

Whitsunday Regional Council
Minutes of the Ordinary Meeting held at
Proserpine Community Centre 36 Gardenia Street, Proserpine on
14 March 2018 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); J Raiteri (Director Engineering Services); J Rugless (Acting - Director Corporate Services); J Wright (Director Community & Environment); N McGaffin (Director Planning & Development); A Hagy (Director Customer Experience); G Martin (Manager Communications & Marketing); D Mackay (Manager Development Assessment); P Shuttlewood (Executive Manager Procurement, Contracts & Assets); T Rose (Major Projects Manager Program Director); M Douglas (Administration Officer)

Other Details:

The meeting commenced at 9.00am

The meeting adjourned for morning tea at 10.09am

The meeting reconvened from morning tea at 10.34am

The meeting closed at 11.11am

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2. Condolences

2.1 2018/03/14.01 CONDOLENCES

Moved by: J CLIFFORD

Seconded by: J COLLINS

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

### 14<sup>th</sup> March 2018 - Ordinary Council Meeting

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Thursday<br>1 <sup>st</sup> March  | <ul style="list-style-type: none"><li>• Tourism Recovery Fund Working Group meeting at Cannonvale</li><li>• Meeting with ratepayer in Cannonvale</li><li>• Meeting with ratepayers in Jubilee Pocket</li></ul>                                                                                                                                                                                                                                                                                           |
| Friday<br>2 <sup>nd</sup> March    | <ul style="list-style-type: none"><li>• North Queensland Cowboys 2018 Season launch</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                            |
| Monday<br>5 <sup>th</sup> March    | <ul style="list-style-type: none"><li>• Meeting with members of Tourism Whitsundays in Airlie Beach</li><li>• Meetings with ratepayers in Bowen</li><li>• Don River Improvement Trust meeting at Bowen</li><li>• Meeting with Transport and Main Roads in Bowen</li></ul>                                                                                                                                                                                                                                |
| Tuesday<br>6 <sup>th</sup> March   | <ul style="list-style-type: none"><li>• Radio interview with Meecham Philpott from ABC Tropical North</li><li>• Radio interview with Andy Toulson from ABC North Queensland</li><li>• Meeting with Mackay Police Superintendent Bruce McNab in Proserpine</li><li>• Meeting with Legends of League organisers in Proserpine</li></ul>                                                                                                                                                                    |
| Wednesday<br>7 <sup>th</sup> March | <ul style="list-style-type: none"><li>• Briefing session in Bowen</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Thursday<br>8 <sup>th</sup> March  | <ul style="list-style-type: none"><li>• Meeting with 3rd Combat Engineer Regiment in Bowen</li><li>• Economic Development Advisory Committee in Bowen</li></ul>                                                                                                                                                                                                                                                                                                                                          |
| Sunday<br>11 <sup>th</sup> March   | <ul style="list-style-type: none"><li>• Collinsville Independent Living Facility open day in Collinsville</li></ul>                                                                                                                                                                                                                                                                                                                                                                                      |
| Monday<br>12 <sup>th</sup> March   | <ul style="list-style-type: none"><li>• Meeting with ratepayer in Bowen</li><li>• Meeting with Energy Queensland Area Operations Manager in Proserpine.</li><li>• Regional Jobs and Investment Program (RJIP) announcement with Federal Member for Dawson Mr George Christensen in Riordanvale</li><li>• Meeting with Girudala in Bowen</li><li>• Seawall opening at Bowen Golf Course, Queens Beach</li><li>• Great Barrier Reef Marine Park Authority informal networking event Airlie Beach</li></ul> |

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|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Tuesday<br/>13<sup>th</sup> March</p> | <ul style="list-style-type: none"> <li>• Regional Jobs and Investment Program (RJIP) announcement with Federal Member for Dawson Mr George Christensen at Murroona Gardens, Bowen</li> <li>• Friendship Club meeting in Bowen</li> </ul> |
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4. Confirmation of Minutes

4.1 2018/03/14.02 CONFIRMATION OF MINUTES REPORT

Moved by: D CLARK
 Seconded by: R PETERSON

Council confirms the Minutes of the Ordinary Meeting held on 28 February, 2018.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**6. Petitions**

**6.1 2018/03/14.03 PETITION - FISHING JETTY AT SHUTE HARBOUR**

Moved by: J CLIFFORD  
 Seconded by: P RAMAGE

Council receives the petition to build a purpose-built fishing Jetty at Shute Harbour.

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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7. Notice of Motion

7.1 2018/03/14.04 NOTICE OF MOTION - PERMANENT FILTERED WATER BOTTLE STATION

Moved by: J COLLINS

Seconded by: J CLIFFORD

Council resolves to consider in the next financial year's Budget consideration the purchase of twelve Permanent Filtered Water Bottle Refill Stations.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**9. Questions from Public Gallery**

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**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 2018/03/14.05 LGAQ FINANCIAL SUSTAINABILITY SUMMIT AND CIVIC LEADERS SUMMIT

Moved by: J CLIFFORD

Seconded by: P RAMAGE

Council resolves to note the attendance of Mayor Andrew Willcox and CEO Barry Omundson at the LGAQ 6<sup>th</sup> Local Government Financial Sustainability Summit on 8-9 May 2018 and the LGAQ Civic Leaders Summit on 10-11 May 2018 at the RACV Royal Pines Resort in Benowa.

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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10. Office of the Mayor and CEO

10.2 2018/03/14.06 AUDIT & RISK COMMITTEE MINUTES

Moved by: R PETERSON

Seconded by: J CLIFFORD

Council resolves to:

- a) receive the confirmed minutes of the Audit & Risk Committee Meeting, held on 29 November, 2017; and
- b) receive the unconfirmed minutes of the Audit & Risk Committee Meeting, held on 6 February, 2018.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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10. Office of the Mayor and CEO
10.3 2018/03/14.07 AUSTRALIAN COASTAL COUNCILS CONFERENCE

Moved by: J COLLINS
Seconded by: R PETTERSON

Council resolves to nominate Councillor Jan Clifford to attend the Australian Coastal Councils Conference to be held in Geelong, Victoria from 21 to 23 March, 2018.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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11. Corporate Services  
11.1 2018/03/14.08 CORPORATE SERVICES - MONTHLY REPORT -  
JANUARY 2018

Moved by: J CLIFFORD  
Seconded by: D CLARK

Council receives the Corporate Services Monthly Report for January 2018.

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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12. Planning and Development Services

- 12.1 2018/03/14.09 20170846 - DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - NON-RESIDENT WORKFORCE ACCOMMODATION (400 BED TEMPORARY CONSTRUCTION CAMP); AND OPERATIONAL WORKS - PETER DELAMOTHE ROAD, COLLINSVILLE, CARMICHAEL RAIL NETWORK PTY LTD

Moved by: D CLARK

Seconded by: P RAMAGE

Council resolves to approve the application for Development Permit for Material Change of Use - Non-Resident Workforce Accommodation (400 Bed Temporary Construction Camp); and Operational Works for Excavation & Filling, made by Carmichael Rail Network Pty Ltd, on Lot 87 SP232119 Peter Delamothe Road, Collinsville with appropriate infrastructure charges negotiated by the CEO and 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 Layout Plan	GHD	41-31118-C002 Rev F	29/11/2017
Bulk Earthworks Plan	GHD	41-31118-C003 Rev E	28/11/2017
Bulk Earthworks Sections	GHD	41-31118-C004 Rev E	28/11/2017
Erosion and Sediment Control Layout Plan	GHD	41-31118-C005 Rev A	28/11/2017
Stormwater Strategy	GHD	4131118-36410	28/11/2017
External Views	APC Manufacturing & Logistics	M0152-2 Rev A	13/04/2012
Plan & Elevations	APC Manufacturing & Logistics	M0152-1 Rev F	06/10/10

Furniture & Fittings	APC Manufacturing & Logistics	M0152-3 Rev B Sheets 1 and 2	29/08/2012
Social Impact Assessment	GHD	N/A	September 2017
Social Memorandum	GHD	4131118	28/11/2017

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 7 December 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;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage;
 - Water Infrastructure; and
 - Sewerage Infrastructure.
- **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.

1.7 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

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 The applicant is to provide detailed fencing plans to Council prior to the commencement of the use. The fencing plans must include the height and materials, including visual illustrations.
- 2.4 The existing site vegetation not within the proposed development footprint, associated onsite access, operational areas and bushfire break areas must be retained to provide screening of the development.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 Buildings are to be finished with external building materials and colours to reduce scale and bulk. Colours are to be muted and non-reflective.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
- a) Pedestrian pathways between buildings and car parks must be generous in proportions with a minimum width of 1.2 metres, well-lit and provide continuous accessible paths of travel.
 - b) Access to parking areas to be via a surveillance entry point;
 - c) 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;
 - d) The main entrances/exits must be obvious, well lit, sign posted, free from obscuring landscaping and signage etc.

5.0 LIGHTING AND NOISE

- 5.1 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 lux measured at any level upwards from ground level.
- 5.2 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.
- 5.3 In the event Council receives a noise related complaint related to the development it deems non-vexatious and justified, the operator may be required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The result of the noise report is to be submitted to Council within 14

days (14) days of the completion of the report. The monitoring must take into consideration:

- a) The level and frequency or occurrence of impulsive or tonal noise;
- b) The atmospheric conditions including wind speed and direction;
- c) Effects due to extraneous factors such as traffic noise; and
- d) Location, date and time of recording.

5.4 Recommendations made from the noise report must be implemented by the operator to the satisfaction of Council.

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. Compaction test results are to be submitted to Council for its records.

6.2 At completion of construction and prior to the commencement of the use, the Supervising Engineer must provide certification to Council that all construction complies with this Decision Notice and Council's Development Manual.

6.3 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.

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 water infrastructure must be designed and constructed in accordance with Council's Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.

7.4 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 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 The development must be connected to Council's sewerage network prior to commencement of the use.

8.2 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.

- 8.3 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 8.4 Easement documentation must be provided free of cost to Council.
- 8.5 Sewerage infrastructure must be constructed to comply with S6 "Sewer Reticulation" of Council's Development Manual, Council's Standard Drawings and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council's Development Manual and the Sewerage Code, the requirements of Council's Development Manual will prevail.
- 8.6 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 Council's Development Manual.

9.0 ACCESS AND PARKING

- 9.1 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas are to be constructed to a sealed standard and must be designed to comply with the Carriageway Widths and Traffic Generation criteria as detailed on Table D1.1 Street and Road Hierarchy of Council's Development Manual and constructed so as to comply with Council's Development Manual.
- 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 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 Access and Parking works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.
- 9.4 A minimum of thirty-five (35) line marked car parking spaces and ten (10) bus parking spaces, must be provided on site prior to commencement of the use.
- 9.5 The applicant must provide and maintain overflow car parking as shown on Site Layout Plan 41-31118-C0002 Rev E 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 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) prior to commencement of the use.
- 10.4 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.
- 10.5 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.
- 10.6 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.
- 10.7 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 all 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 effects to adjoining or downstream properties or infrastructure.
- 10.8 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.

11.0 ROADWORKS

- 11.1 Prior to any work commencing on site the applicant must prepare a site-specific Traffic Management Plan and submit to Council for review and approval. The Traffic Management Plan must include provisions for effective traffic management so as to provide a safe environment for all road users, protection to the public from traffic hazards that may arise as a result of construction and operational activities and is to minimize disruption and delays to all road users.

12.0 ELECTRICITY AND TELECOMMUNICATIONS

- 12.1 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 commencement of the use.

13.0 BUSHFIRE PROTECTION PLAN

13.1 The applicant is required to provide Council with a Bushfire Management Plan for approval prior to the commencement of any works on site. The applicant shall implement and maintain all associated bushfire protection measures as approved.

14.0 EROSION PREVENTION AND SEDIMENT CONTROL

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

14.2 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 (current at the time of the development) and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book). 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).

14.3 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.

14.4 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.

14.5 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.

14.6 The applicant must prepare and submit for approval, an Erosion Prevention and Sediment Control Plan showing design and control measures to be adopted for both the construction and post-construction phase of the development, prior to any construction work commencing on site. The design is to take into account any recommendations and conclusions provided in any Geotechnical Assessment Report carried out over the site.

The plan is to address, but not be limited to the following:

Objectives;

- a) Site Locations / Topography;
- b) Vegetation;
- c) Site Drainage;
- d) Soils;
- e) Erosion susceptibility;
- f) Erosion risk;
- g) Concept;
- h) Design; and
- i) Implementation

The design criteria must be in accordance Council's Development Manual. The approved documentation must be part of the approved construction documentation for the development.

15.0 CATCHMENT AND LAND MANAGEMENT

- 15.1 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.
- 15.2 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), and confirmation that the reduction percentages stipulated in the State Planning Policy for Water Quality can be achieved.
- 15.3 The applicant shall submit, with the Stormwater Management Plan submitted as part of any future Operational Works application, documentation 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. Calculations will be required to support such documentation.
- 15.4 The Stormwater Quality Management Plan shall include a site plan, to a suitable scale, 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.
- 15.5 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.
- 15.6 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.

- 15.7 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).
- 15.8 The applicant shall submit, prior to the commencement of any earthworks on site, a finalized Environmental Management Plan, for Council approval. All development construction activities shall be in accordance with the recommendations of the Council approved Environmental Management Plan.
- 15.9 The applicant shall submit, with any future Operational Works application, a site-specific Rehabilitation Plan as accepted by Whitsunday Regional Council Chief Executive Officer.

16.0 ENVIRONMENTAL HEALTH

- 16.1 The applicant is to obtain all necessary environmental health licenses prior to the commencement of the dining facilities.

17.0 SOCIAL

- 17.1 Prior to the commencement of the use, the applicant is to provide Council with a copy of the Workforce Management Plan, including the Code of Conduct, for employees stationed at the Camp.
- 17.2 Prior to the commencement of the use, the applicant is to provide Council an Emergency Management Plan for the Camp.

18.0 MISCELLANEOUS

- 18.1 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.
- 18.2 Refuse collection areas to constructed and maintained in accordance with Council requirements.
- 18.3 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.
- 18.4 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.
- 18.5 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 onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 18.6 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 Bowen Developmental Road or adjoining land unless written permission from the owner of that land and Council is provided.
- 18.7 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.

19.0 ADVISORY NOTES

19.1 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.

19.2 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.

19.3 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.

19.4 Noise During Construction and Noise in General

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

19.5 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.

Part B - Operational Works

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 Layout Plan	GHD	41-31118-C002 Rev F	29/11/2017
Bulk Earthworks Plan	GHD	41-31118-C003 Rev E	28/11/2017

Bulk Earthworks Sections	GHD	41-31118-C004 Rev E	28/11/2017
Erosion and Sediment Control Layout Plan	GHD	41-31118-C005 Rev A	28/11/2017
Stormwater Strategy	GHD	4131118-36410	28/11/2017
External Views	APC Manufacturing & Logistics	M0152-2 Rev A	13/04/2012
Plan & Elevations	APC Manufacturing & Logistics	M0152-1 Rev F	06/10/10
Furniture & Fittings	APC Manufacturing & Logistics	M0152-3 Rev B Sheets 1 and 2	29/08/2012
Social Impact Assessment	GHD	N/A	September 2017
Social Memorandum	GHD	4131118	28/11/2017

- 1.2 The approved development must be carried out in accordance with Section CP “Construction Procedures” of Council’s Whitsunday Regional Council Development Manual.
- 1.3 A pre-start meeting must be arranged and held, in accordance with Section CP1.09 of Council’s Whitsunday Regional Council Development Manual, prior to commencement of any operational works, including clearing of any vegetation.
- 1.4 All works must be project managed, supervised and certified by a qualified engineer registered with Queensland Board of Professional Engineers who is independent of the Contractor for the works.
- 1.5 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.
- 1.6 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.

2.0 EARTHWORKS

- 2.1 Excavation and/or filling of the site must comply with Section S1 “Earthworks” of Council’s Whitsunday Regional Council Development Manual.
- 2.2 No fill is to be placed external to the property boundary or limit of works shown on the approved plans.
- 2.3 Fill must be placed, trimmed and compacted to the standards identified in AS3798. Compaction tests results must be submitted to Council for their records prior to commencement of the use or signing of the survey plans, whichever occurs first.
- 2.4 Export or importation of any material from the site shall require separate written approval from Council. Any request to export material from the site must be accompanied by details of the proposed haul route and proposed destination, and evidence of approval for storage and/or filling at the destination.
- 2.5 The applicant is to provide a Construction Management Plan prior to the commencement of site works.

3.0 ENVIRONMENTAL MANAGEMENT

- 3.1 The applicant must prepare and submit for approval, an Erosion Prevention and Sediment Control Plan showing design and control measures to be adopted for both the construction and post-construction phase of the development, prior to any construction work commencing on site. The design is to take into account any recommendations and conclusions provided in any Geotechnical Assessment Report carried out over the site.

The plan is to address, but not be limited to the following:

Objectives;

- a) Site Locations / Topography;
- b) Vegetation;
- c) Site Drainage;
- d) Soils;
- e) Erosion susceptibility;
- f) Erosion risk;
- g) Concept;
- h) Design; and
- i) Implementation

The design criteria must be in accordance Council’s Development Manual. The approved documentation must be part of the approved construction documentation for the development.

4.0 MISCELLANEOUS

- 4.1 It is to be noted that the checking and approval of these drawings is on an Audit Basis only. The “Statement of Compliance” submitted with the Drawings is to be the certification on which the approval is given.
- 4.2 It is the certifying/supervising Engineer’s responsibility to ensure that the design as submitted takes into account all site conditions, and complies in all respect with Council’s Development Approval Decision Notice Conditions, Policies, Development Manual and accepted Engineering Design and Practice.

4.3 Any non-compliant aspects of the work including Engineering Design, Safety and Planning Issues identified by Council Inspectors during and at the completion of this work are to be redesigned, submitted for approval and included in the Scope of Work, prior to acceptance of the work by Council.

5.0 **ADVISORY NOTES**

5.1 The approved development is also required to comply with Council's Local Laws from time to time and other controls.

5.2 **Hours of work**

It is the developer's responsibility to ensure compliance with Section 440R of 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.

5.3 **Dust Control**

It is the developer's responsibility to ensure compliance with Section 15 – 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.

5.4 **Sedimentation Control**

It is the developer's responsibility to ensure compliance with Section 440ZD to 440ZG of 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.

5.5 **Noise During Construction and Noise in General**

It is the developer's responsibility to ensure compliance with Section 363C(3) of the Environmental Protection Act 1994.

5.6 **General Safety of Public During Construction**

It is the project manager's responsibility to ensure compliance with Work Health and Safety Act 2011. Section 20 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 Section 20 of the Work Health and Safety Act 2011. Section 20 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 Section 20 of the Work Health and Safety Act 2011. Section 20 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.

5.7 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**

**12.2 2018/03/14.10 20110865 - REQUEST FOR EXTENSION OF RELEVANT PERIOD - DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR CARAVAN PARK (RELOCATABLE HOMES VILLAGE AND ANCILLARY ACTIVITIES) AND RECONFIGURATION OF A LOT - NEW ACCESS AND SERVICES EASEMENT, AUSSIE NOMADS B'PACK**

**Moved by: D CLARK**

**Seconded by: R PETERSON**

**Council resolves to approve the request for an extension of relevant period of the Development Permit for Material Change of use for Caravan Park (Relocatable Homes) as a Lifestyle Village and Ancillary Activity and Development Permit for Reconfiguration of a Lot - New Access and Services Easement in Lot 25 on SP230514 (cancelling Easement B on SP230514) on land described as L: 26 SP: 230514: Aussie Nomads Backpacker Resort 18562 Bruce Highway Bowen to 28 March 2020.**

**MEETING DETAILS:**

The motion was Carried 6/1

**CARRIED**

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12. Planning and Development Services

- 12.3 2018/03/14.11 20090531 - REQUEST FOR EXTENSION OF RELEVANT PERIOD - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - THIRTY-THREE (33) SELF-CONTAINED UNITS, 14-16 RAINTREE PLACE AIRLIE BEACH, TWINLIGHT BARE HOLDING PTY LTD AS TTE**

Moved by: D CLARK

Seconded by: J COLLINS

Council approves the request for an extension of relevant period of the Decision Notice Approval for Material Change of Use - Thirty-three (33) Self Contained Units, lodged by Vision Surveys Queensland on behalf of Twinlight Bare Holding Pty Ltd as TTE on land described as Lot 77 on SP152078 & EMTS B, D, 14-16 Raintree Place Airlie Beach to 26 May, 2020.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**12. Planning and Development Services**

- 12.4 2018/03/14.12 PLANNING SCHEME 1ST AMENDMENT PACKAGE - PROPOSED ZONE AMENDMENTS - PART 2**

**Moved by: J COLLINS**

**Seconded by: J CLIFFORD**

**Council resolves to amend the zone or overlay of the following lots:**

|                                                                                                         |                                                                        |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>37RP852644<br/>1SP106395<br/>0SP106395<br/>2SP106395<br/>3SP106395<br/>43RP715295<br/>44RP715295</b> | <b>from Low-medium residential zone to Local centre zone</b>           |
| <b>5RP738979</b>                                                                                        | <b>from Rural zone to split zone, Rural and Rural residential zone</b> |
| <b>8SP274029</b>                                                                                        | <b>from Rural zone to split zone, Rural and Rural residential zone</b> |
| <b>8SP277860<br/>9SP277860<br/>10SP248739<br/>11SP277860<br/>12SP277860</b>                             | <b>from Rural to Rural residential zone</b>                            |



|                            |                                  |
|----------------------------|----------------------------------|
| 13SP277860<br>14SP277860   |                                  |
| 200SP260203<br>201SP256297 | Remove Agricultural land overlay |

and resolves to decline zone or overlay amendment requests for the following lots:

|             |                                                                                             |
|-------------|---------------------------------------------------------------------------------------------|
| 100SP219994 | from Rural residential zone to Tourist accommodation zone                                   |
| 40HR110     | from Rural zone to Rural residential zone                                                   |
| 203SP201439 | from Rural zone to Emerging communities zone and remove agricultural land and flood overlay |

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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12. Planning and Development Services

12.5 2018/03/14.13 PLANNING SCHEME 1ST AMENDMENT PACKAGE - PROPOSED ZONE AMENDMENTS - PART 3

Moved by: D CLARK

Seconded by: R PETERSON

Council resolves to amend the zone of the following lots:

40RP726947	from Mixed use zone to Community facilities zone
14 SP225070	from Low-medium residential zone to Community facilities zone
22 SP204655	from Rural to Medium impact industry zone
1SP230520 2SP230520	from Rural zone to Low density residential zone
Administrative amendments	
20SP167810 21SP167810 25SP167810 0SP167803	from Recreation and open space zone to Low density residential zone
994SP167803 995SP167803	from Low density residential zone to Recreation and open space zone

43SP201430	
314SP208346 194SP225392 310 and 311SP166677 312, 402 and 403 SP276373 402SP253589 403SP112942	from Low density residential zone to Recreation and open space zone
172 and 175 SP201414 52RP725317	from Rural zone to Rural residential zone
125SP211527	from Rural zone to Emerging communities zone
Lot 26, 27 and 29 RP729560	from Rural zone to Community facilities zone
1 MPH40854 4,5 & 6 MPH20118	from Environment and conservation to Rural residential zone
1 MPH31017 1 MPH30560 6 MPH30560 1 MPH33280 18 MPH 20118 1 MPH30750 1 MPH30751 3 MPH40481 1 MPH40481	from no zoning to Rural residential zone
1MPH20114 7D8842 8MPH30938 19MPH20114 1MPH20118 12MPH20117 20MPH20114 2, 3, 14 & 15 MPH20118 16, 17 & 18 MPH34406 13MPH40481 16, 17, 29, 30, 31 & 32 MPH20114	from Rural zone to Rural residential zone

and resolves to decline zone or overlay amendment requests for the following lots:

1SP138974	from Rural zone to Rural residential zone
1SP282838 2SP282838 3SP282838	from Rural zone to Rural residential zone

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**13. Community and Environment**

**13.1 2018/03/14.14 TOUR DE CURE 2018 EVENT SPONSORSHIP PROPOSAL**

**Moved by: R PETERSON**

**Seconded by: J CLIFFORD**

**Council resolves to enter into a sponsorship arrangement of \$10,000 with the Tour de Cure organisation to assist in bringing the Signature Tour to the Whitsundays on 30 April, 2018.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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13. Community and Environment

13.2 2018/03/14.15 SPORT & RECREATION CLUB GRANTS - FEBRUARY 2018

Moved by: J CLIFFORD

Seconded by: R PETERSON

Council resolves to approve the payment of a Sport & Recreation Club Grant to Tennis Whitsunday.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED



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**13. Community and Environment**

**13.3 2018/03/14.16 FINANCIAL SUPPORT FOR ELITE ATHLETES - FEBRUARY 2018**

**Moved by: J CLIFFORD**

**Seconded by: M BRUNKER**

**Council approves the Financial Support payment for Elite Athletes to Shaniece Cora.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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14. Engineering Services

14.1 2018/03/14.17 ENGINEERING SERVICES - MONTHLY REPORT - JANUARY 2018

Moved by: R PETERSON

Seconded by: D CLARK

Council receive the Engineering Services Monthly Report for the month of January 2018.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**18. Procedural Motion**

**18.1 2018/03/14.18 PROCEDURAL MOTION - CLOSURE OF MEETING**

**Moved by: J CLIFFORD**

**Seconded by: P RAMAGE**

**That Council close the meeting to the public at 9.46am 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 Whitsunday Coast Airport Construction Project**

(e) contracts proposed to be made by it

**17.1.2 Memorandum of Understanding**

(e) contracts proposed to be made by it

**17.2.1 Rates and Sundry Debtors - February 2018**

(f) starting or defending legal proceedings involving it

**17.2.2 Approval of Lease Carmichael Rail Network Pty Ltd**

(e) contracts proposed to be made by it

**17.2.3 Proserpine Entertainment Centre - Audio & Lighting Upgrade**

(e) contracts proposed to be made by it

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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18. Procedural Motion

18.2 2018/03/14.19 PROCEDURAL MOTION - ADJOURNMENT

Moved by: D CLARK

Seconded by: M BRUNKER

Council resolves to adjourn for morning tea at 10.09am.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**18. Procedural Motion**

**18.3 2018/03/14.20 PROCEDURAL MOTION - RECONVENE**

**Moved by: D CLARK**

**Seconded by: J CLIFFORD**

**Council resolved that the meeting be reconvened and continue with the confidential session at 10.34am.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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18. Procedural Motion

18.4 2018/03/14.21 PROCEDURAL MOTION - REOPEN TO PUBLIC

Moved by: J CLIFFORD

Seconded by: P RAMAGE

Council resolves the meeting be reopen to the general public at 11.08am.

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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**17.1 Confidential Matters - Office of the Mayor and CEO**

**17.1.1 2018/03/14.22 WHITSUNDAY COAST AIRPORT CONSTRUCTION PROJECT**

**Moved by: J COLLINS**

**Seconded by: R PETTERSON**

**Council resolves to award Paynter Dixon Queensland Pty Ltd the contract to construct stage 1 the Whitsunday Coast Terminal Expansion Project for \$7,768,747 excluding GST. Any variation to contract will be within existing financial delegations.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**

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- 17.1 Confidential Matters - Office of the Mayor and CEO**
17.1.2 2018/03/14.23 MEMORANDUM OF UNDERSTANDING

Moved by: J COLLINS
Seconded by: P RAMAGE

Council resolves to authorise the CEO to execute the Memorandum of Understanding between the Whitsunday Regional Council and Tourism Whitsundays to document the responsibilities for delivering the two Tourism Infrastructure Projects - "Indigenous Bush Tucker Trail and Paddock to Plate Venue" and "Peter Faust Dam Tourism Infrastructure Development".

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

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- 17.2 Confidential Matters - Corporate Services**  
**17.2.1 2018/03/14.24 RATES AND SUNDRY DEBTORS - FEBRUARY 2018**

**Moved by: J CLIFFORD**  
**Seconded by: R PETERSON**

**Council receives the February 2018 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

17.2.2 2018/03/14.25 APPROVAL OF LEASE CARMICHAEL RAIL NETWORK PTY LTD

Moved by: P RAMAGE

Seconded by: D CLARK

Council resolves subject to the granting of Ministerial Consent under Section 236 (f) Local Government Regulation 2012 award the lease for Lot 87 SP 232119 to Carmichael Rail Network Pty Ltd for an annual lease payment of \$250,000 (excluding GST) per annum for a term of two years.

MEETING DETAILS:

The motion was Carried 6/1

CARRIED

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**17.2 Confidential Matters - Corporate Services**

**17.2.3 2018/03/14.26 PROSERPINE ENTERTAINMENT CENTRE - AUDIO & LIGHTING UPGRADE**

**Moved by: J CLIFFORD**

**Seconded by: M BRUNKER**

**Council resolves to allocate \$316,058.24 (Excluding GST) from the Insurance Restoration Reserve to the Proserpine Entertainment Centre emergent works to be completed in conjunction with approved Tropical Cyclone Debbie insurance works.**

**And**

**That Council award a contract for the Audio and Lighting Upgrade for the Proserpine Entertainment Centre to Macrosphere Pty Ltd \$316,058.24 (Excluding GST) in accordance with section 235(a) Local Government Regulation 2012.**

**MEETING DETAILS:**

The motion was Carried 7/0

**CARRIED**



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The meeting closed at 11.11am

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Confirmed as a true and correct recording this 11<sup>th</sup> April, 2018.

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**Cr Andrew Willcox  
MAYOR**