

# ECO-EXPERIENCE WALKING TRACK

*Funnel Bay to Mandalay*

AIRLIE BEACH

*Presentation by Damian Beasley to  
Whitsundays Coast Chamber of Commerce –  
14 August 2020 networking event*



# ECO-EXPERIENCE WALKING TRACK

*A new asset for Airlie locals and Whitsundays tourism*





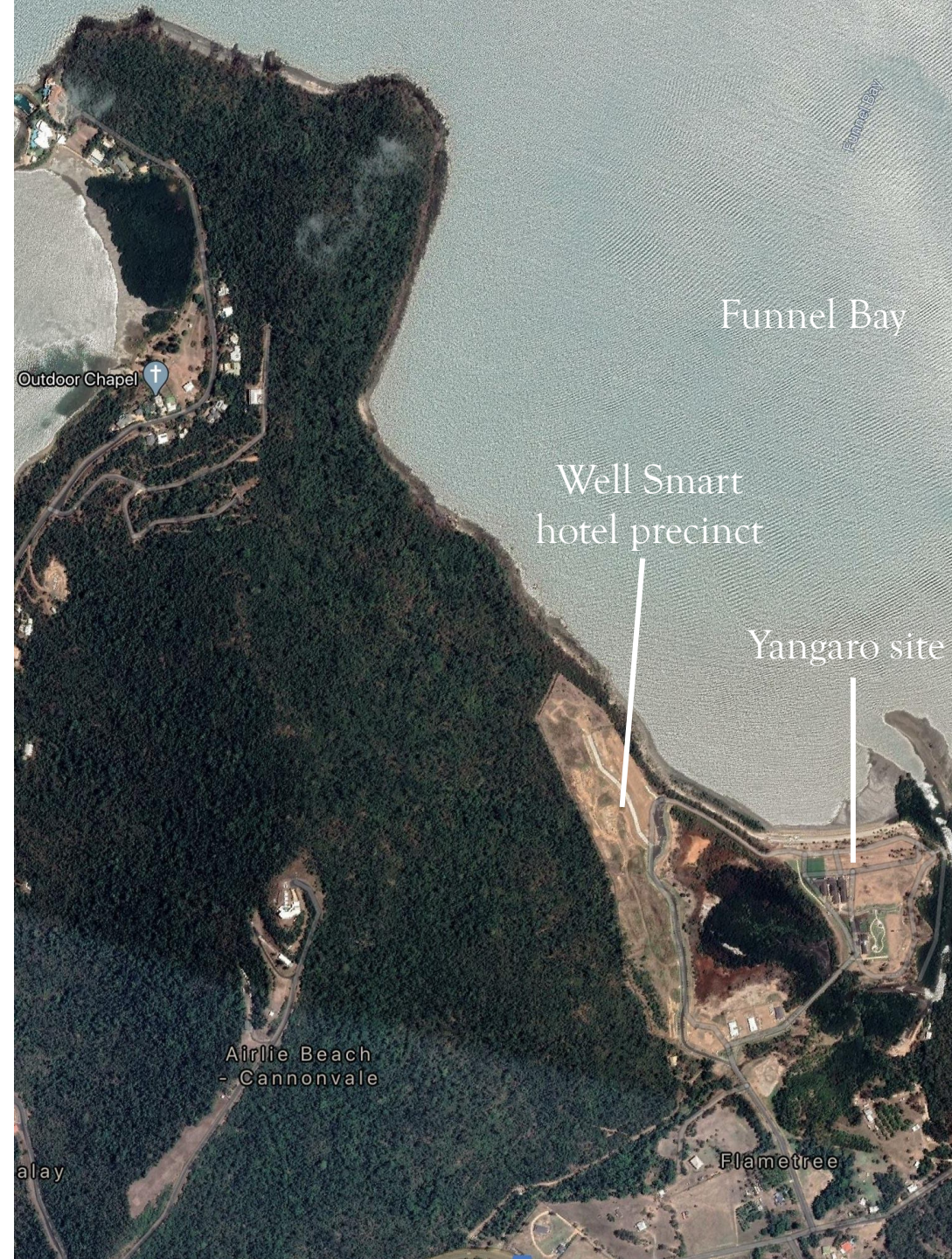
# WHAT WE'LL TALK ABOUT





# WHAT WE'LL TALK ABOUT

- 1 Intro & context
- 2 Funnel Bay – what's there now
- 3 Funnel Bay – how it will evolve
- 4 Introducing the Eco-experience Walking Track
- 5 Questions & comments



# 1

## Intro & context – who am I

I'm based in Sydney and I run our Beasley family office.

Our family's diverse businesses include biotech businesses, lending to property developments, various other private equity investments and *Yangaro* - a boutique resort venue soon opening at Funnel Bay.

Our Beasley Group portfolio of privately held businesses...



FUNNEL BAY  
GARDENING



YANGARO



Box of Books.





# 1

## Intro & context - what is *Yangaro*

- In 2016 my parents fell in love with Funnel Bay and bought a beach front lot from the Funnel Bay developer. Since then, we slowly acquired more lots in the Funnel Bay Beaches precinct and the *Yangaro* resort accommodation concept evolved. When construction is complete in late 2020, *Yangaro* will have capacity to accommodate up to 55 people over 7 uniquely designed houses, plus a luxurious Clubhouse, all set amidst world class lush tropical gardens.

# YANGARO



# 1

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# YANGARO



*Yangaro buildings in early 2020*



# 1

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- We've successfully hosted some getaways for groups of ladies and couples, as pre-opening trials, before we open in late 2020.

# YANGARO





# 1

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- In 2016 my parents fell in love with Funnel Bay and bought a beach front lot from the Funnel Bay developer. Since then, we slowly acquired more lots in the Funnel Bay Beaches precinct and the *Yangaro* resort accommodation concept evolved. When construction is complete in late 2020, *Yangaro* will have capacity to accommodate up to 55 people over 7 uniquely designed houses, plus a luxurious Clubhouse, all set amidst world class lush tropical gardens.
- We've successfully hosted some getaways for groups of ladies and couples, as pre-opening trials, before we open in late 2020.
- Our houses were designed by renowned local architect **Chris Beckingham** (who designed Qualia) and our gardens are maintained by a gardening business that we created – **Funnel Bay Gardening**.
- *Yangaro* employs a minimum of 6 staff and will be generating income for local tourism and hospitality businesses...  
... **Brooke Miles** has supplied much of the beautiful art hanging in *Yangaro* and the location pictures at right are from her too...

# YANGARO



Architect:  
Chris  
Beckingham



Gardens by:



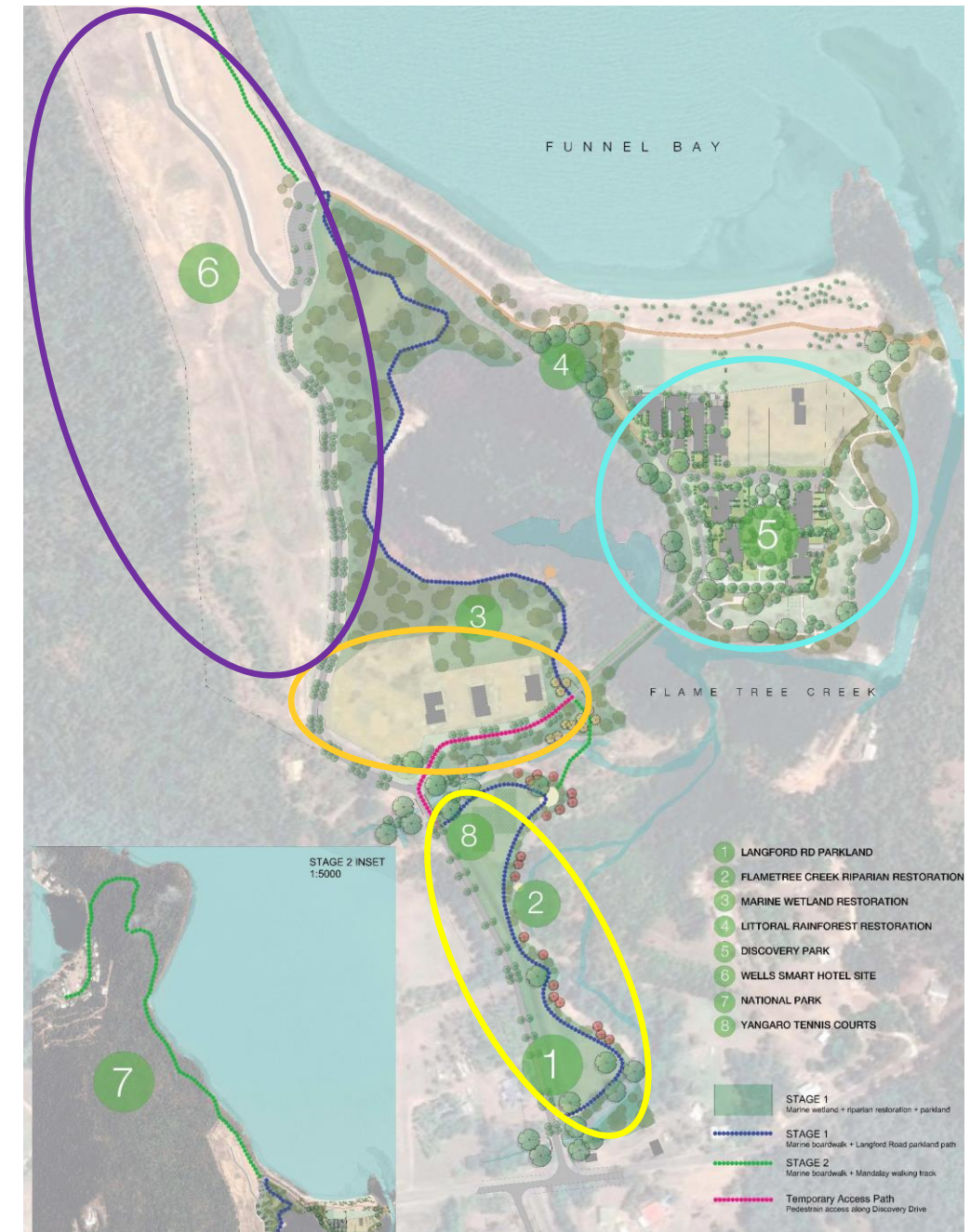
## 2

## Funnel Bay – what's there now

The Funnel Bay area has long been used by Airlie Beach locals to enjoy activities such as fishing and walking along the beach.

Between the 1980s to mid-2010s, various developers sought to activate the precinct to take better advantage of its natural habitats and secluded vistas. They were repeatedly unsuccessful until developer **Christie Leet** formed a consortium to redesign the precinct and market it in four separate areas:

- the **entry parklands** (yellow)
- **Beach Hut Lane** area (orange)
- **The Beaches** area (green)
- the **hotel precinct**... the jewel in the crown of Funnel Bay! (purple)





## 2

## Funnel Bay – what's there now

Apart from the beautiful ever-changing colours of the Funnel Bay waters and skyline, Funnel Bay's other great nature features are:

- **Flame Tree Creek**, with its lush rainforest creek sides (yellow)
- **tidal wetlands**, with its mangrove (orange)
- littoral **rainforest** that forms a protective barrier to the tidal wetland zone (green)
- the many species of wetland **animals, fish and birds**, with visits from some migratory birds.



## 3

## Funnel Bay – how it will evolve

In addition to my family's development of the *Yangaro* boutique resort venue, there are two exciting future development concepts planned for the Funnel Bay area that will be available for use by locals and tourism visitors.

The **first** is **Well Smart's** hotel precinct.

This will be a **6 star resort venue** that will put Funnel Bay on the map as a truly world class tourist destination.

My understanding - it'll be constructed in several stages commencing next year and will include:

- several hundred room capacity
- restaurants, cafes, commercial precinct with shops and boutique cinemas
- infinity pools and venues for weddings and events with stunning Funnel Bay vistas
- water activities venue.

The **second** exciting future development concept is the Eco-Experience Walking Track!

6 star resort...  
Real commercial benefits  
to Airlie!!





## 4

## Introducing the Eco-experience Walking Track

## Route of the Track

The Eco-experience Walking Track (**the Track**) will journey through the great natural features of Funnel Bay.

The Track will go from Flametree to Mandalay:

- **starts** from Yangaro's land at the corner of Jasinique Dve and Langford Rd in Flametree, meandering alongside the creek and Langford Rd parkland;
- as it crosses Discovery Dve, it will transition onto a **boardwalk** that tracks alongside the **tidal wetland** in Flametree;
- then, subject to receiving approvals from relevant authorities, it will go from the Well Smart future **hotel site** to **the Outdoor Chapel in Mandalay**, traversing through the national park land around the headland with a carefully positioned **lookout** to capture a 270° vista from Airlie Beach around into Funnel Bay.



## 4

## Introducing the Eco-experience Walking Track

## Key benefits of the Track

The Track will achieve three key benefits:

- **job creation** – to construct the track, complete the restoration and revegetation works, to maintain the track, and run guided tours. Also jobs in related tourism and hospitality surrounding the Track
- **publicly accessible walking track** – sign-posted to inform and excite walkers about local fauna, flora and spectacular views
- **restoration and revegetation** of the edge of the creek and wetland, by eradicating invasive weed species and re-establishing important habitat for local flora and fauna species.

The Track project will be one of a number of infrastructure projects at Funnel Bay - it's my understanding that Well Smart is planning to submit other infrastructure funding requests soon to further activate the Funnel Bay tourism precinct.





## 4

## Introducing the Eco-experience Walking Track

## Features of the Track

Our vision is for the Track match the 6 star quality standard set by the Well Smart hotel site and so enhancing Funnel Bay as a world class tourism destination.

Some of the Track features will be:

- **parklands** at the start for picnics
- creek-side walkway **under lush rainforest canopy**
- **boardwalk** section through the tidal wetland
- a single theme for the **narrative content on the descriptive placards/signage** along the trail, such as the environmental story and hopefully some references to Aboriginal heritage matters
- **lookout platform** at the pinnacle vista point of the Track in the national park, to capture the spectacular views into Funnel Bay, north toward open ocean, and west toward Airlie Beach
- **bird watching** spots (e.g. a hutch, seats, shelter)
- **rain shelters** for the national park section
- **‘Instagram spot’** feature to appeal to tourists who travel to collect their Instagram-postable pics of world venues.

Creek-side area **before** and **after** the Track upgrade and revegetation work...



Tidal wetland **before** and **after** the Track boardwalk upgrade and revegetation work...



## 4

## Introducing the Eco-experience Walking Track

## Where are we up to?

To date, using my time and money we have:

- created a **conceptual design** of the Track together with Absolute Airlie (guided walk business) and others
- estimated the cost of construction – **approx. \$3m**
- estimated that design, approvals and construction of the Track would generate work for up to **8 FTEs for 1 year**
- estimated that conducting walking tours on the Track and the maintenance of the Track and its parklands would generate up to **5 FTE jobs on an ongoing basis**
- sourced **letters of support** for the Track project from each of **Well Smart Group** (owner of the future hotel site), **Tourism Whitsundays**, **Whitsundays Regional Council**, and **Absolute Airlie**
- unsuccessfully applied during late June for funding from the **Qld Government** via its **Growing Tourism Infrastructure Fund** program.

In Airlie:  
\$3m spent  
8 FTEs for 1 year  
5 FTEs ongoing...

Real commercial benefits!!

COSTINGS ESTIMATE FOR ECO-EXPERIENCE WALKING TRACK										
FUNNEL BAY TO MANDALAY										
23 JUNE 2020										
	Item	Area (m2)	Length (m)	Description	Material	Stage One Cost/m2	Stage One Total	Stage Two Cost/m2	Stage Two Total	
1.0	Security Gate			Demolish security gate & relocate			\$10,000.00			
2.0	Langford Road Parkland									
2.1	Public car park	82		5 x parking bays	bitumen surface	\$75	\$6,150			
2.2	Playing fields		1000		strip and screen, turf and lay	\$75	\$69,500			
2.3	Footpath trees	50		200 x	concrete and plant	\$60	\$3,000			
3.0	Langford Road Parkland Walking Track									
3.1	Footpath trees		1,150	400	Planes x 200mm wide path screen finish	concrete path	\$80	\$92,000		
4.0	Marine Wetland Boardwalk									
4.1	Stage One		670		replaced composite decking	\$60	\$40,200			
4.2	Stage Two		90		replaced composite decking	\$60	\$5,400		\$17,000	
5.0	Walking Track to Mandalay									
5.1	Footpath public car park to Mandalay Road							\$40	\$100,000	
5.2	Screened footpath area for stage 2 construction of interest								\$40,000	
5.3	Rain shelter								\$40,000	
6.0	Breakout Area/Seating Platforms									
6.1	Langford Road parkland			65	1 x rip-rap corridor	replaced composite decking	\$60	\$3,900		
6.2	Marine wetland extension			50	1 x marine wetland	replaced composite decking	\$60	\$3,000		
6.3	Mandalay (shelving)				gravelle area x 10m x 5m, Ards Beach and Coral	natural surface			\$40,000	
7.0	Information Hub - Langford Road parkland									
7.1	pathway		200		1 x Langford Park	decomposed granite path	\$60	\$12,000		
7.2	Screen and map under roof		1				\$10,000			
8.0	Furniture and Signage									
8.1	Marine Narrative									
8.2	Desktop format screens for all signage/information									
8.3	Wayward Signage									
8.4	Stage One				Signcraft		\$4,000	\$11,000	\$4,000	\$12,000
8.5	Information boards									
8.6	Stage One						\$12,000	\$36,000		
8.7	Stage Two							\$12,000	\$36,000	
8.8	Seating				timber bench seating 1800mm long		\$1,000.00	\$11,000		
8.9	Stage Two							\$1,000.00	\$1,000.00	
8.10	Benches				100mm x 100mm x 100mm					
8.11	Information hub				ben (shelving) 2 x 100mm x 100mm		\$850.00	\$2,550		
8.12	Stage Two				ben (shelving) 2 x 100mm x 100mm			\$850.00	\$1,700.00	
8.13	Seating Signage				decomposed chert & frame plus photo opportunities			\$20,000		
8.14	Timber Alter and frame									
9.0	Environment Protection/Sealant Control									
9.1	Sealant control							\$30,000		
9.2	Stage Two								\$100,000.00	
10.0	Bird Hide									
10.1	Marine wetland boardwalk				padding construction with seating		\$30,000			
11.0	Flannery Creek Corridor Edge Treatment Restoration									
11.1	planting along edge of rip-rap corridor		6,000			\$30	\$180,000			
12.0	Littoral Aquatic Restoration									
12.1	Project and involve relevant sector of littoral restoration		6,000		re-establish remnant littoral vegetation	\$25	\$150,000			
13.0	Marine Wetland Restoration									
13.1	Mangroves/littoral restoration		28,750		mangrove replanting and wetland re-establishment	\$15	\$431,250			
14.0	Professional Fees									
14.1	Planning Consultant/Approvals legal fees						\$30,000			
14.2	Time Planner		8.00%				\$207,000			
14.3	Surveyor									
14.4	Architect									
14.5	Landscape Architect									
14.6	Lighting Consultant									
14.7	Structural/Clad Engineer									
14.8	Environmental Scientist									
14.9	Heritage/Archaeologist									
14.10	Heritage/Archaeologist Consultant									
14.11	Wayward Signage Consultant									
14.12	Project Management		2%	8 months			\$64,760			
14.13	Stage One		2.00%						\$124,000.00	
14.14	Stage Two		0.10%							
15.0	Travel Expenses									
15.1	Stage One		0.75%				\$10,425			
15.2	Stage Two		0.25%						\$6,400.00	
15.3	Accommodation									
15.4	Airport parking									
15.5	Hire car & Fuel									
16.0	Marketing									
16.1	Print product completion								\$20,000	
17.0	Contingency						\$10,000		\$20,157	
18.0	Sub - TOTALS						\$2,422,000		\$249,457	
TOTALS (STAGE 1 + STAGE 2)							\$2,671,457		\$269,614	



## 4

## Introducing the Eco-experience Walking Track


## How we can make it happen?

To make this become a reality we need to fully **design** the Track, obtain **approvals** from relevant stakeholders and authorities, and obtain **funding**.

The key steps will be:

- **community** interest and support - Whitsunday Times interview later today to start this process
- **Well Smart Group** commencing construction of its hotel precinct, which will start after it obtains infrastructure projects funding from State/Federal government grants
- **Qld Parks and Wildlife Service** to conceptually and financially support the project
- **Whitsunday Regional Council** to conceptually and financially support the project (likely to be dependent on commencement of hotel construction), operationally assist and to approve access to Council land on the Track route
- **Qld and/or Federal Government** funding and approval to access any Crown land.

## Letters of support...



23 June 2020

Attention: Damian Beasley  
Yangaro  
22 Jasiniue Drive,  
Flametree, Qld 4802

Dear Damian,


**RE: GRANT APPLICATION TO THE GROWING TOURISM INFRASTRUCTURE FUND:**

It is my pleasure to write this letter of support for your application towards the Funnel Bay Eco-experience.

Whitsunday Regional Council's Economic Development Strategy puts in place a plan of action to help our region focus on six central themes. One of the central themes is to develop the region as a world class tourism destination.

Central to this theme is taking a co-ordinated approach to expand the Whitsunday Region's tourism infrastructure, grow the market for coastal and land-based experiences, and develop the region as a world class tourism destination.


We therefore wish you success with your grant application and the development of this exciting tourism project.

Yours faithfully,  
  
Ryan Collins  
Project Coordinator

Bowen  
City of Bowen & Powell Shoals  
Bowen QLD 4805

22 June 2020

Mr Damian Beasley



25th June 2020

To: Queensland Government  
c/- Project Lead, Damian Beasley, [dbeasley@beasleygroup.com.au](mailto:dbeasley@beasleygroup.com.au)

Dear Sir/Madam

**CO-APPLICANT ON SUBMISSION GT120141 TO GROWING TOURISM INFRASTRUCTURE FUND:**  
**Application for funding for the Eco-experience Walking Track Project**

We are pleased to provide this letter of support for the Eco-experience Walking Track that is proposed to be located at Funnel Bay.


Well Smart Group are a major owner within the Funnel Bay precinct and will be providing tourism related development to the area in the near future. We also currently own other tourism businesses in Queensland, including the Mantra Club Croc resort in Airlie Beach.


Well Smart Group have reviewed the Eco-experience Walking Track Project proposal presented by Yangaro ABN 92 079 298 007 (the Beasley family) for the construction of the eco-experience walking track within the Funnel Bay area which will eventually link back to Mandalay Road. We believe that this walking track will provide an excellent tourism benefit for not only Funnel Bay but the greater Whitsunday Region by showcasing the natural and beautiful environment the Whitsundays has to offer.

For this reason, we have agreed to be co-applicants with Yangaro on this submission, and we have agreed to provide financial support of \$5000.00 to assist Yangaro in preparing the application for funding for the project.

We hope you will favourably consider this proposal and assist in providing funding to make this project a reality.

If you have any queries for us, please contact us via our representative Kellianne Wynne on [kellianne@wynneplanninganddevelopment.com.au](mailto:kellianne@wynneplanninganddevelopment.com.au).

Sincerely,  
  
Kellianne Wynne



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+61 08 455 805 444

Queensland Government  
c/- Project Lead, Damian Beasley, [dbeasley@beasleygroup.com.au](mailto:dbeasley@beasleygroup.com.au)

Dear Sir/Madam,

**ABSOLUTE ARLIE SUPPORT FOR SUBMISSION GT120141 TO GROWING TOURISM INFRASTRUCTURE FUND:**  
**Application for funding for the Eco-experience Walking Track Project**

Absolute Airlie is pleased to provide this letter of support for the Eco-experience Walking Track that is proposed to be located at Funnel Bay.


We have collaborated with the applicants, Yangaro and Well Smart Group, to conceptualise this project to create a track that will incorporate ideal elements and best-standards for usability and environmental factors for an enhanced tourism experience.

Here are some of the ideas that we contributed in the conceptualisation process:

- We discussed the best potential route for the Funnel Bay to Mandalay section of the track through the Conway National Park, and we suggested the end point for the track to be the Outdoor Chapel in Mandalay, where walkers could be picked up and returned to their hotel/accommodation venue.
- A photo opportunity location with a feature to highlight the natural surrounds (eg large wooden photo frame or an oversized wooden chair). Yangaro has asked us at Absolute Airlie to conceptually design this 'Instagram stop' feature to achieve best appeal to tourists who love to travel to these unique spots to take their Instagram-postable pics of the world venues that they've visited to share with their friends and family. We're happy to help with this.
- Enhanced break away spots on the track for larger groups (to be located in the track section between Funnel Bay and Mandalay), where there are items of interest (eg plant/reef green anti-Aboriginal-heritage road source?) so we can ask our larger group walking tour groups to stop into these break away spots so we can conveniently talk to them about the specific item of interest.
- To develop a single theme for the narrative content for the descriptive placards/signage along the trail, hopefully some references to Aboriginal heritage matters or an environmental story.

We hope you will favourably consider this proposal and assist in providing funding for it.

If you have any queries for us, please contact us at [info@absoluteairlie.com.au](mailto:info@absoluteairlie.com.au). Please also visit our website [www.absoluteairlie.com.au](http://www.absoluteairlie.com.au) and when you next visit the Whitsundays, we would love for you to join us on one of our memorable experiences.

Sincerely,  
  
Gus & Alice Waleggit  
Owner/Directors  
Absolute Airlie


agency responsible for destination marketing and visitor development, grow, promote, and advocate on behalf of, the Whitsundays vision is to showcase the Whitsundays as a premier Reef destination. We do this by promoting the region, dispersal, expenditure and length of stay, driving the tourism industry through marketing and industry development.


the Eco-experience Walking Track and the application for funding from the Growing Tourism Infrastructure Fund. The location on The Whitsundays mainland.

Walking Track Project proposal (GT120141). Tourism infrastructure projects will provide added benefit to the region environment. The Whitsundays has to offer.

Eco-experience Walking Track, Funnel Bay project supports Growing Tourism Infrastructure Fund.

[www.whitsundays.com.au](http://www.whitsundays.com.au)





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[info@absoluteairlie.com.au](mailto:info@absoluteairlie.com.au)  
+61 08 455 805 444


- To construct a large viewing platform at the pinnacle vantage point of the track (to be located in the section between Funnel Bay and Mandalay) if possible so that it captures what are undoubtedly spectacular views to east/south-east into Funnel Bay, views to the north toward open ocean, and views to west/south-west toward Airlie Beach.
- Bird watching spot (e.g. a hut, seats, shelter) in the Funnel Bay wetland area. Different birds can be viewed during different seasons (migratory or local birds).
- To construct a few rain shelters for the track section between Funnel Bay and Mandalay.
- Overall, to carefully explore the area to sensibly and sensitively highlight the splendid natural environmental features that are already there.

We have reviewed the Eco-experience Walking Track Project proposal (GT120141) and we believe that this walking track could provide an exciting opportunity for us at Absolute Airlie to create and operate guided walking tours along the proposed track. And we have requested for Yangaro and Well Smart Group to allow Absolute Airlie to be appointed as the exclusive/preferred guided walking tour operator for their venues. Our vision is that we'd create a high-end walking tour, potentially with translator(s) for international tourists, and invite Aboriginal heritage experts to join to add a wonderfully unique local experience with content covering flora, fauna, Aboriginal heritage, geographical vista features, and a momentary stop in at the Well Smart Group highest hotel for refreshments or unique/authentic local souvenirs like those found in the Airlie Beach markets.

This track could be another drawcard tourist destination that is conveniently located close to Airlie Beach, easily accessible for cruise ship passengers that arrive into Airlie.

We hope you will favourably consider this proposal and assist in providing funding for it.

If you have any queries for us, please contact us at [info@absoluteairlie.com.au](mailto:info@absoluteairlie.com.au). Please also visit our website [www.absoluteairlie.com.au](http://www.absoluteairlie.com.au) and when you next visit the Whitsundays, we would love for you to join us on one of our memorable experiences.

Sincerely,  
  
Gus & Alice Waleggit  
Owner/Directors  
Absolute Airlie



## 4

### Introducing the Eco-experience Walking Track

**How we can work together to make it happen?**

The Beasley family is excited to participate in activating the Funnel Bay precinct and we believe the Eco-experience Walking Track will be a **great asset for Airlie locals and Whitsundays tourism.**

We are actively working to **gather support** for the Track.

We will continue to **donate my time and up to \$50k** of family money to drive the Track project forward.

The Beasley family also owns the land where the Track starts in Flametree (22 Jasinique Dve). If the government ultimately funds the construction and maintenance of the Track, the **Beasley family is happy to contribute a perpetual license/easement over our land** for public access to the parklands at the start of the Track.

My guess is that the Track project will continue to gather support and, all going well, it will commence construction in late 2021... hopefully though, much earlier!

Are you interested to help?  
Contact me





## Eco-experience Walking Track

A new asset for Airlie locals and Whitsundays tourism

Damian's email is  
[dpbeasley@beasleygroup.com.au](mailto:dpbeasley@beasleygroup.com.au)  
and LinkedIn profile is  
[www.linkedin.com/in/damian-beasley-15b4753b/](https://www.linkedin.com/in/damian-beasley-15b4753b/)