



CONFIRMED MINUTES

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

HELD ON
TUESDAY, 11 FEBRUARY 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 11 FEBRUARY 2020

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ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON TUESDAY 11 FEBRUARY 2020 COMMENCING AT 9.00AM

ATTENDEES

Cr Kelly Vevea, Division Five (Chair)
Cr Greg Austen, Division One
Cr Lyn Jones, Division Six
Cr Jane Pickels, Division Seven

OFFICERS PRESENT

Mr Jeff Stewart-Harris, Director Planning, Environment and Community Services
Mr Shane Brandenburg, Manager Economy and Prosperity
Mr Dan Wagner, Manager Liveability and Sustainability
Ms Nishu Ellawala, Manager Community Education and Compliance
Mr Jim Hutchinson, Manager Engaged Communities
Mr Bruce Wright, Manager Community Facilities
Mrs Jana Hesketh, Manager Community Engagement, Programs and Events
Mr Mark Davey, Capital and Program Project Manager
Ms Brooke Maisey, Senior Communications Officer
Mrs Tricia Hughes, Coordinator Executive Support
Ms Barbara Franklin, PECS Executive Coordinator
Ms Sade Quill, Administration Officer
Ms Penny Morgan, Economic and Tourism Development Officer
Ms Glenys Mansfield, Economic and Tourism Development Officer
Ms Larissa Meintjes, Engaged Communities Administration Officer

1. OPENING

The Chair declared the meeting open at 9.03am and welcomed all in attendance.

5. OFFICERS REPORTS

5.1

St Lawrence Wetlands Weekend 2020 – Event Management Framework

EXECUTIVE SUMMARY

This report presents the St Lawrence Wetlands Weekend Event Management Framework for Council's informing on the planning and development progressing for the 2020 event to be held on 13 and 14 June 2020.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Receives and notes the St Lawrence Wetlands 2020 Event Management Framework.***

2. ***Amends the 2019/2020 Schedule of Fees and Charges to include the following ticketing sales charges for the 2020 Saint Lawrence Weekend Event;***
 - i. ***General Admission Adult - \$10.00***
 - ii. ***Stallholder Fee - \$20.00 includes general admission***
 - iii. ***General Admission Child – Free***
 - iv. ***Return bus from Rockhampton - \$25.00 includes general admission***
 - v. ***Return bus from Mackay – \$30.00 includes general admission***
 - vi. ***Return bus from Rockhampton - \$25.00 includes general admission***
 - vii. ***Return bus from Sarina - \$25.00 includes general admission***
 - viii. ***Return bus from Isaac Coastal Communities - \$15.00 includes general admission***
 - ix. ***Glamping tent one night - \$250.00 sleeps six***
 - x. ***Glamping tent two nights - \$350.00***
 - xi. ***Bushman's Dinner Adult - \$42.00***
 - xii. ***Bushman's Dinner Child - \$20.00 (under 12)***
 - xiii. ***Bushman's Dinner Family (2 adults, 2 children) - \$100.00***
 - xiv. ***Greater Whitsunday Food Network Farm to plate Seafood Lunch - \$120.00***
 - xv. ***Glamping and Bushman's Dinner/Bareback band deal for four - \$438.00***
 - xvi. ***Wetlands Weekend Package for two - \$620.00***
 - xvii. ***Food Fans Pass - \$150.00***
 - xviii. ***Camping (tent or caravan) \$12.50 per site per night***

3. ***Notes that updates will be provided in the monthly Planning Environment and Community Services Information Bulletin and that Councillors will be engaged on the updated Event Brief detailing the events program well prior to the June event.***

CONFIRMED MINUTES

Resolution No.: PECS0460

Moved: Cr Lyn Jones

Seconded: Cr Jane Pickels

That the Committee recommends that Council:

- 1. Receives and notes the St Lawrence Wetlands 2020 Event Management Framework.**
- 2. Amends the 2019/2020 Schedule of Fees and Charges to include the following ticketing sales charges for the 2020 Saint Lawrence Weekend Event;**
 - i. General Admission Adult - \$10.00**
 - ii. Stallholder Fee - \$20.00 includes general admission**
 - iii. General Admission Child – Free**
 - iv. Return bus from Rockhampton - \$25.00 includes general admission**
 - v. Return bus from Mackay – \$30.00 includes general admission**
 - vi. Return bus from Sarina - \$25.00 includes general admission**
 - vii. Return bus from Isaac Coastal Communities - \$15.00 includes general admission**
 - viii. Glamping tent one night - \$250.00 sleeps six**
 - ix. Glamping tent two nights - \$350.00**
 - x. Bushman’s Dinner Adult - \$42.00**
 - xi. Bushman’s Dinner Child - \$20.00 (under 12)**
 - xii. Bushman’s Dinner Family (2 adults, 2 children) - \$100.00**
 - xiii. Greater Whitsunday Food Network Farm to plate Seafood Lunch - \$120.00**
 - xiv. Glamping and Bushman’s Dinner/Bareback band deal for four - \$438.00**
 - xv. Wetlands Weekend Package for two - \$620.00**
 - xvi. Food Fans Pass - \$150.00**
 - xvii. Camping (tent or caravan) \$12.50 per site per night.**
- 3. Notes that updates will be provided in the monthly Planning Environment and Community Services Information Bulletin and that Councillors will be engaged on the updated Event Brief detailing the events program well prior to the June event.**

Carried

5.2

Isaac Coastal Communities Power Supply Advocacy

EXECUTIVE SUMMARY

Council is requested to endorse an advocacy platform in relation to the electrical network power supply to its Isaac Coastal Communities in accordance with Operational Development Plan (ODP) Action O26.01.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Acknowledges the impacts to Isaac Regions Coastal Communities due to electrical network supply disruptions.***
- 2. Have formed the view that such disruptions present both inconvenience and risks to communities and the sustainable development of the Isaac Coast and the need to establish an advocacy platform to support its communities.***
- 3. Adopts the position that Council advocate to State Government for improved network reliability supply to its coastal communities.***
- 4. Adopts the position that it should advocate to the Network provider for increased investment and upgrade to the supply networks of Isaacs Coastal Communities to diminish the impacts.***
- 5. Adopts the position that Council officers continue to engage with its coastal communities to further determine the levels of impact.***
- 6. Adopts the position that Council officers continue to engage with the network provider to be continually informed as to capital infrastructure investment projects and maintenance improvements delivery to improve the network reliability and continue to be informed and monitor supply disruptions by the provider.***
- 7. Request the network provider to engage in community information sessions that enable the communities to be informed as well as have opportunity to voice their concerns***
- 8. Authorises advocacy as necessary by the Mayor and Chief Executive Officer in relation to the above.***

Resolution No.: PECS0461

Moved: Cr Jane Pickels

Seconded: Cr Greg Austen

That the Committee recommends that Council:

- 1. Acknowledges the impacts to Isaac Regions Coastal Communities due to electrical network supply disruptions.***
- 2. Has formed the view that such disruptions present both inconvenience and risks to communities and the sustainable development of the Isaac Coast and that there is a need to establish an advocacy platform to support its communities.***
- 3. Adopts the position that Council advocates to State Government for improved network reliability supply to its coastal communities.***

4. **Adopts the position that it should advocate to the network provider for increased investment and upgrade to the supply networks of Isaac Coastal Communities to diminish the impacts.**
5. **Adopts the position that Council officers continue to engage with its coastal communities to further determine the levels of impact.**
6. **Adopts the position that Council officers continue to engage with the network provider to be continually informed as to capital infrastructure investment projects and maintenance improvements delivery to improve the network reliability and continue to be informed and monitor supply disruptions by the provider.**
7. **Requests the network provider to engage in community information sessions that enable the communities to be informed as well as have opportunity to voice their concerns.**
8. **Authorises advocacy as necessary by the Mayor and Chief Executive Officer in relation to the above.**

Carried

5.3 "Love Your Local" Buy Local Campaign

EXECUTIVE SUMMARY

This report is intended to inform Council on the proposed "Love Your Local" – Buy Local campaign for review and endorsement.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Note the "Love Your Local" Buy Local campaign project brief and endorses the delivery of the project as detailed.***
2. ***Receives further update of Terms.***

Resolution No.: PECS0462

Moved: Cr Lyn Jones

Seconded: Cr Greg Austen

That the Committee recommends that Council:

1. **Note the "Love Your Local" Buy Local campaign project brief and endorses the delivery of the project as detailed.**

2. Receives further updates on the Terms and Conditions and Procurement Process.

Carried

5.4 Isaac Arts and Cultural Advisory Committee Minutes – 22 January 2020 and 29 January 2020

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the Minutes of the Isaac Arts and Cultural Advisory Committee Meetings held on Wednesday, 22 January 2020 and Wednesday, 29 January 2020.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Receives and notes the Minutes from the Isaac Arts and Cultural Advisory Committee Meeting held on Wednesday 22 January 2020;*
2. *Endorses the following recommendations of the Isaac Arts and Cultural Advisory Committee to:*
 - a. *Note the recommendation of committee to adopt the Public Art Policy and Public Art Action Plan (note this recommendation is being dealt with as a separate agenda item);*
 - b. *That the funding priorities for Regional Arts Development Fund (RADF) 2020-2021 continue to be:*
 - i. *Implementing the Arts and Cultural Policy (CORP-POL-031) and Arts and Cultural Action Plan 2018-2022;*
 - ii. *Supporting local artists (emerging and established), arts workers and cultural workers by facilitating locally driven community arts and cultural processes; and*
 - iii. *Promoting cultural tourism.*
3. *Receives and notes the Minutes from the Isaac Arts and Cultural Advisory Committee Meeting held by circular of emails on Wednesday, 29 January 2020; and*
4. *Endorses the following recommendation of the Isaac Arts and Cultural Advisory Committee to:*
 - i. *Adopt the amended Regional Arts Development Fund Guidelines for 2020-2021.*

Resolution No.: PECS0463

Moved: Cr Jane Pickels

Seconded: Cr Lyn Jones

That the Committee recommends that Council:

- 1. Receives and notes the Minutes from the Isaac Arts and Cultural Advisory Committee Meeting held on Wednesday 22 January 2020;**
- 2. Endorses the following recommendations of the Isaac Arts and Cultural Advisory Committee to:**
 - a. Note the recommendation of committee to adopt the Public Art Policy and Public Art Action Plan (note this recommendation is being dealt with as a separate agenda item);**
 - b. That the funding priorities for Regional Arts Development Fund (RADF) 2020-2021 continue to be:**
 - i. Implementing the Arts and Cultural Policy (CORP-POL-031) and Arts and Cultural Action Plan 2018-2022;**
 - ii. Supporting local artists (emerging and established), arts workers and cultural workers by facilitating locally driven community arts and cultural processes; and**
 - iii. Promoting cultural tourism.**
- 3. Receives and notes the Minutes from the Isaac Arts and Cultural Advisory Committee Meeting held by circular of emails on Wednesday, 29 January 2020; and**
- 4. Endorses the following recommendation of the Isaac Arts and Cultural Advisory Committee to:**
 - a. Adopt the amended Regional Arts Development Fund Guidelines for 2020-2021.**

Carried

REAL CONFLICT OF INTEREST

Cr Jane Pickels declared a real conflict of interest for Report 5.5 Middlemount Touch Football Association Incorporated Tenure Agreement as her son is a member of the Middlemount Touch Football Association Executive Committee. Cr Pickels left the meeting room at 9.45am and did not participate in the discussion or vote for Report 5.5.

5.5

Middlemount Touch Football Association Incorporated Tenure Agreement

EXECUTIVE SUMMARY

The purpose of this report is to consider tenure arrangements for the Middlemount Touch Football Association Incorporated on Lot 3 on CP858167, Middlemount Sporting Complex, Centenary Drive South, Middlemount.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Approve to enter into a ten-year lease agreement with Middlemount Touch Football Association Incorporated for use of the facility located on Lot 3 on CP858167 the total of which is 2556m²;**
 - a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area 501m² – 5,000m² annual rent/usage fee \$600.00 ex GST per group**
 - 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. Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause one (1) above.**

Resolution No.: PECS0464

Moved: Cr Greg Austen

Seconded: Cr Lyn Jones

That the Committee recommends that Council:

- 1. Approve to enter into a ten-year lease agreement with Middlemount Touch Football Association Incorporated for use of the facility located on Lot 3 on CP858167 the total of which is 2556m²;**
 - a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area 501m² – 5,000m² annual rent/usage fee \$600.00 ex GST per group**
 - 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. Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause one (1) above.**

Carried

ATTENDANCE

Cr Jane Pickels returned to the meeting room at 9.47am.

5.6

Moranbah Darts Association Incorporated Tenure Arrangements

EXECUTIVE SUMMARY

The purpose of this report is to consider tenure arrangements for the Moranbah Darts Association Incorporated on Lot A on SP214728 being part of Lot 3 on M973107, 38 Bacon Street, Moranbah.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Approve to enter into a ten-year lease agreement with Moranbah Darts Association Incorporated for use of the facility being located on Lot A on SP214728 being part of Lot 3 on M973107 the total of which is 1277 m²;**
 - a. **Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area 501 m² > 5,000m² annual rent/usage fee \$600.00 ex GST per group**
 - 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. **Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.**

Resolution No.: PECS0465

Moved: Cr Jane Pickels

Seconded: Cr Greg Austen

That the Committee recommends that Council:

1. **Approve to enter into a ten-year lease agreement with Moranbah Darts Association Incorporated for use of the facility being located on Lot A on SP214728 being part of Lot 3 on M973107 the total of which is 1277 m²;**

a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area 501 m² > 5,000m² annual rent/usage fee \$600.00 ex GST per group.

b. All outgoing 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 outgoing as detailed in the in-principle agreement

2. Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.

Carried

5.7

Moranbah Speedway Association Incorporated Tenure Agreement

EXECUTIVE SUMMARY

The purpose of this report is to consider tenure arrangements for the Moranbah Speedway Association Incorporated on Lot AD on SP232350 being part of Lot 19 on SP158749, Sarchedon Drive, Moranbah.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. Approve to enter into a ten-year lease agreement with Moranbah Speedway Association Incorporated for use of the facility being located on Lot AD on SP232350 being part of Lot 19 on SP158749 the total of which is 8.981 Ha;
 - a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area > 50,001m² annual rent/usage fee \$900.00 ex GST per group
 - b. All outgoing 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 outgoing as detailed in the in-principle agreement

2. **Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.**

Resolution No.: PECS0466

Moved: Cr Lyn Jones

Seconded: Cr Greg Austen

That the Committee recommends that Council:

1. Approve to enter into a ten-year lease agreement with Moranbah Speedway Association Incorporated for use of the facility being located on Lot AD on SP232350 being part of Lot 19 on SP158749 the total of which is 8.981 Ha;
 - a. Lease fees to be charged in accordance with Tenures Policy for Council Owned and/or Controlled Facilities. Size of leased area > 50,001m² annual rent/usage fee \$900.00 ex GST per group
 - 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. Authorise the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.

Carried

5.8

Public Art Policy and Public Art Action Plan 2020-2024

EXECUTIVE SUMMARY

This report seeks Council's endorsement of a Public Art Policy and Public Art Action Plan.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. **Adopt the Public Art Policy (PECS-POL-075), as endorsed by the Isaac Region Arts and Cultural Advisory Committee, to formalise Council's vision for public art in the region.**
2. **Adopt the Public Art Action Plan 2020-2024, as endorsed by the Isaac Region Arts and Cultural Advisory Committee, to implement Council's vision.**

Resolution No.: PECS0467

Moved: Cr Jane Pickels

Seconded: Cr Lyn Jones

That the Committee recommend that Council:

1. Adopt the Public Art Policy (PECS-POL-075), as endorsed by the Isaac Region Arts and Cultural Advisory Committee, to formalise Council's vision for public art in the region.
2. Adopt the Public Art Action Plan 2020-2024, as endorsed by the Isaac Region Arts and Cultural Advisory Committee, to implement Council's vision.

Carried

5.9

Community Tenure and Facilities Advisory Committee – 29 January 2020

EXECUTIVE SUMMARY

The purpose of this report is to present to Council an update on the Community Tenure and Facilities Advisory Committee activities, recent meeting minutes from the 29 January 2020 and related matters.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Receive and note the Minutes of the Community Tenure and Facilities Advisory Committee held on 29 January 2020.**
2. **Adopts the recommendations of the Community Tenure and Facilities Advisory Committee held on 29 January 2020, in particular;**
 - a) **Request a paper reviewing the existing lease charging arrangements to ensure an equitable leasing fee structure.**
 - b) **Endorse the continuity the Community Tenure and Facilities Advisory Committee post the Local Government elections with a review of the Terms of Reference and Strategic Priorities to reflect the next phase of work beyond the achievements of the existing committee.**
3. **Adopt the recommendations of the Community Tenure and Facilities Advisory Committee held on 29 January 2020, relating to Moranbah Remote Control Club – Request for Change to Core Business;**
 1. **Advise the club that Council would be prepared to consider their request subject to receipt of appropriate risk assessment for;**
 - i. **Public safety both within and beyond the site in-line with the relevant governing body's standards, and:**

5.10

Domestic Dog Advisory Committee – Minutes 29 January

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Domestic Dog Advisory Committee Meeting held on Wednesday, 29 January 2020.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Receives and notes the Minutes of the Domestic Dog Advisory Committee held on 29 January 2020.*
2. *Adopts the recommendations of the Domestic Dog Advisory Committee held on 29 January 2020, in particular;*
 - a) *That Council adopts dog registration and microchipping incentives in line with the Domestic Dog Advisory Committee Discussion Paper "Animal Management - Dog Registration and Microchipping Incentives".*
 - b) *That Council adopts the proposed free microchipping pop up clinics in line with the Domestic Dog Advisory Committee Discussion Paper "Proposed Free Microchipping Pop-up Clinics".*
 - c) *That a report be prepared for Council's consideration following the 2020 Local Government Election Caretaker Period detailing a proposed subsidised de-sexing program and accompanying policy in line with the Domestic Dog Advisory Committee Discussion Paper "Animal Management – Proposed Subsidised De-sexing".*
 - d) *That an overarching communication plan be prepared to position these initiatives as practical incentivised opportunities for responsible pet ownership ahead of the proposed approved inspection program scheduled for late in calendar 2020.*
 - e) *That Council notes the 2019 Social Media and Web Analytics Presentation.*
 - f) *That Council nominate the Paws-itive Blueprint program for recognition in relevant media and industry award programs.*
 - g) *Resolve to investigate opportunities to collaborate with Dr Mark Kelman and veterinarians from Isaac Regional Council Local Government Area in order to pilot a subsidised dog vaccination programme to eligible Isaac Regional Council Residents and for a further report to be provided to Council following the 2020 Local Government Election Caretaker Period.*
 - h) *Endorse the continuation of the Domestic Dog Advisory Committee post 2020 Local Government Elections.*
 - i) *Expand the Terms of Reference of the new Advisory Committee to reflect the broader scope of Community Education Compliance activities.*
3. *Receives and notes the Statistical Report: Request Module Dogs August 2019 to December 2019.*

Resolution No.: PECS0469

Moved: Cr Jane Pickels

Seconded: Cr Greg Austen

That the Committee recommends that Council:

1. **Receives and notes the Minutes of the Domestic Dog Advisory Committee held on 29 January 2020.**
2. **Adopts the recommendations of the Domestic Dog Advisory Committee held on 29 January 2020, in particular;**
 - a) **Adopts dog registration and microchipping incentives in line with the Domestic Dog Advisory Committee Discussion Paper “Animal Management - Dog Registration and Microchipping Incentives”.**
 - b) **Adopts the proposed free microchipping pop up clinics in line with the Domestic Dog Advisory Committee Discussion Paper “Proposed Free Microchipping Pop-up Clinics”.**
 - c) **Request a report be prepared for Council’s consideration following the 2020 Local Government Election Caretaker Period detailing a proposed subsidised de-sexing program and accompanying policy in line with the Domestic Dog Advisory Committee Discussion Paper “Animal Management – Proposed Subsidised De-sexing”.**
 - d) **Request an overarching communication plan be prepared to position these initiatives as practical incentivised opportunities for responsible pet ownership ahead of the proposed approved inspection program scheduled for late in calendar 2020.**
 - e) **Notes the 2019 Social Media and Web Analytics Presentation.**
 - f) **Nominate the Paws-itive Blueprint program for recognition in relevant media and industry award programs.**
 - g) **Resolve to investigate opportunities to collaborate with Dr Mark Kelman and veterinarians from Isaac Regional Council Local Government Area in order to pilot a subsidised dog vaccination programme to eligible Isaac Regional Council residents and for a further report to be provided to Council following the 2020 Local Government Election Caretaker Period.**
 - h) **Endorse the continuation of the Domestic Dog Advisory Committee post 2020 Local Government Elections.**
 - i) **Expand the Terms of Reference of the new Advisory Committee to reflect the broader scope of Community Education Compliance activities.**
3. **Receives and notes the Statistical Report: Request Module Dogs August 2019 to December 2019.**

Carried

CONFIRMED MINUTES

-
- 1. Approve \$10,000 from divisional budget 3, 4 and 5 to ELAM (auspiced for CFMEU), being \$5,000 external payment for fireworks and \$5,000 for the internal coordination of the Traffic Management Plan (TMP).**

Resolution No.: PECS0472

Moved: Cr Lyn Jones

Seconded: Cr Jane Pickels

That the Committee recommend that Council:

- 1. Approve \$10,000 from divisional budget 3, 4 and 5 to Emergency and Long Term Accommodation Moranbah (ELAM), (auspiced for CFMEU), being \$5,000 external payment for fireworks and \$5,000 for the internal coordination of the Traffic Management Plan (TMP).**

Carried

ATTENDANCE

Cr Kelly Vea Vea returned to the meeting room at 10.20am and assumed the position of Chair on her return to the meeting room.

PROCEDURAL MOTION:

Resolution No.: PECS0473

Moved: Cr Greg Austen

Seconded: Cr Lyn Jones

That the Committee bring forward Report 6.1 Planning Environment and Community Services Information Bulletin – February 2020 and General Business for consideration.

Carried

ATTENDANCE

Cr Simon West entered the meeting room at 10.28am.

6. INFORMATION BULLETIN REPORTS

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

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee:

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

Resolution No.: PECS0474

Moved: Cr Jane Pickels

Seconded: Cr Lyn Jones

That the Committee recommends that Council:

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

Carried

7. GENERAL BUSINESS

7.1 Safety Concerns – Pensioner Units, Belyando Avenue, Moranbah

Cr Simon West raised complaints that he has received from pensioners residing in the State's pensioner units located on Belyando Avenue, Moranbah. The complaints are regarding access to some of the units and other concerns relating to safety issues. Cr West is asking for Council to advocate on behalf of these pensioners to the State Government regarding these safety issues and overgrown nature of the access pathway.

**ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES, MANAGER
COMMUNITY EDUCATION AND COMPLIANCE**

CONFIRMED MINUTES

ATTENDANCE

Mr Gary Stevenson entered the meeting room at 11.29am.

Mr Gary Stevenson left the meeting room at 11.32am and returned at 11.36am.

Mrs Nicole Hartney, Mr Joel Redden left the meeting room at 11.59am.

Ms Nishu Ellawala left the meeting room at 12.00pm.

Resolution No.: PECS0478

Moved: Cr Jane Pickels

Seconded: Cr Greg Austen

That the Planning, Environment and Community Services Standing Committee opens the meeting to the public at 12.05pm.

Carried

CONFIDENTIAL – CLOSED SESSION

Closed under s275 (1) (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage

5.11

Land Development Advisory Committee Meeting Minutes – Wednesday 29 January 2020

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Land Development Advisory Committee Meetings held on Wednesday 29 January 2020.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. ***Receive and note the minutes from the Land Development Advisory Committee Meeting held on Wednesday 29 January 2020.***
 2. ***Endorses the following recommendations of the Land Development Advisory Committee:***
 - a) ***Receive and notes the Regional Intelligence Report***
 - b) ***Receive and notes the Third Stage Work Plan***
 - c) ***Resolves the Final Third Stage Work Plan continues to be updated and presented periodically as required***
 - d) ***Notes the report and current status of event planning for Isaac Region Housing Forum 2020***
-

- e) **Supports a revised date of June or July 2020 for hosting of the forum, allowing time for consultation and completion of policy direction matters pertinent to the forum.**
- f) **Consider the findings of the Land and Housing Supply Options Analysis report in future policy development associated with land supply and residential development**
- g) **Endorse in principle a Multi Staged Incentivisation Approach to encourage infill development and report to Council in March 2020**
- h) **Endorse a recommended policy position in relation to Belyando Estate that:**
 - a. **Any further development of Belyando Estate be placed on hold pending realisation potential of outcomes from the Multi Staged Incentivisation Approach to encourage infill development;**
- i) **Authorise the Mayor and Chief Executive Officer to engage directly with landholders on current and future land development intentions**
- j) **Note for consideration in April/May, following the 2020 Local Government Election Caretaker Period, potential for an amendment to the current Draft Isaac Regional Planning Scheme to allow for Low density residential zone and Low-medium density residential size lots of 400m² (reduction from 450m²) – i.e. one dwelling per 400m² where a dual occupancy**
- k) **Request that a report is presented to the Land Development Advisory Committee that identifies the opportunities and processes regarding State Land that could be developed for residential housing**
- l) **Amends the Land Development Advisory Committee Terms of Reference to extend the term of office to 17 March 2020.**
- m) **Endorse the continuation of the Land Development Advisory Committee post Local Government Election.**

Resolution No.: PECS0479

Moved: Cr Jane Pickels

Seconded: Cr Greg Austen

That the Committee recommend that Council:

1. **Receive and note the minutes from the Land Development Advisory Committee Meeting held on Wednesday 29 January 2020.**
2. **Endorses the following recommendations of the Land Development Advisory Committee:**
 - a) **Receive and notes the Regional Intelligence Report**
 - b) **Receive and notes the Third Stage Work Plan**

- c) Resolves the Final Third Stage Work Plan continues to be updated and presented periodically as required
- d) Notes the report and current status of event planning for Isaac Region Housing Forum 2020
- e) Supports a revised date of June or July 2020 for hosting of the forum, allowing time for consultation and completion of policy direction matters pertinent to the forum.
- f) Consider the findings of the Land and Housing Supply Options Analysis report in future policy development associated with land supply and residential development
- g) Endorse in principle a Multi Staged Incentivisation Approach to encourage infill development and report to Council in March 2020
- h) Endorse a recommended policy position in relation to Belyando Estate that:
 - a. Any further development of Belyando Estate be placed on hold pending realisation potential of outcomes from the Multi Staged Incentivisation Approach to encourage infill development;
- i) Authorise the Mayor and Chief Executive Officer to engage directly with landholders on current and future land development intentions
- j) Note for consideration in April/May, following the 2020 Local Government Election Caretaker Period, potential for an amendment to the current Draft Isaac Regional Planning Scheme to allow for Low density residential zone and Low-medium density residential size lots of 400m² (reduction from 450m²) – i.e. one dwelling per 400m² where a dual occupancy
- k) Request that a report is presented to the Land Development Advisory Committee that identifies the opportunities and processes regarding State Land that could be developed for residential housing
- l) Amends the Land Development Advisory Committee Terms of Reference to extend the term of office to 17 March 2020.
- m) Endorse the continuation of the Land Development Advisory Committee post Local Government Election.

Carried

CONFIDENTIAL – CLOSED SESSION

Closed under s275 (1) (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act

5.12

MCU17/0012 (PA16011) – Town Planning Report for a Material Change of Use for Industrial Activities – Storage Facility (8 Depot Areas Including Associated Workshop, Office and Sheds) Plus Caretaker’s Residence; and Development Permit

for Reconfiguring a Lot – Creating an Easement Giving Access to A Lot from a Constructed Road), 383 Long Pocket Road and 375 Railway Station Road, Moranbah, Legally Described as Lot 8 on RP853653, and Lot 3 and 4 on RP853653

EXECUTIVE SUMMARY

Council has received a Development Application from Cardno (Qld) Pty Ltd on behalf of Ian Bruce Mitchell for Development Permit for Material Change of Use for Industrial Activities - Storage Facility (8 Depot Areas including associated workshop, office and sheds) plus Caretaker's Residence and Reconfiguring a Lot – Creating an easement giving access to a lot from a constructed road, 383 Long Pocket Road and 375 Railway Station Road, Moranbah, legally described as Lot 8 on RP853653 and Lots 3 and 4 on RP853653.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. **Approve the development application for a Development permit for the Material Change of Use for Industrial Activities - Storage Facility (8 Depot Areas including associated workshop, office and sheds) plus Caretaker's Residence and Reconfiguring a Lot – Creating an easement giving access to a lot from a constructed road subject to the following conditions:**
 - A. **ASSESSMENT MANAGER CONDITIONS – MATERIAL CHANGE OF USE - STORAGE FACILITY (8 DEPOT AREAS INCLUDING ASSOCIATED WORKSHOP, OFFICE AND SHEDS) AND CARETAKER'S RESIDENCE**
 1. **PREMISES**
 - 1.1. **Approval is granted for the Material Change of Use for Storage Facility (8 Depot Areas including associated workshop, office and sheds) plus Caretaker's Residence at 383 Long Pocket Road and 375 Railway Station Road, Moranbah, legally described as Lot 8 on RP853653, and Lots 3 & 4 on RP853653.**
 - 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:**
 - **Plan of development, Drawing Number HRP15350-CS545-1, Revision J, dated 9/02/2018.**
 - 1.4. **Amended Plan of Development**

Provide to Council an amended Plan of development, within 3 months of the approval taking effect, or as otherwise agreed with Council, showing the following:

 - (a) **Carparking plans**
 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.**

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- 2.4. *Where required, 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. *Storage facility sites are limited to those shown on the approved plan of development.*

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 approved plan of development, Capricorn Municipal Design Guidelines (CMDG), Australian Standards, and best practice guidelines (approved by Council).*
- 4.2. *Discharge of stormwater from the developed site is to be controlled, so as to restrict peak flow discharge to pre-development flows (by detention if deemed necessary). No stormwater discharge onto downstream properties may result in an increased volume of flow for all standard storm events.*
- 4.3. *An application for Operational Works (Stormwater Works) must be submitted to Council for approval within 3 months of the approval taking effect, or as otherwise agreed in writing with Council. The application must be accompanied by detailed stormwater quantity and quality report prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ). In particular, the report must demonstrate the following:*
 - i. *All post development runoff including roof water is managed so as to demonstrate a lawful point of discharge in accordance with the Queensland Urban Drainage Manual;*
 - ii. *If necessary, the volume of detention provided is sufficient to attenuate the peak discharge from the site; to ensure non-worsening of the flow regime immediately downstream of the development for all Annual Exceedance Probability (AEP) events up to 1% AEP - for a range of storm durations including the critical storm duration.*

Note: Council assumes the Pre-Developed site to be a rural pastoral allotment with no improvements or development that is being used exclusively for grazing (agistment).
 - iii. *The potential pollutants in stormwater runoff, discharged from the site are managed in accordance with Urban Stormwater Quality Guidelines;*
 - iv. *A Stormwater Management Plan that:*
 - *Includes a suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post development scenarios;*
 - *Includes full calculations; including where necessary electronic modelling files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy.*
 - *Include detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy;*
 - *Incorporates details of ongoing maintenance and management actions required with regard to any proposed detention basin/s and/or retention systems;*

- *Includes proposals in terms of fuels and chemicals to be stored and banded in accordance with industry regulations to prevent possible spillage breaching to ground; and*
 - *Provides a Material Safety Data Sheet, first aid and emergency spill kits to be maintained within each depot site where fuels or chemicals are stored.*
- 4.4. The Developer must implement and maintain the Stormwater Management, Sediment and Erosion Control Plan on-site for the duration of the construction activity. The prepared Stormwater Management, Sediment and erosion Control Plan must be available on site, for inspection, by Council Officers during the construction phase of the works.**
- 5. PROVISION OF UTILITIES**
- 5.1. Prior to the commencement of the use, 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. The existing on-site treatment and disposal system must be utilised and maintained. If changes to the system are required the upgrade 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 and 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 approved plans of this approval, Capricorn Municipal Design Guidelines (CMDG), Australian Standards, best practice guidelines (approved by Council) and the provisions of a Development Permit for Operational Works (Earthworks) which must be obtained prior to commencement of works.**
- 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 (Roadworks) must be obtained prior to the commencement of any roadworks being carried out to upgrade Long Pocket Road.**
- 9.2. The access easement / Moranbah Railway Station Road is to be the principal access route for all heavy vehicle movements associated with the approved depot.**
- The applicant shall enter into a maintenance agreement with Council for a contribution towards accelerated maintenance of Long Pocket Road to the present standard of construction for the length of the site frontage. The methodology shall take into consideration:**
- **The total Council expense of maintenance works along Long Pocket Road**
 - **The proportion of the depot frontage to Long Pocket Road.**
 - **The proportion of site-generated traffic to total traffic volumes.**
 - **The methodology and calculation to be detailed on a payment notice to be issued to the property owner within 30 days of Council maintenance being undertaken on Long Pocket Road.**

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- 9.3. *Within 3 months of the approval taking effect, or as otherwise agreed in writing with Council and at all times, all unsealed roads/driveway accesses leading to a sealed road must have an 8m wide, 30m long sealed interface.*
 - 9.4. *Within 3 months of the approval taking effect, or as otherwise agreed in writing with Council, the Applicant must upgrade the proposed easement access intersection with Railway Station Road to a sealed, BAR/BAL, unsignalised intersection to the satisfaction of Council. The upgrade must include an 8m wide, 30m long sealed road interface section between the intersection and the unsealed portion of the easement.*
 - 9.5. *The Applicant must maintain any applicable Road upgrade works for a minimum period of 12 months (maintenance period) after the works are initially accepted by Council. Any defects identified during the maintenance period must be rectified to the satisfaction of Council.*
 - 9.6. *Prior to commencement of Operational Works, the Applicant must enter into an Infrastructure agreement for the maintenance of the new and modified road infrastructure, created to service the development, to the satisfaction of Council.*

10. DEVELOPMENT STANDARDS – CAR PARKING AND TRAFFIC

- 10.1. *As part of Operational Works application, the car parking spaces layout must be included in the amended Development plans*
- 10.2. *Provide a minimum of twenty (20) car parking spaces for the Storage Facility (18 car parking spaces plus 1 parking space for people with disabilities) and Caretaker's Residence (1 car space) within the development site.*
- 10.3. *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.*

11. CARETAKER'S RESIDENCE

- 11.1. *This approval allows only one Caretaker's Residence as part of the proposed development.*

12 IMPACTS ON LOCAL ROAD NETWORK DURING CONSTRUCTION PHASE

- 12.2. *The developer is responsible for the repair of any damage that is caused to Council's road network as a result of the construction works associated with the approved development, at no expense to Council. The developer must make any damage safe and notify Council immediately. All works are to be carried out by the Applicant on behalf of Council.*

13 FURTHER WORKS AND DOCUMENTATION – APPROVAL

- 13.1. *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).*
- 13.2. *In the case of any works 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.*

14 OPERATING PROCEDURES

- 14.1. *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.*
 - 14.2. *Cleaning of plant equipment and vehicles must be carried out in a suitably designed area and where waste water can be contained so as not to cause contaminants to be released into waterways or overland flow paths.*
 - 14.3. *All waste storage areas must be kept in a clean, tidy condition in accordance with Environmental Protection (Waste Management) Regulations.*
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- 14.4. 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.**

15 ENVIRONMENTAL HEALTH

- 15.1. 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".**
- 15.2. Noise emitted from the activity must not cause an environmental nuisance.**
- 15.3. 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.**
- 15.4. 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.**
- 15.5. Implement and maintain suitable on-site dust suppression controls in order to reduce the occurrence of on-site generated dust. The dust suppression controls must include, but not limited, to measures such as:**
- (a) Road base construction of the trafficked areas; and**
 - (b) Watering carts for dry and or windy conditions.**
- 15.6. Dust management measures must be in accordance with the conclusions and recommendations from the "Desktop Air Quality Assessment" report Job Reference: HRP 15350, Version 1, prepared by Cardno and dated 1 April 2016.**

16 INFRASTRUCTURE CHARGES

- 16.1. 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.**

17 COMPLIANCE

- 17.1. The Applicant must demonstrate compliance with the conditions of this approval within 3 months of the approval taking effect, or as varied by each condition in this approval.**
- 17.2. The relevant period of six (6) years stated in Section 341(1)(b) of the Sustainable Planning Act 2009 shall apply in this instance.**

B. ASSESSMENT MANAGER CONDITIONS – RECONFIGURING A LOT – CREATING AN EASEMENT GIVING ACCESS TO A LOT FROM A CONSTRUCTED ROAD

1. PREMISES

- 1.1. Approval is granted for a Development Permit for a Reconfiguring a Lot (Creating an easement giving access to a lot from a constructed road) at 383 Long Pocket Road and 375 Railway Station Road, Moranbah, legally described as Lot 8 on RP853653, and Lots 3 & 4 on RP853653.**
- 1.2. The development must be generally in accordance with the following drawings, plans and report submitted with the application except where modified by the attached conditions:**
- Lot 8 on RP853653 and Lots 3 and 4 on RP853652 Long Pocket Road, Moranbah, Access PoD, File Name: Access PoD, Job No. HRP15350, prepared by: Cardno (Qld) Pty Ltd and dated: 9 February 2017.**
- 1.3. The Applicant must lodge a Survey Plan prepared by a Registered Surveyor for Council's endorsement within 3 months of the approval taking effect, or as otherwise agreed in writing with Council.**

2. DEVELOPMENT STANDARDS – USE OF ACCESS EASEMENT

- 2.1 ***Any maintenance responsibilities of the burdened or benefitting party to the easement shall be set out within the easement dealing.***
- 2.2 ***Prior to plan sealing of the Survey Plan for the Easement, all roadworks must be inspected, verified and certified by a qualified RPEQ engineer, as compliant to CMDG and other relevant standards. The certification shall be to the satisfaction of Council.***
- 2.3 ***The Applicant must erect signage at both entry points of the proposed Access easement (marked "Depot Access" on the approved Plan of development, Job No. HRP15350 and dated 9 February 2018) on Railway Station Road and Long Pocket Road. The signage must incorporate the following wording, "Private Access Entry by Authorised Persons and Vehicles Only". The Applicant must remove this signage should the proposed access easement become a dedicated road to be vested in Council.***

3. COMPLIANCE

- 3.1 ***The survey plan and associated documents shall not be endorsed by Council until all of the conditions of approval have been complied with (unless otherwise stated within a condition).***
- 3.2 ***The relevant period of four (4) years stated in Section 341(2)(c) of the Sustainable Planning Act 2009 shall apply in this instance.***

C. 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 (as required);***
- ***Plumbing and drainage work (as required);***
- ***Application to work on Council property (as required).***

Resolution No.: PECS0480

Moved: Cr Lyn Jones

Seconded: Cr Jane Pickels

That the Committee recommend that Council:

1. **Approve the development application for a Development permit for the Material Change of Use for Industrial Activities - Storage Facility (8 Depot Areas including associated workshop, office and sheds) plus Caretaker's Residence and Reconfiguring a Lot – Creating an easement giving access to a lot from a constructed road subject to the following conditions:**
 - A. **ASSESSMENT MANAGER CONDITIONS – MATERIAL CHANGE OF USE - STORAGE FACILITY (8 DEPOT AREAS INCLUDING ASSOCIATED WORKSHOP, OFFICE AND SHEDS) AND CARETAKER'S RESIDENCE**

1. PREMISES

1.1. Approval is granted for the Material Change of Use for Storage Facility (8 Depot Areas including associated workshop, office and sheds) plus Caretaker's Residence at 383 Long Pocket Road and 375 Railway Station Road, Moranbah, legally described as Lot 8 on RP853653, and Lots 3 & 4 on RP853653.

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:

- Plan of development, Drawing Number HRP15350-CS545-1, Revision J, dated 9/02/2018.

1.4. Amended Plan of Development

Provide to Council an amended Plan of development, within 3 months of the approval taking effect, or as otherwise agreed with Council, showing the following:

(b) Carparking plans

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. Where required, 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. Storage facility sites are limited to those shown on the approved plan of development.

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 approved plan of development, Capricorn Municipal Design Guidelines (CMDG), Australian Standards, and best practice guidelines (approved by Council).

4.2. Discharge of stormwater from the developed site is to be controlled, so as to restrict peak flow discharge to pre-development flows (by detention if deemed necessary). No stormwater discharge onto downstream properties may result in an increased volume of flow for all standard storm events.

4.3. An application for Operational Works (Stormwater Works) must be submitted to Council for approval within 3 months of the approval taking effect, or as otherwise agreed in writing with

Council. The application must be accompanied by detailed stormwater quantity and quality report prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ). In particular, the report must demonstrate the following:

- i. All post development runoff including roof water is managed so as to demonstrate a lawful point of discharge in accordance with the Queensland Urban Drainage Manual;
- ii. If necessary, the volume of detention provided is sufficient to attenuate the peak discharge from the site; to ensure non-worsening of the flow regime immediately downstream of the development for all Annual Exceedance Probability (AEP) events up to 1% AEP - for a range of storm durations including the critical storm duration.

Note: Council assumes the Pre-Developed site to be a rural pastoral allotment with no improvements or development that is being used exclusively for grazing (agistment).

- iii. The potential pollutants in stormwater runoff, discharged from the site are managed in accordance with Urban Stormwater Quality Guidelines;
- iv. A Stormwater Management Plan that:
 - Includes a suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post development scenarios;
 - Includes full calculations; including where necessary electronic modelling files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy.
 - Include detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy;
 - Incorporates details of ongoing maintenance and management actions required with regard to any proposed detention basin/s and/or retention systems;
 - Includes proposals in terms of fuels and chemicals to be stored and banded in accordance with industry regulations to prevent possible spillage breaching to ground; and
 - Provides a Material Safety Data Sheet, first aid and emergency spill kits to be maintained within each depot site where fuels or chemicals are stored.

4.4. The Developer must implement and maintain the Stormwater Management, Sediment and Erosion Control Plan on-site for the duration of the construction activity. The prepared Stormwater Management, Sediment and erosion Control Plan must be available on site, for inspection, by Council Officers during the construction phase of the works.

5. PROVISION OF UTILITIES

5.1. Prior to the commencement of the use, 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. The existing on-site treatment and disposal system must be utilised and maintained. If changes to the system are required the upgrade 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 and 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 approved plans of this approval, Capricorn Municipal Design Guidelines (CMDG), Australian Standards, best practice guidelines (approved by Council) and the provisions of a Development Permit for Operational Works (Earthworks) which must be obtained prior to commencement of works.
- 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 (Roadworks) must be obtained prior to the commencement of any roadworks being carried out to upgrade Long Pocket Road.
- 9.2. The access easement / Moranbah Railway Station Road is to be the principal access route for all heavy vehicle movements associated with the approved depot.
The applicant shall enter into a maintenance agreement with Council for a contribution towards accelerated maintenance of Long Pocket Road to the present standard of construction for the length of the site frontage. The methodology shall take into consideration:
 - The total Council expense of maintenance works along Long Pocket Road
 - The proportion of the depot frontage to Long Pocket Road.
 - The proportion of site-generated traffic to total traffic volumes.
 - The methodology and calculation to be detailed on a payment notice to be issued to the property owner within 30 days of Council maintenance being undertaken on Long Pocket Road.
- 9.3. Within 3 months of the approval taking effect, or as otherwise agreed in writing with Council and at all times, all unsealed roads/driveway accesses leading to a sealed road must have an 8m wide, 30m long sealed interface.
- 9.4. Within 3 months of the approval taking effect, or as otherwise agreed in writing with Council, the Applicant must upgrade the proposed easement access intersection with Railway Station Road to a sealed, BAR/BAL, unsignalised intersection to the satisfaction of Council. The upgrade must include an 8m wide, 30m long sealed road interface section between the intersection and the unsealed portion of the easement.
- 9.5. The Applicant must maintain any applicable Road upgrade works for a minimum period of 12 months (maintenance period) after the works are initially accepted by Council. Any defects identified during the maintenance period must be rectified to the satisfaction of Council.
- 9.6. Prior to commencement of Operational Works, the Applicant must enter into an Infrastructure agreement for the maintenance of the new and modified road infrastructure, created to service the development, to the satisfaction of Council.

10. DEVELOPMENT STANDARDS – CAR PARKING AND TRAFFIC

- 10.1. As part of Operational Works application, the car parking spaces layout must be included in the amended Development plans
- 10.2. Provide a minimum of twenty (20) car parking spaces for the Storage Facility (18 car parking spaces plus 1 parking space for people with disabilities) and Caretaker's Residence (1 car space) within the development site.
- 10.3. 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.

11. CARETAKER'S RESIDENCE

- 11.1. This approval allows only one Caretaker's Residence as part of the proposed development.

12 IMPACTS ON LOCAL ROAD NETWORK DURING CONSTRUCTION PHASE

12.2. The developer is responsible for the repair of any damage that is caused to Council's road network as a result of the construction works associated with the approved development, at no expense to Council. The developer must make any damage safe and notify Council immediately. All works are to be carried out by the Applicant on behalf of Council.

13 FURTHER WORKS AND DOCUMENTATION – APPROVAL

13.1. 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).

13.2. In the case of any works 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.

14 OPERATING PROCEDURES

14.1. 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.

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

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

14.4. 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.

15 ENVIRONMENTAL HEALTH

15.1. 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".

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

15.3. 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.

15.4. 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.

15.5. Implement and maintain suitable on-site dust suppression controls in order to reduce the occurrence of on-site generated dust. The dust suppression controls must include, but not limited, to measures such as:

- (a) Road base construction of the trafficked areas; and
- (b) Watering carts for dry and or windy conditions.

15.6. Dust management measures must be in accordance with the conclusions and recommendations from the "Desktop Air Quality Assessment" report Job Reference: HRP 15350, Version 1, prepared by Cardno and dated 1 April 2016.

16 INFRASTRUCTURE CHARGES

- 16.1 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.

17 COMPLIANCE

- 17.1. The Applicant must demonstrate compliance with the conditions of this approval within 3 months of the approval taking effect, or as varied by each condition in this approval.
- 17.2. The relevant period of six (6) years stated in Section 341(1)(b) of the Sustainable Planning Act 2009 shall apply in this instance.

B. ASSESSMENT MANAGER CONDITIONS – RECONFIGURING A LOT – CREATING AN EASEMENT GIVING ACCESS TO A LOT FROM A CONSTRUCTED ROAD

1. PREMISES

- 1.1 Approval is granted for a Development Permit for a Reconfiguring a Lot (Creating an easement giving access to a lot from a constructed road) at 383 Long Pocket Road and 375 Railway Station Road, Moranbah, legally described as Lot 8 on RP853653, and Lots 3 & 4 on RP853653.
- 1.2 The development must be generally in accordance with the following drawings, plans and report submitted with the application except where modified by the attached conditions:
- Lot 8 on RP853653 and Lots 3 and 4 on RP853652 Long Pocket Road, Moranbah, Access PoD, File Name: Access PoD, Job No. HRP15350, prepared by: Cardno (Qld) Pty Ltd and dated: 9 February 2017.
- 1.3 The Applicant must lodge a Survey Plan prepared by a Registered Surveyor for Council's endorsement within 3 months of the approval taking effect, or as otherwise agreed in writing with Council.

2. DEVELOPMENT STANDARDS – USE OF ACCESS EASEMENT

- 2.1 Any maintenance responsibilities of the burdened or benefitting party to the easement shall be set out within the easement dealing.
- 2.2 Prior to plan sealing of the Survey Plan for the Easement, all roadworks must be inspected, verified and certified by a qualified RPEQ engineer, as compliant to CMDG and other relevant standards. The certification shall be to the satisfaction of Council.
- 2.3 The Applicant must erect signage at both entry points of the proposed Access easement (marked "Depot Access" on the approved Plan of development, Job No. HRP15350 and dated 9 February 2018) on Railway Station Road and Long Pocket Road. The signage must incorporate the following wording, "Private Access Entry by Authorised Persons and Vehicles Only". The Applicant must remove this signage should the proposed access easement become a dedicated road to be vested in Council.

3. COMPLIANCE

- 3.1 The survey plan and associated documents shall not be endorsed by Council until all of the conditions of approval have been complied with (unless otherwise stated within a condition).
- 3.2 The relevant period of four (4) years stated in Section 341(2)(c) of the Sustainable Planning Act 2009 shall apply in this instance.

C. 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 (as required);
- Plumbing and drainage work (as required);
- Application to work on Council property (as required).

Carried

CONFIDENTIAL – CLOSED SESSION

Closed under s275 (1) (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act

5.13

MCU19/0012 – Town Planning Report for Material Change of Use (Development Permit) Accommodation Building – Non-Resident Workers Accommodation (62 Accommodation Rooms, Associated Kitchen/Dining Hall and an Office/Laundry)

EXECUTIVE SUMMARY

Council has received a development application from Sirrom Integrated Facility Services C/- ADAMS + SPARKES Town Planning and Development for a Material Change of Use (Development Permit) Accommodation Building – Non-resident workers accommodation (62 accommodation rooms, associated kitchen/dining hall and an office/laundry) at 43 St Francis Drive, Moranbah, legally described as Lot 38 on GV270.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. ***Approve the development application for a Development permit for the Material Change of Use (Development Permit) Accommodation Building – Non-resident workers accommodation (62 accommodation rooms, associated kitchen/dining hall and an office/laundry) subject to the following conditions:***

ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. ***Approval is granted for a material change of use (development permit) accommodation building – non-resident workers accommodation (62 accommodation rooms, associated kitchen/dining hall and an office/laundry) at 43 St Francis Drive, Moranbah, legally described as Lot 38 on GV270, subject to the following conditions.***

CONFIRMED MINUTES

- 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 drawings/plans submitted with the application except where modified by the attached conditions:**

Drawing Name	Plan Number	Issue	Date	Prepared by
Site Plan	19-102 - SK-03	E	21/11/2019	Andre Melville Building Design and Drafting Services
Site Plan – Option 3	19-102 - SK-04	F	21/11/2019	Andre Melville Building Design and Drafting Services
Site Ground Floor Plan	19-102 - SK-05	E	21/11/2019	Andre Melville Building Design and Drafting Services
Site First Floor Plan	19-102 - SK-06	C	21/11/2019	Andre Melville Building Design and Drafting Services
Typical Site Section	19-102 - SK - 07	C	21/11/2019	Andre Melville Building Design and Drafting Services
Dining/ Kitchen Building	19-102 - SK - 10	B	20/02/2019	Andre Melville Building Design and Drafting Services
Laundry Building Floor Plan and Elevations	19-102 - SK-20	B	20/02/2019	Andre Melville Building Design and Drafting Services
6 Module - 6x4 Room Accommodation Building Floor Plan	19-102 - SK-30	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x4 Room Accommodation Elevations	19-102 - SK-31	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x3 and 2x1 Room Accommodation Building Floor Plan	19-102 - SK-40	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x3 and 2x1 Room Accommodation Building Elevations	19-102 - SK-41	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Ground Floor Plan	19-102 - SK-50	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation First Floor Plan	19-102 - SK-51	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Elevations	19-102 - SK-52	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Elevations	19-102 - SK-53	A	20/02/2019	Andre Melville Building Design and Drafting Services
Statement of Landscape Intent	SAI/043		20/04/2019	Landscape Design and Planning Pty Ltd
Carpark Turning Paths – Coaster Bus	4180-SK04	PD	04/06/2019	DRW Consulting Pty Ltd

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- 1.4. **Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.**
 - 1.5. **Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the commencement of construction.**

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. **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.**
- 2.3. **Where necessary the developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.**
- 2.4. **All private sanitary drainage works shall be carried out under permit to Council and in strict accordance with AS/NZS 3500 Plumbing and Drainage Code and Plumbing and Drainage Regulations, under supervision of and to the complete satisfaction of Council's Plumbing and Drainage Inspector.**
- 2.5. **All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.**

3. CONSTRUCTION ACTIVITY AND NOISE

- 3.1. **Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or 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 or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.**

4. EROSION AND SEDIMENT CONTROL

- 4.1. **No construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite for the remainder of the construction period.**

5. TRUNK INFRASTRUCTURE CHARGE

- 5.1. **Trunk Infrastructure Charges for water, sewerage, transport and parks and land for community facilities must be paid to Council before commencement of the use on the subject site as indicated on the Infrastructure Charges Notice (ICN) at the rate applicable at the time of payment in accordance with Council's adopted Trunk Infrastructure Charges Resolution (No.2) 2018.**

6. FENCING

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- 6.1. ***Fencing up to 2m in height is to be provided on the east, south and west boundaries.***
6.2. ***A sound-proof fence up to 2m in height is to be provided on the north boundary.***
7. ***EARTHWORKS***
7.1. ***All works must be designed and constructed in accordance with the approved plans, Capricorn Municipal Design Guidelines (CMDG), Australian Standards and best practice guidelines (approved by Council).***
8. ***ACCESS AND PARKING WORKS***
8.1. ***All access and parking works must be designed and constructed in accordance with the approved plans, Capricorn Municipal Development Guidelines and Australian Standard AS2890 "Parking facilities".***
8.2. ***All car parking and access areas must be paved or sealed to Council's satisfaction.***
8.3. ***All vehicular access to and from the development must be via the existing entry off St Francis Drive only.***
8.4. ***All vehicles must ingress and egress the development in a forward gear.***
8.5. ***Parking spaces must be line-marked in accordance with the approved Site Plan and in accordance with the Australian Standard AS2890 "Parking facilities".***
9. ***STORMWATER WORKS***
9.1. ***All stormwater drainage works must be designed and constructed in accordance with the approved plans, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and sound engineering practice.***
9.2. ***All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.***
9.3. ***The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post- development conditions.***
10. ***ROOF AND ALLOTMENT DRAINAGE WORKS***
10.1. ***All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and sound engineering practice.***
10.2. ***All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.***
10.3. ***The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post- development conditions.***
11. ***WATER SUPPLY – POTABLE AND FIREFIGHTING***
11.1. ***The applicant must conduct hydraulic modelling of the existing water supply network, including the proposed development and shall be submitted to demonstrate if the proposed design and the existing reticulation system has enough capacity to cater for the development, through water demand estimates. (Example; water - Average Daily Demand, Mean Day Maximum Month Demand, Maximum Day, Maximum Hour and Fire Fighting Demands. Sewer - Average Dry Weather Flow (ADWF), Peak Wet Weather Flow and Maximum***
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Daily Flow). The design shall mitigate all adverse effects on the external water supply network and meet firefighting flow and pressure as required by AS 2491.1. Any external augmentation works identified for Council's water supply network as part of the modelling shall be constructed at the cost of the applicant.

- 11.2.** *All costs associated with any proposed water works must be borne by the applicant and must be ordered/ completed prior to the commencement of use.*
- 11.3.** *The provision of a reticulated water supply to the allotment within the development site is required in accordance with the Water Supply (Safety and Reliability) Act. The proposed water reticulation works, including connections to the existing system, must be carried out in accordance with the Capricorn Municipal Development Guidelines.*
- 11.4.** *Prior to occupation or commencement of the use of any dwelling unit in the development each sole occupancy unit must be provided with a separate metered water supply as required by the Queensland Development Code.*
- 11.5.** *The developer is responsible for the installation of sub-meters, master meters, Automatic Meter Reading AMR technology hardware, meter cupboards/boxes and the supply of all equipment and materials in accordance with Isaac Regional Council's Relevant Policy.*
- 11.6.** *Sub-meters and Master Meters must be fitted with Automatic Meter Reading (AMR) technology compatible with Council's current AMR system. Individual meters (Sub-meters) must be installed to each meterable premises (i.e. each separate inhabited dwelling unit) in accordance with the Queensland Development Code.*
- 11.7.** *Council only accepts responsibility for future maintenance of property services from the reticulation main up to and including the Master Meter and the actual meter only for internal sub-meters.*
- 11.8.** *A water / sewer connection application is to be submitted to Council with the appropriate fees for approval.*
- 11.9.** *Council's Water and Wastewater Services Department is to carry out any live water connection work to Council's existing network at the developer's expense.*

12. SEWERAGE WORKS

- 12.1.** *The provision of a reticulated sewerage connection to the allotment within the development site is required in accordance with the Water Supply (Safety and Reliability) Act. The proposed sewerage reticulation works, including connections to the existing system, must be carried out in accordance with the Capricorn Municipal Development Guidelines.*
 - 12.2.** *The applicant must conduct hydraulic modelling of the existing sewerage network downstream of the development, including the proposed development and shall submit to Council to demonstrate that the proposed design can fully mitigate all adverse effects on the existing external Council sewerage reticulation. Any external augmentation works identified for Council's sewerage reticulation as part of the modelling shall be constructed at the cost of the applicant.*
 - 12.3.** *A sewer connection application is to be submitted to Council with the appropriate fees for approval.*
 - 12.4.** *The development must be discharged via a single point of connection from the existing sewer main near the front boundary.*
 - 12.5.** *The sewer connection of the existing structure/s must be disconnected. A sewer disconnection application is to be submitted to Council with the appropriate fees for approval.*
 - 12.6.** *Council's Water and Wastewater Services Department is to carry out all live sewer work at the developer's expense.*
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13. WASTE STORAGE AREA

- 13.1. The waste storage area must be in accordance with the relevant provisions of the Environmental Protection Act and Regulations. The waste storage area must;**
- a) Contain an impervious surface**
 - b) Contain sufficient storage space for the storage of the appropriate size refuse bin for the development.**
- 13.2. The developer is required to enter into an agreement with a Council certified waste collection contractor. This agreement must include the type of bins and method for collecting both waste and recycling bins. No on-site disposal of waste is to occur.**

14. LIGHTING

- 14.1. The premises (external to a building), signs or structures on the land are not permitted to exceed an illumination of 8.0 lux at 1.5 metres beyond the boundary of the site.**

15. LANDSCAPING

- 15.1. The applicant is to provide an updated 'Statement of Landscape Intent' prior to commencement of construction, which provides vegetation screening to minimise the visual impact of exposed structural supports of accommodation buildings and minimise the visual impact of unfeathered exterior walls of the accommodation buildings that face open space areas of the facility.**
- 15.2 All landscaping must be established generally in accordance with the approved plans. The landscaping must be constructed and/or established prior to the commencement of the use and the landscaped areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.**
- 15.3. All landscaping must be of a mature height to ensure the amenity of surrounding land uses is maintained.**
- 15.4. The landscaped areas must be subject to:**
- a) a watering and maintenance plan during the establishment moment; and**
 - b) an ongoing maintenance and replanting programme.**
- 15.5. Council approval must be obtained prior to the removal of or interference with street trees located on Council land.**
- 15.6. Large trees must not be planted within one (1) metre of the centreline of any sewerage, water or overhead powerlines infrastructure; small shrubs and groundcover are acceptable.**

16. ELECTRICITY AND TELECOMMUNICATIONS

- 16.1. Underground or overhead electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.**
- 16.2. A 4.5m easement must be registered on the plan of survey for the purpose of the existing overhead powerlines, prior to the commencement of use.**

17. HOURS OF OPERATION

- 17.1. The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.**

18. ENVIRONMENTAL HEALTH

CONFIRMED MINUTES

- kitchen/dining hall and an office/laundry) at 43 St Francis Drive, Moranbah, legally described as Lot 38 on GV270, subject to the following conditions.
- 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 drawings/plans submitted with the application except where modified by the attached conditions:

Drawing Name	Plan Number	Issue	Date	Prepared by
Site Plan	19-102 - SK-03	E	21/11/2019	Andre Melville Building Design and Drafting Services
Site Plan – Option 3	19-102 - SK-04	F	21/11/2019	Andre Melville Building Design and Drafting Services
Site Ground Floor Plan	19-102 - SK-05	E	21/11/2019	Andre Melville Building Design and Drafting Services
Site First Floor Plan	19-102 - SK-06	C	21/11/2019	Andre Melville Building Design and Drafting Services
Typical Site Section	19-102 - SK -07	C	21/11/2019	Andre Melville Building Design and Drafting Services
Dining/ Kitchen Building	19-102 - SK -10	B	20/02/2019	Andre Melville Building Design and Drafting Services
Laundry Building Floor Plan and Elevations	19-102 - SK-20	B	20/02/2019	Andre Melville Building Design and Drafting Services
6 Module - 6x4 Room Accommodation Building Floor Plan	19-102 - SK-30	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x4 Room Accommodation Elevations	19-102 - SK-31	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x3 and 2x1 Room Accommodation Building Floor Plan	19-102 - SK-40	A	20/02/2019	Andre Melville Building Design and Drafting Services
4 Module - 4x3 and 2x1 Room Accommodation Building Elevations	19-102 - SK-41	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Ground Floor Plan	19-102 - SK-50	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation First Floor Plan	19-102 - SK-51	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Elevations	19-102 - SK-52	A	20/02/2019	Andre Melville Building Design and Drafting Services
2 Story 8 Module Accommodation Elevations	19-102 - SK-53	A	20/02/2019	Andre Melville Building Design and Drafting Services
Statement of Landscape Intent	SAI/043		20/04/2019	Landscape Design and Planning Pty Ltd

CONFIRMED MINUTES

Carpark Turning Paths – Coaster Bus	4180-SK04	PD	04/06/2019	DRW Consulting Pty Ltd
1.4.	Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.			
1.5.	Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the commencement of construction.			
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.	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.			
2.3.	Where necessary the developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.			
2.4.	All private sanitary drainage works shall be carried out under permit to Council and in strict accordance with AS/NZS 3500 Plumbing and Drainage Code and Plumbing and Drainage Regulations, under supervision of and to the complete satisfaction of Council's Plumbing and Drainage Inspector.			
2.5.	All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.			
3.	CONSTRUCTION ACTIVITY AND NOISE			
3.1.	Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or 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 or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.			
4.	EROSION AND SEDIMENT CONTROL			
4.1.	No construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite for the remainder of the construction period.			
5.	TRUNK INFRASTRUCTURE CHARGE			
5.1.	Trunk Infrastructure Charges for water, sewerage, transport and parks and land for community facilities must be paid to Council before commencement of the use on the subject site as indicated on the Infrastructure Charges Notice (ICN) at the rate applicable at the time of payment in accordance with Council's adopted Trunk Infrastructure Charges Resolution (No.2) 2018.			

6. FENCING

- 6.1. Fencing up to 2m in height is to be provided on the east, south and west boundaries.
- 6.2. A sound-proof fence up to 2m in height is to be provided on the north boundary.

7. EARTHWORKS

- 7.1. All works must be designed and constructed in accordance with the approved plans, Capricorn Municipal Design Guidelines (CMDG), Australian Standards and best practice guidelines (approved by Council).

8. ACCESS AND PARKING WORKS

- 8.1. All access and parking works must be designed and constructed in accordance with the approved plans, Capricorn Municipal Development Guidelines and Australian Standard AS2890 "Parking facilities".
- 8.2. All car parking and access areas must be paved or sealed to Council's satisfaction.
- 8.3. All vehicular access to and from the development must be via the existing entry off St Francis Drive only.
- 8.4. All vehicles must ingress and egress the development in a forward gear.
- 8.5. Parking spaces must be line-marked in accordance with the approved Site Plan and in accordance with the Australian Standard AS2890 "Parking facilities".

9. STORMWATER WORKS

- 9.1. All stormwater drainage works must be designed and constructed in accordance with the approved plans, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and sound engineering practice.
- 9.2. All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 9.3. The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post- development conditions.

10. ROOF AND ALLOTMENT DRAINAGE WORKS

- 10.1. All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and sound engineering practice.
- 10.2. All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 10.3. The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post- development conditions.

11. WATER SUPPLY – POTABLE AND FIREFIGHTING

- 11.1. The applicant must conduct hydraulic modelling of the existing water supply network, including the proposed development and shall be submitted to demonstrate if the proposed design and the existing reticulation system has enough capacity to cater for the development, through water demand estimates. (Example; water - Average Daily Demand,

- Mean Day Maximum Month Demand, Maximum Day, Maximum Hour and Fire Fighting Demands. Sewer - Average Dry Weather Flow (ADWF), Peak Wet Weather Flow and Maximum Daily Flow). The design shall mitigate all adverse effects on the external water supply network and meet firefighting flow and pressure as required by AS 2491.1. Any external augmentation works identified for Council's water supply network as part of the modelling shall be constructed at the cost of the applicant.
- 11.2. All costs associated with any proposed water works must be borne by the applicant and must be ordered/ completed prior to the commencement of use.
- 11.3. The provision of a reticulated water supply to the allotment within the development site is required in accordance with the Water Supply (Safety and Reliability) Act. The proposed water reticulation works, including connections to the existing system, must be carried out in accordance with the Capricorn Municipal Development Guidelines.
- 11.4. Prior to occupation or commencement of the use of any dwelling unit in the development each sole occupancy unit must be provided with a separate metered water supply as required by the Queensland Development Code.
- 11.5. The developer is responsible for the installation of sub-meters, master meters, Automatic Meter Reading AMR technology hardware, meter cupboards/boxes and the supply of all equipment and materials in accordance with Isaac Regional Council's Relevant Policy.
- 11.6. Sub-meters and Master Meters must be fitted with Automatic Meter Reading (AMR) technology compatible with Council's current AMR system. Individual meters (Sub-meters) must be installed to each meterable premises (i.e. each separate inhabited dwelling unit) in accordance with the Queensland Development Code.
- 11.7. Council only accepts responsibility for future maintenance of property services from the reticulation main up to and including the Master Meter and the actual meter only for internal sub-meters.
- 11.8. A water / sewer connection application is to be submitted to Council with the appropriate fees for approval.
- 11.9. Council's Water and Wastewater Services Department is to carry out any live water connection work to Council's existing network at the developer's expense.
- 12. SEWERAGE WORKS**
- 12.1. The provision of a reticulated sewerage connection to the allotment within the development site is required in accordance with the Water Supply (Safety and Reliability) Act. The proposed sewerage reticulation works, including connections to the existing system, must be carried out in accordance with the Capricorn Municipal Development Guidelines.
- 12.2. The applicant must conduct hydraulic modelling of the existing sewerage network downstream of the development, including the proposed development and shall submit to Council to demonstrate that the proposed design can fully mitigate all adverse effects on the existing external Council sewerage reticulation. Any external augmentation works identified for Council's sewerage reticulation as part of the modelling shall be constructed at the cost of the applicant.
- 12.3. A sewer connection application is to be submitted to Council with the appropriate fees for approval.
- 12.4. The development must be discharged via a single point of connection from the existing sewer main near the front boundary.
- 12.5. The sewer connection of the existing structure/s must be disconnected. A sewer disconnection application is to be submitted to Council with the appropriate fees for approval.

12.6. Council's Water and Wastewater Services Department is to carry out all live sewer work at the developer's expense.

13. WASTE STORAGE AREA

13.1. The waste storage area must be in accordance with the relevant provisions of the Environmental Protection Act and Regulations. The waste storage area must;

- a) Contain an impervious surface**
- b) Contain sufficient storage space for the storage of the appropriate size refuse bin for the development.**

13.2. The developer is required to enter into an agreement with a Council certified waste collection contractor. This agreement must include the type of bins and method for collecting both waste and recycling bins. No on-site disposal of waste is to occur.

14. LIGHTING

14.1. The premises (external to a building), signs or structures on the land are not permitted to exceed an illumination of 8.0 lux at 1.5 metres beyond the boundary of the site.

15. LANDSCAPING

15.1. The applicant is to provide an updated 'Statement of Landscape Intent' prior to commencement of construction, which provides vegetation screening to minimise the visual impact of exposed structural supports of accommodation buildings and minimise the visual impact of unfeatured exterior walls of the accommodation buildings that face open space areas of the facility.

15.3 All landscaping must be established generally in accordance with the approved plans. The landscaping must be constructed and/or established prior to the commencement of the use and the landscaped areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.

15.3. All landscaping must be of a mature height to ensure the amenity of surrounding land uses is maintained.

15.4. The landscaped areas must be subject to:

- a) a watering and maintenance plan during the establishment moment; and**
- b) an ongoing maintenance and replanting programme.**

15.5. Council approval must be obtained prior to the removal of or interference with street trees located on Council land.

15.6. Large trees must not be planted within one (1) metre of the centreline of any sewerage, water or overhead powerlines infrastructure; small shrubs and groundcover are acceptable.

16. ELECTRICITY AND TELECOMMUNICATIONS

16.1. Underground or overhead electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

16.2. A 4.5m easement must be registered on the plan of survey for the purpose of the existing overhead powerlines, prior to the commencement of use.

17. HOURS OF OPERATION

17.1. The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.

18. ENVIRONMENTAL HEALTH

- 18.1. 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".
- 18.2. Noise emitted from the activity must not cause an environmental nuisance.
- 18.3. Operations on the 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.

19. COMPLIANCE

- 19.1. The applicant must provide evidence of compliance with all conditions of approval prior to the commencement of use.
- 19.2. The standard currency period of six (6) years as stated in Section 85(b)(i) of the Planning Act 2016 shall apply in this instance.

Future Development Permits

- Carrying out building works (development permit)
- Carrying out building works (demolition works)
- Carry out plumbing and drainage works

Carried

ACTION:

The committee recommended that all Councillors acquaint themselves with material submitted in the needs assessment in preparation for future terms of reference for these types of assessments.

8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 12.20pm.

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

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CHAIR

..... / /
DATE