

CONFIRMED MINUTES

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

HELD ON
WEDNESDAY, 22 MAY 2024

COMMENCING AT 9.00AM

UNCONFIRMED MINUTES

ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON WEDNESDAY 22 MAY 2024

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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 WEDNESDAY 22 MAY 2024 COMMENCING AT 9.00AM

ATTENDEES

Cr Viv Coleman, Division Eight (*Chair*)
Cr Terry O'Neill, Division One
Cr Melissa Westcott, Division Three
Cr Alaina Earl, Division Five

**COMMITTEE
APOLOGIES**

Mayor Kelly Vea Vea

OBSERVERS

Cr Vern Russell, Division Two
Cr Jane Pickels, Division Six
Cr Viv Coleman, Division Eight

OFFICERS PRESENT

Mr Dan Wagner, Director Planning, Environment and Community Services
Mrs Tricia Hughes, Coordinator Executive Support, Office of the Mayor and
Chief Executive Officer
Ms Barbara Franklin, Executive Coordinator, Planning, Environment and
Community Services (*Video Conference*)
Ms Katie Marsham, Executive Assistant

1. OPENING

The Chair welcomed all in attendance and declared the meeting open at 10.31am and acknowledged the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

Cr Terry O'Neill was not in attendance at the commencement of the meeting.

2. APOLOGIES AND LEAVE OF ABSENCES

A Leave of Absence has been requested from Mayor Kelly Veve as she is attending the Civic Leaders Summit.

Resolution No.: PECS1126

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Planning, Environment and Community Services Standing Committee grants a leave of absence for Mayor Kelly Veve.

Carried

3. DECLARATION OF CONFLICTS OF INTEREST

DECLARABLE CONFLICT OF INTEREST

Cr Alaina Earl declared a Declarable Conflict of Interest for Report 5.1 Minor Community Grants Summary – April 2024 as her employer, Rock FM Association Incorporated (4RFM) and her niece and nephew (Piper and Billy Earl) were recipients of the April 2024 Minor Community Grants Program.

NOTE:

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

4. CONFIRMATION OF MINUTES

Confirmation of minutes from Planning, Environment and Community Services Standing Committee Meeting of Isaac Regional Council held in Council Chambers, Moranbah, commencing 9am on Wednesday 21 February 2024.

Resolution No.: PECS1127

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Minutes of the Planning, Environment and Community Services Standing Committee Meeting held at Council Chambers, Moranbah on Wednesday 21 February are confirmed.

Carried

ATTENDANCE

Cr Terry O'Neill entered the meeting room at 10.37am.

5. OFFICERS REPORTS

DECLARABLE CONFLICT OF INTEREST

Cr Alaina Earl declared a Declarable Conflict of Interest for Report 5.1 Minor Community Grants Summary – April 2024 as her employer, Rock FM Association Incorporated (4RFM) and her niece and nephew (Piper and Billy Earl) were recipients of the April 2024 Minor Community Grants Program. Cr Alaina Earl left the meeting room at 10.37am and did not participate in the vote or discussions for Report 5.1

5.1 Minor Community Grants Summary – April 2024

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 April to 30 April 2024.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the minor community grants approved under delegation for the period 1 April to 30 April 2024.**

Resolution No.: PECS1128

Moved: Cr Melissa Westcott

Seconded: Cr Terry O'Neill

That the Committee recommends that Council:

- 1. Notes the minor community grants approved under delegation for the period 1 April to 30 April 2024.**

Carried

ATTENDANCE

Cr Alaina Earl returned to the meeting room at 10.41am.

5.2 Regional Arts Development Fund Applications Summary Round One 2023-2024

EXECUTIVE SUMMARY

The purpose of this report is to endorse the Isaac Arts and Cultural Advisory Committee members' recommendations on the applications received during Round One (1) of the Regional Arts Development Fund (RADF) Community Funding Program for 2023-2024.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Approves that any unallocated funds from Round One of the Regional Arts Development Fund Community Grants Program 2023-2024 to be carried forward into Round Two which opened on 11 April 2024 and closed on Friday, 3 May 2024**
- 2. Approves the following five applications for the Regional Arts Development Fund Community Grants Program Round One 2023-2024 as follows:**

UNCONFIRMED MINUTES

Application 1	
Noosa Film Academy Pty Ltd as Trustee for the Huglin Family Trust	
Project	Noosa Film Academy has submitted an “Inspire” funding category application requesting \$8,000.00 (excluding GST) to assist with the costs of delivering a full day acting and filmmaking workshop in Moranbah (open to the wider community) and two community screening events (one each in Moranbah and Middlemount) including costs of editing the short film created at the community workshop and making it projection ready, and provision of red carpet and media wall for photographs. These events will take place between 22 July and 30 July 2024 as part of the applicant’s roadshow in the region facilitating screen acting and screen production workshops at Moranbah State High School, Dysart State High School, Clermont State High School and Middlemount Community.
<u>Officer Recommendation</u>	
Details	Approve \$8,000.00 (excluding GST)

Application 2	
Dan Parsons	
Project	Dan Parsons has submitted a “Develop” funding category application requesting \$2,000.00 (exclusive of GST) to assist with his costs for participating in a four-day mentorship program with established sculpture artist Milynda Rogers. The applicant is a Clermont-based emerging local artist with a letter of reference from Clermont Artslink Inc. During the mentorship program to be held at the mentor’s Jericho studio over 4 days (with dates available in June, mid-July and late August 2024), the applicant will receive one-on-one tuition with the program including advice on holding workshops and skill development in sculpture techniques.
<u>Officer Recommendation</u>	
Details	Approve \$2,000.00 (excluding GST)

Application 3	
Clermont Crafters Incorporated	
Project	Clermont Crafters has submitted an “Inspire” funding category application requesting \$1,045.00 to support the engagement of Brisbane-based textile artist Sue Howie to facilitate a two-day skills development workshop on Sashiko and Boro sewing techniques in Clermont on 17 and 18 July 2024.
<u>Officer Recommendation</u>	
Details	Approve \$1,045.00 (excluding GST)

Application 4		Glenden Rural Interests Incorporated	
Project	Glenden Rural Interests has submitted an “Inspire” funding category application seeking \$7,335.00 to support the costs of engaging three artists [Nebo-based leathercraft artist Mary-Ellen McEvoy, Proserpine-based wood whittling artist Malcolm Byrne, and Calen-based painter Lyn Olsen (a former Glenden resident)] to facilitate a total of seven creative workshops open to men, women and children (where appropriate) of Glenden (whether they are permanent residents or in town during their work shift) during dates between July and October 2024.		
<u>Officer Recommendation</u>			
Details	Approve \$7,335.00 (excluding GST)		

Application 5		Clermont Artslink Incorporated	
Project	Clermont Artslink has submitted an “Inspire” funding category application requesting \$6,506.00 to support the engagement of two Clermont-based artists (Tania Gillies and Marcia Braxton) to deliver eight wombat themed art workshops (one each in the communities of Clermont, Moranbah, Kilcummin, Dysart, Nebo, Middlemount, Glendon and St Lawrence) between November 2024 and May 2025. The purpose of the workshops is not only skill development but also to promote the Northern Hairy Nosed Wombat and to encourage participants to enter their artworks in the annual competitions held in conjunction with the Wombat Festival and the Clermont Show.		
<u>Officer Recommendation</u>			
Details	Approve \$6,506.00 (excluding GST)		

3. *Advise the applicants the grant constitutes sponsorship of the event and Isaac Regional Council is to be recognised in the same manner as equivalent corporate sponsors in addition to any acknowledgement requirements within the RADF 2023-2024 Community Funding Program Guidelines.*

Resolution No.:	PECS1129		
Moved:	Cr Melissa Westcott	Seconded:	Cr Terry O’Neill
That the Committee recommends that Council:			
1.	Approves that any unallocated funds from Round One of the Regional Arts Development Fund Community Grants Program 2023-2024 to be carried forward into Round Two which opened on 11 April 2024 and closed on Friday, 3 May 2024.		

2. Approves the following five applications for the Regional Arts Development Fund Community Grants Program Round One 2023-2024 as follows:

Application 1		Noosa Film Academy Pty Ltd as Trustee for the Huglin Family Trust
Project	Noosa Film Academy has submitted an “Inspire” funding category application requesting \$8,000.00 (excluding GST) to assist with the costs of delivering a full day acting and filmmaking workshop in Moranbah (open to the wider community) and two community screening events (one each in Moranbah and Middlemount) including costs of editing the short film created at the community workshop and making it projection ready, and provision of a carpet and media wall for photographs. These events will take place between 22 July and 30 July 2024 as part of the applicant’s roadshow in the region, facilitating screen acting and screen production workshops at Moranbah State High School, Dysart State High School, Clermont State High School and Middlemount Community.	
Details	Approves \$8,000.00 (excluding GST)	
Application 2		Dan Parsons
Project	Dan Parsons has submitted a “Develop” funding category application requesting \$2,000.00 (exclusive of GST) to assist with his costs for participating in a four-day mentorship program with established sculpture artist Mi Rogers. The applicant is a Clermont-based emerging local artist with a letter of reference from Clermont Artslink Inc. During the mentorship program held at the mentor’s Jericho studio over 4 days (with dates available in mid-July and late August 2024), the applicant will receive one-on-one time with the program including advice on holding workshops and skill development in sculpture techniques.	
Details	Approves \$2,000.00 (excluding GST)	
Application 3		Clermont Crafters Incorporated
Project	Clermont Crafters has submitted an “Inspire” funding category application requesting \$1,045.00 to support the engagement of Brisbane-based textile artist Sue Howie to facilitate a two-day skills development workshop on Sashiko Boro sewing techniques in Clermont on 17 and 18 July 2024.	
Details	Approves \$1,045.00 (excluding GST)	

Application 4		Glenden Rural Interests Incorporated	
Project		Glenden Rural Interests has submitted an “Inspire” funding category application seeking \$7,335.00 to support the costs of engaging three artists [Nebo-based leathercraft artist Mary-Ellen McEvoy, Proserpine-based wood whittling artist Malcolm Byrne, and Calen-based painter Lyn Olsen (a former Glenden resident)] to facilitate a total of seven creative workshops open to men, women and children (where appropriate) of Glenden (whether they are permanent residents or in town during their work shift) during dates between July and October 2024.	
Details		Approves \$7,335.00 (excluding GST)	
Application 5		Clermont Artslink Incorporated	
Project		Clermont Artslink has submitted an “Inspire” funding category application requesting \$6,506.00 to support the engagement of two Clermont-based artists (Tania Gillies and Marcia Braxton) to deliver eight wombat theme workshops (one each in the communities of Clermont, Moranbah, Kilcurry, Dysart, Nebo, Middlemount, Glendon and St Lawrence) between November 2024 and May 2025. The purpose of the workshops is not only community development but also to promote the Northern Hairy Nosed Wombat and encourage participants to enter their artworks in the annual competitions in conjunction with the Wombat Festival and the Clermont Show.	
Details		Approves \$6,506.00 (excluding GST)	
<p>3. Advises the applicants the grant constitutes sponsorship of the event and Isaac Regional Council is to be recognised in the same manner as equivalent corporate sponsors in addition to any acknowledgement requirements within the RADF 2023-2024 Community Funding Program Guidelines.</p>			
Carried			

5.3 Regional Pool Status Report – April 2024

EXECUTIVE SUMMARY

This report provides an overview of the operating and administrative status of the Region’s swimming pools for the period ending April 2024.

Occupy plus a three (3) year option to The State of Queensland (Represented by Queensland Fire and Emergency Services) Rural Operations for each location.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Under the provisions of Section 236 (2) of the Local Government Regulations 2012 resolves that an exception from inviting written quotes or tenders is granted for tenure over***
 - a. ***part of Lot 21 on MC291 located at 6 Music Street, Carmila,***
 - b. ***part of Lot 3 on SP144386, located at 27 Bowen Street, Nebo, and***
 - c. ***part of Lot 2 on RP609849, located at 3 Wilangi Street, St Lawrence.***
2. ***Under the provisions of Section 236 (1)(b)(i) of the Local Government Regulations resolves to approve to enter into a three-year Licence to Occupy with The State of Queensland (Represented by Queensland Fire and Emergency Services) Rural Operations for each location.***
 - a. ***Lease fees to be charged in accordance with 2023-2024 Fees & Charges – annual rent/usage fee \$730.00 for each location, matrix attached.***
 - i. ***part of Lot 21 on MC291 located at 6 Music Street, Carmila,***
 - ii. ***part of Lot 3 on SP144386, located at 27 Bowen Street, Nebo, and***
 - iii. ***part of Lot 2 on RP609849, located at 3 Wilangi Street, St Lawrence.***
 - b. ***Acknowledging that the structures are Council assets, all repairs and maintenance responsibilities will be in accordance with the Base Building Inclusions and Exclusions Guideline.***
3. ***Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 above.***

Resolution No.: PECS1131

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

1. ***Under the provisions of Section 236 (2) of the Local Government Regulation 2012 resolves that an exception from inviting written quotes or tenders is granted for tenure over***
 - a. ***part of Lot 21 on MC291 located at 6 Music Street, Carmila,***
 - b. ***part of Lot 3 on SP144386, located at 27 Bowen Street, Nebo, and***

- c. part of Lot 2 on RP609849, located at 3 Wilangi Street, St Lawrence.
2. Under the provisions of Section 236 (1)(b)(i) of the *Local Government Regulation 2012* resolves to approve to enter into a three-year Licence to Occupy with The State of Queensland (Represented by Queensland Fire and Emergency Services) Rural Operations for each location.
- a. Lease fees to be charged in accordance with 2023-2024 Fees and Charges – annual rent/usage fee \$730.00 for each location, matrix attached.
- i. part of Lot 21 on MC291 located at 6 Music Street, Carmila,
- ii. part of Lot 3 on SP144386, located at 27 Bowen Street, Nebo, and
- iii. part of Lot 2 on RP609849, located at 3 Wilangi Street, St Lawrence.
- b. Acknowledging that the structures are Council assets, all repairs and maintenance responsibilities will be in accordance with the Base Building Inclusions and Exclusions Guideline.
3. Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 above.

Carried

5.5

Adoption of Isaac Regional Planning Scheme Administrative Amendment 1

EXECUTIVE SUMMARY

The *Isaac Regional Planning Scheme* (Planning Scheme) was adopted in 2021. Since adoption, the Liveability and Sustainability Department have monitored the performance and workability of the Planning Scheme to identify areas of improvement. Administrative Amendment 1 (the Administrative Amendment) seeks to correct minor grammatical and mapping errors, unintentional drafting errors and reflect changes the State Government has made to defined terms. This report seeks Council's resolution to adopt the Administrative Amendment in accordance with section 20 of the *Planning Act 2016* and the Minister's Guidelines and Rules. The proposed amendment is the first time the Planning Scheme has been amended and will create Version 1.1 of the Planning Scheme.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Adopts Administrative Amendment 1 in accordance with section 20 of the Planning Act 2016 and chapter 2, part 1, section 3.1 the Minister's Guidelines and Rules.*
- 2. Adopts a commencement date of 1 July 2024 for Administrative Amendment 1 as consolidated in Version 1.1 of the Isaac Regional Planning Scheme 2021.*
- 3. Approves the giving of a public notice advising the adoption of Administrative Amendment 1 in a newspaper circulating within the Isaac Regional Council area, on the Isaac Regional Council website and also in the Queensland Government Gazette in accordance with section 20 of the Planning Act 2016 and chapter 2, part 1, section 3.2 of the Minister's Guidelines and Rules.*
- 4. Delegates the Chief Executive Officer to issue correspondence to the Chief Executive of the Planning Act 2016 providing a copy of the public notice and a certified copy of the Administrative Amendment in accordance with section 20 of the Planning Act 2016 and chapter 2, part 1, section 3.3 of the Minister's Guidelines and Rules.*

Resolution No.: PECS1132

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- 1. Adopts Administrative Amendment 1 in accordance with section 20 of the *Planning Act 2016* and chapter 2, part 1, section 3.1 the Minister's Guidelines and Rules.**
- 2. Adopts a commencement date of 1 July 2024 for Administrative Amendment 1 as consolidated in Version 1.1 of the Isaac Regional Planning Scheme 2021.**
- 3. Approves the giving of a public notice advising the adoption of Administrative Amendment 1 in a newspaper circulating within the Isaac Regional Council area, on the Isaac Regional Council website and also in the Queensland Government Gazette in accordance with section 20 of the *Planning Act 2016* and chapter 2, part 1, section 3.2 of the Minister's Guidelines and Rules.**
- 4. Delegates the Chief Executive Officer to issue correspondence to the Chief Executive of the *Planning Act 2016* providing a copy of the public notice and a certified copy of the Administrative Amendment in accordance with section 20 of the *Planning Act 2016* and chapter 2, part 1, section 3.3 of the Minister's Guidelines and Rules.**

Carried

5.6 Exception to *Local Government Regulations 2012* Sarina Landcare Catchment Management Association and Koinmerburra Aboriginal Corporation

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to enter a medium to large contractual arrangement with Sarina Landcare Catchment Management Association and the Koinmerburra Aboriginal Corporation without requiring written quotes or tenders, as an exception to the Default Contracting Procedures contained in section 235 (b) of *Local Government Regulations 2012*. The engagement of these organisations will be for the purpose of supporting Council with the delivery of coastal restoration projects which are partially funded under the Federal Government's Reef Guardian Council Program.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- Approves an exception to enter in to a medium to large sized contractual agreement with Sarina Landcare Catchment Management Association and Koinmerburra Aboriginal Corporation for the purpose of supporting Council with the delivery of coastal restoration projects funded under the Federal Government's Reef Guardian Council Program***
- Resolves that this exception is provided in accordance with Section 235(b) of the Local Government Regulation 2012 because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders.***

Resolution No.: PECS1133

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- Approves an exception to enter in to a medium to large sized contractual agreement with Sarina Landcare Catchment Management Association and Koinmerburra Aboriginal Corporation for the purpose of supporting Council with the delivery of coastal restoration projects funded under the Federal Government's Reef Guardian Council Program**
- Resolves that this exception is provided in accordance with Section 235(b) of the *Local Government Regulation 2012* because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders.**

Carried

NOTES:

Director Planning, Environment and Community Services to provide further information on the project plan/scope of works and costs associated with Sarina Landcare Catchment Management Associations works on this project.

ATTENDANCE

Mr Michael St Clair, Manager Liveability and Sustainability entered the meeting room at 11.31am.

5.7 **MCU23/0014 - Development Permit for a Material Change of Use for High Impact Industry (Temporary concrete batching plants) located at St Lawrence – Croydon Road, Collaroy, described as Lot 4 on KL210 and Lot 799 on PH391**

EXECUTIVE SUMMARY

Council has received a development application from Lotus Creek Wind Farm Pty Ltd for a Development Permit for a Material Change of Use for High Impact Industry (Temporary concrete batching plants) located at St Lawrence – Croydon Road, described as Lot 4 on KL210 and Lot 799 on PH391.

The Lotus Creek Wind Farm (LCWF) is an approved development which consists of 55 turbines and as part of the construction of the project three temporary concrete batching plants are required. The temporary concrete batching plants are proposed to supply the concrete required for the construction of the Lotus Creek Wind Farm (LCWF), with the majority of the concrete required for the footings for each turbine tower. The applicant intends for only one batch plant location to be in operation at any one time with the single mobile plant set to move progressively between batch locations as construction work progresses. The applicant estimates that 55,000m³ of concrete will be produced throughout the construction period.

The proposed, temporary concrete batching plant locations will be within the LCWF development footprint that has received previous approval for vegetation clearing through an Operational Works permit (SARA ref: 2312-38389 SDA) and a EPBC approval (EPBC ref: 2020/8867). No further vegetation clearing outside of the approved development footprint is proposed as part of this development application.

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report. The proposed development generally complies with these assessment benchmarks and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- That Council Approve Development Permit for a Material Change of Use for High Impact Industry (Temporary concrete batching plants) located at St Lawrence-Croydon Road, Collaroy, described as Lot 4 on KL210, Lot 799 on PH391 in accordance with the below conditions:**

NO.	CONDITION	TIMING										
GENERAL CONDITIONS												
1	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated										
2	Maintain the approved development generally in accordance with the approved drawings and documents and any relevant Council engineering or other approval required by the conditions.	To be maintained										
3	Where there is any conflict between the conditions of this Decision Notice and details shown on the Approved Drawings, the conditions prevail.	At all times										
4	The applicant must meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.	At all times										
5	The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times										
6	The applicant must demonstrate to Council compliance with the conditions of the approval prior to commencement of the changed use.	Prior to commencement of use										
APPROVED DRAWINGS AND DOCUMENTS												
7	<p>Except where amended by the conditions of this Decision Notice, the development is to be carried out, generally in accordance with the following approved drawings and/or documents:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Number</th> <th>Rev/ Amd't</th> <th>Date</th> <th>Prepared by</th> </tr> </thead> <tbody> <tr> <td>Proposed Batching Plant Locations</td> <td>1</td> <td>n/a</td> <td>16 November 2023</td> <td>Lotus Creek Wind Farm</td> </tr> </tbody> </table>	Title	Drawing Number	Rev/ Amd't	Date	Prepared by	Proposed Batching Plant Locations	1	n/a	16 November 2023	Lotus Creek Wind Farm	At all times
Title	Drawing Number	Rev/ Amd't	Date	Prepared by								
Proposed Batching Plant Locations	1	n/a	16 November 2023	Lotus Creek Wind Farm								

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NO.	CONDITION					TIMING
	Proposed Batching Plant Locations – Northern Batching Plant	2	n/a	16 November 2023	Lotus Creek Wind Farm	
	Proposed Batching Plant Locations - Central Batching Plant	3	n/a	16 November 2023	Lotus Creek Wind Farm	
	Proposed Batching Plant Locations - Southern Batching Plant	4	n/a	16 November 2023	Lotus Creek Wind Farm	
	Concrete Batch Plant Concept – Drawing 3 of 4	T505-DWG-0003	Rev.A	1 October 2022	Vestas	
	Concrete Batch Plant Concept – Drawing 4 of 4	T505-DWG-0004	Rev.A	1 October 2022	Vestas	
8	A legible copy of the Approved drawings and documents bearing "Council Approval" and the Conditions of this Decision Notice are to be available on site at all times during construction.					During construction
BUILDING WORK						
9	<p>Complete all building work associated with this development approval, including work required by any of the Conditions of this Decision Notice; generally in accordance with the approved drawing(s), and/or documents.</p> <p>Where Building Work is Assessable Development, works are to be carried out in accordance with a current Development Permit.</p>					<p>Prior to issue of Certificate of Classification / Final Inspection</p> <p>Certificate or prior to commencement of use, whichever comes first and then to be maintained</p>
OPERATIONAL WORK						
10	Complete all Operational Work associated with this development approval, including work required by any of the Conditions of this Decision Notice generally in accordance with the approved drawings and/or documents.					<p>Prior to issue of Certificate of Classification / Final Inspection</p> <p>Certificate or prior to commencement of</p>

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NO.	CONDITION	TIMING
	Where Operational Work is Assessable Development, works are to be carried out in accordance with a current Development Permit and the Capricorn Municipal Development Guidelines. Note: <i>This Decision Notice does not represent an approval to commence Operational Work. Any Operational Work associated with this Material Change of Use or other engineering work proposed on the premises may be subject to assessment under the Isaac Regional Council Planning Scheme.</i>	use, whichever comes first and then to be maintained
COMMENCING AND CEASING USE		
11	The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, within 10 business days the day after the use commences.	As indicated
12	The development must cease use on or before 4 years from the date of commencement of the use.	As indicated
INDUSTRY ACTIVITIES		
13	The approved High impact industry is restricted to the provision of concrete materials for the development of the Lotus Creek Wind Farm only.	At all times
14	Chemical storage and use areas must be appropriately designed and managed to minimise the risk and impact of any accidental spills and/or releases of fuels, chemicals and other hazardous materials that may contaminate soil, stormwater, groundwater and/or air. Storage of fuels and chemicals on-site is undertaken in accordance with Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids.	Prior to commencement of use and at all times
15	Certification must be submitted to Council from a suitably qualified person who certifies that the onsite storage of fuels, chemicals and other hazardous materials has been undertaken in accordance with Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids.	Prior to commencement of use
16	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the vehicle access / driveway/s has been designed and constructed in accordance with the conditions of this Decision Notice or any other relevant approval issued by the Assessment Manager.	Prior to commencement of use

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NO.	CONDITION	TIMING
17	Site facilities must be provided for staff to include at a minimum but not limited to: <ol style="list-style-type: none"> Site office and lunchroom Access and carparking Ablution facilities Potable water Power & lighting 	At all times during the use onsite
18	During the transportation of soil and other fill/excavated material: <ol style="list-style-type: none"> All trucks hauling raw materials must have their loads secure and covered. Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and must being deposited on public roads. 	At all times
19	Submit and have endorsed by Council a Rehabilitation and Decommission Plan prepared by a suitably qualified person that, at a minimum: <ol style="list-style-type: none"> Demonstrates the site will be restored to a standard capable of the level of productivity that was available prior to the development occurring; Clearly establishes the objectives of the Plan; Show adopted performance criteria for rehabilitation efforts; Includes an Action Plan, with timing for remedial work such as the removal of structures, removal of import materials, such as gravel and soil; Outlines a program for monitoring rehabilitation success using appropriate indicators. 	One (1) year prior to cessation of the use.
20	Implement the Rehabilitation and Decommissioning Plan endorsed by Council.	Upon cessation of the development.
21	All internal driveways and access tracks must be constructed of compacted gravel or approved equivalent and must be to a suitable standard to sustain all traffic during construction.	During construction of the development
22	Materials (aggregates) used to produce cement must be stored within in a bin (storage bay or bunker), with a design that minimises wind-blown dust and particulate matter). The walls of the bin are to extend 1m above the height of the maximum quantity of raw material kept at the facility and extend 2m beyond the front of the stockpile to minimise dust emissions.	At all times
23	Slump, truck wash down and drainage system must be designed to prevent tracking of sediment outside of the batch plant locations. In particular slump stands should be designed so that	At all times

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NO.	CONDITION	TIMING
	trucks do not drive through slurry water generated by truck wash down.	
24	To ensure contaminants (fuel and any other hazardous material) are not released from the batching plant locations, the applicant is to provide to Council detailed plans demonstrating how the locations will be bunded and how spills will be managed. In particular, the applicant is demonstrating how area's where refuelling of machinery and vehicles occurs are to be bunded and managed.	Prior to construction commencing and at all times
AMENITY		
GENERAL AMENITY		
25	The approved use must not create environmental nuisance or impact on the amenity of the neighbourhood as a result of noise, vibration, air, odour, water, waste of other emissions. <i>Note: The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.</i>	At all times
HOURS OF OPERATION		
26	Unless otherwise approved in writing by the Assessment Manager, the operations of the temporary concrete batching plant must be undertaken between the hours of 6am to 6pm Monday to Sunday.	At all times
NOISE		
27	To protect the noise amenity of nearby sensitive land use the development is to ensure noise emanating from the site does not exceed criteria set out in the <i>Environmental Protection (Noise) Policy 2008</i> as amended.	At all times
ENGINEERING		
CONSTRUCTION MANAGEMENT		
28	A Construction Management Plan (CMP) for the development is to be prepared in accordance with the Development Works Planning Scheme Policy. The CMP will include, but not be limited to the following details: a. Provision of alternative pedestrian route/s, past or around the site; b. Personal Protection Equipment Areas;	Prior to site/ operational/ building work commencing and at all times during construction

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NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> c. Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); d. Temporary vehicular access points; e. A sign off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the CMP; f. Employee and visitor parking areas; g. Provision for loading and unloading materials including the location of any remote loading sites; h. The location of materials, structures, plant and equipment to be stored or placed on the construction site; i. Waste collection and storage areas; j. The anticipated staging and programming; k. Signage is to be prominently erected at the perimeter of the site entrance stating: - Applicants Name and address - A contact representative of the Applicant and Principal Contractor and phone number. These people are to be responsible to provide 24 hr contact for complaints arising from the development; and l. Allowable works times as those set by the <i>Queensland Environmental Protection Policy (Noise) 2008.</i> <p>Works are to be carried out in accordance with the CMP, with the CMP being available on site at all times.</p> <p>Note: <i>The Construction Management Plan does not require approval by Council but must be prepared and implemented prior to the commencement of works.</i></p>	
29	Contain all litter, building waste on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.	At all times during construction
EARTHWORKS		
30	Obtain a development permit for Operational work for Excavating and Filling.	Prior to site / operational / building work commencing
31	<p>The Earthworks Plan is to included, but not be limited to the following:</p> <ul style="list-style-type: none"> a. The location of cut and/or fill; b. The type of fill to be used and the manner in which it is to be compacted; c. The quantum of fill to be deposited or removed and finished cut and/or fill levels; d. Retaining structures (if necessary); and e. Surface and sub-surface drainage controls (if applicable). 	As part of a development application for Operational Work (Excavating and Filling)

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NO.	CONDITION	TIMING
32	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the Approved Drawings and the provisions of a development permit for Operational Work (Excavating and Filling).	At all times
33	Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times
34	Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times
35	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the Earthworks have been designed and constructed generally in accordance with the Approved Drawings, the conditions of this Decision Notice and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
EROSION AND SEDIMENT CONTROL		
36	Submit an Erosion and Sediment Control Plan as part of the Operational Works application for council approval. The Erosion and Sediment Control Plan must be prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.	Prior to site/ operational/ building work commencing and at all times during construction
37	Implement and maintain the Erosion and Sediment Control Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped).	While site/ operational/ building work is occurring
STORMWATER		
38	Obtain a Development Permit for Operational Work for Stormwater Drainage Works.	Prior to site / operational / building work commencing
39	Submit to Council a Site Based Stormwater Management Plan designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual and certified by a suitably Registered Professional Engineer of Queensland. The Plan is to include, but not be limited to the following:	Prior to the issue of any Development Permit for Operational Work

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NO.	CONDITION	TIMING
	<p>a. The detailed design and layout of all necessary stormwater drainage systems and stormwater quality management systems.</p> <p>b. The provision of on-site detention / retention necessary to limit discharge to pre-development generated peak levels up to and including the Q100 ARI return interval (or 1 % AEP).</p> <p>c. The provision of stormwater quality improvement devices.</p> <p>d. Description of how contaminated water will be captured, treated, reused or taken from site.</p> <p>e. Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems.</p> <p>Note: Where there are affected property owners. The in principle agreement would note the characteristics of the flow, the proffered solution, and the necessity for registration of easement(s) (prior to submission of the Operational work approval).</p>	
40	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the stormwater drainage system has been designed and constructed in accordance with the conditions of this approval and any other relevant approval issued by the Assessment Manager.	Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first
WATER		
41	Provide an appropriate on-site rainwater collection tank and/or other means to service the anticipated water supply needs of the development, including but not limited to potable water supply and firefighting needs.	Prior to commencement of use
SEWERAGE		
42	If required, provide an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. The establishment of an onsite waste water treatment and disposal system for the site requires a Plumbing and Drainage Compliance Permit to be obtained from Council under the <i>Plumbing and Drainage Act 2018</i> . The system must be designed, constructed, operated and maintained in accordance with the Queensland Plumbing and Wastewater Code and Australian Standard AS1547: On-site Domestic Wastewater Management.	Prior to commencement of use

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NO.	CONDITION	TIMING
	<p>Note: An approval from the Department of Environment and Science (DES) must be issued for the Environmentally Relevant Activity (ERA) 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily peak design capacity of at least 21 equivalent persons. The on-site sewerage design and ERA approval from DES must be submitted along with the application to the Council for the installation for regulated plumbing and drainage.</p>	
VEGETATION MANAGEMENT		
<p>43</p>	<p>Restrict vegetation removal to the extent of the Project Area and Batch Plant Locations shown on the Approved Drawings.</p> <p>A “no clearing zone” must be established and maintained over the land area outside of the Project Area and Batch Plant Locations shown on the Approved drawings. The following activities must not be carried out within the no clearing zone:</p> <ul style="list-style-type: none"> a. clearing, cutting down, poisoning, lopping or pruning of native vegetation which is indigenous to, or planted within, the zone; b. soil/spoil dumping and/or compacting; and c. soil excavation, other than for planting indigenous native plants. <p>The following exceptions apply:</p> <ul style="list-style-type: none"> a. declared plants under the Stock Route Management Act 2002 and sub-ordinate Stock Route Management Regulation 2003, and any Council Listed Environmental Weeds, Exotic Grasses and other plants identified in writing by the Assessment Manager. b. indigenous native trees which pose a well-founded threat to persons or property; and c. controlled bushfire burns to maintain ecological processes subject to submission of a Bushfire Hazard Assessment and Management Plan and agreed in writing by the Assessment Manager. 	<p>At all times</p>
<p>44</p>	<p>Chip, mulch or dispose of cleared vegetation at a waste disposal facility operated by Council or salvage timber for reuse. No burning of cleared material is permitted unless otherwise approved in writing by the Assessment Manager.</p>	<p>Immediately after clearing of approved vegetation</p>
BUSHFIRE HAZARD		
<p>45</p>	<p>Submit a Bushfire Hazard Assessment and Management Plan to Council for approval, which is prepared in accordance with the requirements in the Bushfire hazard Planning Scheme Policy.</p>	<p>Prior to site / operational/ building work commencing</p>

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NO.	CONDITION	TIMING
	The plan must provide a detailed site-specific assessment to verify the potential level of bushfire hazard on the development site.	
46	Implement the requirements and recommendations of the approved Bushfire Hazard Assessment and Management Plan.	Prior to commencement of use
WASTE MANAGEMENT		
47	Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any environmental nuisance.	At all times
48	Ensure that any potential food / waste sources are covered and collected so that they are not accessible to wildlife.	At all times
49	Store all liquid waste (e.g. oil, waste oil, paint tins, acid drums, batteries etc.) that cannot be disposed of in Council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is contained in a manner capable of containing the liquids in case of spillage.	At all times

ADVICE NOTES		
ADVICES		
ENVIRONMENTAL HARM		
1	The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or	At all times

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	annoyance to persons or affect property not connected with the use.	
FENCES		
2	Should any existing fence not comply with the requirements of this approval, the existing fence must be replaced in accordance with the requirements of this approval at the applicant's expense.	Prior to commencement of use
3	Fencing should be undertaken in accordance with the provisions of the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> . This includes appropriate mediation practices and agreements regarding the type of materials.	At all times
ABORIGINAL CULTURAL HERITAGE		
4	All development should proceed in accordance with the Duty of Care Guidelines under the <i>Aboriginal Cultural Heritage Act 2003</i> . Penalties may apply where duty of care under that act has been breached.	At all times
RATES AND CHARGES		
5	In accordance with the Planning Act 2016, all rates, charges or any expenses being a charge over the subject land under any Act must be paid prior to the Plan of Subdivision being endorsed by the Assessment Manager.	Prior to commencement of use
CONTAMINATED LAND		
6	It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Resource Management, Contaminated Land section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.	At all times
FURTHER DEVELOPMENT APPROVALS		
7	Please be advised that the following development permits are required to be obtained before the development can be carried out: a. Stormwater b. Earthworks (Excavating and/or Filling)	Prior to site / operational/ building work commencing
SIGNAGE		
8	Any signage is to be provided in accordance Council's Subordinate Local Law No.14 (Installation of Advertising Devices) 2011.	Prior to the commencement of Use
ADVICE AGENCY CONDITIONS		
9	Please refer to the Appendix 4 for the Powerlink Queensland, Referral Agency Response (Advice). The applicant must have	At all times

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regard to Powerlink Queensland conditions when undertaking the development.

Resolution No.: PECS1134

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

1. Approves Development Permit for a Material Change of Use for High Impact Industry (Temporary concrete batching plants) located at St Lawrence-Croydon Road, Collaroy, described as Lot 4 on KL210, Lot 799 on PH391 in accordance with the below conditions:

NO.	CONDITION	TIMING
GENERAL CONDITIONS		
1	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated
2	Maintain the approved development generally in accordance with the approved drawings and documents and any relevant Council engineering or other approval required by the conditions.	To be maintained
3	Where there is any conflict between the conditions of this Decision Notice and details shown on the Approved Drawings, the conditions prevail.	At all times
4	The applicant must meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.	At all times
5	The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times
6	The applicant must demonstrate to Council compliance with the conditions of the approval prior to commencement of the changed use.	Prior to commencement of use

APPROVED DRAWINGS AND DOCUMENTS

7

Except where amended by the conditions of this Decision Notice, the development is to be carried out, generally in accordance with the following approved drawings and/or documents:

Title	Drawing Number	Rev/ Amd't	Date	Prepared by
Proposed Batching Plant Locations	1	n/a	16 November 2023	Lotus Creek Wind Farm
Proposed Batching Plant Locations – Northern Batching Plant	2	n/a	16 November 2023	Lotus Creek Wind Farm
Proposed Batching Plant Locations - Central Batching Plant	3	n/a	16 November 2023	Lotus Creek Wind Farm
Proposed Batching Plant Locations - Southern Batching Plant	4	n/a	16 November 2023	Lotus Creek Wind Farm
Concrete Batch Plant Concept – Drawing 3 of 4	T505-DWG-0003	Rev.A	1 October 2022	Vestas
Concrete Batch Plant Concept – Drawing 4 of 4	T505-DWG-0004	Rev.A	1 October 2022	Vestas

At all times

8

A legible copy of the Approved drawings and documents bearing "Council Approval" and the Conditions of this Decision Notice are to be available on site at all times during construction.

During construction

BUILDING WORK

9

Complete all building work associated with this development approval, including work required by any of the Conditions of this Decision Notice; generally in accordance with the approved drawing(s), and/or documents.

Where Building Work is Assessable Development, works are to be carried out in accordance with a current Development Permit.

Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained

OPERATIONAL WORK		
10	<p>Complete all Operational Work associated with this development approval, including work required by any of the Conditions of this Decision Notice generally in accordance with the approved drawings and/or documents.</p> <p>Where Operational Work is Assessable Development, works are to be carried out in accordance with a current Development Permit and the Capricorn Municipal Development Guidelines.</p> <p>Note: This Decision Notice does not represent an approval to commence Operational Work. Any Operational Work associated with this Material Change of Use or other engineering work proposed on the premises may be subject to assessment under the Isaac Regional Council Planning Scheme.</p>	<p>Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained</p>
COMMENCING AND CEASING USE		
11	<p>The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, within 10 business days the day after the use commences.</p>	As indicated
12	<p>The development must cease use on or before 4 years from the date of commencement of the use.</p>	As indicated
INDUSTRY ACTIVITIES		
13	<p>The approved High impact industry is restricted to the provision of concrete materials for the development of the Lotus Creek Wind Farm only.</p>	At all times
14	<p>Chemical storage and use areas must be appropriately designed and managed to minimise the risk and impact of any accidental spills and/or releases of fuels, chemicals and other hazardous materials that may contaminate soil, stormwater, groundwater and/or air.</p> <p>Storage of fuels and chemicals on-site is undertaken in accordance with Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids.</p>	Prior to commencement of use and at all times
15	<p>Certification must be submitted to Council from a suitably qualified person who certifies that the onsite storage of fuels, chemicals and other hazardous materials has been undertaken in accordance with Australian Standard AS1940</p>	Prior to commencement of use

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	– Storage and Handling of Flammable and Combustible Liquids.	
16	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the vehicle access / driveway/s has been designed and constructed in accordance with the conditions of this Decision Notice or any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
17	Site facilities must be provided for staff to include at a minimum but not limited to: <ul style="list-style-type: none"> a. Site office and lunchroom b. Access and carparking c. Ablution facilities d. Potable water e. Power & lighting 	At all times during the use onsite
18	During the transportation of soil and other fill/excavated material: <ul style="list-style-type: none"> a. All trucks hauling raw materials must have their loads secure and covered. b. Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and must being deposited on public roads. 	At all times
19	Submit and have endorsed by Council a Rehabilitation and Decommission Plan prepared by a suitably qualified person that, at a minimum: <ul style="list-style-type: none"> a. Demonstrates the site will be restored to a standard capable of the level of productivity that was available prior to the development occurring; b. Clearly establishes the objectives of the Plan; c. Show adopted performance criteria for rehabilitation efforts; d. Includes an Action Plan, with timing for remedial work such as the removal of structures, removal of import materials, such as gravel and soil; e. Outlines a program for monitoring rehabilitation success using appropriate indicators. 	One (1) year prior to cessation of the use.
20	Implement the Rehabilitation and Decommissioning Plan endorsed by Council.	Upon cessation of the development.
21	All internal driveways and access tracks must be constructed of compacted gravel or approved equivalent and must be to a suitable standard to sustain all traffic during construction.	During construction of the development

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22	Materials (aggregates) used to produce cement must be stored within in a bin (storage bay or bunker), with a design that minimises wind-blown dust and particulate matter). The walls of the bin are to extend 1m above the height of the maximum quantity of raw material kept at the facility and extend 2m beyond the front of the stockpile to minimise dust emissions.	At all times
23	Slump, truck wash down and drainage system must be designed to prevent tracking of sediment outside of the batch plant locations. In particular slump stands should be designed so that trucks do not drive through slurry water generated by truck wash down.	At all times
24	To ensure contaminants (fuel and any other hazardous material) are not released from the batching plant locations, the applicant is to provide to Council detailed plans demonstrating how the locations will be bunded and how spills will be managed. In particular, the applicant is demonstrating how area's where refuelling of machinery and vehicles occurs are to be bunded and managed.	Prior to construction commencing and at all times
AMENITY		
GENERAL AMENITY		
25	The approved use must not create environmental nuisance or impact on the amenity of the neighbourhood as a result of noise, vibration, air, odour, water, waste of other emissions. Note: The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the <i>Environmental Protection Act 1994</i> .	At all times
HOURS OF OPERATION		
26	Unless otherwise approved in writing by the Assessment Manager, the operations of the temporary concrete batching plant must be undertaken between the hours of 6am to 6pm Monday to Sunday.	At all times
NOISE		
27	To protect the noise amenity of nearby sensitive land use the development is to ensure noise emanating from the site does not exceed criteria set out in the Environmental Protection (Noise) Policy 2008 as amended.	At all times

ENGINEERING		
CONSTRUCTION MANAGEMENT		
28	<p>A Construction Management Plan (CMP) for the development is to be prepared in accordance with the Development Works Planning Scheme Policy.</p> <p>The CMP will include, but not be limited to the following details:</p> <ol style="list-style-type: none"> a. Provision of alternative pedestrian route/s, past or around the site; b. Personal Protection Equipment Areas; c. Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); d. Temporary vehicular access points; e. A sign off page is required demonstrating that all contractors and construction staff have read and agreed to comply with the CMP; f. Employee and visitor parking areas; g. Provision for loading and unloading materials including the location of any remote loading sites; h. The location of materials, structures, plant and equipment to be stored or placed on the construction site; i. Waste collection and storage areas; j. The anticipated staging and programming; k. Signage is to be prominently erected at the perimeter of the site entrance stating: - Applicants Name and address - A contact representative of the Applicant and Principal Contractor and phone number. These people are to be responsible to provide 24 hr contact for complaints arising from the development; and l. Allowable works times as those set by the Queensland Environmental Protection Policy (Noise) 2008.. <p>Works are to be carried out in accordance with the CMP, with the CMP being available on site at all times.</p> <p>Note: The Construction Management Plan does not require approval by Council but must be prepared and implemented prior to the commencement of works.</p>	<p>Prior to site/ operational/ building work commencing and at all times during construction</p>
29	<p>Contain all litter, building waste on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.</p>	<p>At all times during construction</p>

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EARTHWORKS		
30	Obtain a development permit for Operational work for Excavating and Filling.	Prior to site / operational / building work commencing
31	The Earthworks Plan is to included, but not be limited to the following: a. The location of cut and/or fill; b. The type of fill to be used and the manner in which it is to be compacted; c. The quantum of fill to be deposited or removed and finished cut and/or fill levels; d. Retaining structures (if necessary); and e. Surface and sub-surface drainage controls (if applicable).	As part of a development application for Operational Work (Excavating and Filling)
32	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the Approved Drawings and the provisions of a development permit for Operational Work (Excavating and Filling).	At all times
33	Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times
34	Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times
35	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the Earthworks have been designed and constructed generally in accordance with the Approved Drawings, the conditions of this Decision Notice and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
EROSION AND SEDIMENT CONTROL		
36	Submit an Erosion and Sediment Control Plan as part of the Operational Works application for council approval. The Erosion and Sediment Control Plan must be prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.	Prior to site/ operational/ building work commencing and at all times during construction

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37	Implement and maintain the Erosion and Sediment Control Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped).	While site/ operational/ building work is occurring
STORMWATER		
38	Obtain a Development Permit for Operational Work for Stormwater Drainage Works.	Prior to site / operational / building work commencing
39	<p>Submit to Council a Site Based Stormwater Management Plan designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual and certified by a suitably Registered Professional Engineer of Queensland. The Plan is to include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. The detailed design and layout of all necessary stormwater drainage systems and stormwater quality management systems. b. The provision of on-site detention / retention necessary to limit discharge to pre-development generated peak levels up to and including the Q100 ARI return interval (or 1 % AEP). c. The provision of stormwater quality improvement devices. d. Description of how contaminated water will be captured, treated, reused or taken from site. e. Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems. <p>Note: Where there are affected property owners. The in principle agreement would note the characteristics of the flow, the proffered solution, and the necessity for registration of easement(s) (prior to submission of the Operational work approval).</p>	Prior to the issue of any Development Permit for Operational Work
40	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the stormwater drainage system has been designed and constructed in accordance with the conditions of this approval and any other relevant approval issued by the Assessment Manager.	Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first

UNCONFIRMED MINUTES

WATER		
41	Provide an appropriate on-site rainwater collection tank and/or other means to service the anticipated water supply needs of the development, including but not limited to potable water supply and firefighting needs.	Prior to commencement of use
SEWERAGE		
42	<p>If required, provide an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. The establishment of an onsite waste water treatment and disposal system for the site requires a Plumbing and Drainage Compliance Permit to be obtained from Council under the Plumbing and Drainage Act 2018. The system must be designed, constructed, operated and maintained in accordance with the Queensland Plumbing and Wastewater Code and Australian Standard AS1547: On-site Domestic Wastewater Management.</p> <p>Note: An approval from the Department of Environment and Science (DES) must be issued for the Environmentally Relevant Activity (ERA) 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily peak design capacity of at least 21 equivalent persons. The on-site sewerage design and ERA approval from DES must be submitted along with the application to the Council for the installation for regulated plumbing and drainage.</p>	Prior to commencement of use
VEGETATION MANAGEMENT		
43	<p>Restrict vegetation removal to the extent of the Project Area and Batch Plant Locations shown on the Approved Drawings.</p> <p>A “no clearing zone” must be established and maintained over the land area outside of the Project Area and Batch Plant Locations shown on the Approved drawings. The following activities must not be carried out within the no clearing zone:</p> <ol style="list-style-type: none"> 1. clearing, cutting down, poisoning, lopping or pruning of native vegetation which is indigenous to, or planted within, the zone; 2. soil/spoil dumping and/or compacting; and 3. soil excavation, other than for planting indigenous native plants. <p>The following exceptions apply:</p> <ol style="list-style-type: none"> a. declared plants under the <i>Stock Route Management Act 2002</i> and sub-ordinate <i>Stock Route Management</i> 	At all times

UNCONFIRMED MINUTES

	<p>Regulation 2003, and any Council Listed Environmental Weeds, Exotic Grasses and other plants identified in writing by the Assessment Manager.</p> <p>b. indigenous native trees which pose a well-founded threat to persons or property; and</p> <p>c. controlled bushfire burns to maintain ecological processes subject to submission of a Bushfire Hazard Assessment and Management Plan and agreed in writing by the Assessment Manager.</p>	
44	<p>Chip, mulch or dispose of cleared vegetation at a waste disposal facility operated by Council or salvage timber for reuse. No burning of cleared material is permitted unless otherwise approved in writing by the Assessment Manager.</p>	<p>Immediately after clearing of approved vegetation</p>
BUSHFIRE HAZARD		
45	<p>Submit a Bushfire Hazard Assessment and Management Plan to Council for approval, which is prepared in accordance with the requirements in the Bushfire hazard Planning Scheme Policy. The plan must provide a detailed site-specific assessment to verify the potential level of bushfire hazard on the development site.</p>	<p>Prior to site / operational/ building work commencing</p>
46	<p>Implement the requirements and recommendations of the approved Bushfire Hazard Assessment and Management Plan.</p>	<p>Prior to commencement of use</p>
WASTE MANAGEMENT		
47	<p>Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any environmental nuisance.</p>	<p>At all times</p>
48	<p>Ensure that any potential food / waste sources are covered and collected so that they are not accessible to wildlife.</p>	<p>At all times</p>
49	<p>Store all liquid waste (e.g. oil, waste oil, paint tins, acid drums, batteries etc.) that cannot be disposed of in Council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is contained in a manner capable of containing the liquids in case of spillage.</p>	<p>At all times</p>

ADVICE NOTES		
ADVICES		
ENVIRONMENTAL HARM		
1	<p>The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.</p>	At all times
FENCES		
2	<p>Should any existing fence not comply with the requirements of this approval, the existing fence must be replaced in accordance with the requirements of this approval at the applicant's expense.</p>	Prior to commencement of use
3	<p>Fencing should be undertaken in accordance with the provisions of the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i>. This includes appropriate mediation practices and agreements regarding the type of materials.</p>	At all times
ABORIGINAL CULTURAL HERITAGE		
4	<p>All development should proceed in accordance with the Duty of Care Guidelines under the <i>Aboriginal Cultural Heritage Act 2003</i>. Penalties may apply where duty of care under that act has been breached.</p>	At all times

UNCONFIRMED MINUTES

RATES AND CHARGES		
5	In accordance with the <i>Planning Act 2016</i>, all rates, charges or any expenses being a charge over the subject land under any Act must be paid prior to the Plan of Subdivision being endorsed by the Assessment Manager.	Prior to commencement of use
CONTAMINATED LAND		
6	It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Resource Management, Contaminated Land section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.	At all times
FURTHER DEVELOPMENT APPROVALS		
7	Please be advised that the following development permits are required to be obtained before the development can be carried out: a. Stormwater b. Earthworks (Excavating and/or Filling)	Prior to site / operational/ building work commencing
SIGNAGE		
8	Any signage is to be provided in accordance Council's Subordinate Local Law No.14 (Installation of Advertising Devices) 2011.	Prior to the commencement of Use
ADVICE AGENCY CONDITIONS		
9	Please refer to the Appendix 4 for the Powerlink Queensland, Referral Agency Response (Advice). The applicant must have regard to Powerlink Queensland conditions when undertaking the development.	At all times

Carried

NOTES:

The Committee requests further confirmation on Condition 44 - Chip, mulch or dispose of cleared vegetation at a waste disposal facility operated by Council or salvage timber for reuse is the preferred option, generally the rule is that the project should have no impact on our facilities.

ATTENDANCE

Mr Mick St Clair left the meeting room at 11.40am.

6. INFORMATION BULLETIN REPORTS

6.1 Planning, Environment and Community Services Information Bulletin – May 2024

EXECUTIVE SUMMARY

The Planning, Environment and Community Services Directorate Information Bulletin for May 2024 is provided for Committee review.

OFFICER'S RECOMMENDATION

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for May 2024.*

Resolution No.: PECS1136

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for May 2024.**

Carried

NOTE:

The Committee requests a briefing on the impacts of development applications in Isaac including any benefits of previous amendments (such as the rural tourism businesses) and what more can be done to assist from and Economic Development opportunity.

7. GENERAL BUSINESS

7.1 Nebo Rodeo

Cr Coleman thanked staff involved in assisting with the Nebo Rodeo.

UNCONFIRMED MINUTES



8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 12.12pm.

These minutes will be confirmed by the Committee at the Planning, Environment and Community Services Standing Committee Meeting to be held in 19 June 2024 in Moranbah.

.....
CHAIR

..... / /
DATE