

Annual Compliance Report

for the period

24 January 2025 to 23 January 2026

Shute Harbour Marina, Shute Bay, Queensland

EPBC ref 2006/2939 as varied on 24 January 2025

Submission via email epbcmonitoring@dcceew.gov.au

Shute Harbour Marina Development Pty Ltd
6 May 2026

Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed



Full name

Samuel Wade

Position

Managing Director

Organisation

Shute Harbour Marina Development Pty Ltd

ACN 081 285 832

Date

7 May 2026

Document Version Control

Version	Author	Date	Action
V1.0	EY Parthenon, Ewareness, Gilvear Planning & SMC Marine	1 April 2026	Report preparation for Shute Harbour Marina Development Pty Ltd
V1.0	EY Parthenon, Ewareness, Gilvear Planning & SMC Marine	6 May 2026	Updated for declaration, issue to Department and publishing to project website

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Section 1 - Description of Activities

No	Item	Response
1	EPBC Number	2006/2939 as varied on 24 January 2025
2	Project Name	Shute Harbour Marina, Shute Bay, Queensland
3	Approval Holder	Shute Harbour Marina Development Pty Ltd ACN: 081 285 832
4	Approved Action	To develop and operate a marina facility with associated infrastructure, and an onshore development comprising tourism, commercial and residential elements at Shute Harbour, Qld [See EPBC Act referral 2006/2939].
5	Location of the Project	Shute Bay, Queensland
6	Responsible Party	Samuel Wade, Shute Harbour Marina Development Pty Ltd
7	Reporting period	24 January 2025 to 23 January 2026
8	Date of report preparation	1 April 2026

Section 2 – Compliance Table

The designations used to record findings have the following meanings.

Compliant	'Compliance' is achieved when all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.
Non-compliant	A designation of 'non-compliant' must be given where the requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met
Not applicable	A designation of 'not applicable' must be given where the requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example, a condition that applies to an activity that has not yet commenced

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
Disturbance limits			
1 (a)(b)(c)	To minimise impacts to the habitat of EPBC listed species, the approval holder must not disturb, destroy or remove more than: <ul style="list-style-type: none"> (a) 28.28 ha of marine, intertidal and terrestrial land within the area shown in Annexure A (the project site); (b) 12.7 ha, or the amount identified in pre-construction surveys required under condition 17, whichever is larger, of seagrass; nor (c) 0.94 ha of terrestrial habitat for Proserpine Rock-wallaby (<i>Petrogale Persephone</i>), and the Northern Quoll (<i>Dasyurus hallucatus</i>). 	Not applicable	Works not yet commenced.
Proserpine Rock-wallaby			
2	To ensure the protection of the Proserpine Rock-wallaby, the approval holder must ensure that construction-related traffic does not travel along Shute Harbour Road between Airlie Beach and Shute Harbour between sunset and sunrise.	Not applicable	Works not yet commenced.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
Fauna relocation			
3	To ensure the protection of EPBC listed species, the approval holder must not undertake disturbance of vegetation, excavation or reclamation within the project site while EPBC listed species are within the area to be disturbed, excavated or reclaimed. The approval holder must ensure that EPBC listed species are relocated from the Shute Harbour Marina site to nearby suitable habitat at least 500 metres away from the disturbance area. The relocation process must include but not be limited to: <ul style="list-style-type: none"> (a) completion of a reconnaissance survey for EPBC listed species prior to construction in any area of the site; and (b) engaging a suitably qualified expert to complete the relocation process. 	Not applicable	Works not yet commenced.
Receiving Environmental Monitoring Program			
4	To ensure the protection of Matters of National Environmental Significance (MNES), the approval holder must develop and implement a Receiving Environment Monitoring Program (REMP) to identify, describe, monitor and respond to any adverse impacts to: <ul style="list-style-type: none"> (a) surface water quality; (b) water flows; (c) aquatic flora and fauna; and (d) any receiving waters 	Compliant	The REMP has been developed and will consist of three parts: <ol style="list-style-type: none"> 1. Baseline monitoring 2. Construction monitoring, and 3. Operation monitoring The approved REMP dated 1 February 2018 Rev 2B was prepared by Cardno. The updated REMP dated 8 February 2019 was prepared by ESP. The Baseline REMP dated January 2021 was prepared by ESP.
5	The REMP must include periodic monitoring for the effects of any release on the receiving environment as a result of contaminant releases to waters from the site.	Not applicable	Works not yet commenced. The REMP outlines a framework for the construction REMP methods dependent upon the

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
			outcomes of the baseline monitoring. This will be set in place prior to construction.
6	<p>The REMP must:</p> <ul style="list-style-type: none"> (a) assess the condition or state of receiving waters spatially within Shute Bay (the REMP area), considering background water quality characteristics based on accurate and reliable monitoring data that takes into consideration temporal variation (e.g. seasonality); (b) establish parameters to be monitored including but not limited to turbidity and Total Suspended Solids (TSS), nutrients, metals and metalloids and justify: <ul style="list-style-type: none"> (i) the parameters chosen, and (ii) assumptions and choices made in preparation of the REMP. (c) be designed to facilitate assessment against water quality objectives for the relevant environmental values that need to be protected; (d) detail monitoring locations and water quality indicators pertinent to the sensitive receptor types and locations that have been designed to: <ul style="list-style-type: none"> (i) determine the baseline condition of water quality and sensitive receptors (i.e., corals and seagrass meadows) within the zone of influence to a sufficient resolution to be capable of reliably detecting lethal and sublethal (stress) impacts, (ii) develop or adopt locally-relevant trigger values for key water quality indicators including turbidity, and (iii) provide on-line real-time monitoring capability for key sediment plume-related indicators (including but not limited to turbidity, pH, EC). (e) specify the frequency and timing of sampling required in order to reliably assess ambient conditions and to provide sufficient data to derive site specific background reference values in accordance with the 	Compliant	Items contained in the approved February 2019 REMP.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	Environmental Protection (Water) Policy 2009 (Proserpine River, Whitsunday Island and O'Connell River Basins Environmental Values and Water Quality Objectives) (DEHP 2013); (f) include monitoring of metals/metalloids in sediments (in accordance with ANZECC & ARMCANZ 2000 and/or the most recent version of Australian Standard 5667.1); (g) apply procedures and/or guidelines from ANZECC and ARMCANZ 2000 and other relevant guideline documents; (h) describe sampling and analysis methods and quality assurance and control; and (i) justify all assumptions and choices made in preparation of the REMP.		
7	The REMP must be approved by the Minister in writing prior to its implementation.	Compliant	The REMP received delegated Ministerial approval on 19 March 2018. (Note, incorrectly dated by the Department as 2017 and corrected by subsequent email.) The approved REMP dated 1 February 2018 Rev 2B was prepared by Cardno. The approved REMP was updated to reflect additional monitoring in 2019 and 2021.
8	The REMP must be implemented for a minimum of 12 months prior to commencement of construction and must not cease prior to expiry of this approval.	Not applicable	Works not yet commenced. REMP not yet implemented as construction is not anticipated to commence in the next 12 months
9	A report outlining the findings of the REMP, including all monitoring results and interpretations must be prepared annually and made publicly available on the approval holder's website. All annual reports must remain publicly available for the duration of the approval. The first report must be published prior to the commencement of construction , and all future reports must be published on the anniversary of the	Not applicable	Upon implementation of the REMP, all reports completed will be published to the project website.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>commencement of construction. Each report must include, but not be limited to, an assessment of measured water quality in the REMP area compared against the water quality objectives outlined and/or established in the REMP at condition 6(c).</p>		
Water quality			
10	<p>After at least twelve months of implementation of the REMP, as required under Conditions 4-9, the approval holder must set discharge criteria for relevant parameters, against which future discharges from Shute Harbour Marina to Shute Bay must be monitored. The discharge criteria must:</p> <ul style="list-style-type: none"> (a) be developed with reference to Queensland Water Quality Guidelines Environmental Protection (Water) Policy 2009 (Proserpine River, Whitsunday Island and O'Connell River Basins Environmental Values and Water Quality Objectives) (DEHP 2013); (b) not be inconsistent with discharge criteria developed or approved under state or local government approvals; and (c) be approved by the Minister in writing prior to commencement of construction. 	Not applicable	Works not yet commenced.
11	<p>To ensure the protection of MNES, the approval holder must not discharge, irrigate or otherwise release potable water, wastewater, stormwater, harvested water, bilge water or sewage effluent into Shute Bay unless the discharge complies with discharge criteria defined for the site and approved by the Minister as required under condition 10.</p>	Not applicable	Works not yet commenced.
12	<p>The approval holder must construct the marina to ensure at least 85% flushing of water within the marina basin within a 24 hour period at neap tide. Actual flushing rates within the marina basin must be measured prior to commercial occupation of the marina to demonstrate compliance with this</p>	Not applicable	Works not yet commenced.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	condition. Results confirming marina flushing requirements have been met must be published in the next due annual report as required under condition 25.		
Site Environmental Management			
13	The approval holder must appoint a suitably qualified environmental professional to be onsite during all construction activities to ensure compliance with the conditions of approval. A monthly audit adequate to demonstrate levels of compliance with the conditions of approval must be completed and certified by the environmental professional and published on the approval holder's website within 10 business days of the end of each calendar month and must remain there for at least 12 months.	Not applicable	Works not yet commenced.
Financial assurance			
14	To ensure the protection of MNES , the Minister may require a bond , to meet the cost(s) of ensuring that discharges from Shute Harbour Marina Resort meet discharge criteria pursuant to condition 10 in the event the approval holder is unable to provide ongoing management of Shute Harbour Marina. The approval holder must provide adequate justification for the scope of works required and costs associated to meet the objective of this condition. The form of the bond and its financial value must be approved by the Minister in writing within six weeks of the Minister requesting a bond.	Not applicable	The Minister has not requested a bond.
Educational material			
15	To ensure the protection of MNES , the approval holder must install signage at a minimum of five locations within the Shute Harbour Marina, informing marina users that the surrounding area includes the Great Barrier Reef World Heritage Area (GBRWHA) and habitat for EPBC listed threatened and migratory species, and providing advice about how to minimise impacts on MNES from boating activities (including boat strike),	Not applicable	Works not yet commenced.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	vehicle travel between Shute Harbour Marina and Airlie Beach, fishing and pets. Each sign must be installed in a high traffic area of Shute Harbour Marina prior to commercial occupation of the marina and be not less than 1.5 square metres in size.		
16	To ensure the protection of MNES, the approval holder must provide educational material to marina users and staff about the values of MNES in the vicinity of Shute Harbour Marina. Educational material must include, but is not limited to, advice about how to minimise impacts on MNES from boating activities (including boat strike), vehicle travel between Shute Harbour Marina and Airlie Beach, fishing, pets and other recreational activities. Educational material must be provided to marina users and staff upon commencement of accommodation or commencement of employment, and must be made available to all visitors to Shute Harbour Marina.	Not applicable	Works not yet commenced.
Seagrass monitoring			
17	To ensure the protection of Marine Turtles and Dugongs (Dugong dugon), the approval holder must undertake seagrass surveys within the project site and within 500 metres of the project site to identify the total area and density of seagrass in this area in the month of November and not more than 36 months prior to commencement of construction . The approval holder must report the results of the seagrass to the Department and include statements of the measured extent of seagrass within the project area (in ha) and the area of substrate capable of supporting seagrass within the project area (in ha). The results of seagrass surveys must be provided to the Department prior to the Minister approving the offsets plan required under condition 19.	Compliant	<p>Assessment seagrass mapping has been undertaken in April 2007, June 2019, November 2019 and November 2023. Additional seagrass mapping is scheduled for November 2026.</p> <p>The results of the April 2007 survey are available in the report contained in the Marine Megafauna Impact Assessment and Management Plan by Natural Solutions dated 28 July 2008 and the July 2008 Aquatic Ecology report by FRC Environmental. These reports can be accessed via the Queensland Government Office of the Coordinator-General website for the project.</p> <p>The results of the June 2019 survey will be made available on the project website in the</p>

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
			<p>Preliminary Benthic Habitat Mapping Advice by ESP dated 12 July 2019.</p> <p>The results of the November 2019 survey will be made available on the project website in the Baseline Receiving Environment Monitoring Program by ESP dated January 2021.</p> <p>The results of the November 2023 survey will be made available on the project website in the Shute Harbour Marina (EPBC 2006/2939), Commonwealth Marine Offsets Plan by ESP dated March 2024.</p> <p>Seagrass surveys will be updated as required to ensure currency to satisfy the condition to be within 36 months prior to commencement of construction.</p>
18	<p>To ensure the protection of Marine Turtles and Dugongs, the approval holder must undertake seagrass monitoring of the area within 500 metres of the project site annually from the commencement of construction until 5 years after construction is completed. After this period, monitoring must be undertaken not less than once every 10 years. Monitoring effort must be sufficient to detect changes in area and density of seagrass within 500 metres of Shute Harbour Marina including but not be limited to undertaking seagrass surveys in the month of November. Reference sites must be identified and monitored concurrently. Results of each monitoring event must be reviewed by an independent expert prior to publication and must be published on the approval holder's website within three months of each monitoring event, and must remain available for the duration of the approval. The approval holder must develop contingency and/or offset measures which must be approved by the Minister in writing prior to commencement of construction, and must implement these</p>	Not applicable	Works not yet commenced.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	measures within 12 months of an observed decline or degradation of seagrass that may be attributable to the construction and/or operation of Shute Harbour Marina.		
Environmental offsets			
19	<p>The approval holder must prepare an offset plan to address significant residual impacts to MNES. Impacts to MNES that must be offset include:</p> <ul style="list-style-type: none"> (a) The loss of 17 .1 ha of seagrass and potential seagrass habitat, or an area otherwise agreed to in writing by the Minister following reporting required under condition 17; (b) Revoked (c) road-strike injury and mortality of the Proserpine Rock-wallaby; (d) boat strike injury and mortality of EPBC listed marine species; and (e) additional impacts to the outstanding universal value of the Great Barrier Reef World Heritage Area (GBRWHA) arising from the construction and operation of the Shute Harbour Marina including, but not limited to, water quality impacts, visual amenity impacts and impacts to habitats within the GBRWHA. 	Compliant	<p>The project offset plan package is contained in the following reports:</p> <ol style="list-style-type: none"> 1. Shute Harbour Marina (EPBC 2006/2939), Commonwealth Marina Offsets Plan prepared by ESP dated March 2024 2. Shute Harbour Marina (EPBC 2006/2939), Commonwealth Environmental Offsets Plan prepared by Royal Haskoning DHV dated 21 June 2024 3. Addendum – EPBC Offsets Report – (EPBC 2006/2939) Shute Harbour Offsets Plan 21062024 prepared by Royal Haskoning dated 8 July 2024. <p>The offset plans have received endorsement of the relevant Authority including Maritime Safety Queensland, Department of Transport and Main Roads and Whitsunday Regional Council.</p> <p>Note: The project Cultural Heritage Management Plan (“CHMP”) provides for the recognised Aboriginal Party involvement in working with project offset plans. The Traditional Owners have been briefed on offset plans as part of CHMP execution.</p>
20	<p>The offset plan must include, but is not necessarily limited to:</p> <ul style="list-style-type: none"> (a) a detailed description of all affected values and the extent and likely timing of the impact/s on each; 	Compliant	Contained in the endorsed offset plans outlined in condition 19.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	<ul style="list-style-type: none"> (b) detailed descriptions of how enhanced conservation outcomes for the affected MNES will be achieved in accordance with the EPBC Act Environmental Offsets Policy 2012, or as otherwise approved in writing by the Minister; (c) detailed costings for the measures that will be implemented to achieve these outcomes; (d) timeframes and key milestones for implementation of offsets including, but not limited to, beginning to implement the offset plan prior to commencement of construction; (e) discussion of the risks and uncertainties associated with proposed offsets; (f) mechanisms for monitoring and reporting of offset milestones and outcomes, including timing and frequency of monitoring and reporting; (g) legally binding mechanisms to ensure that offsets are maintained, protected and managed for the duration of the impacts; (h) provisions and measures to ensure that actions taken to conserve, manage and protect MNES have no detrimental impact on the habitat and populations of other EPBC Act listed threatened species and ecological communities or migratory species that are identified as occurring at the offset site; (i) corrective actions and contingency measures to be implemented (including the timing of implementation of these) where monitoring of the offset area/sunder the offset plan shows that offset strategies are not effectively achieving a net benefit or key milestones are not being or are unlikely to be met; (j) corrective actions and contingency measures to be implemented (including the timing of implementation of these) where monitoring of seagrass within 500m of the project site as required under condition 18 shows that seagrass beyond the marina boundary may have 		

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>been impacted by the construction and/or operation of Shute Harbour Marina;</p> <p>(k) the offset delivery mechanism(s) comprising one or more of: land-based offsets; direct benefit management plans; and/or offset payments; and (l) include textual descriptions and maps clearly defining the locations and boundaries of offset areas. These must be accompanied by a GIS Shapefile.</p>		
21	The offset plan must be developed in consultation with the Department , Great Barrier Reef Marine Park Authority and other relevant stakeholders.	Compliant	Endorsed offset plans developed with required stakeholder consultation.
22	The approval holder must give consideration to how offset funds will contribute to programs or incentives that align with the broader strategies and programs for the conservation and protection of the Great Barrier Reef including, but not limited to, Reef Trust 2050 .	Compliant	Endorsed offset plans developed with required stakeholder consultation.
23	The proposed offset plan must be approved by the Minister prior to commencement of construction.	Compliant	The Offset Plan was approved by the Minister under delegated authority on 24 January 2025.
24	The offset plan must be implemented prior to commencement of construction , or as otherwise directed in writing by the Minister .	Not applicable	Works not yet commenced.
25	The approval holder must publish a compliance report on their website annually, starting within one year of approval. The report must describe how the approval holder has implemented the conditions, or programs and plans required under conditions, including the outcomes of implementation of conditions/programs/plans and any nonconformances with and/or breaches of conditions. Reports must remain available on the approval holder's website for the duration of the approval. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of	Not compliant	<p>Corrective action undertaken 7 May 2026. Non-compliance from 24 January 2026.</p> <p>Satisfaction of this condition to be rectified with the submission and publishing of this compliance report by 31 May 2026</p> <p>The Department will be provided with written notification of the non-compliance on 7 May 2026.</p>

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	this approval must be provided to the Department at the same time as the compliance report is published.		
26	Upon the direction of the Minister , the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister . The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Not applicable	Not yet directed by the Minister to undertake an independent compliance audit.
27	If the approval holder wishes to carry out any activity otherwise than in accordance with the program or plans as specified in the conditions, the approval holder must submit to the department for the Minister's written approval a revised version of that program or plan. The varied activity shall not commence until the Minister has approved the varied program or plan in writing. The Minister will not approve a varied program or plan unless the revised program or plan would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised program or plan, that program or plan must be implemented in place of the program or plan originally approved.	Not applicable	No activity proposed that is not in accordance with the program or plans specified in the conditions. Construction has not yet commenced as the approval holder is undertaking a pragmatic review of the project's economic viability, local community considerations, and environmental outcomes to ensure a sustainable and responsible development.
28	If the Minister believes that it is necessary or convenient for the better protection of World Heritage Properties, Listed Threatened Species and Communities, Listed Migratory Species or the Commonwealth Marine Environment to do so, the Minister may request that the approval holder make specified revisions to the program or plans specified in the conditions and submit the revised program or plans for the Minister's written approval. The approval holder must comply with any such request. The revised approved program or plans must be implemented. Unless the Minister has approved the revised program or plan, then the approval holder must continue to implement the program or plan originally approved, as specified in the conditions.	Not applicable	No specified revisions to the program or plans requested by the Minister.

Condition No./ Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
29	If, at any time after 15 years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister .	Not applicable	Time limit not yet reached.
30	Unless otherwise agreed to in writing by the Minister , the approval holder must publish all programs or plans referred to in these conditions of approval on their website. Each program or plan must be published on the website within 1 month of being approved.	Not compliant	Corrective action undertaken 7 May 2026. Non-compliant from 24 January 2025. Satisfaction of this condition to be rectified with the publication of all programs and plans referred to in the conditions by 31 May 2026. The Department will be provided with written notification of the non-compliance on 7 May 2026.
31	The Minister may determine that a program or plan approved by the Queensland Government satisfies a program or plan required under these conditions.	Not applicable	No determination yet received for this condition.

Section 3 – New Environmental Risks

No new environmental risks have been identified during the reporting period.

Section 4 – Other Information

The following supporting documentation referenced in the compliance table to support satisfaction of the approval conditions is published to the project website shuteharbourmarina.com/sustainability-and-environment

1. Shute Harbour Receiving Environment Monitoring Program (condition 4 & 7)
2. Baseline Receiving Environment Monitoring Program (condition 4 & 7)
3. Ministerial Approval of Receiving Environment Monitoring Program (condition 7)
4. Marine Megafauna Impact Assessment and Management Plan (condition 17)
5. Aquatic Ecology (condition 17)
6. Preliminary Benthic Habitat Mapping Advice (condition 17)
7. Shute Harbour Marina (EPBC 2006-2939) Commonwealth Marine Offsets Plan (condition 17 & 19)
8. Shute Harbour Marina (EPBC 2006-2939) Commonwealth Environmental Offsets Plan (condition 19)
9. Addendum EPBC Offsets Report (EPBC 2006-2939) (condition 19)

END REPORT