



CONFIRMED MINUTES

PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING OF
ISAAC REGIONAL COUNCIL

HELD ON
TUESDAY, 1 DECEMBER 2020

COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON TUESDAY 1 DECEMBER 2020

Table of Contents	Page
1. Opening	3
2. Apologies	4
3. Declaration of Conflicts of Interest	4
4. Confirmation of Minutes	4
5. Officer Reports	5
6. Information Bulletin Reports	24
7. General Business	25
8. Conclusion	26

ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
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STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON TUESDAY 1 DECEMBER 2020 COMMENCING AT 9.00AM

ATTENDEES

Cr Kelly Vevea, Division Five (Chair)
Cr Gina Lacey, Division Three
Cr Jane Pickels, Division Seven
Cr Viv Coleman, Division Eight
Cr Sandy Moffat, Division Two (Observer)

OFFICERS PRESENT

Mr Jeff Stewart-Harris, Director Planning, Environment and Community Services
Mr Shane Brandenburg, Manager Economy and Prosperity
Ms Nishu Ellawala, Manager Community Education and Compliance
Mr Dan Wagner, Manager Liveability and Sustainability
Mr Jim Hutchinson, Manager Engaged Communities
Mr Bruce Wright, Manager Community Facilities
Mrs Jacki Scott, Manager Strategic and Business Development
Mr Mark Davey, Capital and Program Project Manager
Ms Carenda Jenkin, Senior Communications Officer
Mrs Tricia Hughes, Coordinator Executive Support
Ms Barbara Franklin, Executive Coordinator, Planning, Environment and Community Services

1. OPENING

The Chair declared the meeting open at 9.00am and acknowledged the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

2. APOLOGIES

The Planning, Environment and Community Services Standing Committee received an apology from Mayor Anne Baker.

Resolution No.: PECS0587

Moved: Cr Lacey

Seconded: Cr Pickels

That the Planning, Environment and Community Services Standing Committee accepts the apology received from Mayor Anne Baker.

Carried

3. DECLARATION OF CONFLICTS OF INTEREST

PRESCRIBED CONFLICT OF INTEREST

Cr Jane Pickels declared a prescribed conflict of interest for Report 5.8 Major Grant Application Middlemount Community Sports Association as she is a member of the Middlemount Community Sports Association Committee.

NOTE:

Council acknowledges that Chapter 5B Councillors' Conflicts of Interest of the Local Government Act 2009 does not apply to a Councillor if the matter to be resolved relates to a corporation or association that arises solely because of a nomination or appointment of the councillor by the local government to be a member of the board of the corporation or association.

4. CONFIRMATION OF MINUTES

Confirmation of minutes from Planning, Environment and Community Services Standing Committee Meeting held at the Council Chambers, Moranbah on Tuesday 3 November 2020.

Resolution No.: PECS0588

Moved: Cr Pickels

Seconded: Cr Coleman

That the Minutes of the Planning, Environment and Community Services Standing Committee Meeting held at Council Chambers, Moranbah on Tuesday 3 November 2020 are confirmed.

Carried

5. OFFICERS REPORTS

5.1 Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee - Minutes 2 November 2020

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee Meeting held on Monday, 2 November 2020.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Receives and notes the minutes of the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee held on 2 November 2020; and*
2. *Adopts the recommendations of the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee held on 2 November 2020, in particular, that Council;*
 - i. *Notes the resignation of Mrs Andrea Moller and requests that Clermont Rodeo and Show Society nominate a replacement to be a Committee member for the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee.*
 - ii. *Acknowledges its appreciation for and thanked Mrs Moller for her contribution to the role she has played in the development of the Clermont Saleyards and Showgrounds Revitalisation Project Master plan and ensuing its delivery.*
 - iii. *Receives and notes the status of the current projects that are in progress at the Clermont Saleyards and Showgrounds.*

- iv. Receives and notes the report and endorses the fifth and final project to be included in the Stage 2 project listing in Council's 2020 advocacy program comprising a total value of \$2.95million, in line with the Master Plan to be;**
- v. Pavilion Refurbishment (to create all weather, airconditioned multiple user space for private, community, industry and government events and functions) with design taking into account the future new entrance and the carpark, and to create connection and outlook into the arena area.**
- vi. Requests that should successful funding outcomes be achieved for Stage 2 of the Clermont Saleyards and Showground Revitalisation Project Master Plan; the former working group be re-established to engage with Council officers in the development of the scope for the final design brief for each of the projects.**
- vii. Request that the design for the new rodeo/saleyards area incorporate the option for that area to be roofed in the future.**

Resolution No.: PECS0589

Moved: Cr Lacey

Seconded: Cr Coleman

That the Committee recommends that Council:

- 1. Receives and notes the minutes of the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee held on 2 November 2020; and**
- 2. Adopts the recommendations of the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee held on 2 November 2020, in particular, that Council;**
 - i. Notes the resignation of Mrs Andrea Moller and requests that Clermont Rodeo and Show Society nominate a replacement to be a Committee member for the Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee.**
 - ii. Acknowledges its appreciation for and thanked Mrs Moller for her contribution to the role she has played in the development of the Clermont Saleyards and Showgrounds Revitalisation Project Master plan and ensuing its delivery.**
 - iii. Receives and notes the status of the current projects that are in progress at the Clermont Saleyards and Showgrounds.**
 - iv. Receives and notes the report and endorses the fifth and final project to be included in the Stage 2 project listing in Council's 2020 advocacy program comprising a total value of \$2.95million, in line with the Master Plan to be;**

- a. **Pavilion Refurbishment (to create all weather, airconditioned multiple user space for private, community, industry and government events and functions) with design taking into account the future new entrance and the carpark, and to create connection and outlook into the arena area.**
- v. **Requests that should successful funding outcomes be achieved for Stage 2 of the Clermont Saleyards and Showground Revitalisation Project Master Plan; the former working group be re-established to engage with Council officers in the development of the scope for the final design brief for each of the projects.**
- vi. **Request that the design for the new rodeo/saleyards area incorporate the option for that area to be roofed in the future.**

Carried

5.2

Moranbah Miners Memorial Spring Carnival Race Day

EXECUTIVE SUMMARY

The purpose of this report is to inform the Committee of the outcomes of Economy and Prosperity Department's involvement in the 2020 Moranbah Miners Memorial Spring Carnival Race Day sponsored by Isaac Regional Council.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Receives and notes the report on Council's role in the 2020 Moranbah Miners Memorial Spring Carnival Race Day.**

Resolution No.: PECS0590

Moved: Cr Coleman

Seconded: Cr Pickels

That the Committee recommends that Council:

1. **Receives and notes the report on Council's role in the 2020 Moranbah Miners Memorial Spring Carnival Race Day.**

Carried

5.3

Middlemount Rodeo Association Incorporated Tenure Arrangement

EXECUTIVE SUMMARY

The purpose of this report is to consider tenure arrangements for the Middlemount Rodeo Association Incorporated for the use of Lot 5 on RP614391, 6223 Middlemount Road, Middlemount, Queensland 4746.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Approves to enter into a ten-year lease agreement with the Middlemount Rodeo Association Incorporated for the use of land at Lot 5 on RP614391, 6223 Middlemount Road, Middlemount, Queensland 4746, a total of 191,911m².**
 - a. **Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of lease area > 50,000 m² annual rent/usage fee \$900.00 ex GST.**
 - b. **All outgoings will be at the expense of the Trustee Lessee**
 - i. **Rates**
 - ii. **Electricity**
 - iii. **Telephone/Internet**
 - iv. **Water**
 - v. **Cleaning**
 - vi. **Garbage/Waste**
 - vii. **Repairs and Maintenance; and**
 - viii. **Other outgoings as detailed in the In-Principle Agreement**
2. **Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.**

Resolution No.: PECS0591

Moved: Cr Lacey

Seconded: Cr Pickels

That the Committee recommends that Council:

1. **Approves in principle support subject to clarification of clauses required for;**
 - **Appropriate maintenance of the amenity of the site;**
 - **Caretaker accommodation and standards;**

Enter into a ten-year lease agreement with the Middlemount Rodeo Association Incorporated for the use of land at Lot 5 on RP614391, 6223 Middlemount Road, Middlemount, Queensland 4746, a total of 191,911m2.

- a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of lease area > 50,000 m2 annual rent/usage fee \$900.00 ex GST.
 - b. All outgoings will be at the expense of the Trustee Lessee
 - i. Rates
 - ii. Electricity
 - iii. Telephone/Internet
 - iv. Water
 - v. Cleaning
 - vi. Garbage/Waste
 - vii. Repairs and Maintenance; and
 - viii. Other outgoings as detailed in the In-Principle Agreement
2. Requests a further report be presented at the Community Tenure and Facilities Advisory Committee Meeting to develop standard clauses regarding maintenance and caretaker arrangements scheduled for early in 2021.

Carried

5.4

Community Education and Compliance Policy

EXECUTIVE SUMMARY

This report outlines the proposed Community Education and Compliance Policy (this Policy) for Council adoption.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Adopts the Community Education and Compliance Policy (PECS-POL-113).*

Resolution No.: PECS0592

Moved: Cr Lacey

Seconded: Cr Coleman

That the Committee recommends that Council:

1. **Adopts the Community Education and Compliance Policy (PECS-POL-113).**

Carried

5.5

Compliance Strategy for the Food Act 2006

EXECUTIVE SUMMARY

This report outlines the proposed Community Education and Compliance Strategy for the *Food Act 2006* for Council adoption.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Adopts the Community Education and Compliance Strategy for the Food Act 2006 (PECS-MISC-115).***

Resolution No.: PECS0593

Moved: Cr Pickels

Seconded: Cr Coleman

That the Committee recommends that Council:

1. **Adopts the Community Education and Compliance Strategy for the *Food Act 2006* (PECS-MISC-115).**

Carried

5.6

Nebo Showgrounds Master Plan Engagement Proposal

EXECUTIVE SUMMARY

The purpose of this report is to inform the Council of the engagement proposal for the delivery of the Nebo Showgrounds Master Plan.

5.7

Greg Cruickshank Aquatic Centre Water Park Status

EXECUTIVE SUMMARY

The Greg Cruickshank Aquatic Centre water park has been closed as a consequence of safety and maintenance requirements. This report provides Council with an overview of the current status of the water park and a proposed pathway to providing a fit for purpose, logical and more sustainable solution to the provision of children's facilities at the Greg Cruickshank Aquatic Centre.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes the report on the current status of the Greg Cruickshank Aquatic Centre water park.*
- 2. Endorses the proposed forward planning to investigate a more sustainable and fit for purpose option to provide a safe and enjoyable aquatic environment for children*

Resolution No.: PECS0597

Moved: Cr Pickels

Seconded: Cr Lacey

That the Committee recommends that Council:

- 1. Receives and notes the report on the current status of the Greg Cruickshank Aquatic Centre water park.**
- 2. Endorses the proposed forward planning to investigate a more sustainable and fit for purpose option to provide a safe and enjoyable aquatic environment for children**

Carried

PRESCRIBED CONFLICT OF INTEREST

Cr Jane Pickels declared a prescribed conflict of interest for Report 5.8 Major Grant Application Middlemount Community Sports Association as she is a member of the Middlemount Community Sports Association Committee. Cr Pickels left the meeting at 10.15am and did not participate in the discussion or vote on Report 5.8.

5.8

Major Grant Application Middlemount Community Sports Association

EXECUTIVE SUMMARY

This report seeks Council's approval to provide a major grant of \$5,000 to the Middlemount Community Sports Association.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- Approves the major grant application from Middlemount Community Sports Association to the value of \$5,000 (excluding GST) from the Division 7 Community Grants Operational Budget to deliver improvements to the tennis clubhouse building.**

Resolution No.: PECS0598

Moved: Cr Coleman

Seconded: Cr Lacey

That the Committee recommends that Council:

- Approves the major grant application from Middlemount Community Sports Association to the value of \$5,000 (excluding GST) from the Division 7 Community Grants Operational Budget to deliver improvements to the tennis clubhouse building.**

Carried

ATTENDANCE

Cr Jane Pickels returned to the meeting at 10.17am.

5.9

MCU20/0002 Application for Material Change of Use (Development Permit) Motor Vehicle Workshop and Works Camp (7 bed) at 160 Walshs Road, Nebo, Described as Lot 63 on WHS19

EXECUTIVE SUMMARY

On 27 February 2020, Council received an application from Darren James Russell C/- Planning and Environmental Consulting for a Material Change of Use (development permit) Motor Vehicle Workshop and Works Camp (7 bed) at 160 Walshs Road, Nebo, described as Lot 63 on WHS19. On 26 May 2020 the applicant provided an amended Development Application Form 1 confirming they had changed consultants to Veris.

Council's Liveability and Sustainability department has managed the assessment process for the development application and makes recommendation to Council for a decision on the matter by way of this report. The application has been assessed in accordance with the Planning Act 2016.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Approve the development permit for Motor vehicle Workshop and Works Camp (7 bed) subject to the following conditions;**

A. ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. Approval is granted for the Material change of use for Motor Vehicle Workshop and Works Camp (7 bed) at 160 Walshs Road, Nebo, legally described as Lot 63 on WHS19.**
- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.**
- 1.3. The development must be generally in accordance with the following plan except where modified by the attached conditions:**
 - **Location Plan, Drawing No. SK-001, Rev. 2, dated 19 December 2019, prepared by design + architecture.**
 - **Site Plan, Drawing No. SK-002, Rev. 2, dated 19 December 2019, prepared by design + architecture.**
 - **Site Plan, Drawing No. SK-003, Rev. 2, dated 19 December 2019, prepared by design + architecture.**
 - **Site Plan, Drawing No. SK-004, Rev. 2, dated 19 December 2019, prepared by design + architecture.**

2. GENERAL

- 2.1. Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.**
- 2.2. If required, all utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.**
- 2.3. The Applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.**
- 2.4. All private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500,**

Plumbing and Drainage Act 2002 and Plumbing and Drainage Regulations to the complete satisfaction of the Plumbing and Drainage Inspector.

- 2.5. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.***
- 2.6. The applicant is required to ensure all building and structures obtain relevant building approvals.***

3. CONSTRUCTION ACTIVITY AND NOISE

- 3.1. Any construction activity and associated noise must be limited during the construction of the proposed development to the hours of 7:00am to 6:00pm Monday to Sunday, with no work to occur on public holidays.***
- 3.2. It is the Applicant's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour, noise or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.***

4. STORMWATER DRAINAGE

- 4.1. All stormwater drainage works must be designed and constructed in accordance with the Capricorn Municipal Development Guidelines (CMDG), Australian Standards, and best practice guidelines (approved by Council).***
- 4.2. Discharge of stormwater from the developed area is to be controlled and managed within the site so as to cause no ponding on adjoining properties.***

5. PROVISION OF UTILITIES

- 5.1. Adequate electricity and telecommunication services must be available to the premises for the proposed use.***

6. WATER SUPPLY – POTABLE AND FIRE FIGHTING

- 6.1. The development must have adequate potable water supply at all times.***
- 6.2. The Applicant must provide evidence that adequate potable water supply is available now and into the future within the development.***

7. ON-SITE SEWERAGE TREATMENT AND DISPOSAL

- 7.1. All sewage generated from the development must be treated and disposed of using on-site methods. The on-site treatment and disposal must comply with AS1547:2012 On-Site Domestic Wastewater Management and the Queensland Plumbing and Wastewater Code 2011.***
- 7.2. Plans and details of the existing on-site treatment and disposal systems are to be the subject of a Plumbing and Drainage application which must be submitted to Council for approval within 3 months from the date of this decision. The system must be designed in compliance with a "Site and Soil Evaluation Report", which is to be undertaken by a suitably qualified and***

experienced geotechnical engineer and submitted as part of the application for a Development Permit for Plumbing and Drainage Works.

8. EARTHWORKS (INCLUDING EROSION & SEDIMENT CONTROL)

- 8.1. *If earthworks are required as part of the proposed development, all works must be designed and constructed in accordance with the Capricorn Municipal Design Guidelines (CMDG), Australian Standards, best practice guidelines.***
- 8.2. *Prepare an Erosion and Sediment Control Plan (ESCP) for site disturbance greater than 250m² and submit to Council as part of Operational Works application.***

9. ROADWORKS/ACCESS

- 9.1. *A development permit for Operational Works (road works) must be obtained prior to the commencement of any use on the site. The operational works application is to be submitted within 3 months of the date of the decision approving the development.***
- 9.2. *All works must be designed and certified by a Registered Professional Engineer Queensland and be constructed in accordance with the CMDG and relevant Australian Standards.***
- 9.3. *Walshs Road must be upgraded to an 8metre wide gravel surface pavement and formation from the intersection with Peak Downs Highway to the western property boundary of the subject site.***
- 9.4. *The geometric design of all through road elements must be based on a minimum design speed of 80kph***
- 9.5. *All road signage must be in accordance with the Manual of Uniform Control Devices.***

10. DEVELOPMENT STANDARDS – CAR PARKING and TRAFFIC

- 10.1. *Provide a defined carparking area to accommodate a minimum of eleven (11) car parking spaces (7 spaces for the Works Camp, 3 for the Motor Vehicle Workshop and 1 disabled parking space).***
- 10.2. *All car parking spaces must be designed and laid out in accordance with AS 2890.1: Part 1: Off-street car parking. All disabled parking spaces must be designed and laid out in accordance with AS2890.6: Part 6: Off-street parking for people with disabilities. Signage or other appropriate marking shall be established to indicate the car parking areas on site. Council will accept a durable all weather surface for the carparking area and access driveway.***

11. WORKS CAMP

- 11.1. *This approval allows for seven (7) rooms within the works camp as part of the proposed development.***
- 11.2. *The works camp must cease the use within three (3) years of the decision date of this approval; or when the motor vehicle workshop use ceases, whatever instance comes first. The applicant must notify Council within fourteen (14) days of the use ceasing.***

11.3. The works camp must be removed from site within three (3) months of ceasing the use. An application for building works (demotion) is required to be lodged prior to the removal of the buildings.

12. FURTHER WORKS and DOCUMENTATION – APPROVAL

12.1. The design and construction of all works associated with the proposal and which will revert to Council shall be supervised and certified by a Registered Professional Engineer Queensland (RPEQ).

12.2. In the case of any works that are to revert to Council, an Engineer's Certificate of Construction and As Constructed Certification is to be submitted by a Registered Professional Engineer of Queensland verifying that all works have been carried out in accordance with the Council approved drawings, approval conditions and associated specifications.

13. OPERATING PROCEDURES

13.1. All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in any road reserve.

13.2. Cleaning of plant equipment and vehicles must be carried out in a suitably designed area and where wastewater can be contained so as not to cause contaminants to be released into waterways or overland flow paths.

13.3. All waste storage areas must be kept in a clean, tidy condition in accordance with Environmental Protection (Waste Management) Regulations.

13.4. All waste generated in carrying out the activities associated with the proposed development must be reused, recycled or lawfully disposed of off-site by licensed contractors.

14. ENVIRONMENTAL HEALTH

14.1. Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting".

14.2. Noise emitted from the activity must not cause an environmental nuisance.

14.3. Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.

14.4. When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.

15. INFRASTRUCTURE CHARGES

15.1. Infrastructure Charges for transport must be paid to Council prior commencement of use as indicated in the Infrastructure Charge Notice (ICN) at the rate applicable at the time of payment in accordance with Isaac Regional Council Charges Resolution (No. 2) 2018.

16. COMPLIANCE

16.1. The applicant must demonstrate compliance with the conditions of this approval within six (6) months of the approval taking effect, or as varied by each condition in this approval.

16.2. The relevant period of six (6) years stated in Section 85 Planning Act 2016 shall apply in this instance, except with respect to the Works camp which has a currency period of 3 years from the date of the decision approving the development.

B. ASSESSMENT MANAGER'S ADVICE

- 1. Prior to commencement of use and during operation, Council may conduct Audit Inspections of all works to ensure compliance with Permit conditions.**
- 2. The Applicant must pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the commencement of use.**
- 3. The Applicant must ensure that the development complies with all firefighting regulations.**

Future Development Permit

The following permits are required for future developments:

- Operational works;**
- Building works**
- Plumbing and drainage work**
- Application to work on Council property or Road Corridor.**

Resolution No.: PECS0599

Moved: Cr Pickels

Seconded: Cr Coleman

That the Committee recommends that Council:

- 1. Approve the development permit for Motor vehicle Workshop and Works Camp (7 bed) subject to the following conditions;**

A. ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. Approval is granted for the Material change of use for Motor Vehicle Workshop and Works Camp (7 bed) at 160 Walshs Road, Nebo, legally described as Lot 63 on WHS19.**

- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.
- 1.3. The development must be generally in accordance with the following plan except where modified by the attached conditions:
- Location Plan, Drawing No. SK-001, Rev. 2, dated 19 December 2019, prepared by design + architecture.
 - Site Plan, Drawing No. SK-002, Rev. 2, dated 19 December 2019, prepared by design + architecture.
 - Site Plan, Drawing No. SK-003, Rev. 2, dated 19 December 2019, prepared by design + architecture.
 - Site Plan, Drawing No. SK-004, Rev. 2, dated 19 December 2019, prepared by design + architecture.
2. **GENERAL**
- 2.1. Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
- 2.2. If required, all utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.
- 2.3. The Applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.
- 2.4. All private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, Plumbing and Drainage Act 2002 and Plumbing and Drainage Regulations to the complete satisfaction of the Plumbing and Drainage Inspector.
- 2.5. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
- 2.6. The applicant is required to ensure all building and structures obtain relevant building approvals.
3. **CONSTRUCTION ACTIVITY AND NOISE**
- 3.1. Any construction activity and associated noise must be limited during the construction of the proposed development to the hours of 7:00am to 6:00pm Monday to Sunday, with no work to occur on public holidays.
- 3.2. It is the Applicant's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour, noise or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
4. **STORMWATER DRAINAGE**

- 4.1. All stormwater drainage works must be designed and constructed in accordance with the Capricorn Municipal Development Guidelines (CMDG), Australian Standards, and best practice guidelines (approved by Council).
- 4.2. Discharge of stormwater from the developed area is to be controlled and managed within the site so as to cause no ponding on adjoining properties.
5. **PROVISION OF UTILITIES**
- 5.1. Adequate electricity and telecommunication services must be available to the premises for the proposed use.
6. **WATER SUPPLY – POTABLE AND FIRE FIGHTING**
- 6.1. The development must have adequate potable water supply at all times.
- 6.2. The Applicant must provide evidence that adequate potable water supply is available now and into the future within the development.
7. **ON-SITE SEWERAGE TREATMENT AND DISPOSAL**
- 7.1. All sewage generated from the development must be treated and disposed of using on-site methods. The on-site treatment and disposal must comply with AS1547:2012 On-Site Domestic Wastewater Management and the Queensland Plumbing and Wastewater Code 2011.
- 7.2. Plans and details of the existing on-site treatment and disposal systems are to be the subject of a Plumbing and Drainage application which must be submitted to Council for approval within 3 months from the date of this decision. The system must be designed in compliance with a “Site and Soil Evaluation Report”, which is to be undertaken by a suitably qualified and experienced geotechnical engineer and submitted as part of the application for a Development Permit for Plumbing and Drainage Works.
8. **EARTHWORKS (INCLUDING EROSION & SEDIMENT CONTROL)**
- 8.1. If earthworks are required as part of the proposed development, all works must be designed and constructed in accordance with the Capricorn Municipal Design Guidelines (CMDG), Australian Standards, best practice guidelines.
- 8.2. Prepare an Erosion and Sediment Control Plan (ESCP) for site disturbance greater than 250m² and submit to Council as part of Operational Works application.
9. **ROADWORKS/ACCESS**
- 9.1. A development permit for Operational Works (road works) must be obtained prior to the commencement of any use on the site. The operational works application is to be submitted within 3 months of the date of the decision approving the development.
- 9.2. All works must be designed and certified by a Registered Professional Engineer Queensland and be constructed in accordance with the CMDG and relevant Australian Standards.

- 9.3. Walshs Road must be upgraded to an 8metre wide gravel surface pavement and formation from the intersection with Peak Downs Highway to the western property boundary of the subject site.
- 9.4. The geometric design of all through road elements must be based on a minimum design speed of 80kph
- 9.5. All road signage must be in accordance with the Manual of Uniform Control Devices.
- 10. DEVELOPMENT STANDARDS – CAR PARKING and TRAFFIC**
- 10.1. Provide a defined carparking area to accommodate a minimum of eleven (11) car parking spaces (7 spaces for the Works Camp, 3 for the Motor Vehicle Workshop and 1 disabled parking space).
- 10.2. All car parking spaces must be designed and laid out in accordance with AS 2890.1: Part 1: Off-street car parking. All disabled parking spaces must be designed and laid out in accordance with AS2890.6: Part 6: Off-street parking for people with disabilities. Signage or other appropriate marking shall be established to indicate the car parking areas on site. Council will accept a durable all weather surface for the carparking area and access driveway.
- 11. WORKS CAMP**
- 11.1. This approval allows for seven (7) rooms within the works camp as part of the proposed development.
- 11.2. The works camp must cease the use within three (3) years of the decision date of this approval; or when the motor vehicle workshop use ceases, whatever instance comes first. The applicant must notify Council within fourteen (14) days of the use ceasing.
- 11.3. The works camp must be removed from site within three (3) months of ceasing the use. An application for building works (demotion) is required to be lodged prior to the removal of the buildings.
- 12. FURTHER WORKS and DOCUMENTATION – APPROVAL**
- 12.1. The design and construction of all works associated with the proposal and which will revert to Council shall be supervised and certified by a Registered Professional Engineer Queensland (RPEQ).
- 12.2. In the case of any works that are to revert to Council, an Engineer's Certificate of Construction and As Constructed Certification is to be submitted by a Registered Professional Engineer of Queensland verifying that all works have been carried out in accordance with the Council approved drawings, approval conditions and associated specifications.
- 13. OPERATING PROCEDURES**
- 13.1. All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in any road reserve.

- 13.2. Cleaning of plant equipment and vehicles must be carried out in a suitably designed area and where wastewater can be contained so as not to cause contaminants to be released into waterways or overland flow paths.
- 13.3. All waste storage areas must be kept in a clean, tidy condition in accordance with Environmental Protection (Waste Management) Regulations.
- 13.4. All waste generated in carrying out the activities associated with the proposed development must be reused, recycled or lawfully disposed of off-site by licensed contractors.

14. ENVIRONMENTAL HEALTH

- 14.1. Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting".
- 14.2. Noise emitted from the activity must not cause an environmental nuisance.
- 14.3. Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 14.4. When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.

15. INFRASTRUCTURE CHARGES

- 15.1. Infrastructure Charges for transport must be paid to Council prior commencement of use as indicated in the Infrastructure Charge Notice (ICN) at the rate applicable at the time of payment in accordance with Isaac Regional Council Charges Resolution (No. 2) 2018.

16. COMPLIANCE

- 16.1. The applicant must demonstrate compliance with the conditions of this approval within six (6) months of the approval taking effect, or as varied by each condition in this approval.
- 16.2. The relevant period of six (6) years stated in Section 85 Planning Act 2016 shall apply in this instance, except with respect to the Works camp which has a currency period of 3 years from the date of the decision approving the development.

B. ASSESSMENT MANAGER'S ADVICE

1. Prior to commencement of use and during operation, Council may conduct Audit Inspections of all works to ensure compliance with Permit conditions.
2. The Applicant must pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the commencement of use.
3. The Applicant must ensure that the development complies with all firefighting regulations.

Future Development Permit

The following permits are required for future developments:

- **Operational works;**
- **Building works**
- **Plumbing and drainage work**
- **Application to work on Council property or Road Corridor.**

Carried

5.10

Draft Social Sustainability Policy

EXECUTIVE SUMMARY

This report presents the Social Sustainability Policy for Council's consideration and endorsement. The objective of the policy is to promote and apply a contemporary position on social sustainability in Isaac Regional Council's dealings on major projects approvals processes, works and services and forward planning for infrastructure.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Adopt the Social Sustainability Policy (PECS-POL-116).**

Resolution No.: PECS0600

Moved: Cr Lacey

Seconded: Cr Pickels

That the Committee recommends that Council:

1. **Adopt the Social Sustainability Policy (PECS-POL-116).**

Carried

5.11

Glenden Clubs Expression of Interest Status

EXECUTIVE SUMMARY

The Glenden Bowls and Golf Clubs have been returned to Council custodianship and the registered security interests over multiple assets at each site have been successfully discharged. By virtue of an open source Expression of Interest, three organisations have expressed interest to enter into a tenure

arrangement at the Clubs and in addition, the Glenden Arts and Crafts Centre. The purpose of this report is to provide Council with an update on the status of the Expression of Interest process.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes the report on the current status of the Expression of Interest process for the Glenden Bowls, Golf and Arts and Crafts facilities.*
- 2. Authorises the Chief Executive Officer to proceed with seeking binding Expressions of Interest for tenure at the Glenden Bowls Club, Golf Club and Arts and Crafts Centre from parties responding to an initial call for the registration of interest, the outcome of which will be the subject of a further report to Council for tenure approvals for the respective premises.*

Resolution No.: PECS0601

Moved: Cr Lacey

Seconded: Cr Coleman

That the Committee recommends that Council:

- 1. Receives and notes the report on the current status of the Expression of Interest process for the Glenden Bowls, Golf and Arts and Crafts facilities.**
- 2. Authorises the Chief Executive Officer to proceed with seeking binding Expressions of Interest for tenure at the Glenden Bowls Club, Golf Club and Arts and Crafts Centre from parties responding to an initial call for the registration of interest, the outcome of which will be the subject of a further report to Council for tenure approvals for the respective premises.**

Carried

6. INFORMATION BULLETIN REPORTS

6.1 Planning, Environment and Community Services Information Bulletin – December 2020

EXECUTIVE SUMMARY

The Planning, Environment and Community Services Directorate Information Bulletin for December 2020 is provided for Committee review.

OFFICER'S RECOMMENDATION

That the Committee:

- Note the Planning, Environment and Community Services Directorate Information Bulletin for December 2020.***

Resolution No.:	PECS0602		
Moved:	Cr Lacey	Seconded:	Cr Pickels
That the Committee:			
1. Notes the Planning, Environment and Community Services Directorate Information Bulletin for December 2020.			
Carried			

ATTENDANCE

Cr Gina Lacey left the meeting room at 11.54am.

7. GENERAL BUSINESS

7.1 Isaac Community Grants Guidelines

At the November 2020 Ordinary Meeting Council approved the updated Isaac Regional Council Community Grants Program Guidelines to reflect inclusion of drought grants funded under the Community Drought Support Program (refer Resolution Number 6967).

However, the incorrect document was attached to the agenda distributed in the Agenda for the November 2020 Ordinary Meeting.

The correct updated Isaac Regional Council Community Grants Program Guidelines was provided to the Planning, Environment and Community Services Committee (refer Attachment 1) for endorsement.

Resolution No.:	PECS0603		
Moved:	Cr Vevea	Seconded:	Cr Pickels

That the Committee recommend to Council to:

- 1. Approves the updated Isaac Regional Council Community Grants Program guidelines to reflect inclusion of drought grants funded under the Community Drought Support Program.**

Carried

7.2

Thank You from Planning, Environment and Community Services Chair

Cr Vea Vea thanks the Committee and Planning, Environment and Community Services officers for a great year and acknowledged everyone's hard work and dedication in what has been a very trying year.

Cr Vea Vea wished everyone a happy and healthy holiday period and is looking forward to another successful year in 2021.

8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 11.59am.

These minutes were confirmed by the Committee at the Planning, Environment and Community Services Standing Committee Meeting held Tuesday 9 February 2021 in Moranbah.

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CHAIR

..... / /
DATE