

# FREQUENTLY ASKED QUESTIONS

**Will the general public be able to enjoy the facilities at Shute Harbour Marina Resort?**  
 Yes. The marina will be created with the general public in mind as well as tourists from around Australia and the world. The project will see new public boardwalks, look-outs and seating created throughout the precinct, while public parks and playgrounds will also be established.

**Will construction of the marina pose a risk to marine ecology?**  
 A strict Construction Environment Management Plan (CEMP) will provide for protective measures during construction. In particular excavation for the Marina Basin will be undertaken in the dry and within a fully enclosed worksite.

**Are there any other benefits associated with the project?**  
 Yes. The developer will work with council to deliver a boat trailer park adjacent to the development site and the marina development will act as the catalyst for the revitalisation of the Shute Harbour precinct.

**Is the development inside the Great Barrier Reef Marine Park?**  
 No. The development is outside the Marine Park.

**Will there be a loss of mangroves as a result of the development?**  
 Approximately 1.84 hectares of mangroves will be removed along the south edge of Shute Harbour Road. However the loss will be offset by replanting and re-establishment of approximately 0.93 hectares of new mangroves along the western front of the development area and 1.0 hectares in other state designated replanting areas in Shute Bay. The end result will be no net loss of mangroves.

**Will there be a loss of seagrass in Shute Bay?**  
 Reclamation works will impact an area of 9.61 hectares of sparse seagrass only. The cover of seagrass in the development area being less than 5%, ie 0.48 hectares, which equates to approximately 0.3% of the seagrass meadows of the Whitsunday coast region.

**Who will maintain the access channel into the new marina and the marina basin?**  
 The marina berth Community Corporation will pay for the ongoing maintenance of the access channel and marina basin with funds levied from marina berth owners.

**There are already berths at the two marinas in Airlie Beach, who will buy/occupy the berths at the Shute Harbour Marina?**  
 Both the Airlie Beach marinas got into financial trouble, will this happen again?  
 There are three elements to these questions.  
 Firstly, there can never be too many marina berths in the region affording boat protection in cyclonic conditions. The project is one of state significance because it will deliver a well protected marina at Shute Harbour.

Secondly, the berths in Shute Harbour Marina will be sold outright, that is including the 99 year seabed lease. The marina will not "go broke" because it will be managed and maintained using funds raised from each individual berth owner from annual fees levied by the Community Corporation for the marina.

Lastly, berths are needed for key development components in the project eg. 40 for boutique boating resort, 35 for retirement resort, 52 for waterfront tourist precinct etc. In addition it is anticipated that demand will be high from swing mooring conversion in Shute Harbour and Airlie Beach.

**Will water circulate okay through the marina?**  
 Yes. The marina has been designed to meet world standards and will effectively flush every day. It will be one of the best flushed marinas in Australia.

**Will Shute Harbour Marina Resort adversely affect the local environment in any way?**  
 The developers of Shute Harbour Marina Resort have committed to protect the natural environment by following stringent design and construction guidelines as directed by government authorities. A special Reef Conservation Fund will also be set up to support management strategies for the ongoing conservation of the region.

**Will the project affect property values at Shute Harbour?**  
 It is anticipated that the development will provide a catalyst for the renewal and revitalisation of Shute Harbour and assist in the delivery of a sustainable future for the precinct. This catalytic effect should flow through to a positive influence on commercial and residential values.

**How many jobs will Shute Harbour Marina Resort create?**  
 Approximately 436 jobs will be created during the construction phase, while more than 245 new permanent ongoing jobs will be created once the project is complete.

**Will the development withstand a cyclone?**  
 Yes. Shute Harbour is recognised as a natural safe harbour and buildings will be designed to cyclone standard codes. A fully enclosed equipped community cyclone shelter will be constructed as part of the first floor level of the Retirement Resort car park.  
**In the event of a cyclone will I be able to take my boat into the marina?**  
 In the event of a cyclone the Shute Harbour Marina will provide a haven for boats in the region.

**Why was Shute Harbour chosen as the location for this development?**  
 Shute Harbour is a naturally sheltered port and is strategically located for the use as a safe haven in cyclone conditions as well as a gateway for vessel passage to the surrounding group of Whitsunday Islands.

**When will Shute Harbour Marina Resort be open and ready for public use?**  
 Shute Harbour Marina Resort will be constructed and opened to the public in a staged manner as the different facilities are completed. It is anticipated that the Marina will be opened in 2016 subject to the necessary government approvals.

**Following approval, when will construction start on Shute Harbour Marina Resort?**  
 Construction of Shute Harbour Marina Resort is scheduled to commence in 2014, subject to the necessary government approvals.

**Who is behind the Shute Harbour Marina Resort Development?**  
 The development consortium for the project is headed up by local developers with proven track records in the delivery of successful projects. They are Colin Crossley (Crossley Group), Mark Daniels (Dandevco Pty Ltd) and Mark McLachlan (East Coast Civil Pty Ltd). Each individual developer has a passion for the Whitsunday region and a strong affinity with the local community and are keen to see the delivery of a major project in the region to help bolster tourism and job creation.

**Will the development affect the water quality in Shute Bay?**  
 The water quality in the Bay will be monitored to ensure that it is maintained at its predevelopment standard.

**Have there been changes to the breakwater design in the new smaller proposal?**  
 The length of the breakwater has been reduced substantially under the smaller development proposal.

**How can I find out more information about the project?**  
 For more information about Shute Harbour Marina Resort visit [www.shuteharbourmarina.com](http://www.shuteharbourmarina.com)  
 Telephone +61 8 8410 8700  
 or email [info@shuteharbourmarina.com](mailto:info@shuteharbourmarina.com)

# SHUTE HARBOUR MARINA RESORT



ABOUT SHUTE HARBOUR MARINA RESORT

A project by local developers with benefits for the entire community

Located approximately 10km east of Airlie Beach on the Whitsunday Coast of Queensland, Shute Harbour is a sheltered port, home to numerous charter boat operations and private vessels. Shute Harbour serves as a gateway for vessel passage to the surrounding group of Whitsunday Islands.

The Shute Harbour Marina Resort has been planned to revitalise the precinct and cater for demand from boat owners while reinvigorating local, interstate and international tourism which helps underpin the prosperity of the region.

**Coastal Management Plan**  
 The State Planning Policy provides a planning framework for specifying areas of Queensland Coastal Waters that are most suitable for maritime development. A Marine Development Area designation includes those areas endorsed by the Co-ordinator to prepare an Environmental Impact Statement under the State Development and Public Works Organization Act 1971. Proactively designating appropriate areas for this kind of development serves two purposes. It gives proponents, Government and the community greater certainty about potential locations for maritime development. It may also provide opportunities for maritime development processes for maritime development at these sites in the future. See Shute Harbour designation plan opposite.

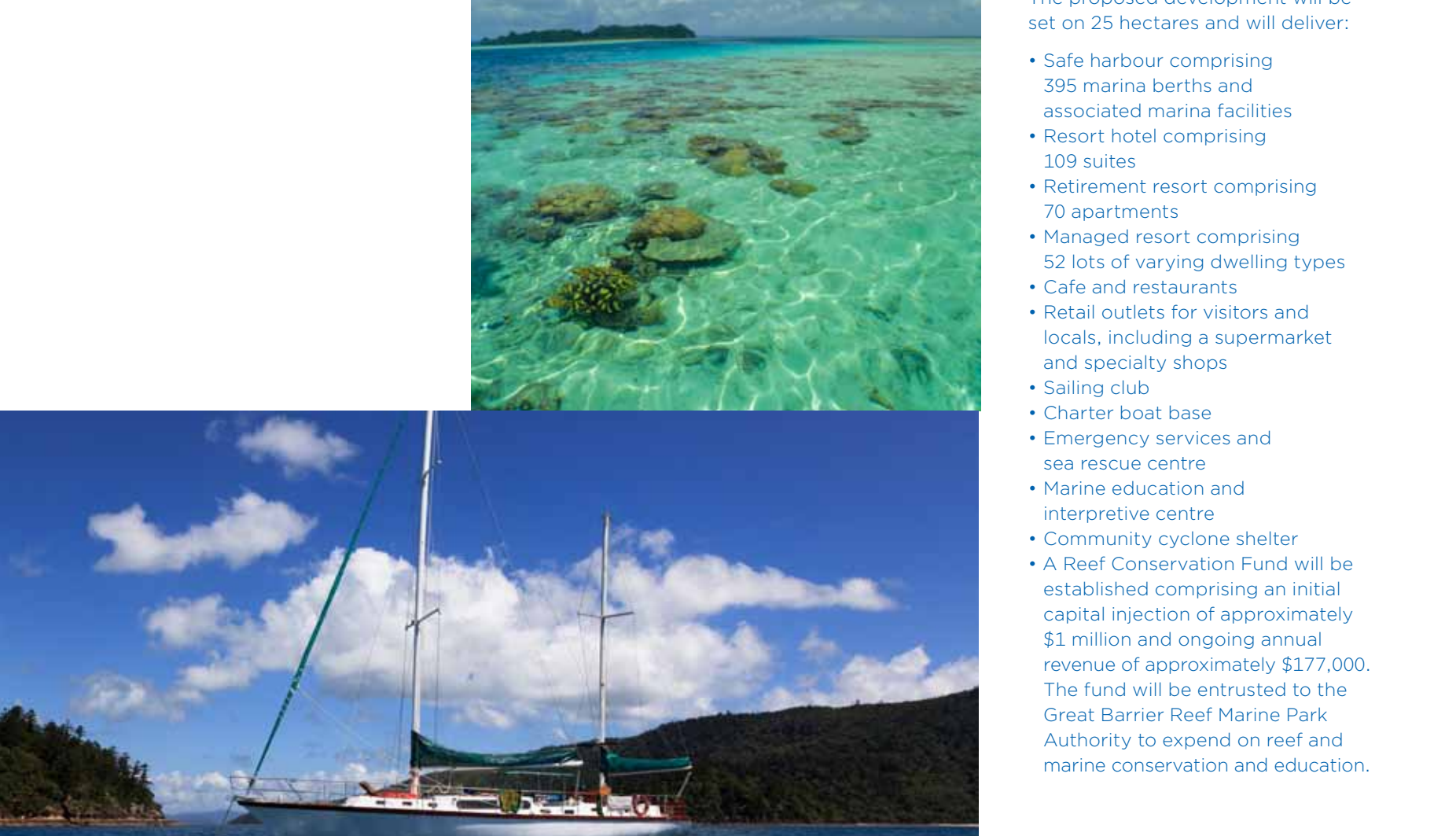


Maritime Development Areas MDA\_004\_007 Shute Harbour Ferry Terminal & Shute Harbour Marina (Proposed)



## KEY FEATURES

- The proposed development will be set on 25 hectares and will deliver:
  - Safe harbour comprising 395 marina berths and associated marina facilities
  - Resort hotel comprising 109 suites
  - Retirement resort comprising 70 apartments
  - Managed resort comprising 52 lots of varying dwelling types
  - Cafe and restaurants
  - Retail outlets for visitors and locals, including a supermarket and specialty shops
  - Sailing club
  - Charter boat base
  - Emergency services and sea rescue centre
  - Marine education and interpretive centre
  - Community cyclone shelter
  - A Reef Conservation Fund will be established comprising an initial capital injection of approximately \$1 million and ongoing annual revenue of approximately \$177,000. The fund will be entrusted to the Great Barrier Reef Marine Park Authority to expend on reef and marine conservation and education.



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SHUTE HARBOUR MARINA RESORT is set to become a world-class precinct incorporating resort, restaurant and retail outlets, plus many other first-rate facilities and services for tourists and the local community to enjoy.

# BENEFITS TO THE COMMUNITY

Shute Harbour Marina will deliver a host of benefits to tourists and the local community through significant investment in local infrastructure, as well as through the construction of modern new facilities that will serve visitors to the precinct for generations to come.

**Safe harbour**  
Shute Harbour Marina will be constructed to international standards to deliver a safe and secure harbour environment for the enjoyment of the local boating community, tourists and general public. A dedicated emergency services and sea rescue centre will also be established within the marina.

**Community cyclone shelter**  
A multi-purpose cyclone shelter will be built within the marina precinct to provide critical emergency shelter to visitors and local residents.

**Jobs boost**  
Shute Harbour Marina represents an employment bonanza for the local community. Hundreds of new jobs and training opportunities will be created, initially during the construction phase of the development and then ongoing once the project is completed throughout the resort, restaurants, retail outlets and other service facilities.

**Tourism revival**  
Tourism is the lifeblood of the Whitsunday Coast. By developing a world-class marina precinct that incorporates a range of high quality facilities and community services, Shute Harbour Marina will help attract more local, interstate and international visitors and provide a sustained tourism injection to the region.

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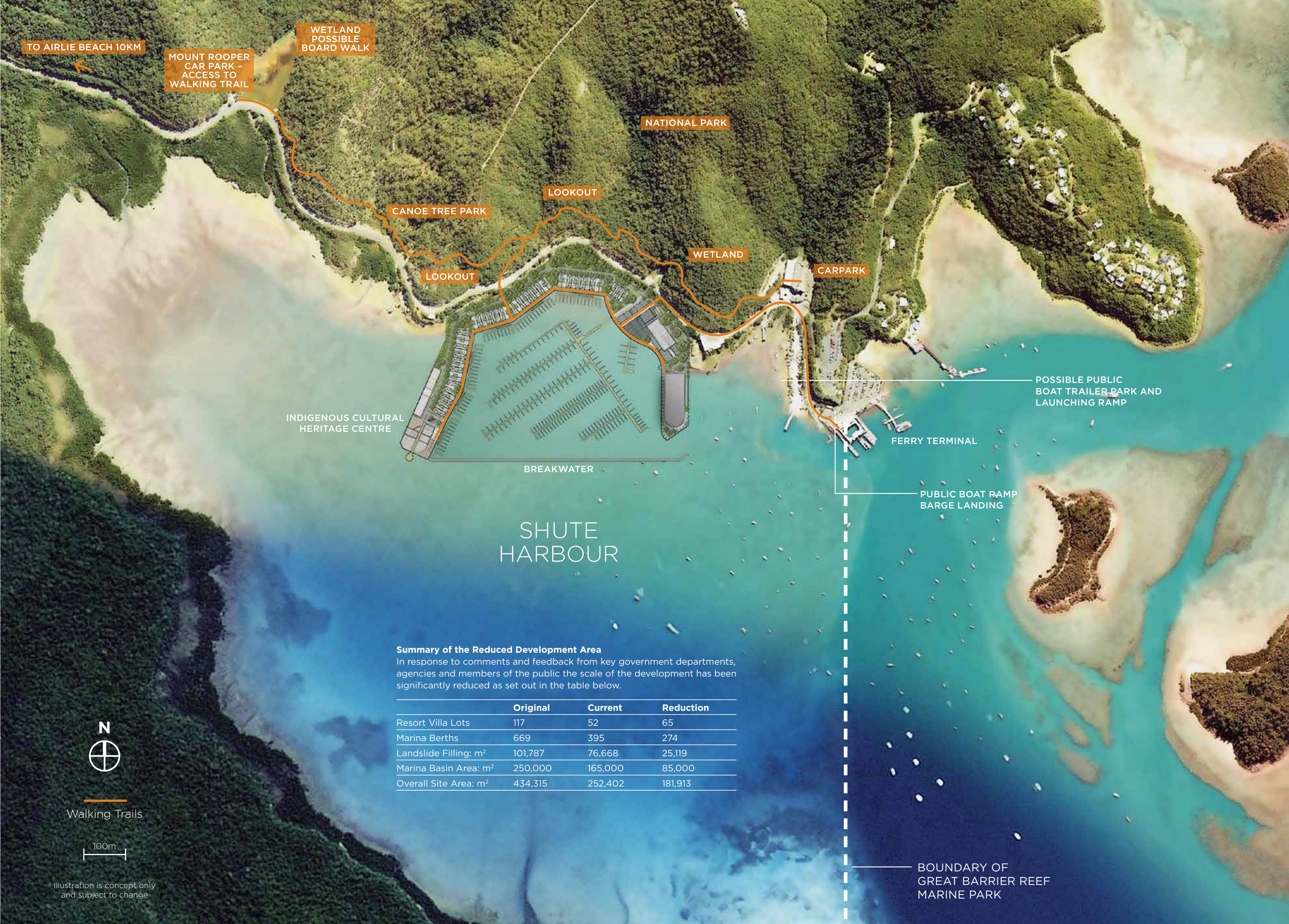


Sea Rescue Centre

Future cyclone protection

Cyclone Shelter

Cyclone Shelter



**Summary of the Reduced Development Area**  
In response to comments and feedback from key government departments, agencies and members of the public the scale of the development has been significantly reduced as set out in the table below.

	Original	Current	Reduction
Resort Villa Lots	117	52	65
Marina Berths	669	395	274
Landslide Filling: m <sup>2</sup>	101,787	76,668	25,119
Marina Basin Area: m <sup>2</sup>	250,000	165,000	85,000
Overall Site Area: m <sup>2</sup>	434,315	252,402	181,913



Walking Trails



Illustration is concept only and subject to change



Indicative boardwalk perspective only



Indicative boardwalk perspective only



Indicative boardwalk perspective only

Extensive landscaping will be a feature of the new Marina Resort public boardwalks

**Public Amenity**

- A fair proportion of the foreshore area of the development site is untidy with poor and dangerous pedestrian access. The development will provide safe boardwalk access to the new marina foreshore.
- In addition the proponent will unconditionally surrender back to public ownership the land north of Proserpine-Shute Harbour Road comprising approximately four hectares, on which the proponent will facilitate development of a network of pedestrian pathways, interpretative trails and lookouts connecting Shute Harbour, the proposed development and the Mount Rooper walking trails. This land can be integrated into the Conway National Park.
- The development of the Shute Harbour Marina Resort project will provide the opportunity for the Whitsunday Regional Council to facilitate the delivery of a new boat ramp and boat trailer park at Shute Harbour with the proponent offering to undertake \$2.5 million in works as part of the construction of the marina basin.

## INDIGENOUS CULTURAL HERITAGE CENTRE



**Indigenous Cultural Heritage Centre**  
A stand alone Indigenous Cultural Heritage Centre will provide an iconic tourism facility showcasing indigenous culture of the Gia and Ngara people. The centre will provide a multi-functional facility including uses such as: sale of indigenous art and crafts, cultural displays, indoor and outdoor performance areas, meeting places, tourism interpretative centre, administration, a keeping place for significant cultural items and artefacts as well as a yarning circle.



Indicative perspective only

**Reef Conservation Fund**  
Shute Harbour Marina has committed to establish a Reef Conservation Fund to support management strategies for the protection and conservation of the region, specifically the Great Barrier Reef Marine Park.