



CONFIRMED MINUTES

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

HELD ON
TUESDAY, 8 FEBRUARY 2022
COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD VIA VIDEO CONFERENCE
ON TUESDAY 8 FEBRUARY 2022

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ATTENDEES

Cr Kelly Veve, Division Five (Chair)
Mayor Anne Baker
Cr Gina Lacey, Division Three
Cr Jane Pickels, Division Seven
Cr Viv Coleman, Division Eight
Cr Sandy Moffat, Division Two (Observer)

OFFICERS PRESENT

Mr Dan Wagner, Director Planning, Environment and Community Services
Mr Michael St Clair, Manager Liveability and Sustainability
Ms Nishu Ellawala, Manager Community Education and Compliance
Mr Bruce Wright, Manager Community Facilities
Ms Maggi Stanley, Manager Strategic Policy and Projects
Mr Andrew Eaton, Business Manager, Saleyards and Showgrounds
Mr Mark Davey, Capital and Program Project Manager
Mr Beau Jackson, Manager Brand Media and Communications
Mrs Tricia Hughes, Coordinator Executive Support
Ms Barbara Franklin, Executive Coordinator, Planning, Environment and Community Services
Mr Joel Redden, Economic and Business Resilience Coordinator
Ms Georgina McNee, Planner
Ms Alana Richardson, Student Planner

CONFIRMED MINUTES

1. OPENING

The Chair declared the meeting open at 9.00am and acknowledged the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

2. APOLOGIES

No apologies received this meeting.

3. DECLARATION OF CONFLICTS OF INTEREST

DECLARABLE CONFLICT OF INTEREST

Cr Sandy Moffat declared a declarable conflict of interest for Report 5.3 Digital Connectivity Project - Commercial Terms Request as she is the Project Lead for this Smart Transformation Project, and Cr Moffat is a member of the Smart Transformation Advisory Council.

NOTE:

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

4. CONFIRMATION OF MINUTES

Confirmation of minutes from Planning, Environment and Community Services Standing Committee Meeting held at the Council Chambers, Moranbah on Tuesday 7 December 2021.

Resolution No.: PECS0817

Moved: Cr Lacey

Seconded: Cr Coleman

That the Minutes of the Planning, Environment and Community Services Standing Committee Meeting held at Council Chambers, Moranbah on Tuesday 7 December 2021 are confirmed.

Carried

5. OFFICERS REPORTS

5.1

Minor Community Grants Summary January 2022

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 January to 24 January 2022.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. **Notes the minor community grants approved under delegation for the 1 January to 24 January 2022.**

Resolution No.: PECS0818

Moved: Cr Pickels

Seconded: Cr Lacey

That the Committee recommends that Council:

1. **Notes the minor community grants approved under delegation for the 1 January to 24 January 2022.**

Carried

Note:

Addendum to Report 5.1 to be added to the February Ordinary Meeting Agenda to provide further information regarding the Moranbah Community Workers Club Grant which they auspiced for a community charity golf day event.

5.2 Environmental and Natural Resource Management Group Engagement Activities July 2021 to January 2022

EXECUTIVE SUMMARY

This report presents Environmental and Natural Resource Management Group engagement activities during the period July 2021 to January 2022 for Council's noting.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the Environmental and Natural Resource Management Group engagement activities update for the period July 2021 to January 2022.*

Resolution No.: PECS0819

Moved: Cr Colman

Seconded: Cr Pickels

That the Committee recommends that Council:

1. Notes the Environmental and Natural Resource Management Group engagement activities update for the period July 2021 to January 2022.

Carried

DECLARABLE CONFLICT OF INTEREST

Cr Sandy Moffat declared a declarable conflict of interest for Report 5.3 Digital Connectivity Project - Commercial Terms Request as she is the Project Lead for this Smart Transformation Project, and Cr Moffat is a member of the Smart Transformation Advisory Council. Cr Moffat ended her video conference with the meeting at 9.27am and did not participate in the discussion for Report 5.3.

5.3 Digital Connectivity Project - Commercial Terms Request

EXECUTIVE SUMMARY

The purpose of this report is to determine commercial terms for the Telecommunication assets that are proposed to be delivered on Council controlled land in Moranbah and Dysart by the Digital Connectivity Project. This is in response to a letter of request received from Downer for in principle support for landowners' consent to accompany Development Applications and also detailed requested commercial terms.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Note the request for Landowner's consent and commercial terms from Downer EDI Ltd for three Council controlled land holdings being at;*
 - a) *187 Mills Avenue, Moranbah, Road type parcel*
 - b) *Lot 4 on SP193681 54 Queen Elizabeth Drive, Dysart*
 - c) *Road Reserve at the corner of Utah Drive and Langford Ct, Moranbah*
2. *Note Landowner consent for the three sites has been provided under delegated authority to the Chief Executive Officer but this does not;*
 - a) *Constitute Council's approval or support for the development applications.*
 - b) *Give permission to start works on departmental land associated with the development applications.*
 - c) *Remove the need to obtain any other approval from Council or other government departments.*
3. *Endorse the provision of an in-kind contribution to the Digital Connectivity project in the form of waiving the standard lease fees of \$15,000 per annum, indexed annually at CPI, for an initial 10-year period, which equates to approximately \$514,000 for the three proposed Council controlled land holdings.*
4. *That a peppercorn lease of \$1 per annum for 10 years be proposed, with a further two 10-year lease terms to be negotiated in line with Council's prevailing commercial rate at that time, for each of the three proposed Council controlled land holdings.*
5. *Note and endorse this in-kind contribution be proposed due to the project's development being from the advocacy and partnership of the Smart Transformation Council, Greater Whitsunday Alliance, BHP and Telstra and the ensuing benefit the project will deliver to the Moranbah and Dysart communities.*

Resolution No.: PECS0820

Moved: Cr Lacey

Seconded: Cr Coleman

That the Committee recommends that Council:

1. **Note the request for Landowner's consent and commercial terms from Downer EDI Ltd for three Council controlled land holdings being at;**
 - i. **187 Mills Avenue, Moranbah, Road type parcel**

- ii. Lot 4 on SP193681 54 Queen Elizabeth Drive, Dysart
 - iii. Road Reserve at the corner of Utah Drive and Langford Ct, Moranbah
2. Note Landowner consent for the three sites has been provided under delegated authority to the Chief Executive Officer but this does not;
- i. Constitute Council's approval or support for the development applications.
 - ii. Give permission to start works on departmental land associated with the development applications.
 - iii. Remove the need to obtain any other approval from Council or other government departments.
3. Endorse the provision of an in-kind contribution to the Digital Connectivity project in the form of waiving the standard lease fees of \$15,000 per annum, indexed annually at CPI, for an initial 10-year period, which equates to approximately \$514,000 for the three proposed Council controlled land holdings.
4. That a peppercorn lease of \$1 per annum for 10 years be proposed, with a further two 10-year lease terms to be negotiated in line with Council's prevailing commercial rate at that time, for each of the three proposed Council controlled land holdings.
5. Note and endorse this in-kind contribution be proposed due to the project's development being from the advocacy and partnership of the Smart Transformation Council, Greater Whitsunday Alliance, BHP and Telstra and the ensuing benefit the project will deliver to the Moranbah and Dysart communities.

Carried

Note:

The Committee request advice on rewording of dot point 4 with regards to securing the lease for 30 years but renegotiating lease fees for the remaining 20 years.

ATTENDANCE

Cr Sandy Moffat rejoined the meeting by video conference at 9.41am.

5.4 **MCU21/0012 – Material Change of Use (Development Permit) – Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds) and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548-2753 May Downs Road, May Downs, described as Lot 2 on rp616607**

EXECUTIVE SUMMARY

Council has received a development application from CNN Resource Pty Ltd C/- Veris for Material Change of Use (Development Permit) for Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds), and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548-2753 May Downs Road, May Downs, described as Lot 2 on RP616607.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Approves the development application for a Material Change of Use (Development Permit) – Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds) and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548 – 2753 May Downs Road, May Downs, described as Lot 2 on RP616607, subject to the following reasonable and relevant conditions:**

ASSESSMENT MANAGER CONDITIONS

1 PREMISES

- 1.1. Approval is granted for a Development Permit for Material Change of Use (Development Permit) for Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds), and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548-2753 May Downs Road, May Downs, described as Lot 2 on RP616607.**
- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.**
- 1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions: Plan of Proposed Quarry Site prepared by Veris:**
 - Plan of Proposed Quarry Site, Drawing Number 401450-PP01, Sheet 1, Issue B, dated 21 June 2021.**
 - Plan of Proposed Quarry Site, Drawing Number 401450-PP01, Sheet 2, Issue B, dated 21 June 2021.**

- 1.4. ***The development must be carried out generally in accordance with Approved Documents listed below, except where modified by the attached conditions:***
- ***May Downs Quarry Site Based Management Plan, Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.***
 - ***May Downs Quarry Engineering Report, Revision A, prepared by Premise, dated 24 June 2021***
 - ***Stormwater Management Plan, Report No. VRA-0006/R01, Revision C, prepared by Premise, dated 14 September 2021.***

1.5 ***Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.***

1.6. ***Materials extracted from the Hard Rock Quarry must not exceed 500,000 tonnes per annum***

2 GENERAL

2.1. ***The applicant must demonstrate compliance with the conditions of this approval prior to the commencement of use.***

2.2. ***All outstanding rates or other charges due to Council must be paid prior to the commencement of use.***

2.3. ***Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.***

2.4. ***Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.***

2.5. ***The developer must construct at no cost to Isaac Regional Council all external roadwork and external stormwater drainage infrastructure required to service the development.***

2.6. ***The applicant must ensure that the development complies with all firefighting regulations.***

2.7. ***The applicant must undertake construction and operations of the development to ensure no transmission or spreading of declared weeds or pests by taking all***

practical steps towards best practice management of pest species, as defined by the Biosecurity Act 2014, Isaac Regional Biosecurity Plan and any other relevant Council Local Laws.

- 2.8. *Design and supervise all works that will revert to Council control by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.***
- 2.9. *Prior to the commencement of use, the applicant must submit:***
- a Statement of Compliance certified by RPEQ Engineer that the works “as constructed” have been supervised, inspected and constructed in accordance to the appropriate standards, plans, specifications and conditions of approval.***
 - written notice must be given to Council that the use (development and/or works) fully complies with the Decision Notice issued in respect of the use.***
- 2.10. *All design and construction for the development must be in accordance with Council’s Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.***

3 TRUNK INFRASTRUCTURE CHARGE

- 3.1. *Trunk Infrastructure Charges must be paid to Council before the commencement of use on the subject site as indicated on the Infrastructure Charges Notice (ICN) at the rate applicable at the time of payment in accordance with Council’s adopted Trunk Infrastructure Charges Resolution (No.3) 2021.***

4 CONSTRUCTION ACTIVITY AND IMPACTS

- 4.1. *Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.00am to 6.00pm Monday to Sunday.***
- 4.2. *During construction and operation no noise measured at a sensitive land use located external from the site is to be audible outside of the following hours:***
- Monday to Saturday – 7am – 6pm***
 - Sunday and Public Holidays – 7am – 6pm***
- 4.3. *Where considered warranted by Council and when requested in writing by Council, noise monitoring must be undertaken. In such instances, a suitable qualified person must monitor, interpret and record all parameters that are required to be monitored to determine whether the Noise Emission Limits within this approval are being achieved.***

5 OPERATIONS

- 5.1 *Hours of operation for the use are restricted to Monday – Sunday (including Public Holidays) from 6.00am – 6.00pm.*
- 5.2 *Blasting and crushing operations are limited to the hours of 9am to 3pm Monday to Friday.*

6. NON-RESIDENT ACCOMMODATION

- 6.1 *Non-resident workers accommodation must only be used for the accommodation of non-resident workers engaged in employment at the site.*
- 6.2 *The finished floor level of the non-resident workers accommodation must be 500mm above the site's defined flood event.*

7. SITE REHABILITATION

- 7.1 *The site must be rehabilitated progressively as previously disturbed areas are decommissioned and new extraction areas are commenced. Rehabilitation works must be undertaken generally in accordance with the Approved Document listed below, except where modified by the attached conditions:*
- *May Downs Quarry – Rehabilitation Plan - Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.*
- 7.2 *At the end of the operational lifespan of the Hard Rock Quarry, the site must be fully decommissioned with infrastructure and buildings removed and the site returned to a rehabilitated rural condition.*

8 EROSION AND SEDIMENT CONTROL

- 8.1. *The erosion and sediment control plan must be submitted to Council for approval before the commencement of construction*
- 8.2. *No construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite for the remainder of the construction period.*

9 OPERATIONAL WORKS

- 9.1. **Prior to construction works commencing, Operational Works approval is to be obtained from Isaac Regional for the design and construction of the following works:**
- **Stormwater Works detailing all sediment basin(s), treated water release point(s) and all pipelines or other pieces of infrastructure which will direct the contaminated water to the sediment basin(s).**
 - **Roadworks (Internal Access, Car parking and External Access);**
- 9.2 **The design and construction of all works associated with the development are to be supervised and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ).**
- 9.3 **In the case of any works that are to revert to Council, an Engineer's Certificate of Construction and As Constructed Certification is to be submitted by a Registered Professional Engineer of Queensland verifying that works have been carried out in accordance with the Council approved drawings, approval conditions and associated specifications.**

10 STORMWATER DRAINAGE

- 10.1. **Stormwater is to be managed generally in accordance with the Approved Document listed below, except where modified by the attached conditions:**
- **Stormwater Management Plan, Report No. VRA-0006/R01, Revision C, prepared by Premise, dated 14 September 2021.**
- 10.2 **Ponding of stormwater resulting from the development must not occur on adjacent sites and stormwater formerly flowing onto the site must not be diverted onto other sites.**
- 10.3 **There shall be no increases in any silt loads or contaminants in any overland flow from the site being developed, or into creeks or roadways, either during the development process or after the development has been completed.**

11 INTERNAL ACCESS AND ONSITE MOVEMENT

- 11.1 **All-weather internal vehicle access and parking shall be provided for traffic movements within the development site area, prior to the commencement of use.**
- 11.2 **On site car parking must be provided in proximity to the site office and non-resident workforce accommodation and should be appropriately separated from any internal haulage movements.**
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- 11.2. Access roads must be designed and constructed using compacted base coarse/gravel to provide a trafficable pavement width of no less than 8 metres and be maintained by the applicant in a trafficable condition at all times.**
- 11.3. The access roads must be maintained on a regular basis and manage stormwater to prevent release of excessive sediment laden stormwater to adjoining properties and to have no adverse impact on water bodies.**
- 11.4. Internal roads are to be constructed in accordance with Isaac Regional Planning Scheme 2021 requirements, the Capricorn Municipal Design Guidelines (CMDG) and AustRoads.**
- 11.5 Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas to ensure the use does not have an adverse impact on adjoining properties.**

12 EXTERNAL ACCESS

- 12.1. The applicant must comply with all access and construction requirements at the May Downs Road in accordance with the Concurrence Agency's (Department of Infrastructure, Local Government and Planning) conditions. All works must be carried out in accordance with State Government approved plans and specifications.**

13 UTILITIES AND SERVICES

- 13.1 The applicant must provide and maintain to an acceptable standard all services and utilities (power, potable water, sewer, and communications) necessary for the proposed development.**
- 13.2 The development must be connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of use on the site.**
- 13.3 All private sanitary drainage works shall be carried out under permit to Council and in strict accordance with AS/NZA 3500 Plumbing and Drainage Code and Plumbing and Drainage Regulations, under supervision and to the complete satisfaction of Council's Plumbing and Drainage Inspector.**

14 WATER SUPPLY – POTABLE AND FIRE FIGHTING

- 14.1** *The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance, fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.*
- 14.2** *Potable onsite water must be provided in accordance with the standards prescribed in the Development Works Planning Scheme Policy of the Isaac Region Planning Scheme.*

15 WASTEWATER MANAGEMENT

- 15.1** *All wastewater generated by the proposed development must be stored in a suitable on-site holding tank. The waste must be collected on a periodic basis as required and transported to an off-site lawful point of discharge. No on-site discharge of wastewater is permitted.*
- 15.2** *Storage must be undertaken in accordance with the standards prescribed in the Development Works Planning Scheme Policy of the Isaac Region Planning Scheme.*

16 WASTE MANAGEMENT

- 16.1.** *All waste generated in carrying out the activity must be reused, recycled, or lawfully disposed of offsite.*
- 16.2** *On site waste must be stored adequately to avoid escape of contamination and general waste must be collected and removed at periods not exceed seven (7) days.*
- 16.3** *The waste storage area must be in accordance with the relevant provisions of the Environmental Protection Act and Regulations. The waste storage area must;*
- a) Contain an impervious surface*
 - b) Contain sufficient storage space for the storage of the appropriate size refuse bin for the development.*

17 FENCING

- 17.1.** *Appropriate fencing with a minimum height of 1.8 metres must be provided around the perimeter of the quarry site.*
- 17.2** *Security gates and signage must be provided at all entrances to the quarry site.*
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18 SITE BASED ENVIRONMENTAL MANAGEMENT

- 18.1** *The site must be operated generally in accordance with the Approved Documents listed below, except where modified by the attached conditions:*
- *May Downs Quarry Site Based Management Plan, Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.*
- 18.2** *Implement and maintain suitable on-site dust suppression controls in order to reduce the occurrence of on-site generated dust, including, but not limited to:*
- *Maintenance of internal roads.*
 - *Load coverings for haulage vehicles.*
 - *Water truck spraying of internal roads.*
 - *Vehicle speed limits.*
 - *Installation of enclosures, barriers and wind breaks through the crushing and screening plant.*
 - *Installation/use of water atomising sprays within the processing plant.*
 - *Installation/use of low-drop height conveyors.*
- 18.3** *Where considered warranted by Council and when requested in writing by Council, nuisance monitoring must be undertaken. In such instances, a suitable qualified person must monitor, interpret and record all parameters that are required to be monitored to determine whether the development is meeting the requirements of the development approval and relevant guidelines and standards.*
- 18.4** *Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.*
- 18.5** *It is the applicant's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development and operation including earthworks and construction.*

19 LIGHTING

- 19.1** *Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.*
- 19.2.** *The premises (external to a building), signs or structures on the land are not permitted to exceed an illumination of 8.0 lux at 1.5 metres beyond the boundary of the site.*

20 STORAGE OF FUELS, LUBRICANTS AND CHEMICALS

- 20.1. *Fuel storage on site must be in a self-bunded fuel tank located on a suitably constructed hardstand area. Spill kits must be permanently located immediately adjacent to the fuel storage area and spills must be cleaned up immediately.*
- 20.2. *Oils, lubricants and other maintenance items must be stored in a storage container located in a suitably bunded area. The bunding must be of sufficient height/depth and area constructed of material to prevent the dispersal of all stored material in the event of leakage or spill.*
- 20.3. *Fertilisers, pesticides and other chemicals, as may be required for the maintenance of landscaping and the rehabilitation of the site must be secured and stored in accordance with appropriate requirements with regards to bunding, separation distances and any other requirements.*

21. CURRENCY PERIOD

The standard currency period of six (6) years as stated in Section 85(b)(i) of the Planning Act 2016 applies.

Future Development Permit

- *Operational Works*
- *Carrying out Building Works*
- *Carrying out Plumbing and Drainage Works*

Resolution No.: PECS0821

Moved: Cr Pickels

Seconded: Cr Coleman

That the Committee recommends that Council:

1. Approves the development application for a Material Change of Use (Development Permit) – Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds) and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548 – 2753 May Downs Road, May Downs, described as Lot 2 on RP616607, subject to the following reasonable and relevant conditions:

ASSESSMENT MANAGER CONDITIONS

1 PREMISES

- 1.1. Approval is granted for a Development Permit for Material Change of Use (Development Permit) for Extractive Industry (Hard Rock Quarry), Non-resident Workforce Accommodation (8 beds), and Environmentally Relevant Activities 16-2(b) and 16-3(b) at 1548-2753 May Downs Road, May Downs, described as Lot 2 on RP616607.
 - 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.
 - 1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions: Plan of Proposed Quarry Site prepared by Veris:
 - Plan of Proposed Quarry Site, Drawing Number 401450-PP01, Sheet 1, Issue B, dated 21 June 2021.
 - Plan of Proposed Quarry Site, Drawing Number 401450-PP01, Sheet 2, Issue B, dated 21 June 2021.
 - 1.4. The development must be carried out generally in accordance with Approved Documents listed below, except where modified by the attached conditions:
 - May Downs Quarry Site Based Management Plan, Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.
 - May Downs Quarry Engineering Report, Revision A, prepared by Premise, dated 24 June 2021
 - Stormwater Management Plan, Report No. VRA-0006/R01, Revision C, prepared by Premise, dated 14 September 2021.
 - 1.5. Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
 - 1.6. Materials extracted from the Hard Rock Quarry must not exceed 500,000 tonnes per annum
- 2 GENERAL**
- 2.1. The applicant must demonstrate compliance with the conditions of this approval prior to the commencement of use.
 - 2.2. All outstanding rates or other charges due to Council must be paid prior to the commencement of use.

- 2.3. **Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.**
- 2.4. **Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.**
- 2.5. **The developer must construct at no cost to Isaac Regional Council all external roadwork and external stormwater drainage infrastructure required to service the development.**
- 2.6. **The applicant must ensure that the development complies with all firefighting regulations.**
- 2.7. **The applicant must undertake construction and operations of the development to ensure no transmission or spreading of declared weeds or pests by taking all practical steps towards best practice management of pest species, as defined by the Biosecurity Act 2014, Isaac Regional Biosecurity Plan and any other relevant Council Local Laws.**
- 2.8. **Design and supervise all works that will revert to Council control by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.**
- 2.9. **Prior to the commencement of use, the applicant must submit:**
 - **a Statement of Compliance certified by RPEQ Engineer that the works "as constructed" have been supervised, inspected and constructed in accordance to the appropriate standards, plans, specifications and conditions of approval.**
 - **written notice must be given to Council that the use (development and/or works) fully complies with the Decision Notice issued in respect of the use.**
- 2.10. **All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.**

3 TRUNK INFRASTRUCTURE CHARGE

- 3.1. **Trunk Infrastructure Charges must be paid to Council before the commencement of use on the subject site as indicated on the Infrastructure Charges Notice (ICN) at the**

rate applicable at the time of payment in accordance with Council's adopted Trunk Infrastructure Charges Resolution (No.3) 2021.

4 CONSTRUCTION ACTIVITY AND IMPACTS

- 4.1. Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.00am to 6.00pm Monday to Sunday.
- 4.2. During construction and operation no noise measured at a sensitive land use located external from the site is to be audible outside of the following hours:
- Monday to Saturday – 7am – 6pm
 - Sunday and Public Holidays – 7am – 6pm
- 4.3. Where considered warranted by Council and when requested in writing by Council, noise monitoring must be undertaken. In such instances, a suitable qualified person must monitor, interpret and record all parameters that are required to be monitored to determine whether the Noise Emission Limits within this approval are being achieved.

5 OPERATIONS

- 5.1 Hours of operation for the use are restricted to Monday – Sunday (including Public Holidays) from 6.00am – 6.00pm.
- 5.2 Blasting and crushing operations are limited to the hours of 9am to 3pm Monday to Friday.

6. NON-RESIDENT ACCOMMODATION

- 6.1 Non-resident workers accommodation must only be used for the accommodation of non-resident workers engaged in employment at the site.
- 6.2 The finished floor level of the non-resident workers accommodation must be 500mm above the site's defined flood event.

7. SITE REHABILITATION

- 7.1 The site must be rehabilitated progressively as previously disturbed areas are decommissioned and new extraction areas are commenced. Rehabilitation works must be undertaken generally in accordance with the Approved Document listed below, except where modified by the attached conditions:

- **May Downs Quarry – Rehabilitation Plan - Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.**

7.2 At the end of the operational lifespan of the Hard Rock Quarry, the site must be fully decommissioned with infrastructure and buildings removed and the site returned to a rehabilitated rural condition.

8 EROSION AND SEDIMENT CONTROL

8.1. The erosion and sediment control plan must be submitted to Council for approval before the commencement of construction

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

9 OPERATIONAL WORKS

9.1. Prior to construction works commencing, Operational Works approval is to be obtained from Isaac Regional for the design and construction of the following works:

- **Stormwater Works detailing all sediment basin(s), treated water release point(s) and all pipelines or other pieces of infrastructure which will direct the contaminated water to the sediment basin(s).**
- **Roadworks (Internal Access, Car parking and External Access);**

9.2 The design and construction of all works associated with the development are to be supervised and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ).

9.3 In the case of any works that are to revert to Council, an Engineer's Certificate of Construction and As Constructed Certification is to be submitted by a Registered Professional Engineer of Queensland verifying that works have been carried out in accordance with the Council approved drawings, approval conditions and associated specifications.

10 STORMWATER DRAINAGE

10.1. Stormwater is to be managed generally in accordance with the Approved Document listed below, except where modified by the attached conditions:

- Stormwater Management Plan, Report No. VRA-0006/R01, Revision C, prepared by Premise, dated 14 September 2021.

10.2 Ponding of stormwater resulting from the development must not occur on adjacent sites and stormwater formerly flowing onto the site must not be diverted onto other sites.

10.3 There shall be no increases in any silt loads or contaminants in any overland flow from the site being developed, or into creeks or roadways, either during the development process or after the development has been completed.

11 INTERNAL ACCESS AND ONSITE MOVEMENT

11.1 All-weather internal vehicle access and parking shall be provided for traffic movements within the development site area, prior to the commencement of use.

11.2 On site car parking must be provided in proximity to the site office and non-resident workforce accommodation and should be appropriately separated from any internal haulage movements.

11.2. Access roads must be designed and constructed using compacted base coarse/gravel to provide a trafficable pavement width of no less than 8 metres and be maintained by the applicant in a trafficable condition at all times.

11.3. The access roads must be maintained on a regular basis and manage stormwater to prevent release of excessive sediment laden stormwater to adjoining properties and to have no adverse impact on water bodies.

11.4. Internal roads are to be constructed in accordance with Isaac Regional Planning Scheme 2021 requirements, the Capricorn Municipal Design Guidelines (CMDG) and AustRoads.

11.5 Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas to ensure the use does not have an adverse impact on adjoining properties.

12 EXTERNAL ACCESS

12.1. The applicant must comply with all access and construction requirements at the May Downs Road in accordance with the Concurrence Agency's (Department of

Infrastructure, Local Government and Planning) conditions. All works must be carried out in accordance with State Government approved plans and specifications.

13 UTILITIES AND SERVICES

- 13.1** The applicant must provide and maintain to an acceptable standard all services and utilities (power, potable water, sewer, and communications) necessary for the proposed development.
- 13.2** The development must be connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of use on the site.
- 13.3** All private sanitary drainage works shall be carried out under permit to Council and in strict accordance with AS/NZA 3500 Plumbing and Drainage Code and Plumbing and Drainage Regulations, under supervision and to the complete satisfaction of Council's Plumbing and Drainage Inspector.

14 WATER SUPPLY – POTABLE AND FIRE FIGHTING

- 14.1** The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance, fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.
- 14.2** Potable onsite water must be provided in accordance with the standards prescribed in the Development Works Planning Scheme Policy of the Isaac Region Planning Scheme.

15 WASTEWATER MANAGEMENT

- 15.1** All wastewater generated by the proposed development must be stored in a suitable on-site holding tank. The waste must be collected on a periodic basis as required and transported to an off-site lawful point of discharge. No on-site discharge of wastewater is permitted.
- 15.2** Storage must be undertaken in accordance with the standards prescribed in the Development Works Planning Scheme Policy of the Isaac Region Planning Scheme.

16 WASTE MANAGEMENT

- 16.1. All waste generated in carrying out the activity must be reused, recycled, or lawfully disposed of offsite.
- 16.2 On site waste must be stored adequately to avoid escape of contamination and general waste must be collected and removed at periods not exceed seven (7) days.
- 16.3 The waste storage area must be in accordance with the relevant provisions of the Environmental Protection Act and Regulations. The waste storage area must;
- Contain an impervious surface
 - Contain sufficient storage space for the storage of the appropriate size refuse bin for the development.

17 FENCING

- 17.1. Appropriate fencing with a minimum height of 1.8 metres must be provided around the perimeter of the quarry site.
- 17.2 Security gates and signage must be provided at all entrances to the quarry site.

18 SITE BASED ENVIRONMENTAL MANAGEMENT

- 18.1 The site must be operated generally in accordance with the Approved Documents listed below, except where modified by the attached conditions:
- May Downs Quarry Site Based Management Plan, Revision 1, prepared by MLH Qld Pty Ltd, dated April 2021.
- 18.2 Implement and maintain suitable on-site dust suppression controls in order to reduce the occurrence of on-site generated dust, including, but not limited to:
- Maintenance of internal roads.
 - Load coverings for haulage vehicles.
 - Water truck spraying of internal roads.
 - Vehicle speed limits.
 - Installation of enclosures, barriers and wind breaks through the crushing and screening plant.
 - Installation/use of water atomising sprays within the processing plant.
 - Installation/use of low-drop height conveyors.
- 18.3 Where considered warranted by Council and when requested in writing by Council, nuisance monitoring must be undertaken. In such instances, a suitable qualified person must monitor, interpret and record all parameters that are required to be

monitored to determine whether the development is meeting the requirements of the development approval and relevant guidelines and standards.

18.4 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.

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

19 LIGHTING

19.1 Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.

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

20 STORAGE OF FUELS, LUBRICANTS AND CHEMICALS

20.1. Fuel storage on site must be in a self-bunded fuel tank located on a suitably constructed hardstand area. Spill kits must be permanently located immediately adjacent to the fuel storage area and spills must be cleaned up immediately.

20.2. Oils, lubricants and other maintenance items must be stored in a storage container located in a suitably bunded area. The bunding must be of sufficient height/depth and area constructed of material to prevent the dispersal of all stored material in the event of leakage or spill.

20.3. Fertilisers, pesticides and other chemicals, as may be required for the maintenance of landscaping and the rehabilitation of the site must be secured and stored in accordance with appropriate requirements with regards to bunding, separation distances and any other requirements.

21. CURRENCY PERIOD

The standard currency period of six (6) years as stated in Section 85(b)(i) of the Planning Act 2016 applies.

6. INFORMATION BULLETIN REPORTS

6.1 Planning Environment and Community Services Information Bulletin – February 2022

EXECUTIVE SUMMARY

The Planning, Environment and Community Services Directorate Information Bulletin for February 2022 is provided for Committee review.

OFFICER'S RECOMMENDATION

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for February 2022.*

Resolution No.: PECS0824

Moved: Cr Pickels

Seconded: Mayor Baker

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for February 2022.

Carried

7. GENERAL BUSINESS

7.1 Major Grant Application - Beyond Blue Charity Gala

The Director Planning, Environment and Community Services provided an update to the Committee on a recent meeting that was held with the applicants regarding the event and the application status. A report is being finalised regarding this matter with the view of holding a Special Meeting of Council within the next week to finalise this matter.

ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES

7.2 Blue Mountain Road – Water Quality Testing

Cr Coleman asked if Council has the capacity to do any on farm water testing. The Director Planning, Environment and Community Services advised that at this stage Council does not have the capacity to do this testing but are planning to establish a lab for this purpose and advised that Council currently sends its water testing to Mackay Regional Council's lab for processing.

ACTION: MANAGER COMMUNITY FACILITIES

7.3 St Lawrence Cemetery Maintenance

Cr Coleman noted that the St Lawrence Cemetery grounds are looking very untidy and unkept and mentioned that it was a shame to not see this area being maintained since the project works have been completed. This matter has been logged through Councillor Helpdesk for action to Engineering and Infrastructure (E&I) but asked if Planning, Environment and Community Services (PECS) could discuss this matter with appropriate officers in E&I considering the project was handled by PECS originally.

ACTION: MANAGER ECONOMY AND PROSPERITY

7.4 Ilbilbie Isaac Regional Council Sign Missing

Cr Coleman advised that the Ilbilbie Isaac Regional Council sign is missing. This matter has been logged through the Councillor Helpdesk for investigation.

ACTION: MANAGER ECONOMY AND PROSPERITY

8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 11.39am.

These minutes were confirmed by the Committee at the Planning, Environment and Community Services Standing Committee Meeting held Tuesday 15 March 2022 in Moranbah.

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CHAIR

..... / /
DATE