

CONFIRMED MINUTES

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

HELD ON
WEDNESDAY, 16 OCTOBER 2024

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 WEDNESDAY 16 OCTOBER 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 16 OCTOBER 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
Cr Viv Coleman, Division Eight

**COMMITTEE
APOLOGIES**

Nil

OBSERVERS

Nil

OFFICERS PRESENT

Mr Cale Dendle, Chief Executive Officer
Mr Dan Wagner, Director Planning, Environment and Community Services
Mr Mick St Clair, Manager Liveability and Sustainability
Mr Shane Brandenburg, Manager Economy and Prosperity
Ms Nishu Ellawala, Manager Community Education and Compliance
Mr Ken Tucker, Manager Community Facilities
Mrs Tricia Hughes, Coordinator Executive Support, Office of the Mayor and
Chief Executive Officer
Ms Katie Marsham, Executive Assistant
Mrs Donna Wilson, Administration Officer

1. OPENING

The Chair welcomed all in attendance and declared the meeting open at 10.02am and acknowledged the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

Ms Nishu Ellawala, Manager Community Education and Compliance was not in the meeting room at the commencement of the meeting.

2. APOLOGIES AND LEAVE OF ABSENCES

A Leave of Absence has been requested from Mayor Kelly Vea Vea due to other Isaac Regional Council business commitments.

Resolution No.: PECS1181

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 Vea Vea.

Carried

3. DECLARATION OF CONFLICTS OF INTEREST

DECLARABLE CONFLICT OF INTEREST

Cr Alaina Earl declared a declarable conflict of interest for Report 5.2 regarding the unsuccessful application for 4RFM Community Radio as she is an employee of 4RFM.

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, at 9.00am on Wednesday 18 September 2024.

Resolution No.: PECS1182

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Minutes of the Planning, Environment and Community Services Standing Committee Meeting held at Council Chambers, Moranbah commencing at 9.00am on Wednesday 18 September 2024 are confirmed.

Carried

5. OFFICERS REPORTS

5.1 Minor Community Grands Summary September 2024

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 September to 31 September 2024.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- Notes the minor community grants approved under delegation for the period 1 September to 31 September 2024.***

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Resolution No.:	PECS1183		
Moved:	Cr Terry O'Neill	Seconded:	Cr Melissa Westcott
That the Committee recommends that Council:			
1. Notes the minor community grants approved under delegation for the period 1 September to 31 September 2024.			
			Carried

5.2 Major Grant Applications Summary Round One FY2024-2025

EXECUTIVE SUMMARY

The purpose of this report is to consider the Community Grants Evaluation Panel's recommendations on the applications received during round one (1) of the Community Grants Program for FY2024-2025. A total of 14 applications were received for Round One.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- Approves the following applications for the Community Grants Round One FY2024-2025 as follows:

Application 1	Life Church Brisbane (Clermont)
Project	<i>Life Church Clermont are hosting their annual Christmas in the Park on 6 December at the Centenary Park. It is expected to attract around 1200 people and is a free event for the community. They are seeking Councils support of \$5,000 to go towards the payment of amusement rides. Overall projected cost of event is \$11,211. This meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	
Details	<i>Approve \$5,000 (excluding GST)</i>
Proposed Budget Source	<i>Funded equally from Division 1 and 6</i>

Application 2	The Clermont Race Club Incorporate
Project	<i>Clermont Race Club are hosting their annual November Races on 16 November 2024 at the Clermont Racecourse. They are seeking Councils support of \$5,000 to go towards the cost of security. The quote for security is \$7,150. The overall cost of the event is over \$50,000. This meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	

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Details	Approve \$5,000 (excluding GST) per year
Proposed Budget Source	Funded equally from Division 1 and 6

Application 3	Sporting Shooters Association of Australia (SSAA)– Clermont Branch
Project	<p>The SSAA - Clermont Branch are aiming to purchase ShotMarker three target packages for their club and other tools such as steel to build frames for electronic sensors. They are seeking Councils support of \$4,000.</p> <p>The calculations are based on the provided quotes amount which is \$5,206.70, with a 30% co-contribution, resulting in \$3,644.69</p>
<u>Officer Recommendation</u>	
Details	Approve \$3,645 (excluding GST)
Proposed Budget Source	Funded equally from Division 1 and 6

Application 4	Clermont State School P&C Association
Project	<p>Clermont State School P&C are hosting a fundraising Fete on 6 December 2024. They are seeking Councils support of \$5,000 to go towards the overall cost of the event.</p> <p>To approve \$2,997 based on quote provided for hams purchased locally.</p>
<u>Officer Recommendation</u>	
Details	Approve \$2,997 (excluding GST)
Proposed Budget Source	Funded equally from Division 1 and 6

Application 5	Dysart Golf club Incorporated
Project	<p>Dysart Golf Club in Collaboration with Dysart State School P&C are hosting this year's Dysart Christmas Party on 7 December 2024 at the golf club.</p> <p>They are seeking Councils support of \$10,000 to go towards the rides/side show alley games for the event.</p> <p>The quote for Hibbles Amusements is \$19,500. The overall cost of the event is \$45,000. This meets the co contribution requirements.</p>
<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Division 2

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Application 6 <i>Moranbah Bulls Rugby Union Club Incorporated</i>	
<i>Project</i>	<i>The club is aiming to complete general repairs and upgrade their clubhouse. This includes electrical upgrades, gutter replacement, installation of a water fountain and mounting wall fans. Their building application has been approved by Council and are seeking Councils support of \$4,764 The total cost of the project is \$5,954.57 with a 30% co-contribution, resulting in \$4,168.19</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve \$4,168 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Funded equally from Division 3,4 and 5</i>

Application 7 <i>Oasis Life Church LTD.</i>	
<i>Project</i>	<i>Oasis Life Church are hosting their annual Carols by Candlelight on 6 December 2024 at the Moranbah Town square. They are seeking Councils support of \$10,000 to contribute to this event to help with the cost of staging and lighting that is crucial to run the event. The quote for event staging, sound and lighting is \$25,000 and the overall cost of the event is \$27,740. This meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve \$5,000 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Funded equally from Division 3, 4 and 5</i>

Application 8 <i>Moranbah Highlanders Swimming Club Incorporated</i>	
<i>Project</i>	<i>Moranbah Highlanders Swim Club are seeking Councils support to cover the pool hire costs for the club and therefore reduce their fees for the 2024/25 swim camps and carnivals season. This includes Swim Camp on 24 and 25 August, their carnival on 9 November 2024, Wednesday's nights from October 2024 to March 2025 and the Swim Camp on 14 and 15 February 2025. They are seeking Councils support of \$5,000. The calculations are based on the provided quotes amount which is \$ 5,394.55 with a 30% co-contribution, resulting in \$3,776.19</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve \$3,776 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Funded equally from Division 3, 4 and 5</i>

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Application 9 <i>Clermont Rotary Club</i>	
<i>Project</i>	<i>Clermont Rotary Club are hosting a FUNtathlon on 8 February 2025 at the Clermont Swimming pool, this a family event They are seeking Councils support of \$5,000 to go towards Facility fees, equipment and inflatable hire, course construction, and obstacle course purchases. Overall cost of event is \$14,000. This meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve \$5,000 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Division 6</i>

Application 10 <i>Capell Tieri Middlemount Community Sports Network Incorporated (CTM Links)</i>	
<i>Project</i>	<i>CTM Links are hosting their annual Christmas carnival on 7 December 2024 and are seeking council's support of \$5,000 to go towards the events costs. Overall cost of event is \$45,323 which meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve \$5,000 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Division 7</i>

Application 11 <i>The Carmila Sports Reserve</i>	
<i>Project</i>	<i>The Carmila Sports Reserve are auspicing for the annual Carmila Christmas Tree event in Carmila on 14 December 20024. They are seeking Councils support of \$5,000 to go towards the rides for this event. The quote for Fun Times Amusements is \$9,490.16. The overall cost of the event is \$25,020.00. This meets the co contribution requirements.</i>
<u>Officer Recommendation</u>	
<i>Details</i>	<i>Approve 5,000 (excluding GST)</i>
<i>Proposed Budget Source</i>	<i>Division 8</i>

Application 12 <i>Nebo Community Sport and Recreation</i>	
<i>Project</i>	<i>Nebo Community Sport and Recreation are hosting their annual Community Christmas Fair in Nebo on 15 November 2024. This is a community event where rides are free to help support Mental Health and wellbeing without adding financial strain on the community. They are seeking Councils support of \$5,000 to go towards the payment of amusement rides. The quote for Fun Time amusement is \$19,995.89.</i>

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	Overall cost of event is \$23,145.00. This meets co contribution requirements
<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Division 8

2. 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 Community Grants Guidelines.
3. Determines the following applications as unsuccessful, with a view that they will be consulted to provide an explanation on why their application was unsuccessful:
 - a) Hinterland Community Care Moranbah- The applicant submitted only one quote for \$1,617.40 for the entire event, with no confirmed dates. The application did not meet the auditors' minimum requirements, despite several email follow-ups. After deducting the 20% co-contribution, the approved amount would be \$1,293.92. It could be suggested offering a minor grant of \$1,000 instead.
 - b) 4RFM Community Radio - To decline due to purpose of the application being part of their core business. However, it could be suggested offering a minor grant of \$1,000 to support their fundraising efforts.

Resolution No.: PECS1184

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Approves Application 1 for the Community Grants Round One FY2024-2025 as follows:

Application 1	Life Church Brisbane (Clermont)
Project	Life Church Clermont are hosting their annual Christmas in the Park on 6 December at the Centenary Park. It is expected to attract around 1200 people and is a free event for the community. They are seeking Councils support of \$5,000 to go towards the payment of amusement rides. Overall projected cost of event is \$11,211. This meets the co contribution requirements.
<u>Committee Recommendation</u>	
Details	Approves \$5,000 (excluding GST)
Proposed Budget Source	Funded equally from Division 1 and 6
Carried	

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Resolution No.: PECS1185

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- Approves Application 2 for the Community Grants Round One FY2024-2025 as follows:

Application 2	The Clermont Race Club Incorporate
Project	Clermont Race Club are hosting their annual November Races on 16 November 2024 at the Clermont Racecourse. They are seeking Councils support of \$5,000 to go towards the cost of security. The quote for security is \$7,150. The overall cost of the event is over \$50,000. This meets the co contribution requirements.
Committee Recommendation	
Details	Approves \$5,000 (excluding GST) per year
Proposed Budget Source	Funded equally from Division 1 and 6
Carried	

Resolution No.: PECS1186

Moved: Cr Terry O'Neill

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves Application 3 for the Community Grants Round One FY2024-2025 as follows:

Application 3	Sporting Shooters Association of Australia (SSAA)– Clermont Branch
Project	The SSAA - Clermont Branch are aiming to purchase ShotMarker three target packages for their club and other tools such as steel to build frames for electronic sensors. They are seeking Councils support of \$4,000. The calculations are based on the provided quotes amount which is \$5,206.70, with a 30% co-contribution, resulting in \$3,644.69
Committee Recommendation	
Details	Approves \$3,645 (excluding GST)
Proposed Budget Source	Funded equally from Division 1 and 6
Carried	

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Resolution No.: PECS1187

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- Approves Application 4 for the Community Grants Round One FY2024-2025 as follows:

Application 4	Clermont State School P&C Association
Project	Clermont State School P&C are hosting a fundraising Fete on 6 December 2024. They are seeking Councils support of \$5,000 to go towards the overall cost of the event. To approve \$2,997 based on quote provided for hams purchased locally.
Committee Recommendation	
Details	Approves \$2,997 (excluding GST)
Proposed Budget Source	Funded equally from Division 1 and 6
Carried	

Resolution No.: PECS1188

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves Application 5 for the Community Grants Round One FY2024-2025 as follows:

Application 5	Dysart Golf club Incorporated
Project	Dysart Golf Club in Collaboration with Dysart State School P&C are hosting this year's Dysart Christmas Party on 7 December 2024 at the golf club. They are seeking Councils support of \$10,000 to go towards the rides/side show alley games for the event. The quote for Hibbles Amusements is \$19,500. The overall cost of the event is \$45,000. This meets the co contribution requirements.
Committee Recommendation	
Details	Approves \$5,000 (excluding GST)
Proposed Budget Source	Division 2
Carried	

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Resolution No.: PECS1189

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves Application 6 for the Community Grants Round One FY2024-2025 as follows:

Application 6	Moranbah Bulls Rugby Union Club Incorporated
Project	<p>The club is aiming to complete general repairs and upgrade their clubhouse. This includes electrical upgrades, gutter replacement, installation of a water fountain and mounting wall fans. Their building application has been approved by Council and are seeking Councils support of \$4,764</p> <p>The total cost of the project is \$5,954.57 with a 30% co-contribution, resulting in \$4,168.19</p>
Committee Recommendation	
Details	Approves \$4,168 (excluding GST)
Proposed Budget Source	Funded equally from Division 3,4 and 5
Carried	

Resolution No.: PECS1190

Moved: Cr Terry O'Neill

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves Application 7 for the Community Grants Round One FY2024-2025 as follows:

Application 7	Oasis Life Church LTD.
Project	<p>Oasis Life Church are hosting their annual Carols by Candlelight on 6 December 2024 at the Moranbah Town square.</p> <p>They are seeking Councils support of \$10,000 to contribute to this event to help with the cost of staging and lighting that is crucial to run the event.</p> <p>The quote for event staging, sound and lighting is \$25,000 and the overall cost of the event is \$27,740. This meets the co contribution requirements.</p>

Committee Recommendation	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Funded equally from Division 3, 4 and 5
Carried	

Resolution No.: PECS1191

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

1. Approves Application 8 for the Community Grants Round One FY2024-2025 as follows:

Application 8	Moranbah Highlanders Swimming Club Incorporated
Project	Moranbah Highlanders Swim Club are seeking Councils support to cover the pool hire costs for the club and therefore reduce their fees for the 2024/25 swim camps and carnivals season. This includes Swim Camp on 24 and 25 August, their carnival on 9 November 2024, Wednesday's nights from October 2024 to March 2025 and the Swim Camp on 14 and 15 February 2025. They are seeking Councils support of \$5,000. The calculations are based on the provided quotes amount which is \$ 5,394.55 with a 30% co-contribution, resulting in \$3,776.19
Committee Recommendation	
Details	Approves \$3,776 (excluding GST)
Proposed Budget Source	Funded equally from Division 3, 4 and 5
Carried	

Resolution No.: PECS1192

Moved: Cr Terry O'Neill

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Approves Application 9 for the Community Grants Round One FY2024-2025 as follows:

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Application 9		Clermont Rotary Club
Project	Clermont Rotary Club are hosting a FUNtathlon on 8 February 2025 at the Clermont Swimming pool, this a family event They are seeking Councils support of \$5,000 to go towards Facility fees, equipment and inflatable hire, course construction, and obstacle course purchases. Overall cost of event is \$14,000. This meets the co contribution requirements.	
Committee Recommendation		
Details	Approves \$5,000 (excluding GST)	
Proposed Budget Source	Division 6	
Carried		

ATTENDANCE

Ms Nishu Ellawala, Manager Community Education and Compliance entered the meeting room at 10.11am.

Resolution No.: PECS1193

Moved: Cr Alaina Earl **Seconded:** Cr Terry O'Neill

That the Committee recommends that Council:

1. Approves Application 10 for the Community Grants Round One FY2024-2025 as follows:

Application 10		Capell Tieri Middlemount Community Sports Network Incorporated (CTM Links)
Project	CTM Links are hosting their annual Christmas carnival on 7 December 2024 and are seeking council's support of \$5,000 to go towards the events costs. Overall cost of event is \$45,323 which meets the co contribution requirements.	
Officer Recommendation		
Details	Approves \$5,000 (excluding GST)	
Proposed Budget Source	Division 7	
Carried		

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Resolution No.: PECS1194

Moved: Cr Viv Coleman

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- Approves Application 11 for the Community Grants Round One FY2024-2025 as follows:

Application 11	The Carmila Sports Reserve
Project	The Carmila Sports Reserve are auspicing for the annual Carmila Christmas Tree event in Carmila on 14 December 2024. They are seeking Councils support of \$5,000 to go towards the rides for this event. The quote for Fun Times Amusements is \$9,490.16. The overall cost of the event is \$25,020.00. This meets the co contribution requirements.
Committee Recommendation	
Details	Approves 5,000 (excluding GST)
Proposed Budget Source	Division 8
Carried	

Resolution No.: PECS1195

Moved: Cr Vic Coleman

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves Application 12 for the Community Grants Round One FY2024-2025 as follows:

Application 12	Nebo Community Sport and Recreation
Project	Nebo Community Sport and Recreation are hosting their annual Community Christmas Fair in Nebo on 15 November 2024. This is a community event where rides are free to help support Mental Health and wellbeing without adding financial strain on the community. They are seeking Councils support of \$5,000 to go towards the payment of amusement rides. The quote for Fun Time amusement is \$19,995.89. Overall cost of event is \$23,145.00. This meets co contribution requirements

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Committee Recommendation	
Details	Approves \$5,000 (excluding GST)
Proposed Budget Source	Division 8
Carried	

DECLARABLE CONFLICT OF INTEREST

Cr Alaina Earl declared a declarable conflict of interest for Report 5.2 regarding the unsuccessful application for 4RFM Community Radio as she is an employee of 4RFM. Cr Earl left the meeting room at 10.12am and did not participate in the discussion or vote regarding the 4RFM Community Radion Grant Application.

Resolution No.: PECS1196

Moved: Cr Terry O'Neill **Seconded:** Cr Melissa Westcott

That the Committee recommends that Council:

- 1. 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 Community Grants Guidelines.**
- 2. Determines the following applications as unsuccessful, with a view that they will be consulted to provide an explanation on why their application was unsuccessful:**
 - a. Hinterland Community Care Moranbah- The applicant submitted only one quote for \$1,617.40 for the entire event, with no confirmed dates. The application did not meet the auditors' minimum requirements, despite several email follow-ups. After deducting the 20% co-contribution, the approved amount would be \$1,293.92. It could be suggested offering a minor grant of \$1,000 instead.**
 - b. 4RFM Community Radio - To decline due to purpose of the application being part of their core business. However, it could be suggested offering a minor grant of \$1,000 to support their fundraising efforts.**

Carried

ATTENDANCE

Cr Alaina Earl returned to the meeting room at 10.14am.

5.3 Provisional Australia Day Event Sponsorship Program

EXECUTIVE SUMMARY

This report seeks Council's endorsement of the provisional Australia Day Event Sponsorship Program grant pool of \$14,000.00 (excluding GST) and supporting documents for the purpose of empowering community groups or organisations to host events in conjunction with existing Australia Day activities across the region.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Endorses a provisional sponsorship pool of \$14,000.00 (excluding GST) for the 2024/25FY to be established to support community groups or organisations to host events in conjunction with existing Australia Day events across the region*
- 2. Endorses the Australia Day Event Sponsorship Guidelines*
- 3. Authorise the Chief Executive Officer (or delegate) to make minor changes or amendments to the Australia Day Event Sponsorship Guidelines, provided that these changes are administrative only and do not change the intent of the guidelines.*
- 4. Endorses the Australia Day Event Sponsorship Application Form*
- 5. Authorises the Chief Executive Officer (or delegate) to make minor changes or amendments to the Australia Day Event Sponsorship Application Form, provided that these changes are administrative only*
- 6. Delegates authority to the Chief Executive Officer (or delegate) to assess and approve applications for the Australia Day Event Sponsorship Program up to \$1,000.00 (excluding GST) in consultation with the Mayor and Divisional Councillors in accordance with the Australia Day Event Sponsorship Guidelines.*

Resolution No.: PECS1197

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- 1. Endorses a provisional sponsorship pool of \$14,000.00 (excluding GST) for the 2024/25FY to be established to support community groups or organisations to host events in conjunction with existing Australia Day events across the region.**
- 2. Endorses the Australia Day Event Sponsorship Guidelines.**

3. Authorise the Chief Executive Officer (or delegate) to make minor changes or amendments to the Australia Day Event Sponsorship Guidelines, provided that these changes are administrative only and do not change the intent of the guidelines.
4. Endorses the Australia Day Event Sponsorship Application Form.
5. Authorises the Chief Executive Officer (or delegate) to make minor changes or amendments to the Australia Day Event Sponsorship Application Form, provided that these changes are administrative only.
6. Delegates authority to the Chief Executive Officer (or delegate) to assess and approve applications for the Australia Day Event Sponsorship Program up to \$1,000.00 (excluding GST) in consultation with the Mayor and Divisional Councillors in accordance with the Australia Day Event Sponsorship Guidelines.

Carried

5.4

Isaac Arts and Cultural Advisory Committee Minutes – 19 September 2024

EXECUTIVE SUMMARY

The Isaac Arts and Cultural Advisory Committee (IACAC) provides guidance to Council about the implementation of arts related policies and plans, plus advice on the development and delivery of the Regional Arts Development Fund (RADF). This report requests that Council receives and notes the Minutes from the IACAC meeting held on 19 September 2024 and presents committee recommendations for consideration.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. *Receives and notes the Minutes of the Isaac Arts and Cultural Advisory Committee from its meeting held on Thursday, 19 September 2024.*
2. *Accepts the recommendations of the Isaac Arts and Cultural Advisory Committee meeting held on Thursday, 19 September 2024.*
 1. *Endorses the carry forward of \$30,000.00 (excluding GST) from Round One of the 2024-2025 Regional Arts Development Fund into Round Two, for expenditure on Round Two grants.*

Resolution No.: PECS1198

Moved: Cr Terry O'Neill **Seconded:** Cr Melissa Westcott

That the Committee recommends that Council:

1. **Receives and notes the Minutes of the Isaac Arts and Cultural Advisory Committee from its meeting held on Thursday, 19 September 2024.**
2. **Accepts the recommendations of the Isaac Arts and Cultural Advisory Committee meeting held on Thursday, 19 September 2024.**
 - I. **Endorses the carry forward of \$30,000.00 (excluding GST) from Round One of the 2024-2025 Regional Arts Development Fund into Round Two, for expenditure on Round Two grants.**

Carried

5.5 Isaac Region Museum Closure Arrangements 2024-2025FY

EXECUTIVE SUMMARY

This report seeks Council endorsement to adjust the seasonal closure arrangements for the region's two staffed museums, Clermont Historical Centre and Historic Nebo Museum, during the period of December 2024 to March 2025. The proposed temporary closures will facilitate critical collection work, essential maintenance, and exhibition updates that cannot be completed while the museums are open to the public.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

1. ***Approves the seasonal closure of Clermont Historical Centre from close of business Saturday, 30 November 2024, with reopening scheduled for Wednesday, 26 March 2025.***
2. ***Approves the seasonal closure of Historic Nebo Museum from close of business Saturday, 30 November 2024, with reopening scheduled for Wednesday, 26 March 2025.***

Resolution No.: PECS1199

Moved: Cr Melissa Westcott **Seconded:** Cr Alaina Earl

That the Committee recommends that Council:

- 1. Approves the seasonal closure of Clermont Historical Centre from close of business Saturday, 30 November 2024, with reopening scheduled for Wednesday, 26 March 2025.**
- 2. Approves the seasonal closure of Historic Nebo Museum from close of business Saturday, 30 November 2024, with reopening scheduled for Wednesday, 26 March 2025.**

Carried

ATTENDANCE

Mayor Kelly Vea Vea returned to the meeting room at 2.47pm.

5.6 Flood Studies Consultation Report and Commencement of Minor Amendment to the Isaac Regional Planning Scheme

EXECUTIVE SUMMARY

Council has been progressing the development of multiple flood studies across the Isaac Region. These flood studies have recently undergone community consultation and Council resolution is now sought to adopt the flood studies and to commence a minor amendment to the Isaac Regional Planning Scheme to update the Flood Hazard Overlay mapping.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Receive and note the Flood Studies Community Consultation Report.**
- 2. Receive and adopt the following flood studies:**
 - a. Isaac River Flood Study, prepared by KBR and dated 1 July 2021**
 - b. Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Clermont), prepared by GHD and dated 11 July 2023**
 - c. Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Moranbah), prepared by GHD and dated 13 October 2023**

- d. ***Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Nebo), prepared by GHD and dated 24 August 2023***
- e. ***Styx River and Plane Creek South Flood Study, prepared by KBR and dated 12 April 2024***
3. ***Resolve to prepare a Minor Amendment to update the flood hazard overlay mapping in the Isaac Regional Planning Scheme 2021 in accordance with section 20 of the Planning Act 2016 and Chapter 2, Part 2 of the Ministers Guidelines and Rules.***
4. ***Resolve to revoke the Council resolution of 12 December 2023 (Resolution Number 8596) to commence a Major Amendment (Flood Hazard) of Isaac Regional Planning Scheme 2021.***

Resolution No.: PECS1200

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

1. **Receive and note the Flood Studies Community Consultation Report.**
2. **Receive and adopt the following flood studies:**
 - a. **Isaac River Flood Study, prepared by KBR and dated 1 July 2021**
 - b. **Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Clermont), prepared by GHD and dated 11 July 2023**
 - c. **Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Moranbah), prepared by GHD and dated 13 October 2023**
 - d. **Clermont, Moranbah and Nebo Flood Model and Hazard Mapping (Nebo), prepared by GHD and dated 24 August 2023**
 - e. **Styx River and Plane Creek South Flood Study, prepared by KBR and dated 12 April 2024**
3. **Resolve to prepare a Minor Amendment to update the flood hazard overlay mapping in the Isaac Regional Planning Scheme 2021 in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 2 of the Ministers Guidelines and Rules.**
4. **Resolve to revoke the Council resolution of 12 December 2023 (Resolution Number 8596) to commence a Major Amendment (Flood Hazard) of Isaac Regional Planning Scheme 2021.**

Carried

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Resolution No.: PECS1201

Moved: Cr Terry O'Neill **Seconded:** Cr Melissa Westcott

That the committee adjourn the meeting at 10.35am for morning tea.

Carried

Resolution No.: PECS1202

Moved: Cr Alaina Earl **Seconded:** Cr Terry O'Neill

That the committee resume the meeting at 10.57am.

Carried

ATTENDANCE

Ms Donna Wilson, Administration Officer, was not in attendance when the meeting resumed at 10.57am.

5.7 **MCU23/0006 Development Application for a Development Permit for Non-Resident Worker Accommodation (521 rooms and ancillary buildings) Located at 111 Belyando Avenue, Moranbah, described as Lot 78 CP901715 and Lot 5 M97372**

EXECUTIVE SUMMARY

On 21 September 2023, Council received a development application from Village National Coal Country Properties Pty Ltd for a Development Permit for non-resident worker accommodation (521 rooms and ancillary buildings) located at 111 Belyando Avenue, Moranbah, described as Lot 78 on CP901715 and Lot 5 on M97372. It is recommended that the development application be approved subject to conditions.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- Approves the development application for MCU23/0006 from Village National Coal Country Properties Pty Ltd for a Development Application for a Development Permit for Non-resident workers*

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accommodation (521 rooms and ancillary buildings) located at 11 Belyando Avenue, Moranbah, described as Lot 78 CP901745 and Lot 5 M97372, subject to the following conditions of approval:

NO.	CONDITION	TIMING
GENERAL CONDITIONS		
GN1	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated
GN2	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
GN3	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
GN4	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
GN5	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
GN6	<p>This approval should not be taken to mean that the drawings have been checked in detail and Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications.</p> <p>The approval is issued with reliance upon the Engineer's certification and that any aspects of the design not specified by Council policy have been undertaken with due professional diligence to accepted industry standards.</p>	At all times
GN7	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
GN8	Submit, for approval by Council, 'As Constructed' drawings (pdf and DWG) prepared by a Registered Professional Engineer of Queensland (RPEQ) for sewerage, water and road works.	Prior to the completion of works associated with the development
APPROVED DRAWINGS AND DOCUMENTS		

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<p><i>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:</i></p>					<p><i>At all times</i></p>
<i>Title</i>	<i>Drawing Number</i>	<i>Rev</i>	<i>Date</i>	<i>Prepared by</i>	
<i>Site Plan</i>	<i>61335</i>	<i>-</i>	<i>25.08.23</i>	<i>Murray and Associates</i>	
<i>Floor Plan and Elevations</i>	<i>PHE-</i>	<i>-</i>	<i>21.12.19</i>	<i>PHE Solutions</i>	
<i>Laundry Floor Plan</i>	<i>-01</i>	<i>-</i>	<i>09.06.11</i>	<i>Atco</i>	
<i>Laundry Elevation</i>	<i>-02</i>	<i>-</i>	<i>09.06.11</i>	<i>Atco</i>	
<i>Laundry Elevation</i>	<i>-03</i>	<i>-</i>	<i>09.06.11</i>	<i>Atco</i>	
<i>Car Parking Existing Layout Plan</i>	<i>D23.393C-6</i>	<i>B</i>	<i>11.09.24</i>	<i>DILEIGH</i>	
<i>Car Parking Proposed Layout Plan</i>	<i>D23.393C-7</i>	<i>B</i>	<i>11.09.24</i>	<i>DILEIGH</i>	
<i>Civil Design</i>	<i>D23.393C</i>	<i>A</i>		<i>DILEIGH</i>	
<i>Existing Features and Services</i>	<i>D23.393C-01</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Proposed Unit and water layout for Lot 78</i>	<i>D23.393C-02</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Proposed Sewer layout</i>	<i>D23.393C-03</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Vehicle turn paths and pedestrian movement</i>	<i>D23.393C-04</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Vehicle turn paths – bus or service vehicle path</i>	<i>D23.393C-05</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Washdown bays</i>	<i>D23.393C-OP01</i>	<i>A</i>	<i>08.03.20 24</i>	<i>DILEIGH</i>	
<i>Stormwater Management Plan</i>	<i>D23.393-RP02</i>	<i>A</i>	<i>21.02.24</i>	<i>DILEIGH</i>	
<i>Stormwater Management Plan Proposed stormwater layout</i>	<i>D23.393C-02</i>	<i>A</i>	<i>31.01.20 23</i>	<i>DILEIGH</i>	
<i>Stormwater Management Plan Calculations and hydrographs</i>	<i>D23.393C-03</i>	<i>A</i>	<i>31.01.20 23</i>	<i>DILEIGH</i>	

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NO.	CONDITION	TIMING
P2	<p>Submit to and have approved by the Assessment Manager amended/additional drawings and/or documents which incorporate the following:</p> <ul style="list-style-type: none"> a. Amended Site Plan, Job & Plan No 61335. Amendments required: Camp specification description to align with approved room and car park numbers. b. Amended Car Parking Proposed Layout Plan, Dwg No. D23.393C-7. Amendment required: Proposed room numbers to be corrected in table to reference correct proposed room numbers. c. Internal Bus setdown and pickup locations, including linemarking and signage. d. Bin storage areas (existing and proposed) e. Detail design civil drawings of the external roadworks (median right turning lane in Belyando Avenue). f. Detailed design civil drawings of all extensions/augmentations of internal works. g. Floor plan typologies of all existing accommodation buildings located on site. h. Amended Site Plan (or other plan) which clearly identifies room numbers associated with the existing and proposed buildings in a legible order. <p>Once approved, the amended drawings will form part of the Approved Drawings for this development.</p>	Prior to the commencement of use on Lot 78.
P3	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		
BW1	<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>	Prior to issue of Certificate of Classification / Final Inspection Certificate
AMALGAMATION		
AM1	Amalgamate Lot 78 CP901715 and Lot 5 M97372 into one allotment. The Plan of Subdivision providing for the amalgamation must be registered with Titles Queensland prior to the commencement of the accommodation use on Lot 78.	Prior to commencement of use on Lot 78.
APPROVED USE		
AU1	The approved use is for 521 non-resident worker accommodation rooms catering for a maximum of 521 non-resident workers and one caretakers dwelling (existing).	At all times
AU2	Buildings are to have a maximum height of one storey, excluding any existing two storey buildings which currently exist on Lot 5 at the time of this approval.	At all times
CAR PARKING AND ACCESS		
PA1	Design, construct and maintain all car parking and internal roadways generally in accordance with the Approved Drawings, Capricorn Municipal Development	Prior to commencement

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NO.	CONDITION	TIMING
	<p><i>Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, and Manual of Uniform Traffic Control Devices (Queensland) and must:</i></p> <p>a. <i>Provide a minimum of 278 parking spaces;</i></p> <p>b. <i>Be designed and constructed in accordance with AS2890 Parking facilities – Off-street car parking and the relevant Council Planning Scheme Codes and Development Works Planning Scheme Policy;</i></p> <p>c. <i>Provide parking spaces for people with a disability in accordance with the Building Code of Australia and AS2890.6 Off-street parking for people with disabilities;</i></p> <p>d. <i>Provide on-site loading, unloading and manoeuvring for all necessary service vehicles including:</i></p> <p><i>Internal bus setdown and pickup</i></p> <ul style="list-style-type: none"> • <i>Refuse collection vehicle</i> • <i>Small rigid vehicle for service delivery.</i> <p>e. <i>Allow all design vehicles to enter and exit the site in a forward gear;</i></p> <p>f. <i>Be constructed and sealed with bitumen.</i></p> <p>g. <i>Be signed and delineated in accordance with the Queensland Manual of Uniform Traffic Control Devices;</i></p> <p>h. <i>Allow for the provision of fill and/or boundary retaining walls and the containment and management of site stormwater drainage as required;</i></p> <p>i. <i>Drained to a legal point of discharge.</i></p>	<p><i>of use on Lot 78 and at all times</i></p>
PA2	<p><i>Design, construct and maintain the vehicular access, as per the Approved Drawings and documents and in accordance with the Capricorn Municipal Development Guidelines, Australian Standard AS2890 “Parking facilities”.</i></p>	<p><i>Prior to commencement of use on Lot 78 and at all times</i></p>
PA3	<p><i>Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.</i></p>	<p><i>Prior to commencement of use on Lot 78 and at all times</i></p>
PA4	<p><i>No vehicle access is permitted from Goonyella Road.</i></p>	<p><i>Prior to commencement of use over Lot 78.</i></p>
AMENITY		
GENERAL AMENITY		
GA1	<p><i>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></p> <p><i>Note:</i></p> <p><i>The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.</i></p>	<p><i>At all times</i></p>
GA2	<p><i>Any storage of flammable and/or combustible liquids must comply with the minor storage provisions of Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.</i></p>	<p><i>At all times</i></p>

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NO.	CONDITION	TIMING
LIGHTING		
LT1	Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.	Prior to commencement of use over Lot 78 and to be maintained at all times
LT2	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version.	Prior to commencement of use over Lot 78 and to be maintained at all times
ENGINEERING		
CONSTRUCTION MANAGEMENT		
CM1	Do not undertake construction in a way that makes audible noise: a. On a business day or Saturday, before 6.30 am or after 6.30 pm; or b. On any other day, at any time.	At all times during construction
CM2	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
CM3	Remove any spills of soil or other material from the road or gutter upon completion of each day's work, during construction. These material spills and accumulated sediment deposits must be managed in a way that minimises environmental harm and/or damage to public and private property.	At all times during construction
EROSION AND SEDIMENT CONTROL		
ESC 1	Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.	At all times
ESC 2	<p>Prepare and implement an Erosion and Sediment Control (ESCP) Management Plan prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.</p> <p>The plan must include, but is not limited to, measures to ensure the external pavement surfaces are swept or washed regularly and maintained in good condition, in addition to dust control measures which include minimising exposure of site areas, staging of earthworks and setting wind speed limits for site operation. Where works are considered by the Assessment Manager to be operating in high winds or causing a sufficient dust nuisance, works must cease until conditions are favourable. Once approved, the ESC Plan will form part of the Approved Documents for this development.</p> <p>Note: The Erosion and Sediment Control Plan is to be submitted to Council for endorsement prior to the commencement of works.</p>	Prior to site/operational work commencing and at all times during construction

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NO.	CONDITION	TIMING
ESC 3	<p>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).</p> <p>The prepared Erosion and Sediment Control Plan must be available onsite for inspection by Council Officers during these works</p>	At all times during construction.
STORMWATER		
SW1	<p>All works must be carried out in accordance with the Stormwater Management Plan by Dileigh Consulting Engineers Pty Ltd D23.393-RP02 dated 21/02/2024.</p> <p>Note: The Lawful Point of Discharge for the site is the existing culvert outlet to Goonyella Road.</p> <p>Detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity</p>	Prior to the completion of works and commencement of use over Lot 78.
SW2	<p>Provide certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the Site Based Stormwater Management Plan has been implemented and constructed in accordance with the Stormwater Management Plan listed within this Decision Notice.</p>	Prior to commencement of use over Lot 78.
WATER		
WA1	<p>Provide a reticulated water supply service in accordance with Proposed Unit and water layout for Lot 78 D23.393C-02A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd; the Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018</p>	Prior to commencement of use over Lot 78.
WA2	<p>Provide a metered service, and internal infrastructure as required, to satisfy the fire fighting and water supply demands of the development.</p> <p>Note: The developer should engage an appropriately qualified hydraulic consultant to assess the suitability of the water supply system to cater for the proposed development, including fire fighting requirements in accordance with AS2419 – Fire hydrant installation.</p>	Prior to commencement of use
SEWERAGE		
SE1	<p>Provide a reticulated sewerage service in generally in accordance with Proposed Sewer layout D23.393C-03A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd; the Development Works Code in the Isaac Regional Planning Scheme, the Planning Scheme Policy for Development Works and the Capricorn Municipal Development Guidelines</p> <p>Note: No plumbing and drainage works are to commence prior to the issuing of the Plumbing and Drainage Approval by the Council.</p>	Prior to commencement of use over Lot 78.
SE2	<p>All sewerage infrastructure must be clear of all proposed and existing buildings.</p>	At all times

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NO.	CONDITION	TIMING
SE3	<i>The developer must undertake all necessary upgrades of Council sewerage infrastructure to ensure other users are not adversely affected by the increased demand of the development, in accordance with Proposed Sewer layout D23.393C-03A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd.</i>	<i>Prior to commencement of use over Lot 78.</i>
SE4	<i>Sewerage works performed on live sewerage infrastructure, namely (eg. breaking into the existing sewer manhole) and (eg. breaking into a new manhole at the upstream extent of the new sewerage infrastructure) must be undertaken by Council or under the supervision of council if directed by council.</i>	<i>Prior to commencement of use over Lot 78.</i>
SE5	<i>Unless otherwise agreed to by the Assessment Manager, all sewerage infrastructure must be inspected by closed circuit television (CCTV) unit and an infrastructure condition report prepared and submitted to the Assessment Manager for approval prior to the commencement of the maintenance period and prior to the conclusion of the maintenance period. The reports must be prepared in accordance with the requirements of the Capricorn Municipal Development Guidelines.</i>	<i>Prior to commencement of use over Lot 78.</i>
ROADWORKS		
RW1	<i>Roadworks must be constructed in accordance with the Capricorn Municipal Development Guidelines, as designed and certified by a Registered Professional Engineer Queensland (RPEQ) unless agreed in writing with the Assessment Manager.</i>	<i>Prior to commencement of use over Lot 78.</i>
RW2	<i>Upgrade / Reconstruct the median turning lane in Belyando Avenue as designed and certified by an Registered Professional Engineer Queensland (RPEQ) Intersection designs and speed restriction devices must be in accordance with the Capricorn Municipal Development Guidelines and, where applicable, Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.</i>	<i>Prior to commencement of use over Lot 78.</i>
RW3	<i>Prior to any inspection of the subgrade, submit for approval by the Assessment Manager a pavement design for median turning lane in Belyando Avenue. The pavement design must be in accordance with the requirements of the Capricorn Municipal Development Guidelines.</i>	<i>Prior to commencement of use over Lot 78.</i>
RW4	<i>In addition to compaction testing of pavement sub-grade, sub-base and base, undertake proof test rolling as soon as possible after completion of compaction, in the presence of the Engineer's Superintendent and Council's Inspector. Such test rolling must be carried out in accordance with AS 3798 - Guidelines on earthworks for commercial and residential developments. Dried out surfaces are not acceptable for test rolling.</i>	<i>Prior to commencement of use over Lot 78.</i>
RW5	<i>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) and reinstatement existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</i>	<i>Prior to commencement of use over Lot 78.</i>
RW6	<i>All internal access roads must be maintained by the Applicant throughout construction phase to prevent erosion and manage stormwater in a manner which does not result in environmental harm or nuisance to adjoining properties.</i>	<i>At all times</i>
PEDESTRIAN PATHS		

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NO.	CONDITION	TIMING
PD1	A concrete pedestrian footpath with a minimum width of 1.2 metres must be provided to connect the new buildings and car parking areas within Lot 78 to the existing pedestrian footpath network within existing Lot 5.	Prior to commencement of accommodation and/or carpark use over Lot 78.
ELECTRICITY AND TELECOMMUNICATIONS		
EST 1	Maintain an agreement with an electricity and telecommunication supplier to provide necessary services to the approved development in accordance with the standards of the relevant service provider.	At all times
LANDSCAPING AND FENCING		
LS1	<p>THE SITE MUST BE LANDSCAPED GENERALLY IN ACCORDANCE WITH THE APPROVED DRAWINGS AND BELOW REQUIREMENTS. SUCH LANDSCAPING MUST:</p> <ul style="list-style-type: none"> a. Provide landscaping buffer with a minimum width of six (6) metres along the southern boundary with Goonyella Road. b. The landscaping buffer must include the construction of permanent garden beds planted with trees and shrubs. c. Landscaping must be completed prior to the commencement of the accommodation use over Lot 78 commencing and must be maintained at all times. d. Include species recognised for their low water requirements and be provided with a controlled underground or drip watering system. e. A 1.8m high (minimum) solid screen fence (colorbond or similar) must be provided along the site's boundary with Goonyella Road. f. A 1.8m high (minimum) solid screen fence (colorbond or similar) must be provided along the northern and southern boundaries of Lot 78. g. Provide shade trees in new car parking areas located over Lot 78 at a ratio of 1 tree for every 6 car parking spaces. h. Where adjoining shade trees to landscape elements, wheel stops are provided within car parking spaces to protect vegetation from damage. 	Prior to commencement of use over Lot 78.
LS2	Establish, maintain and retain all landscaping generally in accordance with the approved drawings and conditions of this approval. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).	At all times.
LS3	Provide certification from a Landscape Architect or other suitably qualified person that the landscaping has been constructed and established in accordance with the conditions of this and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use over Lot 78.
STREET TREES		
ST1	Provide five street tree/s within the Goonyella Road reserve at 20 metre intervals. Street trees are to be selected and located to achieve consistency with the existing location and species of street trees located along the adjoining site on Goonyella Road.	Prior to commencement of use over Lot 78.

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NO.	CONDITION	TIMING
ST2	<i>Establish, maintain and retain the street trees until accepted by Council as off-maintenance. The street trees must be subject to ongoing maintenance and replanting programme (if necessary).</i>	<i>At all times.</i>
WASTE MANAGEMENT		
WM1	<i>An impervious bin storage area (bin enclosure) for the storage of waste receptacles, must be provided in accordance with the following:</i> <i>a. designed so as to prevent the release of contaminants to the environment;</i> <i>b. sufficient to accommodate all refuse containers required for the scale of the development;</i> <i>c. aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening;</i> <i>d. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement; and</i> <i>e. must be maintained in a clean and sanitary manner at all times.</i>	<i>Prior to commencement of use over Lot 78 and to be maintained at all times</i>
WM2	<i>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.</i>	<i>At all times</i>
WM3	<i>All waste must be collected by a Council approved commercial contractor within the site. Kerb side collection will not be accepted for the approved development.</i>	<i>At all times</i>
WM4	<i>Ensure that any potential food / waste sources are covered and collected so that they are not accessible to wildlife.</i>	<i>At all times</i>
WM5	<i>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.</i>	<i>At all times</i>
OPERATIONAL WORK		
OW1	<i>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.</i>	<i>Prior to commencement of use over Lot 78.</i>
CONSTRUCTION MANAGEMENT / PRE-START MEETING		
CM1	<i>Hold a pre-start meeting with the Isaac Regional Council prior to the commencement of any operational works.</i> <i>Note:</i> <i>Please contact the Assessment Manager at least 48 hours prior to any works commencing to organise a pre-start meeting. The contact number to arrange a pre-start meeting is 1300 472 227.</i>	<i>Prior to commencement of works</i>
COUNCIL INSPECTIONS		
CI1	<i>Contact the Assessment Manager on 1300 472 227 and provide at least 48 hours notice for Council officers to inspect:</i> <i>a. Installation of root barriers and trees;</i>	<i>At least 48 hours notice for Council officers to inspect</i>

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NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> b. Sub-grade, sub-base and base; c. Proof roll and pre- seal; d. Bedding, pipelaying and backfilling for water supply, sewerage and stormwater drainage features, including sewer points of connection, water service connections and stormwater connections to existing network; e. Pressure testing for all water and sewerage mains; f. Sewerage and Stormwater access chambers for the following: <ul style="list-style-type: none"> i. Prior to pouring of access chamber bases; ii. Formwork for access chambers prior to pouring; iii. Water testing for sewerage access chambers. 	
ON-MAINTENANCE REQUIREMENTS		
OM1	<p>Contact the Assessment Manager to organise an 'On Maintenance' meeting. The contact number to arrange an 'On Maintenance' meeting is 1300 472 227. The meeting must include representatives for the Developer, Principal Contractor, Council and any other relevant parties.</p>	<p>Prior to the 'On Maintenance' Meeting</p>
OM2	<p>At least 48 hours prior to the 'On Maintenance' Meeting, the supervising Registered Professional Engineer Queensland (RPEQ) must submit:</p> <ul style="list-style-type: none"> a. Certification that all works have been undertaken and completed in accordance with this permit, the relevant conditions of this approval to which this approval relates and the requirements of the relevant Isaac Regional Council Planning Scheme Policies and associated standard drawings; b. Copies of all test results; c. CCTV footage, reports and recommendations; d. Drawing/s identifying fill depth and location on the site; e. Certification confirming the Operational Work has been inspected by a Registered Professional Engineer Queensland (RPEQ); f. 'As Constructed' documentation. The documentation may be either: <ul style="list-style-type: none"> • must include: <ul style="list-style-type: none"> i. a digital copy of the collated 'As Constructed' information: <ul style="list-style-type: none"> • in AutoCAD pre-2010 'model space'; • scaled to 1 unit = 1 metre; • tied to a minimum of two permanent survey marks with 2 order horizontal accuracy (MGA94 Zone 56 coordinates) or better (to enable linking of the 'As Constructed' information to Council's GIS system); • with finished surfaces (spot heights and contours) to 5m outside the plan area of the Operational Work; • with separate layers for each type of infrastructure (water main, water service, electricity, telecommunication, lighting, stormwater drainage, roadwork, sewerage, footpath) within the plan area of the Operational Work; • that highlights infrastructure within the plan area of the Operational Work that has not been affected by the 	<p>At least 48 hours prior to the 'On Maintenance' Meeting</p>

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NO.	CONDITION	TIMING
	<p>Operational Work and therefore may not be accurately located;</p> <ul style="list-style-type: none"> • compiled using AutoCAD's eTransmit function resulting in one file (*.zip) that contains all 'As Constructed' information relevant to the Operational Work and all plot style tables, font maps, etc that are necessary to successfully extract the eTransmit file and access the 'As Constructed' information; ii. two (2) complete sets of scale drawings on A3 paper, complete with annotations and amendments, presented in a clear and legible form. The drawings will not be accepted unless labelled 'As Constructed' in title block and/or by stamp; iii. a PDF scan or print of each 'As Constructed' drawing; iv. a DXF file of the raw surveyors pickup; and v. a letter or certificate, signed by an Registered Professional Engineer Queensland (RPEQ), confirming any variations to the design that result in Operational Work being outside of design tolerance will not result in a failure of the Operational Work to perform as intended by the design. 	
OM3	Minute the 'On Maintenance' meeting, forward copies to the representatives for the Developer, Principal Contractor, Assessment Manager and any other relevant party and make any amendments to the minutes and drawings as necessary.	Within 48 hours of the 'On Maintenance' Meeting occurring
OM4	Submit a Maintenance Bond for external works to the value of 5% of the total construction cost of the Operational Work (including all variations) or \$2,000.00, whichever is higher. This bond will be held by the Assessment Manager until the Operational Work is accepted 'Off Maintenance'.	Prior to the Operational Work being 'Off Maintenance'
ON MAINTENANCE PERIOD		
ONP 1	<p>The 'On Maintenance' Period is a minimum of twelve (12) months and may be extended in part or in whole, delaying acceptance of the Operational Work 'Off Maintenance', except for bioretention measures which must have a minimum maintenance period of 24 months, which will commence after the completion of the last stage of the development to direct water to the for bioretention measures.</p> <p>The Maintenance Period is to commence on the date nominated in the Assessment Manager's 'On Maintenance' acceptance letter and is to conclude on the date nominated in the Assessment Manager's 'Off Maintenance' acceptance letter. During the 'On Maintenance' Period, the Developer must:</p> <ul style="list-style-type: none"> a. Ensure Operational Work is maintained at no cost to Council; b. Footpaths, street trees and landscaping, drainage reserves and parks are kept in a tidy manner by seeding and mowing; and c. Ensure defects (if any) are rectified within a reasonable time (generally 2 weeks from when they are identified). 	At all times
OFF MAINTENANCE		
OMP 1	Contact the Assessment Manager to organise an 'Off Maintenance' meeting. The contact number to arrange an 'Off Maintenance' meeting is 1300 472 227. The meeting must include representatives for the Developer, Principal Contractor, the Assessment Manager and any other relevant parties.	At least 48 hours prior to the 'Off Maintenance' Meeting

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NO.	CONDITION	TIMING
OMP 2	<p>Prior to the Operational Work being accepted 'Off Maintenance':</p> <ul style="list-style-type: none">a. Ensure grass coverage of at least 80% (per square metre) is obtained over all public access land;b. Confirm with the Assessment Manager that temporary erosion and sediment control measures are no longer required and, if warranted, arrange for their disposal.c. Street trees and landscaping are kept in a tidy manner by seeding and mowing; andd. CCTV footage, reports and recommendations.	Prior to going 'Off Maintenance'
OMP 3	Minute the 'Off Maintenance' meeting, forward copies to the representatives for the Developer, Principal Contractor, Assessment Manager and any other relevant party and make any amendments to the minutes and drawings as necessary.	Within 48 hours of the 'Off Maintenance' Meeting occurring
SITE REHABILITATION		
SR1	Upon completion of the development, all redundant plant, equipment, materials and waste are to be removed from the site and/or disposed of at an appropriately licenced facility. Redundant access roads, laydown and hardstand areas are to be rehabilitated.	Prior to commencement of use over Lot 78.

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Resolution No.: PECS1203

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Approves the development application for MCU23/0006 from Village National Coal Country Properties Pty Ltd for a Development Application for a Development Permit for Non-resident workers accommodation (521 rooms and ancillary buildings) located at 11 Belyando Avenue, Moranbah, described as Lot 78 CP901745 and Lot 5 M97372, subject to the following conditions of approval:

NO.	CONDITION	TIMING
GENERAL CONDITIONS		
GN1	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated
GN2	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
GN3	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
GN4	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
GN5	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
GN6	This approval should not be taken to mean that the drawings have been checked in detail and Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspects of the design not specified by Council policy have been undertaken with due professional diligence to accepted industry standards.	At all times
GN7	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
GN8	Submit, for approval by Council, 'As Constructed' drawings (pdf and DWG) prepared by a Registered Professional Engineer of Queensland (RPEQ) for sewerage, water and road works.	Prior to the completion of works associated with the development

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APPROVED DRAWINGS AND DOCUMENTS					At all times
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	Date	Prepared by	
Site Plan	61335	-	25.08.23	Murray and Associates	
Floor Plan and Elevations	PHE-	-	21.12.19	PHE Solutions	
Laundry Floor Plan	-01	-	09.06.11	Atco	
Laundry Elevation	-02	-	09.06.11	Atco	
Laundry Elevation	-03	-	09.06.11	Atco	
Car Parking Existing Layout Plan	D23.393C-6	B	11.09.24	DILEIGH	
Car Parking Proposed Layout Plan	D23.393C-7	B	11.09.24	DILEIGH	
Civil Design	D23.393C	A		DILEIGH	
Existing Features and Services	D23.393C-01	A	08.03.20 24	DILEIGH	
Proposed Unit and water layout for Lot 78	D23.393C-02	A	08.03.20 24	DILEIGH	
Proposed Sewer layout	D23.393C-03	A	08.03.20 24	DILEIGH	
Vehicle turn paths and pedestrian movement	D23.393C-04	A	08.03.20 24	DILEIGH	
Vehicle turn paths – bus or service vehicle path	D23.393C-05	A	08.03.20 24	DILEIGH	
Washdown bays	D23.393C-OP01	A	08.03.20 24	DILEIGH	
Stormwater Management Plan	D23.393-RP02	A	21.02.24	DILEIGH	
Stormwater Management Plan Proposed stormwater layout	D23.393C-02	A	31.01.20 23	DILEIGH	
Stormwater Management Plan Calculations and hydrographs	D23.393C-03	A	31.01.20 23	DILEIGH	

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P2	<p>Submit to and have approved by the Assessment Manager amended/additional drawings and/or documents which incorporate the following:</p> <ol style="list-style-type: none"> Amended Site Plan, Job & Plan No 61335. Amendments required: Camp specification description to align with approved room and car park numbers. Amended Car Parking Proposed Layout Plan, Dwg No. D23.393C-7. Amendment required: Proposed room numbers to be corrected in table to reference correct proposed room numbers. Internal Bus setdown and pickup locations, including linemarking and signage. Bin storage areas (existing and proposed) Detail design civil drawings of the external roadworks (median right turning lane in Belyando Avenue). Detailed design civil drawings of all extensions/augmentations of internal works. Floor plan typologies of all existing accommodation buildings located on site. Amended Site Plan (or other plan) which clearly identifies room numbers associated with the existing and proposed buildings in a legible order. <p>Once approved, the amended drawings will form part of the Approved Drawings for this development.</p>	Prior to the commencement of use on Lot 78.
P3	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		
BW1	<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>	Prior to issue of Certificate of Classification / Final Inspection Certificate
AMALGAMATION		
AM1	Amalgamate Lot 78 CP901715 and Lot 5 M97372 into one allotment. The Plan of Subdivision providing for the amalgamation must be registered with Titles Queensland prior to the commencement of the accommodation use on Lot 78.	Prior to commencement of use on Lot 78.
APPROVED USE		
AU1	The approved use is for 521 non-resident worker accommodation rooms catering for a maximum of 521 non-resident workers and one caretakers dwelling (existing).	At all times
AU2	Buildings are to have a maximum height of one storey, excluding any existing two storey buildings which currently exist on Lot 5 at the time of this approval.	At all times

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CAR PARKING AND ACCESS		
PA1	<p>Design, construct and maintain all car parking and internal roadways generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, and Manual of Uniform Traffic Control Devices (Queensland) and must:</p> <ol style="list-style-type: none"> Provide a minimum of 278 parking spaces; Be designed and constructed in accordance with AS2890 Parking facilities – Off-street car parking and the relevant Council Planning Scheme Codes and Development Works Planning Scheme Policy; Provide parking spaces for people with a disability in accordance with the Building Code of Australia and AS2890.6 Off-street parking for people with disabilities; Provide on-site loading, unloading and manoeuvring for all necessary service vehicles including: Internal bus setdown and pickup <ul style="list-style-type: none"> Refuse collection vehicle Small rigid vehicle for service delivery. Allow all design vehicles to enter and exit the site in a forward gear; Be constructed and sealed with bitumen. Be signed and delineated in accordance with the Queensland Manual of Uniform Traffic Control Devices; Allow for the provision of fill and/or boundary retaining walls and the containment and management of site stormwater drainage as required; Drained to a legal point of discharge. 	Prior to commencement of use on Lot 78 and at all times
PA2	Design, construct and maintain the vehicular access, as per the Approved Drawings and documents and in accordance with the Capricorn Municipal Development Guidelines, Australian Standard AS2890 “Parking facilities”.	Prior to commencement of use on Lot 78 and at all times
PA3	Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.	Prior to commencement of use on Lot 78 and at all times
PA4	No vehicle access is permitted from Goonyella Road.	Prior to commencement of use over Lot 78.
AMENITY		
GENERAL AMENITY		
GA1	<p>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.</p> <p>Note:</p>	At all times

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	The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.	
GA2	Any storage of flammable and/or combustible liquids must comply with the minor storage provisions of Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.	At all times
LIGHTING		
LT1	Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.	Prior to commencement of use over Lot 78 and to be maintained at all times
LT2	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version.	Prior to commencement of use over Lot 78 and to be maintained at all times
ENGINEERING		
CONSTRUCTION MANAGEMENT		
CM1	Do not undertake construction in a way that makes audible noise: a. On a business day or Saturday, before 6.30 am or after 6.30 pm; or b. On any other day, at any time.	At all times during construction
CM2	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
CM3	Remove any spills of soil or other material from the road or gutter upon completion of each day's work, during construction. These material spills and accumulated sediment deposits must be managed in a way that minimises environmental harm and/or damage to public and private property.	At all times during construction
EROSION AND SEDIMENT CONTROL		
ESC 1	Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.	At all times
ESC 2	Prepare and implement an Erosion and Sediment Control (ESCP) Management Plan prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'. The plan must include, but is not limited to, measures to ensure the external pavement surfaces are swept or washed regularly and maintained in good condition, in addition to dust control measures which include minimising exposure of site areas, staging of earthworks and setting wind speed limits for site operation. Where works are considered by the Assessment Manager to be operating in high winds or causing a sufficient dust nuisance, works must cease until conditions are favourable. Once approved, the ESC Plan will form part of the Approved Documents for this development.	Prior to site/ operational work commencing and at all times during construction

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	<p>Note: The Erosion and Sediment Control Plan is to be submitted to Council for endorsement prior to the commencement of works.</p>	
ESC 3	<p>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).</p> <p>The prepared Erosion and Sediment Control Plan must be available onsite for inspection by Council Officers during these works</p>	At all times during construction.
STORMWATER		
SW1	<p>All works must be carried out in accordance with the Stormwater Management Plan by Dileigh Consulting Engineers Pty Ltd D23.393-RP02 dated 21/02/2024.</p> <p>Note: The Lawful Point of Discharge for the site is the existing culvert outlet to Goonyella Road. Detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity</p>	Prior to the completion of works and commencement of use over Lot 78.
SW2	<p>Provide certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the Site Based Stormwater Management Plan has been implemented and constructed in accordance with the Stormwater Management Plan listed within this Decision Notice.</p>	Prior to commencement of use over Lot 78.
WATER		
WA1	<p>Provide a reticulated water supply service in accordance with Proposed Unit and water layout for Lot 78 D23.393C-02A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd; the Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018</p>	Prior to commencement of use over Lot 78.
WA2	<p>Provide a metered service, and internal infrastructure as required, to satisfy the fire fighting and water supply demands of the development.</p> <p>Note: The developer should engage an appropriately qualified hydraulic consultant to assess the suitability of the water supply system to cater for the proposed development, including fire fighting requirements in accordance with AS2419 – Fire hydrant installation.</p>	Prior to commencement of use
SEWERAGE		
SE1	<p>Provide a reticulated sewerage service in generally in accordance with Proposed Sewer layout D23.393C-03A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd; the Development Works Code in the Isaac Regional Planning Scheme, the Planning Scheme Policy for Development Works and the Capricorn Municipal Development Guidelines</p> <p>Note:</p>	Prior to commencement of use over Lot 78.

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	No plumbing and drainage works are to commence prior to the issuing of the Plumbing and Drainage Approval by the Council.	
SE2	All sewerage infrastructure must be clear of all proposed and existing buildings.	At all times
SE3	The developer must undertake all necessary upgrades of Council sewerage infrastructure to ensure other users are not adversely affected by the increased demand of the development, in accordance with Proposed Sewer layout D23.393C-03A dated 08.03.2024 by Dileigh Consulting Engineers Pty Ltd.	Prior to commencement of use over Lot 78.
SE4	Sewerage works performed on live sewerage infrastructure, namely (eg. breaking into the existing sewer manhole) and (eg. breaking into a new manhole at the upstream extent of the new sewerage infrastructure) must be undertaken by Council or under the supervision of council if directed by council.	Prior to commencement of use over Lot 78.
SE5	Unless otherwise agreed to by the Assessment Manager, all sewerage infrastructure must be inspected by closed circuit television (CCTV) unit and an infrastructure condition report prepared and submitted to the Assessment Manager for approval prior to the commencement of the maintenance period and prior to the conclusion of the maintenance period. The reports must be prepared in accordance with the requirements of the Capricorn Municipal Development Guidelines.	Prior to commencement of use over Lot 78.
ROADWORKS		
RW1	Roadworks must be constructed in accordance with the Capricorn Municipal Development Guidelines, as designed and certified by a Registered Professional Engineer Queensland (RPEQ) unless agreed in writing with the Assessment Manager.	Prior to commencement of use over Lot 78.
RW2	Upgrade / Reconstruct the median turning lane in Belyando Avenue as designed and certified by an Registered Professional Engineer Queensland (RPEQ) Intersection designs and speed restriction devices must be in accordance with the Capricorn Municipal Development Guidelines and, where applicable, Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.	Prior to commencement of use over Lot 78.
RW3	Prior to any inspection of the subgrade, submit for approval by the Assessment Manager a pavement design for median turning lane in Belyando Avenue. The pavement design must be in accordance with the requirements of the Capricorn Municipal Development Guidelines.	Prior to commencement of use over Lot 78.
RW4	In addition to compaction testing of pavement sub-grade, sub-base and base, undertake proof test rolling as soon as possible after completion of compaction, in the presence of the Engineer's Superintendent and Council's Inspector. Such test rolling must be carried out in accordance with AS 3798 - Guidelines on earthworks for commercial and residential developments. Dried out surfaces are not acceptable for test rolling.	Prior to commencement of use over Lot 78.
RW5	Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) and reinstatement existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	Prior to commencement of use over Lot 78.

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RW6	All internal access roads must be maintained by the Applicant throughout construction phase to prevent erosion and manage stormwater in a manner which does not result in environmental harm or nuisance to adjoining properties.	At all times
PEDESTRIAN PATHS		
PD1	A concrete pedestrian footpath with a minimum width of 1.2 metres must be provided to connect the new buildings and car parking areas within Lot 78 to the existing pedestrian footpath network within existing Lot 5.	Prior to commencement of accommodation and/or carpark use over Lot 78.
ELECTRICITY AND TELECOMMUNICATIONS		
EST 1	Maintain an agreement with an electricity and telecommunication supplier to provide necessary services to the approved development in accordance with the standards of the relevant service provider.	At all times
LANDSCAPING AND FENCING		
LS1	<p>THE SITE MUST BE LANDSCAPED GENERALLY IN ACCORDANCE WITH THE APPROVED DRAWINGS AND BELOW REQUIREMENTS. SUCH LANDSCAPING MUST:</p> <ul style="list-style-type: none"> a. Provide landscaping buffer with a minimum width of six (6) metres along the southern boundary with Goonyella Road. b. The landscaping buffer must include the construction of permanent garden beds planted with trees and shrubs. c. Landscaping must be completed prior to the commencement of the accommodation use over Lot 78 commencing and must be maintained at all times. d. Include species recognised for their low water requirements and be provided with a controlled underground or drip watering system. e. A 1.8m high (minimum) solid screen fence (colorbond or similar) must be provided along the site's boundary with Goonyella Road. f. A 1.8m high (minimum) solid screen fence (colorbond or similar) must be provided along the northern and southern boundaries of Lot 78. g. Provide shade trees in new car parking areas located over Lot 78 at a ratio of 1 tree for every 6 car parking spaces. h. Where adjoining shade trees to landscape elements, wheel stops are provided within car parking spaces to protect vegetation from damage. 	Prior to commencement of use over Lot 78.
LS2	Establish, maintain and retain all landscaping generally in accordance with the approved drawings and conditions of this approval. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).	At all times.
LS3	Provide certification from a Landscape Architect or other suitably qualified person that the landscaping has been constructed and established in accordance with the conditions of this and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use over Lot 78.

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STREET TREES		
ST1	Provide five street tree/s within the Goonyella Road reserve at 20 metre intervals. Street trees are to be selected and located to achieve consistency with the existing location and species of street trees located along the adjoining site on Goonyella Road.	Prior to commencement of use over Lot 78.
ST2	Establish, maintain and retain the street trees until accepted by Council as off-maintenance. The street trees must be subject to ongoing maintenance and replanting programme (if necessary).	At all times.
WASTE MANAGEMENT		
WM1	An impervious bin storage area (bin enclosure) for the storage of waste receptacles, must be provided in accordance with the following: a. designed so as to prevent the release of contaminants to the environment; b. sufficient to accommodate all refuse containers required for the scale of the development; c. aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening; d. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement; and e. must be maintained in a clean and sanitary manner at all times.	Prior to commencement of use over Lot 78 and to be maintained at all times
WM2	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
WM3	All waste must be collected by a Council approved commercial contractor within the site. Kerb side collection will not be accepted for the approved development.	At all times
WM4	Ensure that any potential food / waste sources are covered and collected so that they are not accessible to wildlife.	At all times
WM5	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
OPERATIONAL WORK		
OW1	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.	Prior to commencement of use over Lot 78.
CONSTRUCTION MANAGEMENT / PRE-START MEETING		
CM1	Hold a pre-start meeting with the Isaac Regional Council prior to the commencement of any operational works.	Prior to commencement of works

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	<p>Note: Please contact the Assessment Manager at least 48 hours prior to any works commencing to organise a pre-start meeting. The contact number to arrange a pre-start meeting is 1300 472 227.</p>	
COUNCIL INSPECTIONS		
CI1	<p>Contact the Assessment Manager on 1300 472 227 and provide at least 48 hours notice for Council officers to inspect:</p> <ol style="list-style-type: none"> Installation of root barriers and trees; Sub-grade, sub-base and base; Proof roll and pre- seal; Bedding, pipelaying and backfilling for water supply, sewerage and stormwater drainage features, including sewer points of connection, water service connections and stormwater connections to existing network; Pressure testing for all water and sewerage mains; Sewerage and Stormwater access chambers for the following: <ol style="list-style-type: none"> Prior to pouring of access chamber bases; Formwork for access chambers prior to pouring; Water testing for sewerage access chambers. 	At least 48 hours notice for Council officers to inspect
ON-MAINTENANCE REQUIREMENTS		
OM1	<p>Contact the Assessment Manager to organise an 'On Maintenance' meeting. The contact number to arrange an 'On Maintenance' meeting is 1300 472 227. The meeting must include representatives for the Developer, Principal Contractor, Council and any other relevant parties.</p>	Prior to the 'On Maintenance' Meeting
OM2	<p>At least 48 hours prior to the 'On Maintenance' Meeting, the supervising Registered Professional Engineer Queensland (RPEQ) must submit:</p> <ol style="list-style-type: none"> Certification that all works have been undertaken and completed in accordance with this permit, the relevant conditions of this approval to which this approval relates and the requirements of the relevant Isaac Regional Council Planning Scheme Policies and associated standard drawings; Copies of all test results; CCTV footage, reports and recommendations; Drawing/s identifying fill depth and location on the site; Certification confirming the Operational Work has been inspected by a Registered Professional Engineer Queensland (RPEQ); 'As Constructed' documentation. The documentation may be either: Must include: <ol style="list-style-type: none"> a digital copy of the collated 'As Constructed' information: <ul style="list-style-type: none"> in AutoCAD pre-2010 'model space'; scaled to 1 unit = 1 metre; tied to a minimum of two permanent survey marks with 2 order horizontal accuracy (MGA94 Zone 56 coordinates) or 	At least 48 hours prior to the 'On Maintenance' Meeting

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	<p>better (to enable linking of the 'As Constructed' information to Council's GIS system);</p> <ul style="list-style-type: none"> • with finished surfaces (spot heights and contours) to 5m outside the plan area of the Operational Work; • with separate layers for each type of infrastructure (water main, water service, electricity, telecommunication, lighting, stormwater drainage, roadwork, sewerage, footpath) within the plan area of the Operational Work; <ul style="list-style-type: none"> • that highlights infrastructure within the plan area of the Operational Work that has not been affected by the Operational Work and therefore may not be accurately located; • compiled using AutoCAD's eTransmit function resulting in one file (*.zip) that contains all 'As Constructed' information relevant to the Operational Work and all plot style tables, font maps, etc that are necessary to successfully extract the eTransmit file and access the 'As Constructed' information; <p>ii. two (2) complete sets of scale drawings on A3 paper, complete with annotations and amendments, presented in a clear and legible form. The drawings will not be accepted unless labelled 'As Constructed' in title block and/or by stamp;</p> <p>iii. a PDF scan or print of each 'As Constructed' drawing;</p> <p>iv. a DXF file of the raw surveyors pickup; and</p> <p>v. a letter or certificate, signed by an Registered Professional Engineer Queensland (RPEQ), confirming any variations to the design that result in Operational Work being outside of design tolerance will not result in a failure of the Operational Work to perform as intended by the design.</p>	
OM3	Minute the 'On Maintenance' meeting, forward copies to the representatives for the Developer, Principal Contractor, Assessment Manager and any other relevant party and make any amendments to the minutes and drawings as necessary.	Within 48 hours of the 'On Maintenance' Meeting occurring
OM4	Submit a Maintenance Bond for external works to the value of 5% of the total construction cost of the Operational Work (including all variations) or \$2,000.00, whichever is higher. This bond will be held by the Assessment Manager until the Operational Work is accepted 'Off Maintenance'.	Prior to the Operational Work being 'Off Maintenance'
ON MAINTENANCE PERIOD		
ONP 1	<p>The 'On Maintenance' Period is a minimum of twelve (12) months and may be extended in part or in whole, delaying acceptance of the Operational Work 'Off Maintenance', except for bioretention measures which must have a minimum maintenance period of 24 months, which will commence after the completion of the last stage of the development to direct water to the for bioretention measures.</p> <p>The Maintenance Period is to commence on the date nominated in the Assessment Manager's 'On Maintenance' acceptance letter and is to conclude on the date nominated in the Assessment Manager's 'Off</p>	At all times

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	<p>Maintenance' acceptance letter. During the 'On Maintenance' Period, the Developer must:</p> <ol style="list-style-type: none"> Ensure Operational Work is maintained at no cost to Council; Footpaths, street trees and landscaping, drainage reserves and parks are kept in a tidy manner by seeding and mowing; and Ensure defects (if any) are rectified within a reasonable time (generally 2 weeks from when they are identified). 	
OFF MAINTENANCE		
OMP 1	Contact the Assessment Manager to organise an 'Off Maintenance' meeting. The contact number to arrange an 'Off Maintenance' meeting is 1300 472 227. The meeting must include representatives for the Developer, Principal Contractor, the Assessment Manager and any other relevant parties.	At least 48 hours prior to the 'Off Maintenance' Meeting
OMP 2	<p>Prior to the Operational Work being accepted 'Off Maintenance':</p> <ol style="list-style-type: none"> Ensure grass coverage of at least 80% (per square metre) is obtained over all public access land; Confirm with the Assessment Manager that temporary erosion and sediment control measures are no longer required and, if warranted, arrange for their disposal. Street trees and landscaping are kept in a tidy manner by seeding and mowing; and CCTV footage, reports and recommendations. 	Prior to going 'Off Maintenance'
OMP 3	Minute the 'Off Maintenance' meeting, forward copies to the representatives for the Developer, Principal Contractor, Assessment Manager and any other relevant party and make any amendments to the minutes and drawings as necessary.	Within 48 hours of the 'Off Maintenance' Meeting occurring
SITE REHABILITATION		
SR1	Upon completion of the development, all redundant plant, equipment, materials and waste are to be removed from the site and/or disposed of at an appropriately licenced facility. Redundant access roads, laydown and hardstand areas are to be rehabilitated.	Prior to commencement of use over Lot 78.

Carried

NOTES:

The Committee have requested clarification on additional aesthetics for the existing building Fenceline and Goonyella Road Fence.

5.8 Isaac Tourism Trails RV, Camping Strategy, Visitor information Assessment and implementation Plan

EXECUTIVE SUMMARY

The purpose of this report is for Council to receive and note the Isaac Tourism Trails Strategy final sub plans for the RV and Camping Strategy, and Visitor Information Assessment and Implementation Plan.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Receives and notes the final Isaac Tourism Trails Strategy sub plans being the RV and Camping Strategy and Visitor Information Assessment and Implementation Plan.*
- 2. Receives six-monthly reports on the implementation of the Isaac Tourism Trails Strategy, with an expected review date of the Strategy no later than 2027/2028 Financial Year.*

Resolution No.: PECS1204

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- 1. Receives and notes the final Isaac Tourism Trails Strategy sub plans being the RV and Camping Strategy and Visitor Information Assessment and Implementation Plan.**
- 2. Receives six-monthly reports on the implementation of the Isaac Tourism Trails Strategy, with an expected review date of the Strategy no later than 2027/2028 Financial Year.**

Carried

5.9 St Lawrence Wetlands Weekend 2024 Event Evaluation

EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of the 2024 St Lawrence Wetlands Weekend event evaluation.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Receives and notes the 2024 St Lawrence Wetlands Weekend event evaluation.***

Resolution No.: PECS1205

Moved: Cr Viv Coleman

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

- 1. Receives and notes the 2024 St Lawrence Wetlands Weekend event evaluation.***

Carried

5.10 Community Leasing Invoicing

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement for the recommencement of invoicing for community tenures.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- 1. Notes that Community Tenure lease fees haven't been collected on community assets since 2010.***
- 2. Endorses the recommencement of the collection of lease fees for community assets for the 2024/2025 financial year, foregoing any previous tenure fees not invoiced.***
- 3. Fees will be indexed as per terms of the lease being:***
 - a) The increase in the CPI measured from the CPI for the quarter ending immediately before the last date on which the Rent was reviewed (or the Commencement Date if there has been no intervening Rent review) to the CPI for the quarter ending immediately before the relevant review date, expressed as a percentage.***
 - b) The Rent has not previously been reviewed resulting in the Rent for 2024/2025 invoicing purposes being Commencement Fee plus CPI as above.***

UNCONFIRMED MINUTES

Resolution No.: PECS1206

Moved: Cr Terry O'Neill **Seconded:** Cr Melissa Westcott

That the Committee recommends that Council:

1. Notes that Community Tenure lease fees haven't been collected on community assets since 2010.
2. Endorses the recommencement of the collection of lease fees for community assets for the 2024/2025 financial year, foregoing any previous tenure fees not invoiced.
3. Fees will be indexed as per terms of the lease being:
 - a) The increase in the CPI measured from the CPI for the quarter ending immediately before the last date on which the Rent was reviewed (or the Commencement Date if there has been no intervening Rent review) to the CPI for the quarter ending immediately before the relevant review date, expressed as a percentage.
 - b) The Rent has not previously been reviewed resulting in the Rent for 2024/2025 invoicing purposes being Commencement Fee plus CPI as above.

Carried

NOTES:

The Committee have requested a listing of all Community Lessees impacted by this matter.

ATTENDANCE

Mayor Kelly Vea Vea and Cr Verniece Russell entered the meeting room at 11.50am.

5.11 Planning, Environment and Community Services FY2023/24 Capital Projects Progress Report as at 26 September 2024

EXECUTIVE SUMMARY

This report is to provide an update to Council on the progress in the delivery of the Planning, Environment and Community Services 2024-2025 Capital Works Program.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

UNCONFIRMED MINUTES

-
1. **Receives and notes the monthly Planning, Environment and Community Services 2024/2025 Capital Progress Summary Report as at 26 September 2024.**

Resolution No.: PECS1207

Moved: Cr Alaina Earl

Seconded: Cr Melissa Westcott

That the Committee recommends that Council:

1. **Receives and notes the monthly Planning, Environment and Community Services 2024/2025 Capital Progress Summary Report as at 26 September 2024.**

Carried

PROCEDURAL MOTION:

Resolution No.: PECS1208

Moved: Cr Terry O'Neill

Seconded: Cr Alaina Earl

That Committee closes the meeting to the public at 11.50am under *Local Government Regulations 2012* Section 254J (3)(b) to deliberate on Confidential Report 5.12 Reallocation of Library Circulation and Standards Leader to Program Leader Library Services.

Carried

ATTENDANCE

Mr Beau Jackson, Executive Manager Advocacy and External Affairs entered the meeting room at 11.51am.
Cr Rachel Anderson entered the meeting room at 11.54am.

PROCEDURAL MOTION:

Resolution No.: PECS1209

Moved: Cr Terry O'Neill

Seconded: Cr Alaina Earl

That Council open the meeting at 11.55am.

Carried

CONFIDENTIAL REPORT

Closed under 254J(3) (b) industrial matters affecting employees;

5.12

Reallocation of Library Circulation and Standards Leader to Program Leader Library Services

EXECUTIVE SUMMARY

The purpose of this report is to seek approval for a change in the organisational structure by reallocating the currently vacant position of Library Circulation and Standards Leader (position number 66,701.00) to a Program Leader Library Services role within the Planning, Environment and Community Services Directorate. This change is necessary to ensure compliance with Queensland State Library funding requirements.

OFFICER'S RECOMMENDATION

That the Committee recommend that Council:

- Approves a change to the organisation structure to reallocate the currently vacant position Library Circulation and Standards Leader (position number 66,701.00) to Program Leader Library Services within the Planning, Environment and Community Services Directorate.*
- Endorses a budget adjustment at Quarter One (1) Review for the amount of \$21,445.00 per annum to fund the salary and oncosts.*

Resolution No.: PECS1210

Moved: Cr Melissa Westcott

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- Approves a change to the organisation structure to reallocate the currently vacant position Library Circulation and Standards Leader (position number 66,701.00) to Program Leader Library Services within the Planning, Environment and Community Services Directorate.
- Endorses a budget adjustment at Quarter One (1) Review for the amount of \$21,445.00 per annum to fund the salary and oncosts.

Carried

ATTENDANCE

Mayor Kelly Vea Vea left the meeting room at 12.12pm.

6. INFORMATION BULLETIN REPORTS

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

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

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

Resolution No.: PECS1211

Moved: Cr Terry O'Neill

Seconded: Cr Melissa Westcott

That the Committee:

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

Carried

7. GENERAL BUSINESS

7.1 Moranbah Community Centre Bookings

Cr Alaina Earl asked for information on when the Moranbah Community Centre would be opening for business next year. When can community groups commence and be guaranteed dates for bookings. The main concern received so far is for the Debutant Ball. Can an officer please contact the Debutant Ball organiser to discuss.

ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES

UNCONFIRMED MINUTES



8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 12.14pm.

These minutes will be confirmed by the Committee at the Planning, Environment and Community Services Standing Committee Meeting to be held on Wednesday 20 November 2024 in Moranbah.

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CHAIR

..... / /
DATE