



CONFIRMED MINUTES

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

HELD ON
TUESDAY, 7 FEBRUARY 2023

COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON TUESDAY 7 FEBRUARY 2023

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ISAAC REGIONAL COUNCIL
CONFIRMED MINUTES OF THE
PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON TUESDAY 7 FEBRUARY 2023 COMMENCING AT 9.00AM

ATTENDEES

Cr Kelly Veve, Division Five (Chair)
Mayor Anne Baker
Cr Gina Lacey, Division Three (*by Video Conference*)
Cr Jane Pickels, Division Seven
Cr Sandy Moffat, Division Two (*by Video Conference*)

OFFICERS PRESENT

Mr Dan Wagner, Director Planning, Environment and Community Services
Mr Shane Brandenburg, Manager Economy and Prosperity
Mr Michael St Clair, Manager Liveability and Sustainability
Ms Maggi Stanley, Manager Strategic Policy and Projects
Mr Mark Davey, Capital and Program Project Manager
Mrs Barb Franklin, Acting Manager Engaged Communities
Mr Glenn Jobson, Acting Manager Community Facilities
Ms Carenda Jenkin, Senior Communications Officer
Mrs Tricia Hughes, Coordinator Executive Support
Mrs Trudie Lamb, Executive Assistant
Ms Andy Prieto Moreno, Administration Officer
Ms Cheye Kliese, Trainee Administration Officer

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.

UNCONFIRMED MINUTES

Resolution No.: PECS1002

Moved: Mayor Anne Baker

Seconded: Cr Jane Pickels

That the Planning, Environment and Community Services Standing Committee accepts Cr Sandy Moffat as an alternate member for this meeting.

Carried

2. APOLOGIES

An apology was received from Cr Viv Coleman.

Resolution No.: PECS1003

Moved: Mayor Anne Baker

Seconded: Cr Gina Lacey

That the apology received from Cr Viv Coleman be accepted.

Carried

3. DECLARATION OF CONFLICTS OF INTEREST

DECLARABLE CONFLICT OF INTEREST

Cr Sandy Moffat declared a declarable conflict of interest for Report 5.3 Petition regarding Erection and Implementation Of 5G Towers and Cells in Moranbah as she was the Project Lead for Digital Connectivity with the Dysart Smart Transformation Advisory Council in the implementation of communications towers within Dysart and Moranbah.

4. CONFIRMATION OF MINUTES

Confirmation of minutes from Planning, Environment and Community Services Standing Committee Meeting held at the Council Chambers, Moranbah on Tuesday 1 November 2022.

Resolution No.: PECS1004

Moved: Cr Sandy Moffat

Seconded: Cr Jane Pickels

That the Minutes of the Planning, Environment and Community Services Standing Committee Meeting held at Council Chambers, Moranbah on Tuesday 1 November 2022 are confirmed.

Carried

5. OFFICERS REPORTS

5.1

Minor Community Grants Summary December 2022 – January 2023

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 23 December 2022 to 24 January 2023.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- Notes the minor community grants approved under delegation for the period 23 December 2022 to 24 January 2023.**

Resolution No.: PECS1005

Moved: Cr Jane Pickels

Seconded: Cr Gina Lacey

That the Committee recommends that Council:

- Notes the minor community grants approved under delegation for the period 23 December 2022 to 24 January 2023.**

Carried

ATTENDANCE

Mr Jeff Stewart-Harris, Chief Executive Officer entered the meeting room at 9.40am.

5.2 MCU22/0014 - Town Planning Report for a Material Change of Use (Development Permit) for an Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) Located at 12798 Peak Downs Highway, Coppabella Described as Lot 10 on SP244495

EXECUTIVE SUMMARY

The purpose of this report is to consider a development application for a Material Change of Use (Development Permit) for an Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) located at 12798 Peak Downs Highway, Coppabella described as Lot 10 on SP244495.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

Approves the development application for a Material Change of Use (Development Permit) for an Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) on land at 12798 Peak Downs Highway, Coppabella described as Lot 10 on SP244495, subject to the following conditions:

A. ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. *Approval is granted for a Development Permit for Material Change of Use for Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) on land at 12798 Peak Downs Highway, Coppabella described as Lot 10 on SP244495.*
- 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. *All works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.*
- 1.4. *The development must be generally in accordance with the following plans except where modified by the attached conditions:*

Issue	Drawing No.	Drawing Name	Date	Prepared by
01	SK-01	Existing Site Plan	23.03.22	CIVEO
06	COP-EX	Existing Site Plan	15.06.22	CIVEO
01	SK-02	Part Site Plan	23.02.22	CIVEO
D	A-01	412 Unit and Roof Plans	18.08.16	CIVEO

UNCONFIRMED MINUTES

D	A-02	412 Unit Elevation 1 and 3	18.08.16	CIVEO
B	A-03	412 Unit Elevation 2 and 4	18.08.16	CIVEO
B	A-18	Typical 412 Unit	18.08.16	CIVEO
A	SK001	Landscape Concept Plan - Cover Page and Drawing Index	Nov 2022	Laud Ink
A	SK002	Landscape Concept Plan - Site Planting Plan	Nov 2022	Laud Ink
A	SK010	Landscape Concept Plan - Plant Species Schedule, Images and Notes	Nov 2022	Laud Ink

1.5. Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out in accordance with the approved drawings and documents.

1.6. 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.

2. GENERAL

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

2.2. Pay all outstanding rates or other charges due to Council 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. Where required, all private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, Plumbing and Drainage Act 2002 and Plumbing and Drainage Regulations to the satisfaction of Council's Plumbing and Drainage Inspector.

2.6. The developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.

2.7. 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. CONSTRUCTION ACTIVITY AND NOISE

3.1. Unless otherwise approved in writing by Council, construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or public holidays.

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

4. EROSION AND SEDIMENT CONTROL

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

5. STORMWATER DRAINAGE

5.1. All necessary stormwater works must be designed, constructed and maintained in accordance with Capricorn Municipal Development Guidelines (CMDG), Queensland Urban Drainage Manual (QUDM), relevant guidelines, standards (including Australian Standards) and Council policies and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).

5.2. All stormwaters including roof and allotment drainage must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition, or damage infrastructure.

6. ACCESS AND PARKING

6.1. All internal vehicle access and parking to be provided in accordance with the approved development plans and the Traffic Engineering Assessment prepared by TTM (Ref: 21BRT0121 LT02_1) dated 28 October 2022.

6.2. All internal vehicle access, movement and parking areas within the development site area must be sealed.

6.3. All access and parking works including relevant pavement requirements must be designed in accordance with the Capricorn Municipal Development Guidelines (CMDG), Australian Standard AS2890 "Parking facilities".

6.4. A minimum of 2181 on-site car parks must be provided onsite.

7. SERVICES, UTILITIES, AND INFRASTRUCTURE

- 7.1. *The developer or subsequent owners of the land are responsible for all upgrade or alteration costs associated with the provision of water, sewer, stormwater, electrical and telecommunications services for the site.*
- 7.2. *Existing arrangements with regards to provision of water, sewer, electrical and telecommunications infrastructure are to be maintained.*

8. WATER INFRASTRUCTURE

- 8.1. *The development must be provided with an on-site water supply with sufficient capacity as determined by a suitably qualified (RPEQ) engineer to meet all operational needs, including watering to minimise dust nuisance (where required), fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.*
- 8.2. *Any augmentation works required to achieve compliance with Condition 8.1 shall be subject to an Operational Works – Water Infrastructure approval and shall be constructed prior to occupation of the proposed units.*
- 8.3. *Prior to the commencement of use submit to Council confirmation from a suitably qualified (RPEQ) engineer that suitable on-site water supply has been provided to meet the needs of the additional rooms.*

9. SEWERAGE INFRASTRUCTURE

- 9.1. *Provide an appropriate on-site wastewater treatment and effluent disposal system to satisfy the demands of the development. The wastewater treatment and disposal system must be designed, constructed, operated, and maintained in accordance with the Queensland plumbing and wastewater code and AS1547 – On-site domestic wastewater management*
- 9.2. *Any augmentation works required to achieve compliance with Condition 9.1 shall be subject to an Operational Works – Sewer Infrastructure approval and shall be constructed prior to occupation of the proposed units.*
- 9.3. *Prior to the commencement of use submit to Council confirmation from a suitably qualified (RPEQ) engineer that a suitable on-site wastewater treatment and effluent disposal system has been provided to meet the needs of the additional rooms.*

10. WASTE MANAGEMENT

- 10.1. *All waste generated in carrying out the activity must be reused, recycled, or lawfully disposed of offsite.*
- 10.2. *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.*

10.3. 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.**

11. ELECTRICITY AND TELECOMMUNICATIONS

11.1. Electricity and telecommunications connections must be provided to the proposed development to the requirements of the relevant authority.

12. LIGHTING

12.1. 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.

12.2. 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.

13. NOISE

13.1. To protect the noise amenity of nearby residential areas the development is to ensure noise emanating from the site does not exceed criteria set out in the Environmental Protection (Noise) Policy 2008 – Schedule 1 at surrounding sensitive receptors.

14. LANDSCAPING

14.1. The landscaping is to be completed in accordance with the approved Landscape concept plan prior to the commencement of the use and maintained at all times to the satisfaction of the Council.

14.2. On completion of the landscape works, submit to Council written certification from a suitably qualified person that the landscaping has been completed in accordance with the approved Landscape concept plan.

15. FENCING

15.1. Appropriate fencing must be provided to ensure safety of people and livestock in the vicinity of the site.

16. ADOPTED INFRASTRUCTURE CHARGES

16.1. Adopted 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.

17. CURRENCY PERIOD

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

B. ASSESSMENT MANAGER'S ADVICE

1. Dust Control

It is the applicant/owner's responsibility to ensure compliance with environmental protection legislation 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.

No emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities, 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.

2. Sedimentation Control

It is the applicant/owner's responsibility to ensure compliance with environmental protection legislation to prevent soil erosion and contamination of the stormwater drainage system and waterways.

3. Noise During Construction and Noise in General

It is the Principal Contractor's responsibility to ensure compliance with all relevant, current, and applicable Workplace Health and Safety Act legislation.

The principal contractor is obliged on a construction workplace to ensure that work activities at the workplace are safe and without risk of injury or illness to members of the public at or near the workplace.

4. Contaminated Land

It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Resource Management, Contaminated Land section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

C. Concurrence Agency Conditions

Attachment of SARA Referral Agency Response

Future Development Permits

The following permits are required for future developments:

UNCONFIRMED MINUTES

- **Plumbing and Drainage (Development Permit)**
- **Building Works (Development Permit)**

Resolution No.: PECS1006

Moved: Cr Gina Lacey

Seconded: Cr Jane Pickels

That the Committee recommends that Council:

Approves the development application by Town Planning Alliance on behalf of Civeo Property Pty Ltd for a Material Change of Use (Development Permit) for an Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) on land at 12798 Peak Downs Highway, Coppabella described as Lot 10 on SP244495, subject to the following conditions:

A. ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. Approval is granted for a Development Permit for Material Change of Use for Extension to Existing Non-Resident Workforce Accommodation (96 Rooms) on land at 12798 Peak Downs Highway, Coppabella described as Lot 10 on SP244495.**
- 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. All works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.**
- 1.4. The development must be generally in accordance with the following plans except where modified by the attached conditions:**

Issue	Drawing No.	Drawing Name	Date	Prepared by
01	SK-01	Existing Site Plan	23.03.22	CIVEO
06	COP-EX	Existing Site Plan	15.06.22	CIVEO
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D	A-02	412 Unit Elevation 1 and 3	18.08.16	CIVEO
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A	SK010	Landscape Concept Plan - Plant Species Schedule, Images and Notes	Nov 2022	Laud Ink

1.5. Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out in accordance with the approved drawings and documents.

1.6. 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.

2. GENERAL

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

2.2. Pay all outstanding rates or other charges due to Council 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. Where required, all private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, Plumbing and Drainage Act 2002 and Plumbing and Drainage Regulations to the satisfaction of Council's Plumbing and Drainage Inspector.

2.6. The developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.

2.7. 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.

18. CONSTRUCTION ACTIVITY AND NOISE

18.1. Unless otherwise approved in writing by Council, construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or public holidays.

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

19. EROSION AND SEDIMENT CONTROL

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

20. STORMWATER DRAINAGE

20.1. All necessary stormwater works must be designed, constructed and maintained in accordance with Capricorn Municipal Development Guidelines (CMDG), Queensland Urban Drainage Manual (QUDM), relevant guidelines, standards (including Australian Standards) and Council policies and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).

20.2. All stormwaters including roof and allotment drainage must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition, or damage infrastructure.

21. ACCESS AND PARKING

21.1. All internal vehicle access and parking to be provided in accordance with the approved development plans and the Traffic Engineering Assessment prepared by TTM (Ref: 21BRT0121 LT02_1) dated 28 October 2022.

21.2. All internal vehicle access, movement and parking areas within the development site area must be sealed.

21.3. All access and parking works including relevant pavement requirements must be designed in accordance with the Capricorn Municipal Development Guidelines (CMDG), Australian Standard AS2890 "Parking facilities".

21.4. A minimum of 2181 on-site car parks must be provided onsite.

22. SERVICES, UTILITIES, AND INFRASTRUCTURE

22.1. The developer or subsequent owners of the land are responsible for all upgrade or alteration costs associated with the provision of water, sewer, stormwater, electrical and telecommunications services for the site.

22.2. Existing arrangements with regards to provision of water, sewer, electrical and telecommunications infrastructure are to be maintained.

23. WATER INFRASTRUCTURE

23.1. The development must be provided with an on-site water supply with sufficient capacity as determined by a suitably qualified (RPEQ) engineer to meet all operational needs, including watering to minimise dust nuisance (where required), fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.

23.2. Any augmentation works required to achieve compliance with Condition 8.1 shall be subject to an Operational Works – Water Infrastructure approval and shall be constructed prior to occupation of the proposed units.

23.3. Prior to the commencement of use submit to Council confirmation from a suitably qualified (RPEQ) engineer that suitable on-site water supply has been provided to meet the needs of the additional rooms.

24. SEWERAGE INFRASTRUCTURE

24.1. Provide an appropriate on-site wastewater treatment and effluent disposal system to satisfy the demands of the development. The wastewater treatment and disposal system must be designed, constructed, operated, and maintained in accordance with the Queensland plumbing and wastewater code and AS1547 – On-site domestic wastewater management

24.2. Any augmentation works required to achieve compliance with Condition 9.1 shall be subject to an Operational Works – Sewer Infrastructure approval and shall be constructed prior to occupation of the proposed units.

24.3. Prior to the commencement of use submit to Council confirmation from a suitably qualified (RPEQ) engineer that a suitable on-site wastewater treatment and effluent disposal system has been provided to meet the needs of the additional rooms.

25. WASTE MANAGEMENT

25.1. All waste generated in carrying out the activity must be reused, recycled, or lawfully disposed of offsite.

25.2. 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.

25.3. 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.

26. ELECTRICITY AND TELECOMMUNICATIONS

26.1. Electricity and telecommunications connections must be provided to the proposed development to the requirements of the relevant authority.

27. LIGHTING

27.1. 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.

27.2. 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.

28. NOISE

28.1. To protect the noise amenity of nearby residential areas the development is to ensure noise emanating from the site does not exceed criteria set out in the Environmental Protection (Noise) Policy 2008 – Schedule 1 at surrounding sensitive receptors.

29. LANDSCAPING

29.1. The landscaping is to be completed in accordance with the approved Landscape concept plan prior to the commencement of the use and maintained at all times to the satisfaction of the Council.

29.2. On completion of the landscape works, submit to Council written certification from a suitably qualified person that the landscaping has been completed in accordance with the approved Landscape concept plan.

30. FENCING

30.1. Appropriate fencing must be provided to ensure safety of people and livestock in the vicinity of the site.

31. ADOPTED INFRASTRUCTURE CHARGES

31.1. Adopted 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.

32. CURRENCY PERIOD

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

B. ASSESSMENT MANAGER'S ADVICE

1. Dust Control

It is the applicant/owner's responsibility to ensure compliance with environmental protection legislation 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.

No emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities, 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.

2. Sedimentation Control

It is the applicant/owner's responsibility to ensure compliance with environmental protection legislation to prevent soil erosion and contamination of the stormwater drainage system and waterways.

3. Noise During Construction and Noise in General

It is the Principal Contractor's responsibility to ensure compliance with all relevant, current, and applicable Workplace Health and Safety Act legislation.

The principal contractor is obliged on a construction workplace to ensure that work activities at the workplace are safe and without risk of injury or illness to members of the public at or near the workplace.

4. Contaminated Land

It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Resource Management, Contaminated Land section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

C. Concurrence Agency Conditions

Attachment of SARA Referral Agency Response

Future Development Permits

The following permits are required for future developments:

- **Plumbing and Drainage (Development Permit)**
- **Building Works (Development Permit)**

Carried

NOTE:

1. The Planning, Environment and Community Services Standing Committee requests further advice on an action plan to engage and make recommendations as part of this approval to the proponent as a significant operator in Coppabella and the broader region in relation to Council's Social Sustainability Policy.
2. That the cumulative impacts on Coppabella camp development be a case study that underpins Council advocacy for the recognition of the cumulative impacts in Isaac communities due to the lack of funding recognition of non-resident workers in Isaac.
3. That this case study be used to develop a response to the *Strong and Sustainable Resource Communities Act 2017* social impact legislation review.

DECLARABLE CONFLICT OF INTEREST

Cr Sandy Moffat declared a declarable conflict of interest for Report 5.3 Petition regarding Erection and Implementation Of 5G Towers and Cells in Moranbah as she was the Project Lead for Digital Connectivity with the Dysart Smart Transformation Advisory Council in the implementation of communications towers within Dysart and Moranbah. Cr Moffat ended her video conference with the meeting at 10.02am and did not participate in the discussions or vote for Report 5.3.

5.3 Petition Regarding Erection and Implementation of 5G Towers and Cells in Moranbah

EXECUTIVE SUMMARY

This report seeks to present to Council a response to the petition "Erection and implementation of 5G towers and cells in Moranbah" that was presented to Council at the Ordinary Meeting held on 14 December 2022.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the petition titled 'Erection and Implementation of 5G Towers and Cells in Moranbah' tabled at the Ordinary Meeting held on 14 December 2022;*
2. *Requests that the Chief Executive Officer (or delegate):*
 - a. *Advises the Principal Petitioner that Council does not regulate electromagnetic energy with regards to telecommunication facilities.*
 - b. *Provides the Principal Petitioner with the contact details for the Australian Communications and Media Authority, the Australian Government's communications industry regulator.*

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- c. **Provides the Principal Petitioner with the Electromagnetic Energy (EME) Reports submitted as part of the two current development applications for Telecommunication Towers in Moranbah (Council reference MCU22/0010 and MCU22/0011).**
- d. **Forwards a copy of the petition to the Australian Communications and Media Authority and the Member for Capricornia, Honourable Michelle Landry MP.**
- e. **Notify the Principal Petitioner of Council's determination.**

Resolution No.: PECS1007

Moved: Cr Jane Pickels

Seconded: Mayor Anne Baker

That the Committee recommends that Council:

1. **Notes the petition titled 'Erection and Implementation of 5G Towers and Cells in Moranbah' tabled at the Ordinary Meeting held on 14 December 2022;**
2. **Requests that the Chief Executive Officer (or delegate):**
 - a. **Advises the Principal Petitioner that Council does not have appropriate authority to regulate electromagnetic energy with regards to telecommunication facilities.**
 - b. **Provides the Principal Petitioner with the contact details for the Australian Communications and Media Authority, the Australian Government's communications industry regulator.**
 - c. **Provides the Principal Petitioner with the Electromagnetic Energy (EME) Reports submitted as part of the two current development applications for Telecommunication Towers in Moranbah (Council reference MCU22/0010 and MCU22/0011).**
 - d. **Forwards a copy of the petition to the Australian Communications and Media Authority and the Member for Capricornia, Honourable Michelle Landry MP.**
 - e. **Notify the Principal Petitioner of Council's determination.**

Carried

ATTENDANCE

Cr Sandy Moffat resumed her video conference with the meeting at 10.16am.

Ms Andy Prieto Moreno left the meeting room at 10.16am.

Ms Andy Prieto Moreno returned to the meeting room at 10.19am.

Ms Nishu Ellawala, Manager Community Education and Compliance entered the meeting room 10.46am.

Ms Nishu Ellawala and Mr Dan Wagner left the meeting room at 10.48am

Mr Dan Wagner entered the meeting room at 10.49am.

5.4 Review of Planning, Environment and Community Services Related Advisory Committees and Working Groups

EXECUTIVE SUMMARY

This report provides recommendations to Council following a review of Council’s Advisory Committees and Working Groups as proposed following engagement with Councillors at a workshop to discuss the mid-term review of Councillor Memberships on all Boards and Committees.

OFFICER’S RECOMMENDATION

That the Committee recommends that Council:

- Confirms the Councillor Membership for the following Isaac Regional Council Advisory Committees and Working Groups:**

Committee Name	Current Representation	New Representatives
Clermont Historical Centre Working Group	<ol style="list-style-type: none"> Cr Carolyn Moriarty Manager Engaged Communities Clermont Historical Centre Coordinator Clermont Historical Centre Caretaker Clermont Historical Centre Volunteers 	
Clermont Saleyards Advisory Committee	<p>Chairperson: Chief Executive Officer or Delegate</p> <ol style="list-style-type: none"> Cr Carolyn Moriarty Cr Greg Austen 	
Clermont Saleyards and Showgrounds Revitalisation Advisory Committee TERM OF OFFICE <i>The CSSRPAC will have a fixed term until 31 August 2023. Six months prior to that date the CSSRPAC will report</i>	<p>Chairperson: Chief Executive Officer or Delegate</p> <ol style="list-style-type: none"> Cr Carolyn Moriarty Cr Greg Austen <p>Business Manager Clermont Saleyards and Showgrounds</p>	

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<p><i>to Council on the need and purposes to extend the term beyond that date or otherwise.</i></p>	<p>Manager Economy and Prosperity</p> <p>3 Representatives of Clermont Saleyards Advisory Committee (not Councillors)</p> <p>3 Representatives of Clermont Rodeo and Show Society</p>	
<p>Glenden Futures Steering Group</p> <p>TERM OF OFFICE <i>The GFSG will have a fixed term until 30 June 2023, at which time the specific objectives of the GFSG will be reviewed and the need for extension of the group revised and extended as appropriate. In the event that an extension of the GFSG is sought, a report is to be presented to Council proposing an appropriate extension and newly identified specific objectives.</i></p>	<ol style="list-style-type: none"> 1. Mayor Anne Baker 2. Deputy Mayor Cr Kelly Vea Vea 3. Cr Greg Austen 4. Cr Gina Lacey 5. Chief Executive Officer 6. Director Planning Environment and Community Services 7. Head of Advocacy and External Affairs 	
<p>Glenden Futures Community Reference Group</p> <p>TERM OF OFFICE <i>The GFCRG will have a fixed term until 30 June 2023. In the event that by 30 June 2023, it is apparent that the work of the group will continue beyond 30 June 2023, a report is to be presented to Council to propose an appropriate extension.</i></p>	<p>Chairperson: Mayor Anne Baker Deputy Mayor (Proxy) Cr Greg Austen Chief Executive Officer</p> <p>Ex-Officio Members: Cr Gina Lacey Director Planning, Environment and Community Services Head of Advocacy and External Affairs</p> <p>Glenden Alliance Group x 2 Federal Member for Capricornia State Member for Burdekin Department of Resources Glencore Representative</p>	

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	<p>QCoal Representative Ag Rep – Hillalong Station - Peter and Lee Fordyce Other nearby miners as needed: Bowen Coking Coal Peabody</p> <p>Business Rep – Glenden General Store Traditional Owners - Jangga Operations Pty Ltd</p>	
<p>Nebo Showgrounds Masterplan Advisory Committee (NSMPAC)</p> <p>TERM OF OFFICE The NSMPAC will have a fixed term until 30 June 2024. Six months prior to that date the NSMPAC will report to Council on the need and purposes to extend the term beyond that date or otherwise. Council reserves the right to suspend the appointment of the advisory committee if required in the absence of funding or resources for delivery of the Master Plan projects.</p>	<p>Chairperson: Cr Kelly Vea Vea</p> <ol style="list-style-type: none"> 1. Councillor Viv Coleman 2. Director Planning, Environment and Community Services 3. Manager Economy and Prosperity 4. Business Manager Saleyards and Showgrounds. 2 Representatives from: 5. - Nebo Bushman’s Carnival Inc. 1 Representative from each of: 6. – Nebo Pony Club 7. – Nebo Polocrosse 8. – Nebo Community Fitness 	
<p>Isaac Arts and Cultural Advisory Committee</p> <p>TERMS OF OFFICE</p> <ul style="list-style-type: none"> • Community committee members are appointed for a term of three years and where possible, are to be appointed on a rotating basis. • Community committee members may renominate for one additional term (of three years). 	<p>Chairperson: Cr Sandy Moffat</p> <ol style="list-style-type: none"> 1. Cr Simon West <p>Alternate Member: Cr Viv Coleman</p> <p>Manager Engaged Communities Arts and Cultural Development Officer</p> <p>Up to Six community members who shall be appointed by Council.</p>	

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<ul style="list-style-type: none"> • A community committee member may serve for more than two terms only on the recommendation of Council. • Elected Representatives are appointed for the duration of their elected term. • The committee may invite suitably skilled persons to join the committee in an advisory capacity for a specified purpose and for a specified period of time. These observers are not entitled to a vote. 		
<p>Various Pool User Groups</p>	<p>Represented by relevant Divisional Councillor</p>	

Discontinues the following Isaac Regional Council Advisory Committees and Working Groups:

Committee Name	Committee Purpose	Reasons for not continuing
<p>Community Tenure and Facilities Advisory Committee</p>	<p>The purpose of the Community Tenure & Facilities Advisory Committee (CTFAC) is to provide advice to Council on a range of community leasing and tenure related matters. Council may seek advice from the Committee on planning maintenance priorities, capital expenditure requirements, service levels, leasing priorities, strategy updates, tariff changes and billing regimes and any other matters of mutual interest referred to the Committees.</p>	<p>The terms of reference states that the Advisory Committee will meet formally at least once every two months, initially meeting on a monthly basis, or as determined by the Chairperson, ensuring recess does not exceed a three month period.</p> <p>However in 2022 out of five scheduled meetings only two proceeded.</p>

Domestic Dog Advisory Committee	<p>The purpose of the Domestic Dog Advisory Committee (DDAC) is to oversee the development and implementation of a holistic responsible pet dog ownership program (Program). Council may seek advice from the Committee on matters relating to the planning and implementation of the Program and any other matters of mutual interest referred to the Committee.</p> <p>The aim is to:</p> <ul style="list-style-type: none">ensure consistency in the delivery of the Program;provide a platform to brainstorm initiatives for the Program with a view to present to Council for consideration,generally, guide staff in progressing the Program.Periodically review the Program to ensure its effectiveness	<p>TERM OF OFFICE</p> <p>The Domestic Dog Advisory Committee will have a fixed term of 12 months from 26 August 2020, with a report to be presented to Council three months prior to that end time to determine whether there is a need for the Advisory Committee to continue and if so on what proposed terms of reference.</p> <p>The Terms of Reference state that the Advisory Committee will meet formally at least once every two months, initially meeting on a monthly basis, or as determined by the Chairperson, ensuring recess does not exceed a three-month period.</p> <p>However, in 2022 only two meetings proceeded.</p>
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		<p>5. Frontline Coordinator - Museums</p> <p>6. Clermont Historical Centre Caretaker</p> <p>7. Clermont Historical Centre Volunteers</p>
<p>Clermont Saleyards Committee</p>	<p>Chairperson: Chief Executive Officer or Delegate</p> <p>1. Cr Carolyn Moriarty 2. Cr Greg Austen</p>	<p>Chairperson: Cr Carolyn Moriarty</p> <p>1. Cr Greg Austen 2. Director Planning, Environment and Community Services (or delegate)</p>
<p>Clermont Saleyards and Showgrounds Revitalisation Project Advisory Committee</p> <p>TERM OF OFFICE The CSSRPAC will have a fixed term until 31 August 2023. Six months prior to that date the CSSRPAC will report to Council on the need and purposes to extend the term beyond that date or otherwise.</p>	<p>Chairperson: Chief Executive Officer or Delegate</p> <p>1. Cr Carolyn Moriarty 2. Cr Greg Austen</p> <p>Business Manager Clermont Saleyards and Showgrounds</p> <p>Manager Economy and Prosperity</p> <p>3 Representatives of Clermont Saleyards Advisory Committee (not Councillors) 3 Representatives of Clermont Rodeo and Show Society</p>	
<p>Glenden Futures Steering Group</p> <p>TERM OF OFFICE The GFSG will have a fixed term until 30 June 2023, at which time the specific objectives of the GFSG will be reviewed and the need for extension of the group revised and extended as</p>	<p>1. Mayor Anne Baker 2. Deputy Mayor Cr Kelly Vea Vea 3. Cr Greg Austen 4. Cr Gina Lacey 5. Chief Executive Officer 6. Director Planning Environment and Community Services 7. Head of Advocacy and External Affairs</p>	

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<p>appropriate. In the event that an extension of the GFSG is sought, a report is to be presented to Council proposing an appropriate extension and newly identified specific objectives.</p>		
<p>Glenden Futures Community Reference Group</p> <p>TERM OF OFFICE The GFCRG will have a fixed term until 30 June 2023. In the event that by 30 June 2023, it is apparent that the work of the group will continue beyond 30 June 2023, a report is to be presented to Council to propose an appropriate extension.</p>	<p>Chairperson: Mayor Anne Baker Deputy Mayor (Proxy) Cr Greg Austen Chief Executive Officer</p> <p>Ex-Officio Members: Cr Gina Lacey Director Planning, Environment and Community Services Head of Advocacy and External Affairs</p> <p>Glenden Alliance Group x 2 Federal Member for Capricornia State Member for Burdekin Department of Resources Glencore Representative QCoal Representative Ag Rep – Hillalong Station - Peter and Lee Fordyce Other nearby miners as needed: Bowen Coking Coal Peabody</p> <p>Business Rep – Glenden General Store Traditional Owners - Jangga Operations Pty Ltd</p>	
<p>Nebo Showgrounds Masterplan Advisory Committee (NSMPAC)</p> <p>TERM OF OFFICE The NSMPAC will have a fixed term until 30 June 2024. Six months prior to that date the NSMPAC will report to</p>	<p>Chairperson: Cr Kelly Vea Vea</p> <ol style="list-style-type: none"> 1. Councillor Viv Coleman 2. Director Planning, Environment and Community Services 3. Manager Economy and Prosperity 	

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<p>Council on the need and purposes to extend the term beyond that date or otherwise. Council reserves the right to suspend the appointment of the advisory committee if required in the absence of funding or resources for delivery of the Master Plan projects.</p>	<p>4. Business Manager Saleyards and Showgrounds. 2 Representatives from:</p> <p>5. - Nebo Bushman's Carnival Inc. 1 Representative from each of:</p> <p>6. – Nebo Pony Club</p> <p>7. – Nebo Polocrosse</p> <p>8. – Nebo Community Fitness</p>	
<p>Isaac Arts and Cultural Advisory Committee</p> <p>TERMS OF OFFICE</p> <ul style="list-style-type: none"> Community committee members are appointed for a term of three years and where possible, are to be appointed on a rotating basis. Community committee members may renominate for one additional term (of three years). A community committee member may serve for more than two terms only on the recommendation of Council. Elected Representatives are appointed for the duration of their elected term. The committee may invite suitably skilled persons to join the committee in an advisory capacity for a specified purpose and for a specified period of time. These observers are not entitled to a vote. 	<p>Chairperson: Cr Sandy Moffat</p> <p>1. Cr Simon West</p> <p>Alternate Member: Cr Viv Coleman</p> <p>Manager Engaged Communities Arts and Cultural Development Officer</p> <p>Up to Six community members who shall be appointed by Council.</p>	<p>Check on membership: Cr Jane Pickels is a member.</p>
<p>Various Pool User Groups</p>	<p>Represented by relevant Divisional Councillor</p>	

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2. Discontinues the following Isaac Regional Council Advisory Committees and Working Groups:

Committee Name	Committee Purpose	Reasons for not continuing
Community Tenure and Facilities Advisory Committee	The purpose of the Community Tenure & Facilities Advisory Committee (CTFAC) is to provide advice to Council on a range of community leasing and tenure related matters. Council may seek advice from the Committee on planning maintenance priorities, capital expenditure requirements, service levels, leasing priorities, strategy updates, tariff changes and billing regimes and any other matters of mutual interest referred to the Committees.	<p>The terms of reference states that the Advisory Committee will meet formally at least once every two months, initially meeting on a monthly basis, or as determined by the Chairperson, ensuring recess does not exceed a three-month period.</p> <p>However, in 2022 out of five scheduled meetings only two proceeded.</p> <p>Propose that the Committee is discontinued due to workload pressures and value for time, and any outstanding Work Plan Actions and relevant future matters are elevated to the Planning, Environment and Community Services Standing Committee for consideration.</p>
Domestic Dog Advisory Committee	<p>The purpose of the Domestic Dog Advisory Committee (DDAC) is to oversee the development and implementation of a holistic responsible pet dog ownership program (Program). Council may seek advice from the Committee on matters relating to the planning and implementation of the Program and any other matters of mutual interest referred to the Committee.</p> <p>The aim is to:</p> <ul style="list-style-type: none"> ensure consistency in the delivery of the Program; 	<p>TERM OF OFFICE</p> <p>The Domestic Dog Advisory Committee will have a fixed term of 12 months from 26 August 2020, with a report to be presented to Council three months prior to that end time to determine whether there is a need for the Advisory Committee to continue and if so on what proposed terms of reference.</p>

	<ul style="list-style-type: none"> • provide a platform to brainstorm initiatives for the Program with a view to present to Council for consideration, • generally, guide staff in progressing the Program. • Periodically review the Program to ensure its effectiveness 	<p>The Terms of Reference state that the Advisory Committee will meet formally at least once every two months, initially meeting on a monthly basis, or as determined by the Chairperson, ensuring recess does not exceed a three-month period.</p> <p>However, in 2022 only two meetings proceeded.</p> <p>Propose that the Committee is discontinued due to workload pressures and value for time, and any outstanding Work Plan Actions and relevant future matters are elevated to the Planning, Environment and Community Services Standing Committee for consideration.</p>
<p>Land Development Advisory Committee</p>	<p>The overall purpose of the Land Development Advisory Committee (LDAC) is to provide advice to Council in relation to the planning and implementation of land and housing development projects to meet mitigate supply/demand imbalance anticipated with escalating economic activity principally in the mining and renewable energy sectors. LDAC is to advise Council on the planning and implementation of potential land and housing development projects including (but not limited to) Belyando Estate in Moranbah.</p>	<p>The Terms of Reference for this Committee have expired and state that the Advisory Committee will meet formally at least once every two months, or as determined by the Chairperson, ensuring recess does not exceed a three-month period.</p> <p>However, in 2022 four meetings were scheduled with two of these not proceeding due to insufficient agenda items.</p> <p>Propose that the Committee is discontinued due to</p>

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		workload pressures and value for time, and any outstanding Fourth Stage Work Plan Actions and relevant future matters are elevated to the Planning, Environment and Community Services Standing Committee for consideration.
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3. **Requests that the Chief Executive Officer develops a process for mid-term committee reviews with flags in the corporate calendar.**

Carried

NOTE:

1. **Additional wording to be added to the table of rationale that includes why the committee is being discontinued and how the work will be managed moving forward (i.e., work plan finalisation or work plan to be elevated to a higher level of Standing Committee oversight).**
2. **Add wording for Domestic Dog Advisory Committee ongoing oversight has been raised to the Planning, Environment and Community Services Standing Committee.**
3. **Additional wording on the Land Development Advisory Committee that the original intent of the Committee has been completed and to state that the housing work will be transferred due to participation at a senior level in regional groups.**
4. **Add additional wording for Community Tenure and Facilities Advisory Committee stating that the leasing risk work is being audited by the Audit and Risk Committee.**

PROCEDURAL MOTION:

Resolution No.: PECS1009

Moved: Cr Gina Lacey

Seconded: Cr Jane Pickels

That the Planning Environment and Community Services Standing Committee open the meeting to the public at 11.21am.

Carried

CONFIDENTIAL REPORT

Closed under 254J(3) (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

5.5

Pool Management and Operation Tender – Middlemount and Clermont

EXECUTIVE SUMMARY

This report provides an overview of the preparations for the continuation of tenure at the Council swimming pools at Clermont and Middlemount and seeks Council's endorsement for the release of a tender.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Authorises the release of a Request for Tender (RFT) for the Management and Operation of two (2) Council owned swimming pools located at Clermont and Middlemount for a term of four (4) years;***
2. ***Endorses the status and time frames of the Request for Tender (RFT) process for the management and operation of Council owned pools located at Clermont and Middlemount;***
3. ***Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 and 2 above.***

Resolution No.: PECS1013

Moved: Mayor Anne Baker

Seconded: Cr Gina Lacey

That the Committee recommends that Council:

1. ***Authorises the release of a Request for Tender (RFT) for the Management and Operation of two (2) Council owned swimming pools located at Clermont and Middlemount for a term of four (4) years;***
2. ***Endorses the status and time frames of the Request for Tender (RFT) process for the management and operation of Council owned pools located at Clermont and Middlemount;***

3. *Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 and 2 above.*

Carried

NOTE:

Request that a report is presented to Council on the Greg Cruickshank Aquatic Centre operations in line with consideration of other pool management and operation leasing matters and Council to receive an update on the report status at the February 2023 Strategic Planning Day.

6. INFORMATION BULLETIN REPORTS

6.1 Planning, Environment and Community Services Information Bulletin – February 2023

EXECUTIVE SUMMARY

The Planning, Environment and Community Services Directorate Information Bulletin for February 2023 is provided for Committee review.

OFFICER'S RECOMMENDATION

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for February 2023.*

Resolution No.: PECS1014

Moved: Cr Sandy Moffat

Seconded: Cr Jane Pickels

That the Committee:

- Notes the Planning, Environment and Community Services Directorate Information Bulletin for February 2023.

Carried

7. GENERAL BUSINESS

7.1 Email from Cr Carolyn Moriarty – Old Clermont Police Lock Up

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Cr Kelly Vea Vea brought to the Committee's attention an email received from Cr Carolyn Moriarty about the fate of the old Clermont Police Lock Up. Cr Vea Vea advised that there is a pressing timeline for the fate of the old lock up and requested the Director Planning, Environment and Community Services investigate this request.

ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES

8. CONCLUSION

There being no further business, the Chair declared the meeting closed at 12.25pm.

These minutes were confirmed by the Committee at the Planning, Environment and Community Services Standing Committee Meeting held Tuesday 14 March 2023 in Moranbah.

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CHAIR

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DATE