owner of the site provides a public thoroughfare adjoining Airlie Creek through private land to improve accessibility of the Reserve by better connecting the Main Street and Central Lagoon car park.

Compliance with primary purpose of Reserve: The dining deck will be composed of semi-public space supporting the adjoining restaurant. The new deck will improve the utilisation of the existing Reserve area, which cannot presently be accessed or enjoyed, as it is an inaccessible rock wall. The existing public thoroughfare adjoining the proposed deck will be maintained for pedestrian access at all times. The consistency of the proposed deck with the primary purpose of the Reserve is elaborated upon in more detail within Section 7.3 of this Management Plan.



Figure 8: Proposed location of Heart Hotel dining deck over Airlie Creek. Orange lines indicate public thoroughfare.

5.3 Trustee permits:

1. Airlie Beach Community Markets

Location: Reserve R.281 Lot: 187 Plan: SP219978

Licensee: Lions Club of Whitsunday Inc

Commenced: 1 November 2017

Expiring: 31 October 2018 (Annual permit)

Purpose: The Airlie Beach Community Markets have historically operated within the Reserve every Saturday morning and on days that Cruise Ships visit Airlie Beach. The Markets have operated for over 20 years within the Airlie Beach Foreshore.

Compliance with primary purpose of Reserve: The Airlie Beach Community Markets instigate greater use of the Reserve by the community for casual recreational purposes, upholding the primary purpose of the Reserve. The markets encourage attendance from the community and tourists, with flow on benefits to business within the town. Stall holders pay a small fee to the Whitsunday Lions Club, a not for profit community group, whom operate the markets in accordance with an annual permit from Whitsunday Regional Council. The degree of commerciality and exclusivity associated with the Lions Markets is minimal.

2. Airlie Beach Music Festival

Location: Reserve R.281 Lot: 187 Plan: SP219978

Licensee: Lions Club of Whitsunday Inc

Commenced: 4 November 2017

Expiring: 6 November 2017 (Annual permit yet to be renewed)

Purpose: The Airlie Beach Music Festival occurs annually over three and a half days within various premises in the Main Street, the Sailing Club and Reserve R.281. It is a community music event that attracts over 5,000 people.

Consistency with primary purpose of Reserve: The Airlie Beach Music Festival is a community recreational event that promotes the use of the Reserve for its primary purpose. Whilst the event limits public access to a portion of Reserve R.281 to paying ticket holders for four days, it's short time frame and open access to the community makes its exclusivity negligible. The event turns a small profit; however, the majority of ticket sales go back into running the annual community event. The event attracts many visitors and provides a significant economic boost for local business and accommodation providers within Airlie Beach and surrounds. It is considered the community benefit of the event outweighs the elements of commerciality and exclusivity associated with the event.

3. Airlie Beach Reef Festival

Location: Reserve R.281 **Lot:** 187 **Plan:** SP219978

Reserve: R.296 **Lot:** 331 **Plan:** SP141145

Licensee: Whitsunday Reef Festival

Commenced: 3 August 2017

Expiring: 6 August 2017 (Annual permit yet to be renewed)

Purpose: The Airlie Beach Reef Festival occurs annually over three days and includes the closure of the Main Street, a stage erected in the Central Lagoon car park, Marquee tent and pop-up stalls within the Foreshore. It is a community festival that celebrates life in the Whitsundays and attracts over 5,000 people.

Consistency with primary purpose of Reserve: The Airlie Beach Reef Festival is a recreational community event that promotes the use of the Reserve for its primary purpose. The event attracts over 5,000 people, providing an economic boost to local business and accommodation providers. It has no degree of commerciality or exclusivity.

4. Airlie Beach Triathlon

Location: Reserve R.296 **Lot:** 331 **Plan:** SP141145

Licensee: Whitsunday Triathlon Club

Commenced: 1 September 2017

Expiring: 3 September 2017 (Annual permit yet to be renewed)

Purpose: The Airlie Beach Triathlon occurs annually over two days and includes various pop-up food stalls, kids play area, first aid tent and the closure of the Broadwater Avenue and portions of Shute Harbour Road. It is a community event occurring annually that attracts over 500 competitors to compete whilst viewing the beautiful scenery of Airlie Beach.

Consistency with primary purpose of Reserve: The Airlie Beach Triathlon is a community recreational event that promotes the use of the Reserve for its primary purpose. The event attracts over 500 competitors, providing an economic boost to local business and accommodation providers. It has no degree of commerciality or exclusivity.

5. Whitsunday Schoolies

Location: Reserve R.296 **Lot:** 331 **Plan:** SP141145

Licensee: Whitsunday Regional Council

Commenced: 17 November 2017

Expiring: 25 November 2017 (Annual permit yet to be renewed)

Purpose: Whitsunday Schoolies is a seven day event providing daily activities, dance parties, security, first aid and meals for school leavers within the Central Lagoon car park and Airlie Beach Foreshore Reserve R.296. It attracts over 2,000 guests but is dedicated only to school leavers for security and safety reasons.

Consistency with primary purpose of Reserve: Whitsunday Schoolies is a recreational community event that promotes the use of the Reserve for its primary purpose. The event attracts over 2,000 visitors, providing an economic boost to local business and accommodation providers. The event is specifically for school leavers with limited public access to some portions of the Reserve during the event for safety

reasons. It is a major community event, operated by Whitsunday Regional Council for no financial gain. It has no degree of commerciality or exclusivity.

6. Whitsunday Stand Up Paddle and Kayak

Location: Reserve R.296 **Lot:** 331 **Plan:** SP141145 Bathing Reserve

Licensee: Whitsunday Stand Up Paddle

Commenced: 15 December 2017

Expiring: 31 October 2018 (Annual permit)

Purpose: Whitsunday Stand Up Paddle and Kayak are a small business offering the hire of stand up paddle boards and kayaks for use within the Bathing Reserve. No permanent or temporary structures are permitted as part of the permit and the permit holder may operate on all days of the week.

Consistency with primary purpose of Reserve:

Whitsunday Stand Up Paddle and Kayak is a pop-up business offering the hire of non-motorised water craft. The business has a degree of commerciality but does not have exclusive use rights over an area. The permit controls the potential impacts to the Reserve by limiting advertising and structures on the site. Whilst the small business exhibits a degree of commerciality, it is considered that the business improves the recreational use of the Reserve by the community, justifying it as an acceptable secondary use in the Reserve.

7. Sand Sculpture and Workshops

Location: Reserve R.281 **Lot:** 187 **Plan:** SP219978

Reserve R.296 **Lot:** 331 **Plan:** SP141145

Licensee: A Connor

Commenced: 1 December 2017

Expiring: 31 October 2018 (Annual permit)

Purpose: The Licensee operates a private business involving the construction of and workshops in training people to build sand sculptures. The licensee has historically operated within the Airlie Beach Community Markets before expanding the business via this permit to include sand sculpting workshops on Friday, Saturday, Sunday, Airlie Beach Market days and Cruise Ship days, or other days for special events if agreed to by Council. The permit controls the potential impacts to the Reserve by limiting advertising and structures on the site.

Compliance with primary purpose of Reserve:

The Sand sculpture workshops are a pop-up business that promotes the recreational use of the Reserve. The business has a degree of commerciality but does not have exclusive use rights over an area. The permit controls the potential impacts to the Reserve by limiting advertising and structures on the site. Whilst the small business exhibits a degree of commerciality, it is considered that the business improves the recreational use of the Reserve by the community, justifying it as an acceptable secondary use in the Reserve.

6. Native Title

National Native Title Tribunal online mapping system does not identify any native title over the entire Airlie Beach Foreshore.



Figure 9: National Native Title Tribunal online native title mapping. (Retrieved 16/05/2018)

7. Proposed Use/s of the Trust Land

7.1 Airlie Beach Foreshore Revitalisation Project – Reserve R.281 and R.296

7.1.1 Proposal

Whitsunday Regional Council has recently undergone public consultation for the Airlie Beach Foreshore Revitalization Project that seeks to beautify the Foreshore and better support various events that utilize the site, including the Whitsunday Lions Markets. The public consultation period for this revitalisation project lasted for 51 days and involved various workshops with key stakeholders. Proposed works as part of the Airlie Beach Foreshore Revitalisation Project will be consistent with the designated community purpose of the Reserve. The following preliminary works are required to formalise access and car parking along Coconut Grove and Ocean Road to support the proposed revitalisation works within Reserve R.281:

- new bus turning area on Ocean Road;
- new car parking and cruise ship bus stop on Ocean Road;
- realigned parking on Coconut Grove; and
- new parking and circulation within the existing carpark adjacent.

To enable these works, Council is seeking to excise areas of State Reserve R.281 for reclamation as road reserve. The areas of State Reserve Council is seeking to excise are displayed in orange below.

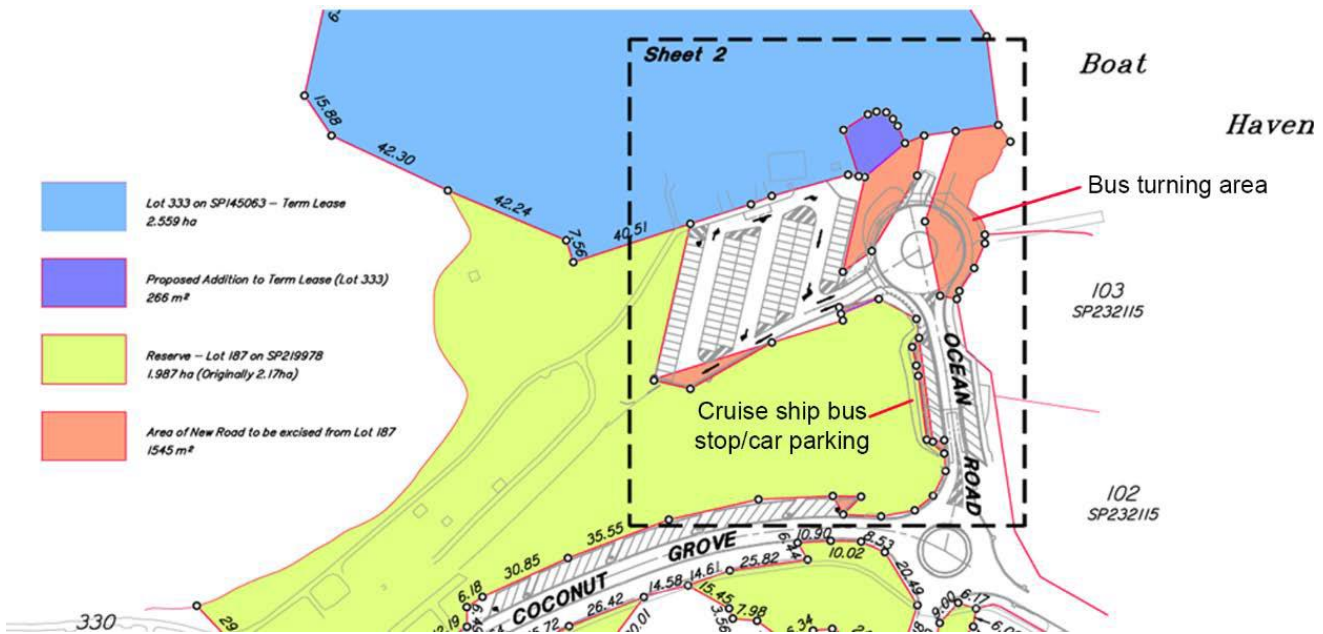


Figure 10: Proposed preliminary works for the Airlie Beach Foreshore Revitalisation Project.

Council is seeking approval in accordance with Section 31A of the Land Act 1994 to change the boundaries of the Reserve for the creation of additional road reserve as shown by Figure 10. The proposal will change land tenure for the specific areas highlighted in orange from recreation reserve to road reserve.

These preliminary works, including the re-alignment of Reserve R.281, will enable the creation of the Foreshore Revitalization design shown in Figure 11 below and in greater resolution within Appendix D.



Figure 11: Airlie Beach Foreshore Revitalisation Project.

Design elements within the Foreshore Revitalisation project include modernising existing amenities and creating new amenities such as footpaths, lighting, shelters, rubbish bins, playground, amphitheatre and halfcourt basketball court. This infrastructure will be modernised incorporating public art and landscaping themes that promote the tropical and unique sense of place of Airlie Beach.

The existing informal car park and bus stop drop off area is proposed to be formalized as part of this design to include approximately 67 car parks, with the local bus stop area shifted out of the Reserve boundary to Ocean Road. Access to the new car park will be via the new Ocean Road round-a-bout that is the subject of preliminary works identified above.

In addition to the proposed works outlined above, Council may in the future collaborate with the State to investigate the realignment of presently underutilised portions of Reserve R.281 outlined in red within Figure 12, in order to facilitate the orderly development of the adjoining Port of Airlie Lot 105 SP232115. These portions of the Reserve adjoining Port of Airlie presently do not promote the overall function or use of the Foreshore given their isolated location and dimensions. The portions of land offer no strategic value to the recreational purposes of the wider Foreshore and could be realigned to integrate with the adjoining Port of Airlie Lot 105 or offset to achieve better community outcomes in other areas. This will be discussed within future renditions of the Airlie Beach Foreshore Land Management Plan.



Figure 12: Underutilised portions of Reserve R.281 to be considered for amendment to freehold land.

7.1.2 Impacts of Proposal

The proposed Airlie Beach Foreshore Revitalisation project aims to improve the amenity, accessibility and function of the public realm for informal recreation activities and community events. The project will impact Reserve R.281 as it seeks to amend the Reserves boundaries to facilitate improved traffic management and parking options. The proposed works will enhance the function of underutilised areas identified below that are presently informal parking for Saturday markets and a local tour bus stop turn around area. The formalization of the informal car park and bus stop is an improvement on the existing Reserve layout and better promotes the purpose of the Reserve by returning approximately 3,250m² of gravel parking and bus stop to green reserve that will include a playground and open space as shown by Figure 13 below. It is proposed the existing informal event parking is formalized in the eastern portion of the Reserve as it is necessary ancillary infrastructure required to support users of the Reserve and events such as the weekly Lions Markets. The formalized parking design and location does not diminish the purpose of the Reserve and promotes its overall recreational use.



Figure 13: Existing informal parking layout and proposed Foreshore Revitalisation improvements.

7.2 Foreshore Lagoon Deck – Reserve R.296

7.2.1 Proposal

There is much potential for greater activation of the Foreshore to promote pedestrian permeability via Main Street laneways and improve casual surveillance of the Foreshore, particularly after normal work hours. To achieve this, Council intends to construct a deck adjoining an existing access laneway near the Lagoon. A deck has been proposed in this space to improve amenity where grass presently doesn't grow and cannot be sustained due to high pedestrian usage and large fig trees that shade the area as shown by Figure 14.



Figure 14: Proposed Lagoon deck location and degraded portion of the Reserve that the deck seeks to improve.

7.2.2 Impacts of Proposal

The proposed deck will improve the amenity of the laneway access, promote universal pedestrian movement from the Foreshore to the Main Street and support a public shaded eating area in a space that overlooks the Lagoon. The proposed deck is located within Easement A that protects the State interest for major electricity infrastructure (Ergon). The design of the deck will be considerate to the preservation and maintenance of this infrastructure by complying with QDC MP1.4 – Building over or near relevant infrastructure. The deck will have no aspect of exclusivity or commerciality, is consistent with the purpose of the Reserve and is a necessary piece of infrastructure due to the limitations to grass growth and subsequent lower public utilisation of the site. It is considered that the improvements to amenity, improved casual surveillance and pedestrian connectivity afforded as a result of the proposed public deck will promote the recreational purpose of the Reserve.

7.3 Heart Hotel Airlie Creek Deck – Reserve R.296

7.3.1 Proposal

The proposed Heart Hotel dining deck seeks to create an additional 75m² of useable space over the riparian rock wall of Airlie Creek within R.296. The proposed deck will be constructed by the Heart Hotel, owned by Council as Trustee and leased to the adjoining restaurant for the use of semi-public al-fresco dining in accordance with the proposed trustee lease within *Section 5.2 – Trustee Leases*. The existing thoroughfare on private property adjoining the proposed deck is approximately 35.17m² and will remain open for public pedestrian connectivity between the Main Street and Lagoon car park at all times, secured by easement during the Deck development application stage. This public connection on private land partially offsets the semi-public use of the proposed deck, which is proposed to be located over unusable, inaccessible reserve.

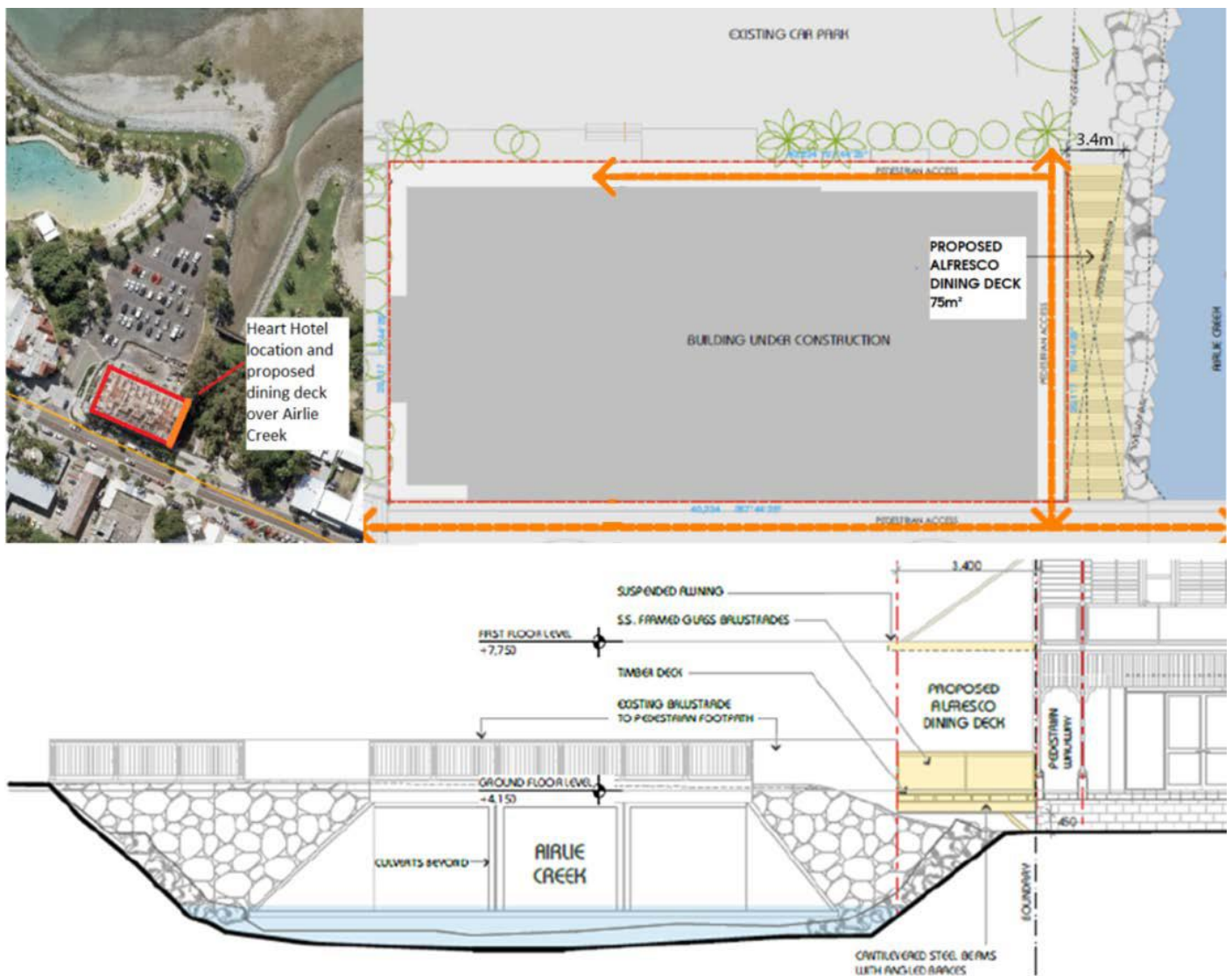


Figure 15: Proposed Heart Hotel Deck adjoining Airlie Creek. Orange lines indicate public thoroughfare.

7.3.2 Impacts of Proposal

The proposal seeks to provide additional useable semi-public al-fresco dining space for customers of the adjoining restaurant and compliments the continued use of the public thoroughfare already provided on the adjoining lot. The proposed deck will contribute to the amenity of the Creek by covering a dirty, unsightly area and increase the use of the Reserve by creating additional useable space. At present this part of the reserve cannot be utilised due to it being a dangerous rock wall. Rental received from the outdoor dining permit will be channelled back into the maintenance and upkeep of the reserve.

Whilst the proposal is not consistent with the recreational purpose of the Reserve as a result of its degree of commerciality and exclusivity, it is located within airspace over Airlie Creek riparian rock wall that is presently not accessible to the community as shown by the cross section within Figure 15. From this perspective, the proposal does not diminish the purpose of the Reserve but will promote greater connectivity between Main Street and Foreshore by beautifying the existing public pedestrian connection adjoining Airlie Creek and ensuring adequate space in this corridor for both outdoor dining and users of the thoroughfare. The proposal will foster greater enjoyment of Airlie Creek by the public through the enhancement of this scenic vista.

The Heart Hotel has recently constructed a wheelchair ramp to support the existing pedestrian connection adjoining the Heart Hotel and Airlie Creek, within the Reserve boundary and Central Lagoon car park as shown by Figure 16. The ramp is within the Reserve boundary and promotes disability access to the Deck Restaurant and the existing public thoroughfare from the Foreshore. The ramp, located within the Central Lagoon car park, did not sacrifice any car parks that support the use of the Reserve and its location does not diminish the purpose of the Reserve.



Figure 16: Access ramp within Central Lagoon car park providing access to the Deck Restaurant in the Heart Hotel.

Council supports the public-private partnership required to create a deck that, despite its commerciality and exclusivity, ultimately benefits the Reserve's function via improved pedestrian connectivity and enhancement of the open space vista that will be enjoyed by the public. All funds sourced through the proposed lease will be utilised in the ongoing maintenance and enhancement of the Foreshore Reserves.

8. Intended Development or Changes to Current Use and Tenure

The proposed Foreshore Revitalisation Project, Foreshore Lagoon decking and Heart Hotel deck seeks to beautify the Foreshore and better support various community events and users that occupy the Reserve. The proposed uses will not negatively impact upon the primary purpose of the Reserve or surrounding properties but will improve the design and amenity of the Foreshore to the benefit of the community.

The Foreshore Revitalisation Project will not impact upon any existing leases or annual permits over Reserve R.281 but will seek to better accommodate these uses. The proposed decks over Airlie Creek and adjoining the Lagoon will be constructed and owned by Council as Trustee to the Reserve. The decks have not yet been constructed and details of the Heart Hotel tenure have not yet been settled. Following the approval of this Land Management Plan by the State, Council will seek approval from the Minister for the proposed lease areas in accordance with Section 57 of the *Land Act 1994*.

9. Managing Multiple Uses

As outlined within Section 5 - Existing uses and tenures, there are several permits for the use of Foreshore Reserves for various community activities. Presently, no conflict occurs between these uses due to Council's permit system that identifies days/hours of operation, use area and restoration of the Reserve following the events conclusion. Council takes into consideration potential impacts on the Reserve's primary purpose, surrounding uses and existing permits when assessing an application. This method reduces disputes that may otherwise arise as a result of competition for Reserve space between various community groups.

10. Commercial Uses and Budget Statement

Table 3: Commercial leases within Foreshore Reserves.

Leases	Reserve*	Income	Area	Details
Algona Developments Heart Hotel Deck	R.296	\$204 per m ²	75m ²	The income generated by the leases will be channelled into the ongoing management and upgrading of the Foreshore Reserves.
Lagoon Foreshore Deck	R.296	Nil	Nil	

Table 4: Permit over Foreshore Reserves

Permit	Reserve*	Income	Area	Details
Lions Markets	R.281	\$192	Not Specified	These events operated by community groups are supported by or operated by Council for community benefit and do not pay a rental fee per m ² .
Airlie Beach Reef Festival	R.296	Nil	Not Specified	
Airlie Beach Triathlon Festival	R.296 R.281	Nil	Not Specified	
Airlie Beach Music Festival	R.281	Nil	Not Specified	
Whitsunday Schoolies	R.296 R.281	Nil	Not Specified	
Stand up Paddle Boarding	R.296 Bathing Reserve	\$192	Not Specified (no exclusive use)	These uses promote the recreational purpose of the Reserve and do not pay a rental fee per m ² . Specified application fees cover the cost of assessing each application.
Sand Sculpture	R.281	\$192	R.281 – 35m ² R.296 – 6m ²	

Table 5: Other income generating sources within Foreshore Reserves.

Other	Reserve*	Parking Rate (inc. GST)		Description
Central Lagoon Carpark	R.296	0-2 Hours	\$2	All income sourced from the Central Lagoon car park is spent on ongoing maintenance and operations for the Lagoon.
		2-4 Hours	\$4	
		4-12 Hours	\$6	
		12-24 Hours	\$8	

* Designated purpose of Foreshore Reserves:

Boathaven Beach Reserve - Park and recreation

R.281 - Recreation

R.296 – Park and recreation

R.496 – Car parking

Bathing reserve - Recreational water activities that do not include motorized devices.

11. Community Consultation

Community consultation for the Airlie Beach Foreshore Land Management Plan was conducted for a period of 30 business days to support the proposed Reserve boundary re-alignment and proposed new uses including decking adjoining the Lagoon and the Heart Hotel. Community consultation included:

Council website

An overview and copy of the LMP on Council's consultation website, yoursay.whitsundayrc.qld.gov.au. The website detailed the purpose of the Plan and how to make a submission on the proposed works outlined within the Plan.

Newspaper advertisements

Newspaper advertisements within the Bowen Independent and Whitsunday Times notified the public of the public consultation period, 1 week prior to its beginning, and 1 week prior to its conclusion. The newspaper advertisement included details on where to view the proposed plan online and how to make a submission.

Facebook

Facebook updates were utilised to notify the public of the public consultation period at the beginning of consultation. Facebook updates included details on where to view the proposed plan and how to make a submission.

12. Summary and Recommendation

Council is managing the Airlie Beach Foreshore State Reserves in accordance with the principles of the *Land Act 1994* and the *Land Regulation 2009*. This Land Management Plan identifies all known past and existing interests and uses for consideration in future land management planning for the Foreshore. Upcoming public consultations on the Land Management Plan seek to reinforce the representation of these elements and better understand the community's interests in the Foreshore for future Reserve management purposes.

The proposed Airlie Beach Foreshore Revitalisation works that are outlined within this Land Management Plan seek to respond to issues identified within the previous public consultation completed in June –August 2016, with the net objective of improving the overall function of Foreshore Reserves. It is anticipated that the project will return approximately 3,250m² of underutilised Reserve to green parkland and enhance amenity within the Foreshore in a manner that enhances the recreational use of the land. It is considered that the associated boundary re-alignment of the Reserve to facilitate improved access and safer parking does not the diminish use of the trust land for its dedicated purpose and it is recommended that the proposal is approved under the *Land Act 1994*.

Proposed decks outlined within this Land Management Plan seek to improve the function and use of the Reserves by enhancing areas that are presently underutilised for greater community use. The Heart Hotel deck will have a degree of exclusivity and commerciality, however, the ultimate benefit to the Reserve resulting from improved connectivity and amenity in a space that is presently inaccessible to the public outweighs the degree of commerciality and exclusivity associated with the development. It is considered that the proposed decks will not diminish the use of the trust land for its dedicated purpose and it is recommended that the proposals are approved under the *Land Act 1994*.

Council will continue to monitor existing uses, small business tenures and events operating within the Reserves to ensure they don't diminish the purpose of the Reserve in accordance with this Management Plan. Council will also continue to manage environmental issues arising within the Foreshore, such as beach erosion, through beach replenishment programs and investigations into long term erosion mitigation.

The existing and proposed uses within the Airlie Beach Foreshore Reserves contribute to the community enjoyment and recreational use of the Reserves. This Plan will be reviewed every 5 years or when new secondary uses are proposed to ensure the recreational purpose and community benefit of the Reserves is sustained into the future by Council, business and community groups.

13. Appendices

13.1 Appendix A – Aerial photo showing location of trust land and surrounding parcels



13.2 Appendix B – Locality Map

Reserve R.296 – Lot 332 SP141145



Reserve R.296 – Lot 331 SP141145



Reserve R.296 – Lot 330 HR1840 and Reserve R.460 - Lot 318 HR1790



13.3 Appendix C – Sketch plan showing location of secondary uses – existing and proposed leases and permits



13.4 Appendix D – Proposed Foreshore Revitalisation Project





Department of
Natural Resources,
Mines and Energy

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22 October 2018

Mr Barry Omundson
Chief Executive Officer
Whitsunday Regional Council
PO Box 1064
Proserpine Qld 4800

Attention: Neil McGaffin

Dear Mr Omundson

Land Management Plan, Airlie Beach Foreshore Reserves

Thank you for submitting the proposed Land Management Plan for the Airlie Beach Foreshore Reserves, October 2018 for review and approval.

Please be advised that the Land Management Plan has now been approved.

If you have any queries or wish to discuss this matter please contact Wedeena Smith on 49996914 or email wedeena.smith@dnrme.qld.gov.au.

Please quote reference number 2018/003542 in any future correspondence.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Wedeena Smith'.

Wedeena Smith
Principal Land Officer
State Land Asset Management
Mackay

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