

Whitsunday Regional Council
Minutes of the Ordinary Meeting held at
Proserpine Community Centre, 36 Gardenia Street, Proserpine on
13 December 2017 commencing at 9:00am

Councillors Present:

A Willcox; J Clifford; R Petterson; J Collins; P Ramage; D Clark and M Brunker

Council Officers Present:

B Omundson (Chief Executive Officer); N Kent (Acting Chief Financial Officer); J Raiteri (Director Engineering Services); G Jarvis (Director Corporate Services); J Wright (Director Community & Environment); N McGaffin (Director Planning & Development); A Hagy (Director Customer Experience); G Martin (Manager Communications & Marketing); L Maher (Senior Communications Officer); T Pettiford (Chief Operating Officer); A Sapolu (Manager Legal & Governance); D Mackay (Manager Development Assessment); M Davies (Executive Officer, Economic Development & Tourism); J Rutledge (Human Resources Manager); K Drysdale (Manager Strategic Planning); M Douglas (Administration Officer)

Other Details:

The meeting commenced at 9.00am

The meeting adjourned for morning tea at 10.20am

The meeting reconvened from morning tea at 10.47am

The meeting closed at 1.06pm

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2.	CONDOLENCES	6
2.1	2017/12/13.01 Condolences	6
3.2	MAYORAL UPDATE	7
4.	CONFIRMATION OF MINUTES	8
4.1	2017/12/13.02 Confirmation of Minutes Report.....	8
6.	PETITIONS	8
6.1	2017/12/13.03 Petition - Dingo Beach/Hydeaway Bay - All Tide Boat Ramp.....	8
9.	QUESTIONS FROM PUBLIC GALLERY	9
10.	OFFICE OF THE MAYOR AND CEO	9
10.1	2017/12/13.04 Monthly Financial Report - November 2017.....	9
10.2	2017/12/13.05 Australian Institute Of Medical Scientists Conference June 2018	10
10.3	2017/12/13.06 Whitsunday Regional Council Economic Development Annual Report 2016/17; And Whitsunday Regional Council Quarterly Economic Bulletin September 2017	10
10.4	2017/12/13.07 2017/2018 Operational Plan.....	11
10.5	2017/12/13.08 Collinsville Independent Living Company	11
11.	CORPORATE SERVICES	12
11.1	2017/12/13.09 Project Management Framework.....	12
11.2	2017/12/13.10 Strategic Asset Management Plan	12
11.3	2017/12/13.11 Chief Executive Officer Delegation - Procurement.....	12
11.4	2017/12/13.12 Procurement Policy - 2017 Annual Review.....	13
11.5	2017/12/13.13 Corporate Services - Monthly Report - October 2017	13
12.	PLANNING AND DEVELOPMENT SERVICES	13
12.1	2017/12/13.14 20170070 - Development Application For Reconfiguration Of A Lot - Two (2) Lots Into Four (4) Lots And Access Easement - Lot 51 On Sp165636 And Lot 62 On Sp158614 - 30 And 40 Black Road, Riordanvale - L R & J M Porter, Porter Family Superannuation Fund.....	13
12.2	2017/12/13.15 20170754 - Development Application for Material Change of Use - Tourist Park (74 camping/caravan sites); and Short Term Accommodation (4 units) - Shute Harbour Road, Cannonvale - Michael McFie c/- Wynne Planning & Development	20
12.3	2017/12/13.16 20110613 - Request For Extension Of Relevant Period - Development Application For Development Permit For Material Change Of Use - Eight (8) Multiple Dwelling Units, 6 Dunlop Street Collinsville, JCRM Investments	29

12.4	2017/12/13.17	20040628 - Request For Extension Of Relevant Period - Development Application For Reconfiguration Of A Lot And Material Change Of Use - Raintree Place Airlie Beach - DMHP Pty Ltd	29
12.5	2017/12/13.18	20170680 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Six (6) Lots and Common Property (Staged); and Material Change of Use - Three (3) Dual Occupancies, St James Drive, Jubilee Pocket, Ibuildit	30
12.6	2017/12/13.19	20170309 - Development Permit for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots - Wrights Road, Strathdickie - R J Bennett	41
12.7	2017/12/13.20	Planning & Development Monthly Report - November 2017	46
13.	COMMUNITY AND ENVIRONMENT	46	
13.1	2017/12/13.21	Trustee Lease for Lot 227 on Plan SP113325 - Proserpine Hack & Pony Club.....	46
13.2	2017/12/13.22	Trustee Lease for Lot 105 on Plan CP894264 - Whitsunday Sportspark Incorporated	47
13.3	2017/12/13.23	Request for Donation - Airlie Beach Bridge Club	47
13.4	2017/12/13.24	Request for Council Fee Waivers - December 2017	48
13.5	2017/12/13.25	Community Assistance Grant - Facilities Grant - Proserpine Junior Sporting Complex.....	48
13.6	2017/12/13.26	Request for Donation - NAIDOC Week School Initiatives - 201849	
13.7	2017/12/13.27	Advisory - Whitsunday Schoolies Meeting Minutes - 9 November 2017	49
13.8	2017/12/13.28	2018 Australian Citizenship Ceremonies	49
13.9	2017/12/13.29	Community & Environment - Monthly Report - November 2017	50
14.	ENGINEERING SERVICES.....	50	
14.1	2017/12/13.30	Engineering Services - Monthly Report - November 2017	50
16.	GENERAL BUSINESS	50	
16.1	2017/12/13.31	Vote Of Thanks To WRC Staff.....	50
17.	PROCEDURAL MOTION	51	
17.1	2017/12/13.32	Procedural Motion - Adjourn.....	51
18.2	2017/12/13.33	Procedural Motion - Reconvene	51
18.3	2017/12/13.34	Procedural Motion - Closure of Meeting	51
18.4	2017/12/13.35	Procedural Motion - Reopen of Meeting	53
17.1	CONFIDENTIAL MATTERS - OFFICE OF THE MAYOR AND CEO.....	53	
17.1.1	2017/12/13.36	Business Activities Report - November 2017.....	53
17.1.2	2017/12/13.37	Executive Performance Management Framework	53
17.1.3	2017/12/13.38	Expressions Of Interest - Whitsunday Coast Airport Terminal Expansion.....	54
17.1.4	2017/12/13.39	500.2016.0099 - Provision of EAP Services	54
17.1.5	2017/12/13.40	2017/12/13. Building Better Regions - Visitor Information Centre Sustainability Project.....	55

17.1.6	2017/12/13.41	Building Better Regions - Greening and Growing Bowen - Stage 2B	55
17.1.7	2017/12/13.42	Building Better Regions - Major Festivals and Events Attraction Strategy	56
17.1.8	2017/12/13.43	Building Better Regions - Whitsunday Community Resilience And Innovation Hub	56
17.1.9	2017/12/13.44	CEO Performance Review	57
17.2		CONFIDENTIAL MATTERS - CORPORATE SERVICES.....	57
17.2.1	2017/12/13.45	500.2017.0054 - Supply and Delivery of Two (2) 100 to 120 HP Tractors	57
17.2.2	2017/12/13.46	Supply and Delivery of five (5) Light Vehicles, Electrician's Van, Tipper Truck & Collinsville Local Law Ute	58
17.2.3	2017/12/13.47	500.2017.0059 - Register of Prequalified Suppliers for Trade Services.....	59
17.2.4	2017/12/13.48	Rates and Sundry Debtors - November 2017	61
17.2.5	2017/12/13.49	Sale of Land for Arrears of Rates - November 2017	62
17.4		CONFIDENTIAL MATTERS - ENGINEERING SERVICES	63
17.4.1	2017/12/13.50	Cannonvale Reservoir Damage Assessment	63
17.5		CONFIDENTIAL MATTERS - CUSTOMER EXPERIENCE	64
17.5.1	2017/12/13.51	Tender Evaluation - Management Of Bowen And Kelsey Creek Landfill Facilities	64
17.5.2	2017/12/13.52	Tender Evaluation - Provision Of Maintenance Dingo Beach And Hydeaway Bay.....	64

- 2. Condolences
- 2.1 2017/12/13.01 CONDOLENCES

Moved by: J CLIFFORD

Seconded by: P RAMAGE

Council observes one (1) minutes silence for the recently deceased.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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## 3.2 Mayoral Update

### 13 December 2017 - Ordinary Council Meeting

|                                        |                                                                                                                                                                                           |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Monday<br>27 <sup>th</sup> November    | <ul style="list-style-type: none"><li>• Scottville Community Catch Up</li><li>• Daydream Is for Demolition Completion and Project Works beginning Ceremony</li></ul>                      |
| Tuesday<br>28 <sup>th</sup> November   | <ul style="list-style-type: none"><li>• WDMG meeting - Proserpine</li><li>• Meeting with Ratepayers - Proserpine</li></ul>                                                                |
| Wednesday<br>29 <sup>th</sup> November | <ul style="list-style-type: none"><li>• Briefing session - Bowen</li><li>• Audit &amp; Risk Committee Meeting - Bowen</li><li>• Meeting with Ratepayer - Bowen</li></ul>                  |
| Thursday<br>30 <sup>th</sup> November  | <ul style="list-style-type: none"><li>• Tourism Whitsundays Members Christmas Party - Xbase at Boaty's - Airlie Beach</li></ul>                                                           |
| Friday<br>1 <sup>st</sup> December     | <ul style="list-style-type: none"><li>• Studio shoot for Christmas Video - Mackay</li><li>• Turning on Christmas Lights - Proserpine</li></ul>                                            |
| Saturday<br>2 <sup>nd</sup> December   | <ul style="list-style-type: none"><li>• Bowen Christmas Party at the Port Denison Sailing Club - Bowen</li></ul>                                                                          |
| Sunday<br>3 <sup>rd</sup> December     | <ul style="list-style-type: none"><li>• Turning on the lights - Collinsville</li></ul>                                                                                                    |
| Monday<br>4 <sup>th</sup> December     | <ul style="list-style-type: none"><li>• Landholders Driving Change Project Meeting - Bowen</li></ul>                                                                                      |
| Tuesday<br>5 <sup>th</sup> December    | <ul style="list-style-type: none"><li>• Meeting with editor of the Whitsunday Times - Airlie Beach</li><li>• 2017 Year Six Graduation at Bowen State School</li></ul>                     |
| Wednesday<br>6 <sup>th</sup> December  | <ul style="list-style-type: none"><li>• Briefing Session - Bowen</li></ul>                                                                                                                |
| Thursday<br>7 <sup>th</sup> December   | <ul style="list-style-type: none"><li>• Christmas Reception with Queensland Governor The Honourable Paul De Jersey and Mrs Kaye De Jersey at Government House - Brisbane</li></ul>        |
| Friday<br>8 <sup>th</sup> December     | <ul style="list-style-type: none"><li>• WRRTG Meeting - Mackay</li><li>• Turning on Christmas Lights - Bowen</li></ul>                                                                    |
| Saturday<br>9 <sup>th</sup> December   | <ul style="list-style-type: none"><li>• Proserpine Christmas Party at The Boathouse</li></ul>                                                                                             |
| Monday<br>11 <sup>th</sup> December    | <ul style="list-style-type: none"><li>• Shoot Clipper promotional video - Abel Point Marina</li><li>• Air China's Inaugural Beijing to Brisbane service celebrations - Brisbane</li></ul> |

**4. Confirmation of Minutes**

**4.1 2017/12/13.02 CONFIRMATION OF MINUTES REPORT**

**Moved by: R PETERSON**

**Seconded by: D CLARK**

**Council confirms the Minutes of the Ordinary Meeting held on 22 November, 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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6. Petitions

6.1 2017/12/13.03 PETITION - DINGO BEACH/HYDEAWAY BAY - ALL TIDE BOAT RAMP

Moved by: P RAMAGE

Seconded by: D CLARK

Council receives the petition regarding the 'All Tide Boat Ramp' submitted by the Dingo Beach Hydeaway Bay Support Group.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**9. Questions from Public Gallery**

**PUBLIC QUESTION TIME**

At this time in the meeting the opportunity is provided to members of the gallery to ask questions of the Council or to make statements about the Council and its operations. Under Council's Standing Orders the following applies in relation to this public question time:

1. In every Council Meeting time shall be set aside to permit members of the public to address the Council on matters of public interest related to local government. Questions from the Public Gallery will be taken on notice and may or may not be responded to at the Meeting and must be submitted in writing to Council prior to the Council Meeting in accordance with Council's Policy for Standing Orders – Meetings. The time allocated shall not exceed fifteen (15) minutes and no more than three (3) speakers shall be permitted to speak at any one (1) meeting. The right of any individual to address the Council during this period shall be at absolute discretion of the Council.
2. If any address or comment is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease making the submission or comment.
3. Any person addressing the Council shall stand, state their name and address, act and speak with decorum and frame any remarks in respectful and courteous language.

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10. Office of the Mayor and CEO

10.1 2017/12/13.04 MONTHLY FINANCIAL REPORT - NOVEMBER 2017

Moved by: J CLIFFORD

Seconded by: J COLLINS

Council receives the Monthly Financial Report for November 2017.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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10. Office of the Mayor and CEO

10.2 2017/12/13.05 AUSTRALIAN INSTITUTE OF MEDICAL SCIENTISTS  
CONFERENCE JUNE 2018

Moved by: J CLIFFORD

Seconded by: R PETERSON

Council resolves to;

- a) approve \$5,000 cash sponsorship from the OMCEO budget to the Australian Institute of Medical Scientists Conference;
- b) enter into a sponsorship agreement with the recipient in accordance to Council's Sponsorship Policy; and
- c) to be publicly recognized as a contributor to the Conference in accordance to Council's Sponsorship Policy.

**MEETING DETAILS:**

The motion was Carried 7/0

CARRIED

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10. Office of the Mayor and CEO

10.3 2017/12/13.06 WHITSUNDAY REGIONAL COUNCIL ECONOMIC
DEVELOPMENT ANNUAL REPORT 2016/17; AND
WHITSUNDAY REGIONAL COUNCIL QUARTERLY
ECONOMIC BULLETIN SEPTEMBER 2017

Moved by: M BRUNKER

Seconded by: P RAMAGE

Council resolves to:

- a) acknowledge formal receipt of the Whitsunday Regional Council Economic Development Annual Report 2016/2017; and Whitsunday Regional Council Quarterly Economic Bulletin September 2017; and
- b) approve to distribute the Annual Report 2016/2017 and Quarterly Economic Bulletin September 2017 to relevant stakeholders.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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10. Office of the Mayor and CEO  
10.4 2017/12/13.07 2017/2018 OPERATIONAL PLAN

Moved by: M BRUNKER  
Seconded by: R PETTERSON

Council resolves to adopt the 2017/2018 Operational Plan.

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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10. Office of the Mayor and CEO
10.5 2017/12/13.08 COLLINSVILLE INDEPENDENT LIVING COMPANY

Moved by: P RAMAGE
Seconded by: D CLARK

Council resolves to:

- a) as sole shareholder of the Collinsville Independent Living Company Pty Ltd adopt the amended Constitution for the Collinsville Independent Living Company Pty Ltd; and
- b) note the resignation as Directors of the Collinsville Independent Living Company Pty Ltd by Mr Andrew Willcox, Mayor and Mr Barry Omundson, CEO Whitsunday Regional Council and new directors will be appointed in accordance with the Constitution.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**11. Corporate Services**

**11.1 2017/12/13.09 PROJECT MANAGEMENT FRAMEWORK**

**Moved by: R PETERSON**

**Seconded by: J CLIFFORD**

**Council approves the Project Management Framework.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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11. Corporate Services

11.2 2017/12/13.10 STRATEGIC ASSET MANAGEMENT PLAN

Moved by: J CLIFFORD

Seconded by: R PETERSON

Council approves the Strategic Asset Management Plan.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**11. Corporate Services**

**11.3 2017/12/13.11 CHIEF EXECUTIVE OFFICER DELEGATION -  
PROCUREMENT**

**Moved by: R PETERSON**

**Seconded by: P RAMAGE**

**Council resolves to delegate to the Chief Executive Officer and/or the Acting Chief Executive Officer, the authorisation to approve large-sized contracts for goods and services in accordance with Council's Procurement Policy for the period of 14 December 2017 to the 30 January 2018.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

**11. Corporate Services**

**11.4 2017/12/13.12 PROCUREMENT POLICY - 2017 ANNUAL REVIEW**

**Moved by: J CLIFFORD**

**Seconded by: R PETERSON**

**Council resolves to:**

- a) Revoke Procurement Policy 12.02/2016, and**
- b) Adopt Procurement Policy LP\_CORP\_2017\_01.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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11. Corporate Services

11.5 2017/12/13.13 CORPORATE SERVICES - MONTHLY REPORT - OCTOBER 2017

Moved by: D CLARK

Seconded by: R PETERSON

Council receives the Corporate Services Monthly Report for October 2017.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**12. Planning and Development Services**

**12.1 2017/12/13.14 20170070 - DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - TWO (2) LOTS INTO FOUR (4) LOTS AND ACCESS EASEMENT - LOT 51 ON SP165636 AND LOT 62 ON SP158614 - 30 AND 40 BLACK ROAD, RIORDANVALE - L R & J M PORTER, PORTER FAMILY SUPERANNUATION FUND**

**Moved by: D CLARK**

**Seconded by: J COLLINS**

**Council resolves to approve the application for Development Permit for Reconfiguration of a Lot - Two (2) Lots into Four (4) Lots and Access Easement, made by L R Porter & J M Porter, on L: 51 SP: 165636, L: 62 SP: 158614 and located at 30 Black Road RIORDANVALE, subject to the following conditions:**

**1.0 ADMINISTRATION**

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

| Plan/Document Name                                         | Prepared By                      | Plan Number       | Dated      |
|------------------------------------------------------------|----------------------------------|-------------------|------------|
| Proposal Plan                                              | Vision Surveys QLD Pty Ltd       | 16561-PP-02 rev F | 6/09/2017  |
| Geotechnical Investigation & On-site Wastewater Management | Ground Environments Pty Ltd      | 1609.1000 rev 1   | 30/09/2017 |
| Review of Environmental Factors                            | Vision Surveys QLD Pty Ltd       | 16608 rev B       | 12/01/2017 |
| Civil Engineering Report                                   | Reece Milburn (Project Engineer) | 1612              | 23/01/2017 |

- 1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
  - Earthworks;
  - Internal Access;
  - External Access; and
  - Stormwater drainage.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.4 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan.

## 2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
- a) stored neatly on site and shredded within sixty (60) days of clearing; or
  - b) removed off the site to an approved disposal location.

## 3.0 EARTHWORKS

- 3.1 Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical Investigations and Slope Stability report dated 30th September 2017 prepared by Ground Environments Pty Ltd
- 3.2 All site works must be designed by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Investigation Report by Ground Environments – 1609.1000 dated 15 November 2016.
- 3.3 All cut/fill batter slopes are to be protected and retained in a visually acceptable manner prior to commencement of the use. Any retaining structures must be designed in accordance with the recommendations of the Geotechnical Investigation and Slope Assessment dated 30th September 2017 prepared by Ground Environments Pty Ltd and supervised and certified during construction.

3.4 Upon completion of any Construction Works and prior to Final Inspection Certificate, the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations by Ground Environments Pty Ltd Geotechnical Investigation and Slope Assessment report dated 30th September 2017 and are stable and will remain so over the long term.

#### 4.0 WATER INFRASTRUCTURE

4.1 Design and construct a potable water supply to supply to proposed Lots 62, 63 and 64 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detailed design at future building application stage.

#### 5.0 ON SITE EFFLUENT DISPOSAL

5.1 The applicant is to Design and Construct an on-site sewerage treatment system to proposed Lot 62, 63 and proposed lot 64 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. The Geotechnical Investigation and On-site Wastewater Management Report (1609.1000 rev 1) by Ground Environments Pty Ltd dated 30th September 2017 be noted at future building application stage.

#### 6.0 ACCESS AND PARKING

6.1 A Development Permit for Operational Works (External and Internal Access) must be obtained prior to commencement of work on site.

6.2 Any application for Operational Works (External and Internal Access) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

6.3 At completion of construction and prior to signing of plan of survey, the Supervising Engineer shall provide certification that all External and Internal access works constructed on site comply with Council's Development Manual and this Decision Notice of Approval.

6.4 The applicant must provide and maintain the existing external access from the pavement of Blacks road to the property boundary of proposed Lot 65 so as to comply as a minimum with the levels, dimensions, gradients and specifications of a single access as indicated on Council's Standard Drawing R-0053 prior to signing of the Plan of Survey.

6.5 The applicant must design and construct the external access from the pavement of Black road to the property boundary of proposed Lot 64 so as to comply as a minimum with the levels, dimensions, gradients and specifications of a single access as indicated on Council's Standard Drawing R0053 prior to signing of the Plan of Survey.

6.6 The applicant must design and construct the internal access from the western property boundary of proposed lot 64 and through proposed lot 63 through that section of Access Easement as indicated on Proposal Plan 16561-PP-02 rev E to the property boundary of proposed lot 62 to a sealed standard prior to signing of the Survey Plans.

6.7 The documentation for the proposed Access Easement must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the sealed access within the Easement.

#### 7.0 STORMWATER AND FLOODING

7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage

7.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.

- 7.3 Easements required for drainage purposes through allotments and land not under control of Council must be provided in accordance with widths and detail described in the Queensland Urban Drainage Manual.
- 7.4 Prior to commencement of use on the site or signing of Plan of Survey, whichever is sooner, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Roof and Allotment/ Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse affects to adjoining or downstream properties or infrastructure.

## **8.0 ELECTRICITY AND TELECOMMUNICATIONS**

- 8.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or
  - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created lots then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to sealing the survey plan.

## **9.0 ENVIRONMENTAL COVENANT**

- 9.1 Those areas not to be used for access, effluent disposal and building site purposes must be protected as a vegetated fauna habitat and visually important feature by an Environmental Covenant. The total area to be the subject of the Environmental Covenant is to be determined following detailed engineering assessment to determine the most suitable area for the building envelope, effluent disposal and access.

The Environmental Covenant is to include the following requirements:

- a) no cats or dogs on the lots;
  - b) exclusion of chain link or wire mesh type fences to prevent feral dogs utilising these as kill zones due to their low visibility and preventing escape from fleeing wallabies;
  - c) retention of defined habitat with a requirement for no disturbance except as approved to remove hazards to safety of persons outside of the habitat, removal and weeds and approved (Council) revegetation with local native species; and
  - d) restrictions on the introduction of toxic plants (eg Pink Periwinkle, Oleanders, etc) which could be consumed by the wallaby.
- 9.2 The applicant shall provide, prior to the lodgement of the survey plan for the configuration of the lot, documentation to confirm the creation of Environmental Covenants on proposed Lot 62, 63, 64 and 65. Documentation shall include the following:
- a. A survey plan to a suitable scale, that shows the location and size of the environmental covenant, such that the Building Envelope area for each lot does not exceed 2000m<sup>2</sup>. The environmental covenant for each lot shall include the remainder of the lot area outside of the 2000m<sup>2</sup> Building Envelope.
  - b. A properly completed instrument of covenant that stipulates the covenantor's obligations, as a minimum:
    - i. No living or dead vegetation now existing or hereafter existing in the Environmental Covenant, may be trimmed, pruned, cut down, damaged, destroyed, moved, harvested or removed from the Environmental Covenant,



unless it is defined as exempt clearing work under the Vegetation Management Act 1999; and

- ii. No fixtures or improvements, including buildings or other structures may be erected in the Environmental Covenant; and
  - iii. No fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the Environmental Covenant may be deposited in or on the Environmental Covenant; and
  - iv. No invasive plants shall be introduced to the Environmental Covenant.
- c. Confirmation that the survey plan showing the Environmental Covenant area for lot 62, 63, 64 and 65, and the instrument of covenant, have been registered in the Titles Registry.
- 9.3 The applicant shall provide, prior to the lodgement of the survey plan for the configuration of each lot, confirmation that the boundaries of the 2000m<sup>2</sup> Building Envelope for each of the lots 62, 63, 64 and 65, have been demarcated on site with pine logs (or similar durable posts). Confirmation may be in photographic form, or via an arranged inspection with Council's Environment Officer.
- 9.4 The applicant shall provide, prior to the lodgement of the survey plan for the configuration of each lot, confirmation that the environmental covenant sign has been erected at the entrance to proposed new lot 62, 63 and 64. Confirmation may be in photographic form, or via an arranged inspection with Council's Environment Officer.

#### 10.0 GEOTECHNICAL

- 10.1 All site works must be designed by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Investigation and Slope Assessment report dated 30th September 2017 prepared by Ground Environments Pty Ltd.
- 10.2 All cut/fill batter slopes are to be protected and retained in a visually acceptable manner prior to commencement of the use. Any retaining structures must be designed in accordance with the recommendations of the Geotechnical Investigation and Slope Assessment dated 30th September 2017 prepared by Ground Environments Pty Ltd and supervised and certified during construction.
- 10.3 Upon completion of any Building Works and prior to Final Inspection Certificate, the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations by Ground Environments Pty Ltd Geotechnical Investigation and Slope Assessment report dated 30th September 2017 and are stable and will remain so over the long term.
- 10.4 Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical Investigations and Slope Stability report dated 30th September 2017 prepared by Ground Environments Pty Ltd.
- 10.5 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal and any Development Permit conditions. A certification to confirm compliance must be provided prior to the commencement of the use.

#### 11.0 MAINTENANCE VALUATION

- 11.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$35.00 per lot.

#### 12.0 MISCELLANEOUS

- 12.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

- 12.2 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 12.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Black Road or adjoining land unless written permission from the owner of that land and Council is provided.
- 12.4 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

### 13.0 ADVISORY NOTES

#### 13.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

#### 13.2 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

#### 13.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

#### 13.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

#### 13.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 13.6 Enquiries relating to the aforementioned conditions should be directed to the Planning department administration officer who will direct the enquiry to the relevant officer.

### MEETING DETAILS:

The motion was Carried 7/0

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12. Planning and Development Services

- 12.2 2017/12/13.15 20170754 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - TOURIST PARK (74 CAMPING/CARAVAN SITES); AND SHORT TERM ACCOMMODATION (4 UNITS) - SHUTE HARBOUR ROAD, CANNONVALE - MICHAEL MCFIE C/- WYNNE PLANNING & DEVELOPMENT

Moved by: R PETERSON

Seconded by: J CLIFFORD

Council resolves to approve the application for Development Permit for Material Change of Use - Tourist Park (74 Camping/Caravan Sites); and Short-Term Accommodation (4 Motel Rooms), made by M McFie, on Lot 86 SP166673, Lot 20 SP142578 and located at Valley Drive Cannonvale, 38 Shute Harbour Road Cannonvale, subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Site Development Plan	Trevor Glasson Consulting Services	17027 02B	16/10/2017
Location and Surface Treatment Plan	JHLD	LCP01 Rev B	05/09/2017
Areas Detail Plan	JLHD	LCP02 Rev B	05/09/2017
Trees and Boundary Buffer Plan	JLHD	LCP03 Rev B	05/09/2017
Concept Notes and Details	JLHD	LCP04 Rev B	05/09/2017
Engineering Overview	Trevor Glasson Consulting Services	N/A	29/08/2017
RFI Response	Trevor Glasson Consulting Services	N/A	16/10/2017

Acoustic Report	David Moore and Associates Pty Ltd	R17070/D3275 /Rev.0	19/10/2017
Motel Units Floor Plan	Whitsunday Design and Drafting Pty Ltd	A1.01 Rev 1	16/10/2017
Motel Units Elevations	Whitsunday Design and Drafting Pty Ltd	A1.02 Rev 1	16/10/2017
Reception Floor Plan	Whitsunday Design and Drafting Pty Ltd	A2.01 Rev 1	16/10/2017
Ablution Block Floor Plan	Whitsunday Design and Drafting Pty Ltd	A3.01 Rev 1	16/10/2017
Ablution Block Elevations	Whitsunday Design and Drafting Pty Ltd	A3.02 Rev 1	16/10/2017

1.2 The applicant is to comply with the Department of Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 26 October 2017.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- **Operational Works:**
 - Earthworks;
 - Water Infrastructure;
 - Sewerage infrastructure;
 - Access and Parking;
 - Stormwater drainage; and
 - Erosion Prevention and Sediment Control.
- **Plumbing and Drainage Works;**
- **Building Works;**

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 Landscaping must be provided along the boundaries as indicated on the approved plan LCP01 Rev B. The landscaping must comprise a mixture of shrubs, bushes and ground covers, in accordance with approved plan LCP03 Rev B, which achieve a 50% coverage within two years of planting.
- 2.4 The applicant is to erect solid fencing, a minimum of 2.0 high, around the northern, western and southern boundaries of the site, in accordance with approved plan LCP01 Rev B.
- 2.5 The applicant is required to submit detailed landscaping plans, in accordance with the Development Manual, prior to construction works.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odors towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.
- 4.2 The main entrances/exits must be obvious, well lit, sign posted and free from obscuring landscaping.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.
- 5.2 The level of illumination, at a distance of 1.5 metres outside any boundary of the site, resulting from direct, reflected, or other incidental light emanating from the site shall not exceed eight (8) lux measured at any level upwards from ground level.

6.0 EARTHWORKS

- 6.1** Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All filling is to be placed, trimmed and compacted as a minimum to standards identified in AS 3789. Level 1 compaction test results are to be submitted to Council for its records.
- 6.2** Prior to commencement of use on the site, the applicant must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations of the Geotechnical Investigation and Slope Stability and are stable and will remain so over the long term.

7.0 WATER INFRASTRUCTURE

- 7.1** The development must be connected to Council's water network prior to commencement of the use.
- 7.2** A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.3** All existing water service connections must be disconnected and sealed to the satisfaction of Council's Development Assessment Officers at the time of removal of the existing structure.
- 7.4** Prior to commencement of use, the applicant must lodge with Council a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

8.0 SEWERAGE INFRASTRUCTURE

- 8.1** A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 8.2** The development must be connected to Council's sewerage reticulation network, using the existing sewer jump-up prior to commencement of the use.
- 8.3** All sewerage Infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of development), prior to commencement of the use.
- 8.4** Prior to commencement of use on the site, the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed

and constructed according to the conditions of this Decision Notice and Councils Development Manual.

9.0 ACCESS AND PARKING

- 9.1 Prior to commencement of use on the site, the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that External Access, Internal Access, onsite parking and manoeuvring areas have been designed and constructed according to the conditions of this Decision Notice and achieves compliance with Whitsunday Regional Council Planning Scheme 2017, Councils Development Manual, AS2890 and AS 1428.
- 9.2 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 9.3 A minimum of four (4) car parking spaces is to be provided for the short-term accommodation prior to the commencement of the use.
- 9.4 A minimum of seven-four (74) car and caravan spaces must be provided on site prior to commencement of the tourist park.
- 9.5 A minimum of nineteen (19) visitor car carparking spaces must be provided on site prior to the commencement of the use.

10.0 STORMWATER AND FLOODING

- 10.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 10.2 The developed flows from the land must be drained to a lawful point of discharge prior to commencement of the use. Easements for this purpose must be provided over all land from the development to the lawful point of discharge.
- 10.3 Proprietary stormwater treatment devices as shown on the approved drawings shall:
- a. Be installed in line with the Manufacturer's Guidelines; and
 - b. Be constructed in accordance with the Whitsunday Regional Council Stormwater Quality Guideline.
- 10.4 Prior to commencement of use on the site the proprietary devices and supporting infrastructure shall be inspected by the applicants engineer and Council. Should any proprietary devices or supporting infrastructure not be in acceptable condition, the defects shall be rectified by the applicant, at the applicants cost.
- 10.5 Any Bio-Detention device installed as part of this approval must be designed, constructed and maintained in accordance with the Whitsunday Regional Council Stormwater Quality Guidelines.

- 10.6 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual (current at the time of development) and Council's Whitsunday Shire Council Development Manual (current at the time of development) prior to signing of the survey plans.
- 10.7 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 10.8 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.9 Prior to commencement of use on the site, the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the stormwater drainage works and treatment devices have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse affects to adjoining or downstream properties or infrastructure.

11.0 ELECTRICITY AND TELECOMMUNICATIONS

- 11.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created development; or
 - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created development, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created development then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created development prior to commencement of the use.

12.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 12.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 12.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site based Erosion Prevention and Sediment Control Plan for the site
- 12.3 The plan must be prepared in accordance with Council's Development Manual (current at the time of the development), the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, June 1996 by The Institution of Engineers, Australia and the EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control Guideline.

- 12.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 12.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 12.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

13.0 WASTE

- 13.1 Waste and recycling storage facilities must be provided in accordance with following provisions:
- a) Adequate waste containers must be provided to contain the volume and type of waste and recycling matter generated by the development;
 - b) Waste storage area for waste containers must be constructed of a solid concrete base or acceptable equivalent;
 - c) Waste storage area must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is realised to the stormwater system or any waterway; and
 - d) Waste disposal containers stored outdoors must be screened from all public roads by solid fencing of a colour and material which will match the buildings on the site.
- 13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed ground.
- 13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:
- a) Waste, except in waste containers;
 - b) Recycled matter, except in containers;
 - c) Grease; or
 - d) Other visible matter.

14.0 CATCHMENT AND LAND MANAGEMENT

- 14.1 The applicant shall submit, with any future Operational Works application, a Stormwater Management Plan that demonstrates how the proposed development meets the State Planning Policy State Interest for Water Quality and the Whitsunday Regional Council Stormwater Quality Guideline.
- 14.2 The applicant shall submit, with the Stormwater Management Plan submitted as part of any future Operational Works application, working versions of all stormwater modelling files (e.g. working copy of .sqz MUSIC files).
- 14.3 The applicant shall submit, with any future Operational Works application, a Stormwater Management Plan that demonstrates how the proposed

development limits the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge, as required under the State Planning Policy State Interest for Water Quality.

- 14.4 The Stormwater Quality Management Plan shall include a site plan showing the location, type, dimensions and engineered drawings for all proposed stormwater quality devices. The Plan shall be to a suitable scale and identify the distances to site boundaries from the constructed stormwater quality devices. The Plan shall confirm all stormwater quality devices have been located within the development property boundaries.
- 14.5 The Stormwater Quality Management Plan shall clearly identify the location of the stormwater outlet within the applicant's property.
- 14.6 Prior to commencement of use on the site, the stormwater quality devices and supporting infrastructure shall be inspected by the applicants' engineer and Council. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 14.7 All stormwater quality devices installed under the approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use. This Commissioning Certificate is used to initiate the required servicing period in accordance with the manufactures requirements and to advise Council the system is ready to accept stormwater.
- 14.8 The applicant shall implement erosion and sediment control mechanisms such that the development complies with the State Planning Policy stormwater management design objectives (Table A: Construction Phase - stormwater management design objectives).

15.0 OPERATING PROCEDURES

- 15.1 The proposed short-term accommodation units on site are not permitted for the sperate rental of persons external to the tourist park.

16.0 MISCELLANEOUS

- 16.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.
- 16.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 16.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 16.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Shute Harbour Road, Valley Drive or adjoining land unless written permission from the owner of that land and Council is provided.
- 16.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

17.5 ADVISORY NOTES

17.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

17.2 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

17.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

17.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

17.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

17.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Community Services who will direct the enquiry to the relevant officer.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**12. Planning and Development Services**

- 12.3 2017/12/13.16 20110613 - REQUEST FOR EXTENSION OF RELEVANT PERIOD - DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - EIGHT (8) MULTIPLE DWELLING UNITS, 6 DUNLOP STREET COLLINSVILLE, JCRM INVESTMENTS**

**Moved by: P RAMAGE**

**Seconded by: R PETTERSON**

**Council resolves to approve the request for an extension of relevant period of the Development Permit for Material Change of Use - Eight (8) Multiple Dwelling Units lodged by Veris on behalf of JCRM Investments on land described as Lot 13 C74028, 6 Dunlop Street Collinsville to 12 March 2020.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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12. Planning and Development Services

- 12.4 2017/12/13.17 20040628 - REQUEST FOR EXTENSION OF RELEVANT PERIOD - DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT AND MATERIAL CHANGE OF USE - RAINTREE PLACE AIRLIE BEACH - DMHP PTY LTD**

Moved by: J CLIFFORD

Seconded by: P RAMAGE

Council resolves to approve the request for an extension of relevant period of the Development Permit for Reconfiguration of a Lot - One Lot into Twenty-Seven (27) Lots and Common Property and Material Change of Use - Eighteen (18) Detached Residential Dwellings and Nine (9) Dual Occupancies over Part of Lot 43 on SP152078 lodged by Cardno on behalf of Dmhp Pty Ltd on land described as Lot 43 SP152078, Raintree Place Airlie Beach to 7 November 2019.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**12. Planning and Development Services**

**12.5 2017/12/13.18 20170680 - DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT - ONE (1) LOT INTO SIX (6) LOTS AND COMMON PROPERTY (STAGED); AND MATERIAL CHANGE OF USE - THREE (3) DUAL OCCUPANCIES, ST JAMES DRIVE, JUBILEE POCKET, IBUILDIT**

**Moved by: J COLLINS**

**Seconded by: J CLIFORD**

**Council resolves to approve the application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Six (6) Lots and Common Property (Staged); and Material Change of Use - Three (3) Dual Occupancies, made by Ibuildit Projects Pty Ltd, on L: 400 SP: 285387 T: & EMT H and located at St James Drive JUBILEE POCKET, subject to the following conditions:**

**Part A - Reconfiguration of a Lot**

**1.0 ADMINISTRATION**

**1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:**

| <b>Plan/Document Name</b>           | <b>Prepared By</b>             | <b>Plan Number</b>        | <b>Dated</b>      |
|-------------------------------------|--------------------------------|---------------------------|-------------------|
| <b>General Arrangement Plan</b>     | <b>Karkel Projects Pty Ltd</b> | <b>CE1076-C2000 Rev F</b> | <b>13/09/2017</b> |
| <b>Stormwater Management Report</b> | <b>Karkel Projects Pty Ltd</b> | <b>N/A</b>                | <b>08/08/2017</b> |

**1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:**

- **Operational Works:**
  - **Earthworks;**
  - **Roadworks;**
  - **Stormwater drainage;**
  - **Water Infrastructure;**
  - **Sewerage Infrastructure; and**
  - **Erosion Prevention and Sediment Control.**

**All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.**

**1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.**

**1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan.**

1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan.

1.6 The development is approved to be staged as follows:

- Stage 1 - Proposed Lot 34.
- Stage 2 - Proposed Lots 35-39.

## **2.0 CLEARING, LANDSCAPING AND FENCING**

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:

- a) stored neatly on site and shredded within sixty (60) days of clearing; or
- b) removed off the site to an approved disposal location.

## **3.0 EARTHWORKS**

3.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site.

3.2 All filling is to be placed, trimmed and compacted as a minimum to standards identified in AS 3798. Compaction test results are to be submitted to Council for its records.

3.3 During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has meet the design intent and provide evidence that the finished work will not cause adverse impact on adjoining property.

3.4 At completion of construction and prior to Signing of Plan of Survey, the Supervising Engineer must provide certification to Council that all construction complies with this Decision Notice and Council's Development Manual.

3.5 All cut/fill batter slopes must be protected and retained, within the property boundary, in a visually acceptable manner prior to Signing of Plan of Survey.

3.6 Any retaining structure necessary as a result of fill on the Lots must be designed by a qualified Structural Engineer

## **4.0 WATER INFRASTRUCTURE**

4.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

4.2 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.

## **5.0 SEWERAGE INFRASTRUCTURE**

- 5.1 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Councils Development Manual.
- 5.2 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 5.3 Any relocation of existing sewerage infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of the development) prior to commencement of the use.
- 5.4 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property prior to signing the Plan of Survey.
- 5.5 Easement documentation must be provided free of cost to Council.

## **6.0 STORMWATER AND FLOODING**

- 6.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice.
- 6.2 Prior to the signing of the Plan of survey the applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 6.3 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.

## **7.0 ROADWORKS**

- 7.1 A 1.5metre wide concrete, or approved alternative finish, footpath, including tactile indicators in accordance with AS1428.4, must be provided for the full frontage of proposed lot 34 in St James drive up to the Western boundary of proposed lot 35 prior to signing of the Survey Plan for stage 1.
- 7.2 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for stage 1. Any application for Operational Works (Roadworks) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.3 Prior to signing of Plan of Survey the applicant must design and construct the internal roads generally as indicated on *the General Arrangement plan CE1076-C2000* in accordance with the criteria and specifications in Council's Development Manual.
- 7.4 The proposed access street from the western boundary of existing lot 33 to the western boundary of Proposed lot 35 including the T Head Turnaround shall be designed to meet as a minimum requirement the Street and Road Hierarchy as



shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:

- Pavement Width - 6.5 m
- Edge Treatment - Kerb and Channel
- Surface - Concrete
- Verge Width - 4.0m
- Footpath - One Side

7.5 The proposed access road within the common property from the western boundary of Lot 35 to the western boundary of Lot 35 shall be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:

- Pavement Width - 5.5 m
- Edge Treatment - Kerb and Channel
- Surface - Concrete

## 8.0 ELECTRICITY AND TELECOMMUNICATIONS

8.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:

- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or
- (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created lots then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to sealing the plan of survey.

## 9.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

9.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

9.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site based Erosion Prevention and Sediment Control Plan for the site. The plan must be prepared in accordance with Council's Development Manual (or equivalent replacement document current at the time of the development), the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, June 1996 by The Institution of Engineers, Australia and the EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control Guideline.

9.3 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).

9.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall

outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

9.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

9.6 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

#### 10.0 MAINTENANCE VALUATION

10.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$35.00 per lot.

#### 11.0 CATCHMENT AND LAND MANAGEMENT

11.1 The applicant shall submit, with any Operational Works application, a Stormwater Quality Management Plan to demonstrate compliance with:

- a. State Planning Policy (SPP), July 2017, State interest for Water Quality. This shall include demonstration that all stormwater management design objectives listed in Appendix 2 can be met, for both stormwater quality and quantity.
- b. Council's Stormwater Quality Guideline, available online on Council's website at <http://www.whitsunday.qld.gov.au/DocumentCenter/View/3020>.

11.2 The Stormwater Quality Management Plan shall include a site plan showing the location, type, dimensions and engineered drawings for all constructed stormwater quality devices. The Plan shall be to a suitable scale and identify the distances to site boundaries from the constructed stormwater quality devices. The Plan shall confirm all stormwater quality devices have been located within the development property boundaries.

11.3 Please submit a working version of all models and/or calculations referred to in the Stormwater Quality Management Plan (SQMP). Where MUSIC modelling has been employed to support the SQMP, a working copy of the .sqz file shall be submitted to Council.

#### 12.0 MISCELLANEOUS

12.1 If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

12.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

12.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

12.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in St James Drive or adjoining land unless written permission from the owner of that land and Council is provided.

12.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

### 13.0 ADVISORY NOTES

#### 13.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

#### 13.2 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

#### 13.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

#### 13.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

13.5 Enquiries relating to the aforementioned conditions should be directed to the Planning and Community Services who will direct the enquiry to the relevant officer.

### Part B - Material Change of Use

#### 1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

| Plan/Document Name                     | Prepared By         | Plan Number          | Dated      |
|----------------------------------------|---------------------|----------------------|------------|
| Site Plan – Proposed Residence Lot 34  | Coral Coast Designs | D01 CCD 050717 Rev A | 01/08/2017 |
| Floor Plan – Proposed Residence Lot 34 | Coral Coast Designs | D02 CCD 050717 Rev A | 01/08/2017 |

|                                              |                         |                        |            |
|----------------------------------------------|-------------------------|------------------------|------------|
| Elevations 1 & 2 - Proposed Lot 34           | Coral Coast Designs     | D03 CCD 050717 Rev A   | 01/08/2017 |
| Elevations 3 & 4 – Proposed Lot 34           | Coral Coast Designs     | D04 CCD 050717 Rev A   | 01/08/2017 |
| Sections – Proposed Lot 34                   | Coral Coast Designs     | D05 CCD 050717 Rev A   | 01/08/2017 |
| Site Plan – Proposed Residence Lot 36        | Coral Coast Designs     | D01 CCD 050717-2 Rev A | 21/08/2017 |
| Floor Plan – Proposed Residence Lot 36       | Coral Coast Designs     | D02 CCD 050717-2 Rev A | 21/08/2017 |
| Elevations 1 & 2 - Proposed Residence Lot 36 | Coral Coast Designs     | D03 CCD 050717-2 Rev A | 21/08/2017 |
| Elevations 3 & 4 – Proposed Residence Lot 36 | Coral Coast Designs     | D04 CCD 050717-2 Rev A | 21/08/2017 |
| Site Plan – Proposed Residence Lot 38        | Coral Coast Designs     | D01 CCD 050717-3 Rev A | 21/08/2017 |
| Floor Plan – Proposed Residence Lot 38       | Coral Coast Designs     | D02 CCD 050717-3 Rev A | 21/08/2017 |
| Elevations 1 & 2 – Proposed Residence Lot 38 | Coral Coast Designs     | D03 CCD 050717-3 Rev A | 21/08/2017 |
| Elevation 3 & 4 – Proposed Residence Lot 38  | Coral Coast Designs     | D04 CCD 050717-3 Rev A | 21/08/2017 |
| Stormwater Management Report                 | Karkel Projects Pty Ltd | N/A                    | 08/08/2017 |

1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
  - Access and Parking; and
  - Erosion Prevention and Sediment Control.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan or the commencement of the use, whichever is the sooner.
- 1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan or commencement of the use, whichever is the sooner.

## **2.0 CLEARING, LANDSCAPING AND FENCING**

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
  - a) stored neatly on site and shredded within sixty (60) days of clearing; or
  - b) removed off the site to an approved disposal location.
- 2.3 Landscaping is to be provided in the entrance garden at the frontage of the allotment. The landscaping must comprise a mixture of shrubs and bushes.
- 2.4 Erect solid fencing, a minimum of 1.8 metres high, along the side and rear boundaries of the site. The fencing placed on the side boundaries of the site is to be stepped down from the end of the building line to the front boundary to a height of 1.5 metres.

## **3.0 BUILDING**

- 3.1 Mailboxes for each unit must be provided on site, prior to the commencement of the use. Location of mailboxes should be in a clear position facing the street; and clear of obstacles (i.e. trees and shrubs). Mailboxes should demonstrate consistency with the standard required by Australia Post.
- 3.2 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.3 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.4 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.5 Buildings are to be finished with external building materials and colours to reduce scale and bulk.

## **4.0 WATER INFRASTRUCTURE**

- 4.1 The development must be connected to Council's water network prior to commencement of the use.
- 4.2 Each dwelling within the development must be provided with a sub-meter in accordance with Council's policy for sub-metering prior to occupation of the dwellings.

- 4.3 All water infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of development), prior to commencement of the use.
- 4.4 Prior to commencement of use on the site or signing of Plan of Survey, whichever is sooner, the owner must lodge with Council a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

**5.0 SEWERAGE INFRASTRUCTURE**

- 5.1 Each dwelling within the development must be connected to Council's sewerage network prior to commencement of the use.
- 5.2 All existing property drainage and sewer connections must be disconnected and sealed prior to commencement of the use.

**6.0 ACCESS AND PARKING**

- 6.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.2 A minimum of 2 car parking spaces, 1 must be covered per dwelling unit, as indicated on Site Plans must be provided on site prior to commencement of the use.
- 6.3 The internal accesses from the pavement of the St James Drive to the property to the western boundary of Lot 35 shall be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of Council's Development Manual. The design criteria must as a minimum be as follows:

|                |                  |
|----------------|------------------|
| Pavement Width | 5.5 m            |
| Edge Treatment | Kerb and Channel |
| Surface        | Concrete         |

- 6.4 All internal accesses, driveways, parking bays and manoeuvring areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.
- 6.5 All driveways must be constructed prior to commencement of use and maintained. Emergency vehicle access must be provided.
- 6.6 Turnarounds and intersection must be provided to cater for garbage collection trucks and buses.

**7.0 STORMWATER AND FLOODING**

- 7.1 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with Level III of Table 7.13.3 of the Queensland Urban Drainage Manual current at the time of development as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 7.2 All habitable dwellings must be constructed to a level not less than 300mm above the Q100 flood level for the developed site.

- 7.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (current at the time of development).
- 7.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 7.5 Prior to commencement of use on the site or signing of Plan of Survey, whichever is sooner, the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Roof and Allotment drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

## **8.0 ELECTRICITY AND TELECOMMUNICATIONS**

- 8.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created development; or
  - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created development, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created development then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created development prior to commencement of the use.

## **9.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

- 9.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 9.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site based Erosion Prevention and Sediment Control Plan for the site. The plan must be prepared in accordance with Council's Development Manual (or equivalent replacement document current at the time of the development), the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, June 1996 by The Institution of Engineers, Australia and the EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control Guideline.
- 9.3 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 9.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 9.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.
- 9.6 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

#### **10.0 MISCELLANEOUS**

- 10.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.
- 10.2 Provision and maintenance of a refuse collection areas to the requirements of the Council.
- 10.3 Waste disposal bins stored outdoors must be screened from all public roads by solid fencing of a colour and material which will match the buildings on the site.
- 10.4 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 10.5 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 10.6 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in St James Drive or adjoining land unless written permission from the owner of that land and Council is provided.
- 10.7 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

#### **11.0 ADVISORY NOTES**

##### **11.1 Hours of work**

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

##### **11.2 Dust Control**

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.



### 11.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

### 11.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

11.5 Enquiries relating to the aforementioned conditions should be directed to the Planning and Community Services who will direct the enquiry to the relevant officer.

### MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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12. Planning and Development Services

12.6 2017/12/13.19 20170309 - DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT - ONE (1) LOT INTO FOUR (4) LOTS - WRIGHTS ROAD, STRATHDICKIE - R J BENNETT

Moved by: D CLARK

Seconded by: J COLLINS

The application for development permit for reconfiguring a lot - the application for development permit for reconfiguring a lot - 20170309 - development permit for reconfiguration of a lot - one (1) lot into four (4) lots - Wrights Road, Strathdickie - R J Bennett, is approved subject to the following conditions:

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Proposal Plan	RPS	PD-01 Rev E	18/08/2017
Onsite Effluent Disposal Report	Construction Sciences	5676/P/3192	13/07/2017
Q100 Engineering Report	Trevor Glasson Consulting Services	N/A	04/07/2017

1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- **Operational Works:**

- **Access and Parking;** (Note that the access crossing the waterway will be required to provide all-weather access including the Q:100 immunity and must be designed to meet State government requirements in relation to a waterway barrier).
- **Erosion Prevention and Sediment Control.**

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan.

1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan.

2.0 CLEARING, LANDSCAPING AND FENCING

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:
a) stored neatly on site and shredded within sixty (60) days of clearing; or
b) removed off the site to an approved disposal location.

3.0 WATER INFRASTRUCTURE

3.1 Design and construct a potable water supply to all proposed lots in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.

4.0 ON SITE EFFLUENT DISPOSAL

4.1 Design and construct an on-site domestic sewerage treatment system for the proposed lots in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.

5.0 ACCESS AND PARKING

5.1 The applicant must design construct and maintain the external 6.0m wide access from the pavement of Wright Road to the common adjoining property boundary of Lots 6 & 7 in accordance with the levels, dimensions, gradients and specifications for a sealed dual access as indicated on Council's Standard Drawing R0053 prior to signing of the survey plans.

5.2 A Development Permit for Operational Works (Access) must be obtained prior to commencement of work on site. Any application for Operational Works (Access) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

- 5.3 The applicant must design construct and maintain the external access from the pavement of Bennett Road to the property boundary of Easement A on Lot 5 RP838625 so as to comply as a minimum with the levels, dimensions, gradients and specifications of a single sealed access as indicated on Council's Standard Drawing R0053 prior to signing of the survey plans.
- 5.4 The applicant must design and construct the internal access from the property boundary of proposed Lot 9 and Lot 5 RP838625 for the full length of the access strip to a gravel standard so as to comply with Council's Development Manual Prior to the signing of Plan of Survey.
- 5.5 At completion of construction and prior to signing of plan of survey, the Supervising Engineer shall provide certification that all external and internal access works constructed on site comply with Council's Development Manual and this Decision Notice of Approval.
- 6.0 **STORMWATER AND FLOODING**
- 6.1 Easements must be provided over all land assessed to be below the Q100 level of immunity identified in the Trevor Glasson Consulting Services Flood Study dated 4 July 2017.
- 6.2 Easement documentation must be provided free of cost to Council.
- 6.3 Any site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 7.0 **ELECTRICITY AND TELECOMMUNICATIONS**
- 7.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or
 - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created lots then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to sealing the plan of survey.

- 8.0 **ENVIRONMENTAL MANAGEMENT PLAN (EMP)**
- 8.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the site. The plan must be prepared in accordance with Council's Development Manual (current at the time of the development), the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, June 1996 by The Institution of Engineers, Australia and the EPA Best Practice Urban Stormwater Management - Erosion and Sediment Control Guideline. The strategy of the plan must be implemented and maintained for the

duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).

- 8.2 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.3 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.
- 8.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.
- 8.5 Prior to commencement of any works on the site, the applicant must submit to Council for approval, a Site-based Stormwater Management Plan, addressing but not be limited to the following:
- water quality and drainage;
 - erosion prevention and silt control;
 - vegetation clearing;
 - construction program and timing;
 - wet season arrangements;
 - geotechnical issues;
 - noise and dust suppression; and
 - other issues as required.

9.0 MAINTENANCE VALUATION

- 9.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$35.00 per lot.

10.0 CATCHMENT AND LAND MANAGEMENT

- 10.1 Prior to sealing the plan of survey, the applicant is required to implement an agricultural buffer along the eastern boundaries of proposed lots 7 and 8, in accordance with Queensland Government's *Planning Guidelines – Separating Agricultural and residential land uses*.

11.0 MISCELLANEOUS

- 11.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.
- 11.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

- 11.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on-site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.**
- 11.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Wrights Road, Bennett Road or adjoining land unless written permission from the owner of that land and Council is provided.**
- 11.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.**

12.0 ADVISORY NOTES

- 12.1 The applicant is advised to have regard for the purposes Easement A on Lot 5 RP838625 and to take necessary actions if the easement is proposed to be used for purposes not specified.**

12.2 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

12.3 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

12.4 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

12.5 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

12.6 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**12. Planning and Development Services**

**12.7 2017/12/13.20 PLANNING & DEVELOPMENT MONTHLY REPORT - NOVEMBER 2017**

**Moved by: J CLIFFORD**

**Seconded by: J COLLINS**

**Council receives the Planning and Development Monthly Report for November 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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13. Community and Environment

13.1 2017/12/13.21 TRUSTEE LEASE FOR LOT 227 ON PLAN SP113325 - PROSERPINE HACK & PONY CLUB

Moved by: J COLLINS

Seconded by: J CLIFFORD

Council resolves to authorise the Chief Executive Officer to negotiate and execute a Trustee Lease of Lot 277 on Plan SP113325, for a period of five (5) years, to the Proserpine Hack & Pony Club.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

13. Community and Environment

13.2 2017/12/13.22 TRUSTEE LEASE FOR LOT 105 ON PLAN CP894264 - WHITSUNDAY SPORTSPARK INCORPORATED

Moved by: J CLIFFORD

Seconded by: R PETTERSON

Council resolves to authorise the Chief Executive Officer to negotiate and execute a Trustee Lease of Lot 105 on Plan CP894264, for a period of twenty (20) years, to Whitsunday Sportspark Incorporated.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**13. Community and Environment**

**13.3 2017/12/13.23 REQUEST FOR DONATION - AIRLIE BEACH BRIDGE CLUB**

**Moved by: P RAMAGE**

**Seconded by: M BRUNKER**

**Council resolves to approve the request for a donation of \$250.00 from the Airlie Beach Bridge Club towards the Annual Congress Bridge Competition held at the Reef Gateway Hotel from Friday, 1 December to Sunday, 3 December 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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13. Community and Environment

**13.4 2017/12/13.24 REQUEST FOR COUNCIL FEE WAIVERS -
DECEMBER 2017**

Moved by: D CLARK

Seconded by: P RAMAGE

Council resolves to approve the waiving of fees for the following recipients;

- **Bowen Christian Family Centre**
- **The Rotary Club of Proserpine Inc.**
- **Molongle Creek Boat Club Inc.**
- **Rotary Club of Proserpine Inc.**
- **The Salvation Army**
- **Bowen Locals For Locals Business Group**

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**13. Community and Environment**

**13.5 2017/12/13.25 COMMUNITY ASSISTANCE GRANT - FACILITIES  
GRANT - PROSERPINE JUNIOR SPORTING  
COMPLEX**

**Moved by: J COLLINS**

**Seconded by: P RAMAGE**

**Council resolves to approve the payment of a \$20,000 Facility Management Grant to the Proserpine Junior Sporting Complex Association.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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13. Community and Environment

13.6 2017/12/13.26 REQUEST FOR DONATION - NAIDOC WEEK SCHOOL INITIATIVES - 2018

Moved by: J COLLINS

Seconded by: P RAMAGE

Council resolves to provide a contribution of \$450.00 to the 2018 NAIDOC Week School Initiative Competition to cover the cost of printing and distribution of entry forms to students in the Whitsunday Region.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**13. Community and Environment**

**13.7 2017/12/13.27 ADVISORY - WHITSUNDAY SCHOOLIES MEETING MINUTES - 9 NOVEMBER 2017**

**Moved by: J CLIFFORD**

**Seconded by: J COLLINS**

**Council resolves to receive the Whitsunday Schoolies Advisory Meeting Minutes held on 9 November, 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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13. Community and Environment

13.8 2017/12/13.28 2018 AUSTRALIAN CITIZENSHIP CEREMONIES

Moved by: J CLIFFORD

Seconded by: D CLARK

Council resolves to continue to host Australian Citizenship Ceremonies in 2018.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**13. Community and Environment**

**13.9 2017/12/13.29 COMMUNITY & ENVIRONMENT - MONTHLY REPORT  
- NOVEMBER 2017**

**Moved by: D CLARK**

**Seconded by: J CLIFFORD**

**Council receives the Community & Environment Monthly Report for November 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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14. Engineering Services

**14.1 2017/12/13.30 ENGINEERING SERVICES - MONTHLY REPORT -
NOVEMBER 2017**

Moved by: J CLIFFORD

Seconded by: R PETTERSON

Council receives the Engineering Services Monthly Report for the month of November 2017.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**16. General Business**

**16.1 2017/12/13.31 VOTE OF THANKS TO WRC STAFF**

**Moved by: J CLIFFORD**

**Seconded by: P RAMAGE**

**Council resolves to move a vote of thanks to all Whitsunday Regional Council staff for their efforts in 2017.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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17. Procedural Motion

17.1 2017/12/13.32 PROCEDURAL MOTION - ADJOURN

Moved by: M BRUNKER

Seconded by: J CLIFFORD

That the meeting be adjourned for the purpose of morning tea at 10.20am.

MEETING DETAILS:

The motion was Carried 7 /0

CARRIED

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**18. Procedural Motion**

**18.2 2017/12/13.33 PROCEDURAL MOTION - RECONVENE**

**Moved by: J CLIFFORD**

**Seconded by: D CLARK**

**That the meeting be reconvened from morning tea at 10.47am.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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18. Procedural Motion

18.3 2017/12/13.34 PROCEDURAL MOTION - CLOSURE OF MEETING

Moved by: J CLIFFORD

Seconded by: M BRUNKER

That Council close the meeting to the public at 10.47am in accordance with Section 275 of the Local Government Regulations 2012, for the purpose of discussing employee or industrial matters, budget, rating concessions, contractual matters, legal proceedings, planning matters or other business likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

17.1.1 Business Activities Report - November 2017

(c) the local government's budget

17.1.2 Executive Performance Management Framework

(b) industrial matters affecting employees

17.1.3 Expressions Of Interest - Whitsunday Coast Airport Terminal Expansion

(e) contracts proposed to be made by it

17.1.5 Building Better Regions - Visitor Information Centre Sustainability Project

(e) contracts proposed to be made by it

17.1.6 Building Better Regions - Greening And Growing Bowen - Stage 2b

(c) the local government's budget

17.1.7 Building Better Regions - Major Festivals And Events Attraction Strategy

(e) contracts proposed to be made by it

17.1.8 Building Better Regions - Whitsunday Community Resilience And Innovation Hub

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

17.1.9 CEO Performance Review

(a) the appointment, dismissal or discipline of employees

17.2.1 500.2017.0054 - Supply And Delivery Of Two (2) 100 To 120 Hp Tractors

(e) contracts proposed to be made by it

17.2.2 Supply And Delivery Of Five (5) Light Vehicles, Electrician's Van, Tipper Truck & Collinsville Local Law Ute

(e) contracts proposed to be made by it

17.2.3 500.2017.0059 - Register of Prequalified Suppliers For Trade Services

(e) contracts proposed to be made by it

17.2.4 Rates And Sundry Debtors - November 2017

(f) starting or defending legal proceedings involving it

17.2.5 Sale Of Land For Arrears Of Rates - November 2017

(f) starting or defending legal proceedings involving it

Deputy Mayor Collins declared a Material Personal Interest and left the meeting room at 11.23am and returned at 11.26am taking no part in the discussion.

Councillor Clark declared a Material Personal Interest and left the meeting room at 11.23am and returned at 11.26am taking no part in the discussion.

17.4.1 Cannonvale Reservoir Damage Assessment

(e) contracts proposed to be made by it

17.5.1 Tender Evaluation - Management Of Bowen And Kelsey Creek Landfill Facilities

(e) contracts proposed to be made by it

17.5.2 Tender Evaluation - Provision Of Maintenance Dingo Beach And Hydeaway Bay

(e) contracts proposed to be made by it

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

18. Procedural Motion

18.4 2017/12/13.35 PROCEDURAL MOTION - REOPEN OF MEETING

Moved by: J CLIFFORD

Seconded by: M BRUNKER

That Council reopen the meeting to the general public at 12.50pm.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

17.1 Confidential Matters - Office of the Mayor and CEO

17.1.1 2017/12/13.36 BUSINESS ACTIVITIES REPORT - NOVEMBER 2017

Moved by: P RAMAGE

Seconded by: R PETTERSON

Council receives the Business Activities report for November 2017.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

17.1 Confidential Matters - Office of the Mayor and CEO

17.1.2 2017/12/13.37 EXECUTIVE PERFORMANCE MANAGEMENT FRAMEWORK

Moved by: J CLIFFORD

Seconded by: M BRUNKER

Council resolves to adopt the revised Executive Performance Management Framework and that its applied to Council's Chief Executive Officer.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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- 17.1 Confidential Matters - Office of the Mayor and CEO  
17.1.3 2017/12/13.38 EXPRESSIONS OF INTEREST - WHITSUNDAY COAST AIRPORT TERMINAL EXPANSION

Moved by: J COLLINS  
Seconded by: M BRUNKER

Council resolves to invite the following shortlisted contractors to provide Tenders for the Whitsunday Coast Airport Terminal Expansion in accordance with section 228 (6) Local Government Regulation 2012:

- a) ADCO Constructions Pty Ltd;
- b) Hutchinson Builders - Toowong;
- c) Paynter Dixon Queensland Pty Ltd; and
- d) Woollam Constructions.

**MEETING DETAILS:**

The motion was Carried 7/0

CARRIED

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- 17.1 Confidential Matters - Office of the Mayor and CEO
17.1.4 2017/12/13.39 500.2016.0099 - PROVISION OF EAP SERVICES

Moved by: R PETERSON
Seconded by: J CLIFFORD

Council resolves to award contract 500.2016.0099 for the Provision of EAP Services to Converge International Pty Ltd for \$18,450 excluding GST for a period of 12 months.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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17.1 Confidential Matters - Office of the Mayor and CEO

17.1.5 2017/12/13.40 2017/12/13. BUILDING BETTER REGIONS - VISITOR INFORMATION CENTRE SUSTAINABILITY PROJECT

Moved by: J CLIFFORD

Seconded by: M BRUNKER

Council resolves to:

- a) Support the grant application for \$20,000 to the Building Better Regions Fund – Community Investments Stream for the *'Whitsunday Visitor Information Centres Sustainability Project'*;
- b) Approve the proposed co-contribution of \$20,000 by Council to the project should funding support be successful; and
- c) Commit to the partial contribution to the Visitor Information Centres operational costs.

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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17.1 Confidential Matters - Office of the Mayor and CEO

17.1.6 2017/12/13.41 BUILDING BETTER REGIONS - GREENING AND GROWING BOWEN - STAGE 2B

Moved by: D CLARK

Seconded by: P RAMAGE

Council resolves to;

- a) support the grant application of \$9,000,000 to the Building Better Regions Fund - Infrastructure Projects Stream for Greening & Growing Bowen (Stage2B)
- b) approve the proposed co-contribution of \$16,407,852 by Council to the project should funding support be successful; and
- c) commit to the management and costs associated with the ongoing operation and maintenance of the infrastructure for this project.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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17.1 Confidential Matters - Office of the Mayor and CEO

17.1.7 2017/12/13.42 BUILDING BETTER REGIONS - MAJOR FESTIVALS AND EVENTS ATTRACTION STRATEGY

Moved by: J CLIFFORD

Seconded by: R PETERSON

Council resolves to;

- a) support the grant application for \$35,000 to the Building Better Regions Fund – Community Investments Stream for the ‘Whitsundays Festival & Events Attraction Strategy’;
- b) approve the proposed co-contribution of \$35,000 by Council to the project should funding support be successful; and
- c) commit to resourcing and associated costs for the delivery of the actions identified in the strategy

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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17.1 Confidential Matters - Office of the Mayor and CEO

17.1.8 2017/12/13.43 BUILDING BETTER REGIONS - WHITSUNDAY COMMUNITY RESILIENCE AND INNOVATION HUB

Moved by: R PETERSON

Seconded by: J CLIFFORD

Council resolves to;

- a) support the grant application for \$3,530,000 to the Building Better Regions Fund – Infrastructure Projects Stream for the Whitsunday Community Resilience and Innovation Hub;
- b) support the inclusion, in the grant application, of a request for exemption from the co-funding requirement based on the Whitsunday Region being declared a disaster impacted area, reducing the co-funding requirement to 23.43%;
- c) approve the proposed co-contribution of \$1,080,000 by Council to the project should the funding application be successful; and
- d) commit to an additional financial contribution of \$420,000 for the provision of non-fixed equipment and furnishing for the facility should the funding application be successful.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED



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- 17.1 **Confidential Matters - Office of the Mayor and CEO**
17.1.9 2017/12/13.44 **CEO PERFORMANCE REVIEW**

Moved by: **J CLIFFORD**

Seconded by: **D CLARK**

Council receives the verbal report provided by Mayor Willcox regarding the outcomes of the Chief Executive Officer (CEO) performance review, notes the CEO's performance has been assessed as meeting the requirements of Council, and also that KPIs for the coming 12 months have been agreed.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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- 17.2 **Confidential Matters - Corporate Services**
17.2.1 2017/12/13.45 **500.2017.0054 - SUPPLY AND DELIVERY OF TWO (2)
100 TO 120 HP TRACTORS**

Moved by: **P RAMAGE**

Seconded by: **J CLIFFORD**

Council resolves to award contract 500.2017.0054 for the Supply and Delivery of Two (2) 100 to 120 HP Tractors to Vanderfield Pty Ltd for \$227,800.00 excluding GST and the disposal of the following assets to be carried out separately via auction:

- a) P51016 - 2009 Kubota M105X 100HP Tractor Registration C69095
- b) P51017 - 2009 Kubota M105X 100HP Tractor Registration C69076

MEETING DETAILS:

The motion was Carried 5/2

CARRIED

17.2 Confidential Matters - Corporate Services

17.2.2 2017/12/13.46 SUPPLY AND DELIVERY OF FIVE (5) LIGHT VEHICLES, ELECTRICIAN'S VAN, TIPPER TRUCK & COLLINSVILLE LOCAL LAW UTE

Moved by: J COLLINS

Seconded by: J CLIFFORD

Council resolves to award the following contracts:

- a) 500.2017.0052 for the supply and delivery of five (5) 2WD and 4WD Twin Cab Utilities of various specifications to Crossley Automotive Pty Ltd T/As Crossley Holden for \$199,105.94 excluding GST and disposal of the following assets for a total of \$56,250.00 excluding GST:
 - i. Ford Ranger Space cab 985MCY #10002 (located Proserpine)**
 - ii. Ford Ranger PX EX Cab 817RSR #11575 (located in Collinsville)**
 - iii. Ford Ranger PX EX Cab 685SBI #11587 (located in Collinsville)**
 - iv. Holden Colorado 983MCY #10003 (located in Bowen)**
 - v. Mitsubishi Challenger 786RIN (located in Proserpine),****
- b) 500.2017.0077 for the supply and delivery of one (1) Tipper Crane (located in Bowen) to Carlisle Tractors Pty Ltd for \$116,718.90 excluding GST,**
- c) 500.2017.0078 for the supply and delivery of one (1) Electrician's van to JF & RM Fraser Pty Ltd T/As Fraser Ford for \$45,976.00 excluding GST, and**
- d) 500.2017.0081 for the supply and delivery of the Collinsville Local Law 4x4 Utility to Automotive Pty Ltd T/As Crossley Holden for \$53,962.64 excluding GST.**

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**17.2 Confidential Matters - Corporate Services**

**17.2.3 2017/12/13.47 500.2017.0059 - REGISTER OF PREQUALIFIED SUPPLIERS FOR TRADE SERVICES**

**Moved by: D CLARK**

**Seconded by: J CLIFFORD**

**Council resolves to appoint the listed suppliers to the Register of Prequalified Suppliers for Trade Services for term of twenty-four (24) months with an option of an additional twelve (12) months:**

- 1. A & G Kerwand Pty Ltd as The Trustee for Kerwand Family Trust T/A Nauticool**
- 2. A & J Doyle Constructions**
- 3. A Geiszler & D.K Geiszler T/A Audy Geiszler Pest Control**
- 4. A.J Acht & B.E Glazebrook T/A Totally Drained Plumbing & Gas Fitting**
- 5. A.K Mearns & B.B Mearns T/A Airlie Aqua Fresh**
- 6. A.N Crisp & J.T Crisp T/A Crisp Excavations**
- 7. Abell Point Electrical Pty Ltd**
- 8. Alan Hamilton**
- 9. B. E Penhallurick & C.L Penhallurick T/A Penhallurick Constructions**
- 10. Bartec Rural Services No. 2 Pty. Ltd.**
- 11. Belmont Electrical Pty Ltd**
- 12. Benn Ryan Constructions Pty Ltd T/A Ryan Building Group**
- 13. Bowen Concrete Constructions Pty Ltd**
- 14. Bowen Engineering Services Pty Ltd**
- 15. Bowen Woodchipping Pty Ltd**
- 16. Brent Stocker Electrical Pty Ltd**
- 17. Brian Smith Constructions Pty. Ltd. As the Trustee for the BF Smith Family Trust T/A Brian Smith Constructions**
- 18. Brodhurst Pty Ltd as The Trustee for R & O Brodhurst Family Trust T/A Down to Earth Whitsunday**
- 19. Chippirl Pty Ltd as The Trustee for The Pirlo Family Trust T/A Etwell Commercial Cleaners**
- 20. D & B Locksmith Pty Ltd**
- 21. D.R Taylor & G.J Taylor T/A Taylor Plumbing Whitsundays**
- 22. Delacey Electrical Service**
- 23. DMK Industries Pty Ltd**
- 24. Donnton Pty Ltd T/A Snell's Electrical**
- 25. G Graham & G Graham & A.D Tween & S.T Tween T/A A&G Garden & Property Maintenance**
- 26. Glenn Merrick Constructions Pty Ltd T/A Bowen Plumbing**

27. **Hermosa Constructions Pty Ltd**
28. **Hogan Arboit Pty Ltd T/A Ayr-Bowen Tree & Yardworx**
29. **Hogan Arboit Pty Ltd T/A Ayr-Bowen Tree & Yardworx**
30. **Ideal Plumbing & Gas Pty Ltd as The Trustee for the Hinton Family Trust T/A Ideal Plumbing & Gas**
31. **Integrabuild (Aust) Pty Ltd**
32. **IWG Investments Pty Ltd T/a ARS Whitsunday**
33. **J.R Stace & S.D Stace T/As Jim Stace Carpentry & Construction**
34. **Johns Plumbing Service Pty Ltd**
35. **Kaplan Engineering Pty Ltd as The Trustee for Razaki Family Trust T/A Kaplan Engineering**
36. **L.K Brazil & M.C Brazil T/A Brazil Built**
37. **Lee Family Trust T/A Strathdickie Engineering Pty Ltd**
38. **Leigh Hudson**
39. **Lindsay Bates Building Pty Ltd as The Trustee for The Bates Family Trust T/A Lindsay Bates Building**
40. **Lowcock Builders Pty Ltd**
41. **M.E O'Connor & R.M O'Connor T/A Amalgamated Pest Control Whitsundays**
42. **Main Engineering Pty Ltd**
43. **Marsh Enterprises (Qld) Pty Ltd T/A RAP Render and Paint Services**
44. **Mitchell Sailmaking Pty Ltd as Trustee for the Mitchell Family Trust T/a Airlie Sails & Shade Solutions**
45. **N Parkinson & E Parkinson T/A Parky's Welding & Maintenance**
46. **Patroni Enterprises Pty Ltd as The Trustee for the S & A Patroni Trust T/A Proserpine Electrical Services**
47. **Peto's Construction Pty Ltd**
48. **Pilcher Industries No 1 Pty Ltd & Pilcher Industries No 2 Pty Ltd & Pilcher Industries No 3 Pty Ltd T/A Pilcher Industries**
49. **Proserpine Irrigation & Pumping Services Pty Ltd as The Trustee for Gardner Family Trust T/A Think Water Whitsunday**
50. **Proserpine Machinery Service**
51. **Qld Painting & Coatings Pty Ltd**
52. **Refrigerated Technologies Qld Pty Ltd**
53. **Rick Ashton Electrical Pty Ltd**
54. **RTM Engineering Pty Ltd**
55. **Scott Gummow Kitchens Pty Ltd T/A Scott Gummow Kitchens**
56. **Steven Mackenzie T/A Mackenzie's Coatings and Finishes**
57. **Stevens, Max Tobias T/A Platinum Painterz**
58. **The Trustee for the HW Trust T/a Hughes Welding Pty Ltd**

59. The Trustee for The Julatson Family Trust & The Trustee for the Marjen Family Trust T/A Plants Whitsunday
60. The Trustee for the Kelwoerd Family Trust T/a ARV Tree Recycling Pty Ltd
61. The Trustee for The McNeil Unit Trust T/A McNeill Building
62. Thinksmarta Pty Ltd T/a Trusty Sheds and Ezycrete
63. TM Murphy Constructions Pty Ltd
64. Trevor Yuskan
65. Tropical Concrete Constructions Pty Ltd T/A Tropical Concrete
66. Tropix Refrigeration Pty Ltd
67. Urban Play Pty Ltd
68. Wayne Brownsey Plumbing Pty Ltd
69. Whitsunday Civil Pty Ltd
70. Whitsunday Drainage Contractors Pty Ltd

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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17.2 Confidential Matters - Corporate Services

17.2.4 2017/12/13.48 RATES AND SUNDRY DEBTORS - NOVEMBER 2017

Moved by: M BRUNKER

Seconded by: J CLIFFORD

Council receives the November 2017 report detailing actions taken to collect outstanding debtors and rates.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**17.2 Confidential Matters - Corporate Services**

**17.2.5 2017/12/13.49 SALE OF LAND FOR ARREARS OF RATES - NOVEMBER 2017**

**Moved by: M BRUNKER**

**Seconded by: J CLIFFORD**

**Council resolves to approve the Sale of Land for arrears of rates pursuant to the Local Government Act 2009 (Qld) & Local Government Regulation 2012 (Qld) for the following properties:**

**Assessment 1103866 L17 RP 724069 Area 1,781 m<sup>2</sup> Arrears \$159,399.85**

**Assessment 1202430 L 164 CP B662 Area 2,023 m<sup>2</sup> Arrears \$28,534.13**

**Assessment 1206026 L 3 CP MPH 72 Area 2,018 m<sup>2</sup> Arrears \$24,594.44**

**Assessment 1201371 L 19 RP 706889 Area 883m<sup>2</sup> Arrears \$23,944.99**

**Assessment 1204820 L 1 RP 705173 Area 2.6 Hectares Arrears \$17,534.95**

**Assessment 1202596 L 1 RP 714408 Area 1,136 m<sup>2</sup> Arrears \$18,903.68**

**Assessment 1205994 L18 CP MPH 13509 Area 1,012m<sup>2</sup> Arrears \$15,215.05**

**Assessment 1207355 L17 RP 855203 Area 806 m<sup>2</sup> Arrears \$16,500.86**

**Assessment 1204983 L 73 CP 858253 T RES81 PO237318, L 25 CP SB87, L 74 CP SB87 T RES84/PO237318 Total Land Area 218.809 Hectares Arrears \$13,743.57**

**Assessment 1205776 L 17 CP MPH 20586 Area 1,012m<sup>2</sup> Arrears \$14,231.52**

**Assessment 1206451 L 2 CP MPH 30883 Area 1,012m<sup>2</sup> Arrears \$13,702.17**

**Assessment 1206073 L 8 CP C74018 Area 769m<sup>2</sup> Arrears \$13,909.78**

**Assessment 1100912 L 7 BUP 70779 Area 107 m<sup>2</sup> Arrears \$13,350.49**

**Assessment 1110300 L 25 SP 152074 Area 636m<sup>2</sup> Arrears \$13,621.67**

**Assessment 1108866 L 4 SP 165625 Area 854m<sup>2</sup> Arrears \$12,902.85**

**Assessment 1205123 L2 RP 738974 Area 5.9760 Hectares Arrears \$19,034.04**

**Assessment 1205535 L 15 CP MPH 40256 Area 2,022m<sup>2</sup> Arrears \$12,361.29**

**Assessment 1206604 L7215 CP C74045 Area 1,373m<sup>2</sup> Arrears \$13,622.25**

**Assessment 1206458 L17 CP MPH 13515 Area 1,442 m<sup>2</sup> Arrears \$12,022.72**

**Assessment 1109270 L8 CP B 4063 Area 3,541m<sup>2</sup> Arrears \$6,381.30**

**Assessment 1110617 L3 SP 217121 Area 2.910 Hectares Arrears \$11,368.42**

**Assessment 1205438 L5 CP MPH 33637 Area 1,334m<sup>2</sup> Arrears \$11,060.24**

**Assessment 1105720 L12 RP 739264 Area 3.1690 Hectares Arrears \$7,547.01**

**Assessment 1107672 Lot 5 RP 739836 Area 39.66 Hectares Arrears \$6,868.88**

**Assessment 1202668 Lot 23 CPB 6616 Area 1012 m<sup>2</sup> Arrears \$35,725.19**

**As the rates and charges are in arrears for a period exceeding three years, or over one year in arrears and are either vacant land or for Commercial Use and Council holds Judgment, in terms of Local Government Act requirements.**

## MEETING DETAILS:

Deputy Mayor Collins declared a Material Personal Interest in accordance with Section 172(2)(c) of the Local Government Act 2009 due to the matter that he is currently involved with legal proceedings with one of the Debtors and left the meeting room at 1.02pm taking no part in the debate on this matter.

Councillor Clark declared a Material Personal Interest in accordance with Section 172(2)(c) of the Local Government Act 2009 due to the matter that he is affiliated with one of the Debtors and left the meeting room at 1.02pm taking no part in the debate on this matter.

The motion was Carried 5/0

**CARRIED**

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Deputy Mayor Collins and Councillor Clark returned to the meeting room at 1.03pm

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### 17.4 Confidential Matters - Engineering Services

#### 17.4.1 2017/12/13.50 CANNONVALE RESERVOIR DAMAGE ASSESSMENT

Moved by: R PETERSON

Seconded by: J CLIFFORD

#### Council resolves to:

- a) allocate \$206,000.00 from Council's Insurance Restoration Reserve to enable the critical ground penetrating radar inspection and specialist consultants to be undertaken on the Cannonvale Water Reservoir;
- b) engage Whitsunday Moorings and Marine Constructions to undertake critical internal underwater ground penetrating radar inspections on the Cannonvale Water Reservoir under Chapter 6 Contracting, Part 3 Default contracting procedures, Divisions 3 Exceptions for medium-sized and large-sized contractual arrangements Section 235 Other Exceptions Clause (b) of the *Local Government Regulations 2012*
- c) engage Kellogg Brown & Root Pty Ltd (KBR) through Local Buy under Contract No. BUS262 to review the report prepared by Development & Building Services; and
- d) engage an Engineering Geologist from GHD under Local Buy Contract No. BUS262 to review the site and provide recommendations for ongoing monitoring of the site.

## MEETING DETAILS:

The motion was Carried 7/0

**CARRIED**

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17.5 Confidential Matters - Customer Experience

17.5.1 2017/12/13.51 TENDER EVALUATION - MANAGEMENT OF BOWEN AND KELSEY CREEK LANDFILL FACILITIES

Moved by: J COLLINS

Seconded by: J CLIFFORD

Council resolves to award contract 500.2017.0062 for the Management of Bowen and Kelsey Creek Landfill Facilities, including the operation of the weighbridges, to North West Services for \$6,004,620 excluding GST (Total Cost based on Schedule of Rates for the duration of the contract period of 5 years.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**17. Confidential Matters - Customer Experience**

**17.5.2 2017/12/13.52 TENDER EVALUATION - PROVISION OF MAINTENANCE DINGO BEACH AND HYDEAWAY BAY**

**Moved by: D CLARK**

**Seconded by: P RAMAGE**

**Council resolves to award contract 500.2017.0070 for the Provision of Maintenance – Dingo Beach & Hydeaway Bay to MJ & L ogden T/As JL Slashing for \$393,962 excluding GST (Total cost based on Schedule of Rates for the duration of the contract period of 2 years).**

**MEETING DETAILS:**

The motion was Carried 6/1

**CARRIED**

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*The meeting closed at 1.06 pm*

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Confirmed as a true and correct recording this 31 January 2018

**Cr Andrew Willcox
MAYOR**