



Minutes of the Ordinary Meeting Of the Mount Isa City Council Wednesday, 17 January 2018 Unconfirmed Minutes

Location: Council Chambers, 23 West Street, Mount Isa

Commenced: 12:00 pm

Attendees:

Mayor Her Worship Mayor Cr Joyce McCulloch (Chair)

Councillors Deputy Mayor Cr Phil Barwick
Cr George Fortune
Cr Jean Ferris
Cr Paul Stretton
Cr Peta MacRae

Executive Mrs S Ibardolaza - Acting Chief Executive Officer
Mr M Crawley - Acting Deputy Chief Executive Officer
Mrs K Pegler - Acting Director Corporate and Financial Services
Mr E Cianetti - Director Engineering Services
Mr M Salmon - Director Compliance and Utilities Services

Staff Gayle Houston - Manager of Development and Land Use

Minutes Clerk Sandy Hansen - Executive Assistant, Engineering Services

Apologies Cr Mick Tully

Item 1 Mayor's Welcome / Attendance and Apologies

Her Worship Mayor Cr Joyce McCulloch opened the meeting and welcomed all those present.

Deputy Mayor, Cr Phil Barwick assumed the chair.

Gayle Houston, Manager of Development and Land Use entered the chambers.

Item 2 Council of Clergy Opening Prayer

The Council of Clergy Representative Merlin Manners, of the Anglican Church opened the meeting with a prayer.

Item 3 Public Forum

File Meetings I/R 1247478



Suspension of Standing Orders

Standing Orders were suspended at 12.10pm

Derek Barry, Editor North West Star

Mr Barry discussed the possibility of a “joint submission” from the Council and the North West Star regarding the Australian Senate Inquiry into the operation, regulation and funding of air route delivery to rural Regional and Remote communities.

Madam Mayor, Cr Joyce McCulloch responded that Council will take on board his suggestion and discuss the request further with the Councillors.

Resumption of Standing Orders

Standing Orders were resumed at 12.15pm

Item 4 Conflict of Interest / Material Personal Interest

Councillors are invited to declare any interests in relation to the Agenda, including any late items presented. Councillor interests are noted against the relevant items by the Minutes Clerk for action during the meeting.

Nil

Item 5 Deputations

Nil

Item 6 Previous Council Meeting Minutes

6.1 13 December 2017 Ordinary Meeting Minutes

File Meetings I/R 1241841

Chair Mayor, Cr Joyce McCulloch

Moved Cr Ferris

Seconded Cr Stretton

THAT the Minutes of the Ordinary Meeting held on 13 December 2017, as received, be confirmed.

VOTE CARRIED

OM01/01/18

Item 7 Business Development and Town Planning – Cr George Fortune

7.1 INLAND OASIS MOTEL – Liquor Licence Application – 195 Barkly Highway, Mount Isa, described as Lot 29 on CP RD811274

File 04394-185000-000 I/R 941413

Provided by Senior Land Use Officer, Donna Real

Council has received a request from the Office of Liquor and Gaming Regulations (OLGR) for Council's comments or objections regarding a Commercial Other (subsidiary on-premises) Liquor Licence application for the Inland Oasis Motel located at 195 Barkly Highway Mount Isa.

In accordance with section 117 of the *Liquor Act 1992*, Council's comments or objections must be provided to the State on or before 18 January 2018.



Moved Cr Fortune
Seconded Cr MacRae

THAT Council advise the Office of Liquor and Gaming Regulations that Council **SUPPORT** the application for a Commercial Other (subsidiary on-premises) Licence for the Inland Oasis Motel at 195 Barkly Highway, Mount Isa, described as Lot 29 on plan RD811274.

VOTE CARRIED

OM02/01/18

Item 8 Works and Camooweal – Cr Mick Tully

Nil Items

Item 9 Beautification, Parks/Gardens and Library – Cr Jean Ferris

Nil Items

Item 10 Community Development, Sports/Recreation and Youth – Cr Peta MacRae

Nil Items

Item 11 Environmental Management – Cr Paul Stretton

Nil Items

Item 12 Finance and Administration – Deputy Mayor, Cr Phil Barwick

Nil Items

Item 13 Ordinary Meeting Business

Nil Items

Item 14 General Business

File: Meetings I/R 1247478

Councillors are required to declare any conflict of interests or material interests in relation to items raised during General Business as they occur.

14.1

Procedural Motion

File 3200 Splashez Aquatic Centre I/R 1245126

Chair Mayor, Cr Joyce McCulloch

Moved Mayor Cr McCulloch
Seconded Cr Fortune

THAT Council accepts Confidential Late ITEM 1 Splashez Aquatic Centre into Closed Business.

VOTE CARRIED

OM03/01/18



- 14.2 **Madam Mayor, Cr Joyce McCulloch** on behalf of Council and the Acting Chief Executive Officer, Sharon Ibardolaza, introduced and welcomed Mr Mark Crawley, the Acting Deputy Chief Executive Officer.
- 14.3 **Cr MacRae** advised the Councillors of upcoming events:- Queens Baton Relay; Sign on day for the Super Sports Expo, and continuation of programs at the Splashez complex.
- 14.4 **Cr Ferris** invited Councillors to attend the Australia Day celebrations on the 26 January 2018 at the Civic Centre including the Australia Day Awards.
- 14.5 **Cr Stretton** welcomed everybody back and the possibility of the new transfer station and recycling hub to be completed in the near future.
- 14.6 **Deputy Mayor, Cr Barwick** informed the next round of RADF Funding would be available soon and applications can be made online.
- 14.7 **Madam Mayor, Cr Joyce McCulloch**; Informed Councillors the Mount Isa New Year's Eve Rodeo event, has been offered to the Mount Isa Rodeo Series to run with Council support. Council initiatives for 2018 include, Mount Isa Tourism Strategy, Economic Development Plan, completion of the Recycling Hub and the new pound concept.

Council may adjourn briefly prior to commencing Closed Business

Council Adjourned 12.25 pm
Council Reconvened 12 35 pm

Item 15 Closed Business

Moved Cr Stretton
Seconded Cr Fortune

THAT pursuant to *Section 275 of the Local Government Regulation 2012*, Council resolved that the meeting be closed to the public.

VOTE CARRIED

OM04/01/18

Moved Cr Ferris
Seconded Deputy Mayor Cr Barwick

THAT pursuant to *Section 275 of the Local Government Regulation 2012*, Council re-open the meeting to the public.

VOTE CARRIED

OM05/01/18

- 15.1 **89 WEST STREET – Request for a Negotiated Decision Notice for Development Permit S10-16 for a Material Change of Use for Plant Nursery, Shop & Showroom ('Bunnings Warehouse')**
File 05703-00000-000 **I/R** 1049108 & S10-16
Provided by Manager Development and Land Use, Gayle Houston



Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(g) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (g) *“any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act”.*

Moved Cr Fortune

Seconded Cr Ferris

THAT Council APPROVE the following:

1. The amendment/removal of existing conditions of approval numbered 1, 2, 3, 5, 7, 9, 11, 12, 13, 14, 28, 32, 33, 35, 36, 41, 42, 43, 44, 48, 53, 58, & 60 of Development Permit S10-16 and renumbered as required; and
2. The request for a Negotiated Decision Notice for Development Permit S10-16 for a Material Change of Use for Plant Nursery, Shop and Showroom ('Bunnings Warehouse') at 89 West Street, described as Lot 2 on plan SP SP214922 subject to the amended conditions below:

NUMBER	CONDITION	TIMING
PLANNING		
General		
1.	The development shall be carried out generally in accordance with the approved plans and drawings attached to this approval except where conditions of this approval dictate otherwise. For clarity, any change to the development that is not generally in accordance with the approved plans and drawings must be approved by Council pursuant to a 'change application' under Part 5, Division 2, Subdivision 2 of the <i>Planning Act 2016</i> .	<i>At all times</i>
Amenity		
2.	No deliveries nor the use of forklifts for the loading and unloading trucks to occur between the hours of 10:00pm – 5:00am Monday to Friday and 7.00pm – 6.00am Saturday, Sunday and Public Holidays;	<i>As specified</i>
3.	Prior to any works commencing pressure for firefighting purposes is to be tested and where additional tanks are required, Council approval is required;	<i>Prior to commencement of building works</i>
4.	Services and utilities such as air conditioners, refrigeration and ventilation plant/equipment, hot water systems, garbage bin storage areas and clothes lines are to be screened from public view, where directly visible from a public area;	<i>At all times and maintained in good condition for the life of the development</i>



NUMBER	CONDITION	TIMING
5.	A 1.8m acoustic fence will be installed for the entire length of the southern boundary to reduce noise impacting the adjoining residential property;	<i>Prior to commencement of use</i>
6.	The developer shall install a 3.0m wide densely planted landscaped buffer the full length of the southern boundary adjoining the residential property. <i>Reason: To reduce the privacy and noise impacts on the adjoining residential property.</i>	<i>Prior to commencement of use and maintained in good condition for the life of the development</i>
7.	All lighting is to be designed in accordance with AS 4282: Control of the Obtrusive Effects of Outdoor Lighting so as not to cause a nuisance to the surrounding residential properties;	<i>At all times</i>
8.	The 169 onsite carparking spaces as per plan, <i>Site Plan, 21.07.2017</i> , shall be provided and maintained for the life of the development ;	<i>As specified</i>
Opening Hours		
9.	Opening hours for the 'Bunning Warehouse' are up to 6:00am – 9:00pm Monday to Friday and 6:00am – 6:00pm Saturday, Sunday and Public Holidays;	<i>As specified</i>
Signage		
10.	Prior to any advertising signage being installed at the premise, Council approval is required through a separate application;	<i>As specified</i>
Landscaping		
11.	A detailed landscaping plan, prepared in accordance with the Landscaping Code of the City of Mount Isa Planning Scheme 2006 (as amended 2015), shall be submitted to Council and approved by Council;	<i>Prior to commencement of any building work</i>
12.	Landscaping shall be in accordance with the approved detailed landscaping plan;	<i>Prior to commencement of any building work</i>
13.	The developer shall install artificial turf or green coloured concrete to the full length and width of the verge along Alma Street. The artificial turf shall be installed as per the manufacturer's specifications and to suit Mount Isa's conditions. All costs associated with this condition shall be at the developer/owner's expense;	<i>Prior to commencement of use</i>
14.	<i>Prior to commencement of use</i> an automatic water irrigation system for all approved landscaping shall be installed to promote sustainability and shall be maintained by the owner for the life of the development ;	<i>Prior to commencement of use and ongoing maintenance for the life of the development</i>
ENVIRONMENTAL HEALTH		
General		
15.	The operator must achieve the 'general environmental	<i>At all times</i>

NUMBER	CONDITION	TIMING
	<p>duty' to mitigate any environmental harm and/or nuisance described under the <i>Environmental Protection Act 1994</i>.</p> <p>a) there is no discharge to land or water of contaminants that may harm the environment or create a nuisance from the operation of the activity</p> <p>b) there is no discharge to air of contaminants that may harm the environment or create a nuisance from the operation of the activity</p> <p>c) noise nuisance is prevented or minimised at noise sensitive places</p> <p>Waste production and disposal must be minimised and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity;</p>	
16.	Any release must be reported by telephone to the EHP's Pollution Hotline or council. Any such release must be reported as soon as practicable but no later than 24 hours, after becoming aware of the release;	<i>At all times</i>
ENVIRONMENTAL HEALTH		
General Cont.		
17.	<p>The following details must be recorded when a complaint is received:</p> <p>a) time, date, name and contact details of the complainant;</p> <p>b) reasons for the complaint;</p> <p>c) any investigations undertaken;</p> <p>d) conclusions formed; and</p> <p>e) any actions taken;</p>	<i>At all times</i>
18.	A contaminant must not be placed in a position where it could reasonably be expected to move or wash into a roadside gutter, stormwater drain or waters or contaminating the land/earth;	<i>At all times</i>
Waste		
19.	<p>A record of all regulated waste (excluding trackable waste) must be kept detailing the following information:</p> <p>a) Date of pickup of waste;</p> <p>b) Description of waste;</p> <p>c) Quantity of waste;</p> <p>d) Origin of the waste; and</p> <p>e) Destination of the waste;</p>	<i>At all times</i>
20.	Any spills of wastes, contaminants or other materials must be cleaned up as quickly as practicable to avoid any earth/land contamination. Spills must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or other materials to any stormwater drainage system, roadside gutter or waters;	<i>At all times</i>
Air		
21.	Dust nuisance	<i>At all times</i>



NUMBER	CONDITION	TIMING
	The release of dust and/or particulate matter resulting from the activity must not cause environmental nuisance at any nuisance sensitive or commercial place;	
22.	Odour nuisance The release of noxious or offensive odour or any other noxious or offensive airborne contaminant resulting from the activity must not cause environmental nuisance at any nuisance sensitive or commercial place;	<i>At all times</i>
23.	Preventing noise nuisance Prevent the emission of noise that causes, or is likely to cause, environmental nuisance at any nuisance sensitive or commercial place;	<i>At all times</i>
Waters		
24.	There must be no release of a contaminant to a roadside gutter, stormwater drain or waters;	<i>At all times</i>
25.	There must be no release of stormwater that has been in contact with any contaminants to any roadside gutter, stormwater drain or waters;	<i>At all times</i>
ENVIRONMENTAL HEALTH		
Land		
26.	Contaminants must not be released to land. Examples of methods that could be used to manage contaminants include: a) Using an impervious groundsheet to catch drips during maintenance of vehicles. The groundsheet should be large enough to catch any spill from the particular vehicle or component being worked on; b) using dry methods in cleaning the groundsheet; c) Using a waste oil collection tray during oil changes; and d) Collecting wastewater and other liquids from cleaning and disposing of properly.	<i>At all times</i>
27.	In accordance with general environmental duties mentioned in condition 15 above and contaminated land provisions, the operator must: a) report any notifiable activities to the administering authority b) Ensure all relevant environmental reports and assessments reports are undertaken before the land is removed from the Environmental Management Register. c) Give notice to any potential buyers that the land is listed on the Environmental Management Register. d) Prepare a Site Management Plan before the land is removed from the Environmental Management Register;	<i>At all times</i>
ENGINEERING		



NUMBER	CONDITION	TIMING
General		
28.	Any and all works associated with the applicant's proposed re-alignment of Council's trunk infrastructure do not form part of this approval. <i>Note: The applicant must obtain written approval from Council before carrying out any works in association with the applicant's proposed re-alignment of Council's Trunk Stormwater System and Trunk Sewer System (e.g. by way of an Infrastructure Agreement).</i>	<i>Prior to commencement of works</i>
29.	Prior to commencement of works , identify and locate other underground services through 'Dial Before You Dig 1100' for any relevant requirements. Do not bury any services pits under any circumstances;	<i>Prior to commencement of works</i>
30.	While site/building works is occurring , all signage or road closure/s shall be in accordance with the AS 1742, Manual on Uniform Traffic Control Devices; <i>Note: If road closure is required the applicant shall contact Council and obtain approval for "Temporary Road Closure Permit".</i>	<i>While site/building works is occurring</i>
31.	Provide appropriate dust suppression measures onsite and on access road to prevent dust nuisance;	<i>While site/building works is occurring</i>
Civil Works		
32.	Prior to commencement of works , submit a detailed Civil Works Plan/s (including all earthworks, foundations and retaining structures) checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and obtain Council's approval. <u>Flooding and Stormwater</u> <i>Civil works detailing shall be generally in accordance with the approved Stormwater Management Plan and Engineering Report, prepared by ACOR Consultants (QLD) Pty Ltd and dated 13 April 2017, and ensure that;</i> <ul style="list-style-type: none"> a) water does not pond on any land; and b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100 year ARI flood as identified on maps 13-21, and c) there is no loss of floodplain storage below the level of the 100 year ARI flood d) any runoff diverted by the works is to be discharged directly to a point of lawful discharge. <u>Fill on site</u> <ul style="list-style-type: none"> e) Any fill, including fill batters and earth bunds/diversion channels, must be solely contained within the development site. Fill cannot be placed 	<i>Prior to commencement of works</i>

NUMBER	CONDITION	TIMING
	<p>on adjacent properties without providing Council with written permission from the respective property owner(s).</p> <p>f) All fill material to be placed on the site is to comprise only natural earth and rock and is to be free of contaminants and noxious, hazardous, deleterious and organic materials.</p> <p><u>Retaining Structures</u></p> <p>g) All retaining structures over 1 metre in height and associated footings must be designed and certified by an RPEQ.</p> <p><u>Dust Suppression</u></p> <p>h) Provide appropriate dust suppression measures onsite and on access road to prevent dust nuisance.</p> <p><u>General</u></p> <p>i) Prior to commencement of works, identify and locate other underground services through 'Dial Before You Dig 1100' for any relevant requirements. Do not bury any services pits under any circumstances.</p> <p>j) The ground surfaces within the subject lot and Council reserve which are disturbed by construction activities but do not form part of the development shall be restored to at least their original condition.</p>	
33.	<p>Should any of the proposed civil works fall under the category 'Non minor earthworks that affect privacy' as described below (City of Mount Isa Planning Scheme), the applicant will be required to submit an Operational Works Development Application to Council for approval.</p> <p>Earthworks which affect privacy</p> <p>Earthworks which involve the filling of land where the land is in the residential planning area and the filling is to a height which either;</p> <p>(i) is less than 1.6m below the lowest point on the top of any pre-existing fence which encloses the area of the earthworks; or</p> <p>(ii) if there is no pre-existing fence enclosing the area of the earthworks, is greater than 0.3m above natural ground level at any point.</p> <p>Non minor earthworks</p> <p>Non minor earthworks include; filling, trenching or backfilling to a depth that is in excess of the maximum thresholds prescribed for minor earthworks as separately defined;</p>	Prior to commencement of works
34.	Prior to commencement of the use complete all civil works	Prior to

NUMBER	CONDITION	TIMING
	(including all earthworks, foundations and retaining structures) associated with the development in accordance with the approved Civil Works Plan/s;	<i>commencement of use</i>
35.	Where earthworks result in a ground surface level at the boundary of an allotment which differs by more than 100mm from the ground surface level at the corresponding location on an adjoining allotment, a retaining structure is to be provided, either to retain the new work to prevent collapse or ravelling onto adjoining land, or to retain the pre-existing earth material on adjoining land to prevent collapse. Retaining structures which are more than 500mm high are to be constructed in accordance with the design of a structural engineer;	<i>At all times</i>
Erosion and Sediment		
36.	<p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and works areas at all times.</p> <p>Prior to commencement of civil works, prepare an Erosion and Sediment Control (ESC) Plan for the site in accordance with IECA Australasia Best Practice Erosion and Sediment Control Guidelines (November 2008), certified by a Registered Professional Engineer of Queensland (RPEQ) – Certified Professional in Erosion and Sediment Control;</p> <p><i>Note: The ESC plan is not required to be submitted to Council for approval as the development is considered low risk. The ESC plan shall be available on-site for inspection by Council officers during the works.</i></p>	<i>As specified</i>
37.	Prior to commencement of building works complete all civil works (including all earthworks, foundations and retaining structures) associated with the development in accordance with the approved Erosion and Sediment Control (ESC) Plan ;	<i>Prior to commencement of building works</i>
Stormwater Management		
38.	<p>Prior to commencement of works, prepare and submit an amended Stormwater Management Plan checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and obtain Council's approval;</p> <p><i>Note: This condition is only required to be complied with in the event that there are changes to the related Infrastructure Agreement for the applicant's proposed relocation of Council's Trunk Stormwater System.</i></p>	<i>Prior to commencement of works</i>
39.	Install and maintain Stormwater Quality Controls generally in accordance with the approved Stormwater Management Plan;	<i>During construction, prior to commencement</i>

NUMBER	CONDITION	TIMING
		<i>of use and then to be maintained</i>
40.	<p>Stormwater runoff from roof and paved areas of the development site are to be collected internally and directed to a legal point of discharge generally in accordance with the approved Stormwater Management Plan;</p> <p><i>Note: Any pump system proposed shall include a backup pump and provide filtration for gross pollutant removal prior to pumping of stormwater runoff</i></p>	<i>At all times</i>
41.	Prior to commencement of use , complete and implement the works in accordance with the approved Drainage Layout Plan ;	<i>Prior to commencement of use</i>
Sewerage		
42.	<p>Prior to commencement of works, prepare and submit a Sewerage Works Plan/s checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and obtain Council's approval.</p> <p>General Notes</p> <ul style="list-style-type: none"> a) A separate Plumbing and Drainage Application and approval is required in accordance with the Plumbing and Drainage Act 2002. b) Provide a new 150mm connection to the sewer located on-site and provide internal reticulation to service the development. c) If required submit a written request to build over or close to Council sewer main in accordance with the 'Mount Isa City Council Building Over or Close to Council Sewer Requirements for Development Applications Policy' and obtain Council approval. d) Release of untreated or treated waste water into the site specific stormwater system or Leichhardt River is prohibited; 	<i>Prior to commencement of works</i>
43.	Prior to commencement of building works , complete sewerage works associated with the development in accordance with the approved Sewer Works Plan/s ;	<i>Prior to commencement of building works</i>
Water		

NUMBER	CONDITION	TIMING
44.	<p>Prior to commencement of any works, ensure there is a working water service and meter assembly to service the development.</p> <p>If no water services are currently installed:</p> <ul style="list-style-type: none"> a) Council shall supply the lot with a 20mm service at Council's expense, OR b) For a water service other than 20mm, the applicant shall lodge an 'Application for Water Service' requesting the desired service which will be installed by Council at the applicant's expense; 	<i>Prior to commencement of any works</i>
45.	<p>Hydraulic Pressure Test</p> <ul style="list-style-type: none"> a) Prior to commencement of building works, developer/owner shall perform hydraulic tests to ensure sufficient pressure is available to service the entire development proposed over the subject lot and provide Council with a copy of report. b) Prior to commencement of building works, submit a Water Reticulation Plan (including required water meters) to include the works as resulting from hydraulic testing and obtain Council approval. <ul style="list-style-type: none"> i. Any upgrading or additional equipment required to address pressure issues shall be developer's cost. ii. Any works on existing Council water mains (including new service connections) shall be undertaken by Council at the applicant's expense. iii. The owner/developer shall meet the requirements of the Queensland Fire Service for provision of fire fighting for the development; 	<i>Prior to commencement of works</i>
46.	<p>Prior to commencement of building works complete and implement the water supply works in accordance with the approved Water Reticulation Plan.</p> <ul style="list-style-type: none"> a) Any upgrading or additional equipment required to address pressure issues shall be at developer's cost. b) Any works on existing Council water mains (including new service connections) shall be undertaken by Council at the applicant's expense. c) If no water services are currently installed, Council shall supply each lot with a 20mm service at Council's expense – any upgrades will need to be undertaken by Council at the applicant's expense; 	<i>Prior to commencement of building works</i>
Flood Protection		
47.	Manage all material stored on site to facilitate quick and efficient removal from subject lot in event of flooding;	<i>At all times</i>
Access, Grades, Manoeuvring, Carparks and Signs		
48.	Provide, construct and delineate or sign (as required) the following requirements as indicated on the approved	<i>Prior to commencement of</i>

NUMBER	CONDITION	TIMING
	<p>plans:</p> <ul style="list-style-type: none"> a) Pavement (including associated drainage) to any new areas where motor vehicles will be driven or parked, vehicle access and carpark areas are to have a durable, dust free surface. This requires all surfaces to be sealed, concreted or paved. b) External roads in accordance with the Engineering Works and Services Policy c) Crossovers in accordance with the IPWEAQ standard drawing 'Driveways – Heavy Duty Vehicle Crossing, RS-051: <ul style="list-style-type: none"> i. For heavy/service vehicle one-way Entry or Exit, Type A or Type B ii. For customer two-way Entry/Exit, Type C d) Carparking, internal driveways and manoeuvring in accordance with AS/NZS 2890.1 (Off-street Car Parking): <ul style="list-style-type: none"> i. Disabled car parking shall be provided in accordance with AS/NZS 2890.6 and AS 1428.1 (Design for Access and Mobility). e) The internal paved areas are to be signed and delineated in accordance with AS 1742, Manual of Uniform Traffic Control Devices 	<i>use</i>
49.	Prior to commencement of use , submit detail drawings certified by RPEQ for any proposed external roadworks (including works on median strip) in accordance with the Engineering Works and Services Policy and obtain Council's approval;	<i>Prior to commencement of use</i>
50.	Prior to commencement of use complete and implement the works in accordance with approved external roadworks drawings;	<i>Prior to commencement of use</i>
Works on Council Property		
51.	Any disturbance or damage to Council's infrastructure including, but not limited to, water services, sewer services, stormwater infrastructure, footpath, road pavement including road furnishings or to other public assets (electricity, telecommunications etc.) is to be reinstated by the applicant to Council's satisfaction at applicant's expense;	<i>Prior to commencement of use</i>
52.	At all times, Council is indemnified of all liability arising from or indirectly from any works undertaken in relation to this development approval by the developer within the Council road reserve;	<i>At all times</i>
53.	<p>While site/building works is occurring, the following construction requirements shall be complied with:</p> <ul style="list-style-type: none"> a) No structure/vehicle/machinery shall cause hazards to traffic/pedestrians/residents. b) If kerb and channel are to be cut then, all edges shall be saw cut. 	<i>While site/building works is occurring</i>

NUMBER	CONDITION	TIMING
	<p>c) Maintain a minimum clear distance of 1000mm between the edges of concrete driveway to any existing structure e.g. Ergon Energy's electric pole, street signage etc.</p> <p>d) Any new kerb and channel/driveway/footpath/cross-over shall not obstruct or alter the stormwater flow.</p> <p>e) The proposed driveway shall not pose a tripping hazard to the pedestrians. The level of the new driveway should tie in with the level of the existing footpath.</p>	
Waste Disposal		
54.	Where directly visible from a public street, a designated refuse storage area is to be screened by a 1.8m visually impermeable screen, surfaced with an impervious material and is to be accessible by a hose-cock for washing down;	<i>Prior to commencement of use</i>
Airport Overlay		
55.	External lighting within 6km of the runway at Mount Isa airport (as identified on map no 9) does not involve lighting which shines light above the horizontal, or coloured or flashing lights, or sodium lights, or flare plumes, and does not involve configurations of lights in straight parallel lines 500m to 1000m long;	<i>At all times</i>
COMPLIANCE WITH CONDITIONS		
56.	Prior to commencement of use the owner/developer is to contact Council to arrange a compliance inspection of the property to assess compliance with the Assessment Manager's Conditions of Approval and the approved plans;	<i>Prior to the commencement of use</i>
57.	Prior to commencement of building works provide RPEQ certification of compliance that the civil works (including all earthworks, foundations and retaining structures) have been completed in accordance with the approved Civil Works Plan/s ;	<i>Prior to commencement of building works</i>
COMPLIANCE WITH CONDITIONS Cont.		
58.	Prior to commencement of building works provide RPEQ certification of compliance that the stormwater management civil works have been completed in accordance with the approved plans;	<i>Prior to commencement of building works</i>
59.	Prior to commencement of building works , provide RPEQ certification of compliance that the sewerage works have been completed in accordance with the approved Sewer Works Plan/s .	<i>Prior to commencement of building works</i>
60.	Prior to commencement of use provide Council with Registered Professional Engineer of Queensland (RPEQ) certified as constructed plans to demonstrate compliance with the access, grades, manoeuvring, carparks and signs approved plans;	<i>Prior to commencement of use</i>



NUMBER	CONDITION	TIMING
61.	Prior to commencement of use provide RPEQ certified as constructed plans to demonstrate compliance with that the external roadworks have been completed in accordance with the approved drawings.	<i>Prior to commencement of use</i>

AND

Request that Technical Services monitor the immediate parking area of Bunnings for the 6 months after date of completion to determine whether parking along West Street is to be restricted or if further parking is required to be installed.

VOTE CARRIED

OM06/01/18

Gayle Houston, Manager of Development and Land Use left the chambers.

Late Item 1 Splashesh Aquatic Centre

File 3200 Splashesh Aquatic Centre I/R 1245126

Provided by Director Compliance and Utilities Services

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(h) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

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

Moved Deputy Mayor Cr Barwick

Seconded Cr Fortune

THAT Council formally receive the report and that Council authorise the proposed fees and charges as outlined in Attachment B.

VOTE CARRIED

OM07/01/18

There being no further business the meeting closed at 1.30PM.

Signed by the Chair of the Ordinary Meeting
held on Wednesday, 31 January 2018.

Her Worship Mayor Cr Joyce McCulloch
Mayor of Mount Isa