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Port Hinchinbrook PPDA Provisional Land Use Plan

Submissions Report

February 2026

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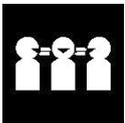


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1.0 Introduction

Before the Minister for Economic Development Queensland (MEDQ) can make a Provisional Land Use Plan (PLUP) under section 36E of the *Economic Development Act 2012*, a Draft PLUP must undergo public notification.

When making the PLUP, the MEDQ must consider all submissions received during the submission period, and may consider those received after the period has ended.

The Port Hinchinbrook Provisional Priority Development Area (PPDA) Draft Provisional Land Use Plan (Draft PLUP) was publicly notified for 21 business days from 11 November to 9 December 2025. State agencies were also consulted and provided comments.

A total of 32 submissions were received by Economic Development Queensland (EDQ) during the public notification period. Two (2) submissions were received after the period ended.

This document, the *Port Hinchinbrook PPDA Provisional Land Use Plan Submissions Report* (Submissions Report) summarises all 33 submissions, contains information about their merits and details any changes made to the PLUP.

2.0 Public Notification Process

Public notification of the proposed Scheme occurred from 11 November to 9 December 2025, for 21 business days.

2.1 Community Engagement

During the public notification period, the following community engagement initiatives were conducted:

- a notice about the Port Hinchinbrook PPDA Draft PLUP and public notification process was added to a new Port Hinchinbrook PPDA page on the EDQ website (<https://www.edq.qld.gov.au/projects/port-hinchinbrook/>),
- letters were sent to residents and businesses in the PPDA (approximately 598 homes and businesses) advising them of the PPDA declaration, availability of the Draft PLUP and upcoming community engagement activities,
- two (2) in-person community engagement sessions held in Cardwell on 25 November 2025 with EDQ staff,
- social media engagement,
- a 'Have Your Say' (HYS) webpage with:
 - a downloadable copy of the proposed Draft PLUP document and 'how to make a submission' fact sheet,
 - Q&A mechanism to ask questions and receive responses in an online public forum, and
 - FAQs for the PPDA.

2.2 Engagement with the Port Hinchinbrook Local Consultative Committee

The ED Act requires the MEDQ to establish a Local Consultative Committee (LCC) for a Provisional Priority Development Area to provide structured community and stakeholder input on the PPDA. The Port Hinchinbrook PPDA LCC comprises:

- Mr Sam Adams, EDQ Chief Operating Officer (Chair, nominated by the EDQ CEO)
- Mr Andrew Graffen, CEO, Cassowary Coast Regional Council (or delegate)
- Ms Desiree Lake, local community representative

The ED Act provides that the functions of the LCC, within the scope of the LCC's terms of reference are to:

- Advise MEDQ on the impact, or potential impact, of proposed development in the area, including, for example, the impact or potential impact on the environment or public amenity.
- Advise MEDQ on community needs and expectations in the area.
- Report to MEDQ on the performance of its functions.

The Committee's recommendations are stated below.

- *Draft PLUP* – The Draft PLUP be made as a provisional land use plan for the PPDA in its current form.
- *Conformed Deed* - The Conformed Deed be terminated by way of entering into another agreement to replace it as it is an outdated document which would potentially jeopardise any future development opportunities in the area as intended by the Draft PLUP and PPDA.
- *Community engagement* – EDQ seek further community engagement through various methods, including via its website or in-person consultation meetings during further planning and market processes.
- *Consultation with Council* – EDQ consult with Council to ensure that the Draft PLUP and Planning Scheme are aligned and functioning cohesively to achieve the intended objectives and Vision for the PPDA and the area.
- *Consultation with relevant authorities* – Where infrastructure is required to be provided outside the PPDA, EDQ facilitate consultations with the relevant authorities with the intent to achieve economic development and development for community purposes

2.3 Community Engagement Summary

Table 1: Number of views by Webpage during public notification

Webpage	Views
'Have Your Say' page	1,342
EDQ webpage	627
Social Media engagement	3,681 impressions and 53 reactions

Table 2: Number of downloads by document

Document	Downloads
Port Hinchinbrook PPDA Draft Provisional Land Use Plan (EDQ)	100
Port Hinchinbrook PPDA Draft Provisional Land Use Plan (HYS)	13
Port Hinchinbrook PPDA Regulation Map downloads (EDQ)	60
Port Hinchinbrook PPDA Regulation Map downloads (HYS)	11

2.4 Submission Review Process

Submissions were received by email and via EDQ's Port Hinchinbrook PPDA – Have Your Say online submission page. One submission was also provided to EDQ staff during the in-person community engagement sessions.

Table 3 below explains the method used for considering submissions.

Table 3: Method for considering submissions

Step	Action
1	Registration of submissions All 34 submissions received were registered and given a unique identifier.
2	Summarising submission issues As submissions often included several comments, each distinct comment (positive or negative) was entered into a database and categorised by theme (e.g. environment, flooding).
3	Evaluation and responses to issues Comments were considered in detail, responses prepared, and if required, appropriate changes to the proposed PLUP identified.
4	Submissions report The Submissions Report summarises the submissions, presents the evaluation of the merits of the submissions, and details the changes made, if any, in response to the submissions about the proposed PLUP.
5	MEDQ approval The Submissions Report was considered by MEDQ in making the PLUP.

Step	Action
6	<p>Publishing and notification of the PLUP</p> <p>After making the PLUP, the MEDQ published:</p> <ul style="list-style-type: none"> • a gazette notice establishing the date the PLUP came into effect, • the PLUP and Submissions Report on the EDQ website, and • a notice on the EDQ website, stating the PLUP had been approved and is available. <p>Submitters, the LCC, Cassowary Coast Regional Council and State agencies were notified the PLUP was in effect.</p>

3.0 Submissions overview

3.1 Submission Numbers

A total of 32 submissions were received by EDQ during the public notification period. Two (2) additional submissions were made after the end of the submission period. All 34 submissions were considered, and a summary of the issues raised is included in the Submissions Report.

3.2 Submitter Interest in the PDA

Submissions were received from a variety of stakeholders. Table 4 below provides a breakdown of submissions by stakeholder type.

Table 4: Breakdown of submissions by stakeholder

Stakeholder	Number of submissions received
Local resident	22
Businesses	7
Industry representatives	1
Environmental and community groups	4
TOTAL	34

3.4 Key Themes Raised

Thirty (31) submissions provided general support for:

- the Vision for the PPDA, including the economic and community benefit to the region from infrastructure works and development in the PPDA,
- the infrastructure works outlined in Precinct 1: Infrastructure, including dredging to provide a navigable channel and marina access.

Three (3) submissions commented about environmental considerations from development and infrastructure works, particularly referencing marine habitat and the World Heritage Area.

Most submissions also commented on matters which do not relate directly to the PPDA PLUP. These comments relate to:

- support for EDQ undertaking the project, including responsibility for procurement and project management,
- support to extinguish the Deed of Conformity,
- specific design solutions to address siltation, dredging and dredge spoil management,
- health and safety matters, and
- further community engagement.

A full evaluation of the submissions, including consideration of both support and issues raised is detailed in Section 4.0 of this Submissions Report.

4.0 Summary of Issues

The below table summarises the comments raised in the submissions, provides EDQ's response about the issue and identifies the amendments made to the Draft PLUP in response to the submissions.

The following themes were used to organise the comments contained in the submissions:

1. Dredging and Remediation
2. Economic and Community benefit, and Land use
3. Environment, Heritage, and Traditional owner
4. Infrastructure
5. Matters outside of the PPDA PLUP

4.1 Matters relating to the Draft PLUP

#	Issue	Response	Amendment
Dredging and Remediation			
1.	Infrastructure works, including dredging to provide a navigable channel and marina access.	<p>Infrastructure works, including dredging to maintain a navigable channel and marina access, is essential to achieving the Vision for the PPDA as a region-leading tourism destination.</p> <p>The PLUP specifically provides for these works under Section 4.3 (Precinct Intent), recognising their importance to the revitalisation and ongoing use of Port Hinchinbrook.</p> <p>The Categories of Development outlined in Section 5.0 of the PLUP prohibit development that would prejudice the delivery of necessary infrastructure works. This ensures that all future development within the PPDA supports the infrastructure required to provide a navigable channel and access to the marina.</p>	No
2.	Clarification if the marina basin will be filled in.	The PPDA supports the revitalisation and ongoing use of the Port Hinchinbrook marina. The PLUP provides for harbour works to the marina basin, including dredging, to ensure the facility remains operational and accessible. These provisions facilitate the long-term viability of the marina as a key asset for the community and the region.	No

#	Issue	Response	Amendment
Economic and Community benefit, and Land use			
3.	Support economic and community benefit to the region from infrastructure works and development in the PPDA.	Noted.	No
4.	Enable undeveloped land to be utilised for tourism, recreation, and housing uses.	The PLUP enables undeveloped land in the PPDA to be utilised for tourism, recreation, and housing uses. This approach adopts the assessment criteria in the Council planning scheme, ensuring continuity in land use outcomes while supporting the economic and community objectives of the PPDA. The PLUP facilitates appropriate development opportunities, consistent with the established vision and planning framework for the area.	No
5.	Provide for a mix of uses at higher densities and increased building heights to attract investment and address housing demand.	The PLUP allows various land uses and applies Council planning criteria to ensure developments meet established standards for form, scale, and intensity. However, the performance-based approach in the scheme provides for the consideration of alternate built form outcomes where they contribute to the delivery of the vision for the PDA.	No
6.	Require all building applications to consider and reflect tropical architectural design and the surrounding context.	The PLUP requires that development applications are assessed against the assessment criteria adopted from the Council's planning scheme, ensuring suitable built form and protecting amenity. However, the performance-based approach in the scheme provides for the consideration of alternate built form outcomes where they contribute to the delivery of the vision for the PDA.	No
7.	Clarification of how the draft PLUP preferred land use outcomes achieve the ED Act purposes.	The primary purpose of the Economic Development Act is to facilitate economic development, development for community purposes, and the provision of diverse housing and premises for commercial and industrial uses. The PLUP achieves this purpose by:	No

#	Issue	Response	Amendment
		<ul style="list-style-type: none"> enabling a mix of land uses, including tourism, recreation, housing, commercial, and industrial activities, carrying over assessment criteria from the Council's planning scheme to ensure consistency in development outcomes, and safeguarding the delivery of essential infrastructure works, such as dredging and marina access, to support the delivery of the vision for the PPDA. 	
Environment, Heritage, and Traditional Owner			
8.	Require environmental safeguards in the PLUP.	<p>The PLUP incorporates a range of environmental safeguards consistent with the Council's planning scheme and relevant statutory requirements.</p> <p>Certain proposals for development or infrastructure works may trigger additional assessments under State and Commonwealth legislation, including the <i>Nature Conservation Act 1992</i> and the <i>Environment Protection and Biodiversity Conservation Act 1999</i>, where specific design and operational details must be addressed.</p>	No
9.	Include an evaluation of a conservation-centred land use scenario.	<p>The PLUP's vision has been developed in the context of Port Hinchinbrook's established role as a tourism and marina destination. The planning framework prioritises economic development and tourism as key drivers for the revitalisation and ongoing viability of the area. While environmental values are recognised and protected through assessment criteria and statutory requirements, the PLUP also seeks to balance economic and community outcomes, supporting the continued use and enhancement of Port Hinchinbrook as a region-leading tourism and economic hub</p>	No

#	Issue	Response	Amendment
10.	Reflect Traditional Owner governance.	Development proposals or infrastructure works that may impact cultural heritage are regulated under relevant State and Commonwealth legislation.	No
11.	Remove mangroves in the silt, for boating safety.	Any proposal to remove mangroves for boating safety would require assessment under the PPDA development assessment criteria, with consideration given to environmental impacts and relevant planning requirements.	No
Infrastructure			
12.	Provide an additional road access from the Bruce Highway to improve accessibility.	The long-standing planning for Port Hinchinbrook does not anticipate an additional road access from the Bruce Highway. Any future proposal for an additional access to the Bruce Highway would need to be justified based on demonstrated need, ensuring the safety and functionality of the State Road network is preserved.	No
13.	Utilise dredge spoil and disposal site for a public space/recreational use.	Lot 170 on SP177389 is intended to be retained as a long-term spoil management facility to support ongoing waterway maintenance. Other options for dredge spoil management may also be considered as part of the dredging strategy for Port Hinchinbrook.	No
14.	Provide a second marina/outer harbour, including commercial marine operations, fishing vessels, and dining options.	The PLUP focuses on the revitalisation and ongoing use of the existing harbour and associated infrastructure.	No

4.2 Matters outside of the scope of the PLUP

The following matters are outside the scope of influence on the PLUP.

#	Issue	Comment
Infrastructure		
1.	Offered specific design & engineering solutions to address siltation including: <ul style="list-style-type: none"> augmentation to existing revetment / training walls, 	Infrastructure upgrades, such as revetment and wall improvements, dredging, and spoil management, are pending detailed design. These designs will consider options to minimise siltation.

#	Issue	Comment
	and <ul style="list-style-type: none"> dredging, and dredge spoil management. 	
2.	Request that the State own and maintain key port infrastructure (marina, channel, boat ramp, pontoons, jetties) with Council assisting in asset management.	Ownership and maintenance arrangements for port infrastructure will be determined in consultation with the relevant authorities.
3.	Request that Council own and maintain the restaurant, pool, tennis courts, and helipad to provide community benefit, generate revenue, and create local jobs.	Redevelopment of these assets will be subject to future planning and market processes once the approach for infrastructure works has been resolved.
4.	Repair the bridge damaged from the recent flood.	This matter will be discussed with Council.
5.	Repair/ replace non-functioning street lighting to address safety impacts.	This matter will be discussed with Council.
6.	What are the plans for the deteriorated resort pool and tennis court facilities.	The redevelopment of the resort and associated facilities will be subject to further planning and market processes once the approach for the infrastructure works has been resolved.
7.	Enable 24 hour channel access for coast guard marine rescue operations.	This matter will be addressed as part of the dredging strategy for Port Hinchinbrook.
8.	Include in the PPDA the publicly accessible Port Hinchinbrook foreshore, and associated erosion rectification.	There is no plan to change the PPDA boundary. The Economic Development Act provides for works to be undertaken outside the PDA, if necessary.
9.	Relocate boat ramp to the mouth of One Mile Creek.	This matter will be discussed with Council.
10.	Upgrade Meunga Creek boat ramp, including additional parking and improved access.	The Meunga Creek boat ramp is located outside of the PPDA boundary. This suggestion will be discussed with Council.
Environmental		
11.	Midges and sandflies negatively impacting tourism and liveability. Add gravel over the rock walls.	Pest management, including specific treatments, will be discussed with Council.

#	Issue	Comment
12.	Make subsequent Environmental Impact Assessments (EIAs) available for public notification and include social and cultural matters.	Existing State and Commonwealth legislation set out what assessments require public notification.
Other		
13.	Support for EDQ undertaking project, procurement, and management.	Noted.
14.	Support for extinguishing the Deed of Conformity.	Noted.
15.	Provide further community engagement and local professional involvement in projects.	Public notification and consultation were undertaken following the declaration of the PPDA. Opportunities for additional community and stakeholder engagement will be advised via the Port Hinchinbrook 'Have Your Say' webpage on the EDQ web site.
16.	Limited notice was given to community about the in-person engagement sessions.	The Economic Development Act requires: <ul style="list-style-type: none"> public notification of the Draft PLUP to commence as soon practical after declaration, the public notification period to be for a minimum of 15 business days, and The PLUP to be finalised and approved by the MEDQ within 60 business days of declaration. The public notification period for the PLUP exceeded the minimum 15 business day period. Given the Act requirements and the time of year, it was necessary for the public notification period to occur prior to Christmas 2025. Consideration was given to ensuring maximum lead time between advising the community of the engagement sessions and the date of the sessions.
17.	Clarify all relevant information available to EDQ, including the Coastal Engineers Report regarding the entrance retaining walls.	EDQ is in ongoing discussions with relevant stakeholders to collate all relevant background materials, including technical reports, to inform the infrastructure works design within the PPDA.
18.	Support to re-establish a marine tourist business impacted by recent floods and Cyclone Yasi.	The PPDA declaration supports the delivery of infrastructure works, including dredging, to maintain a navigable channel and marina access within the PPDA. These works will enable future commercial operations, including marine tourism activities.

#	Issue	Comment
19.	Government needs to undertake dredging works and establish a local dredging committee.	The PPDA declaration will enable EDQ to plan for and facilitate infrastructure works, including dredging works. Consideration will be given to the suggestion of a dredging committee.

5.0 List of Amendments

Amendment #	Relevant section	Description of amendment
General		
1	Throughout the document	Minor formatting and editorial amendments

6.0 List of Acronyms

Acronym	Definition
ED Act	Economic Development Act
EDQ	Economic Development Queensland
FAQ	Frequently Asked Questions
HYS	Have Your Say
LCC	Local Consultative Committee
MEDQ	Minister for Economic Development Queensland
PLUP	Provisional Land Use Plan
PPDA	Provisional Priority Development Area
Q&A	Questions and Answers