



Minutes of the Ordinary Meeting Of the Mount Isa City Council Wednesday, 11 December 2019 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 Mick Tully
Cr Paul Stretton
Cr Peta MacRae

Executive Mrs S Ibardolaza - Chief Executive Officer
Mr E Cianetti - Director Engineering Services
Ms K MacClure - Director Financial and Corporate Services
Mr J Hart - Director Compliance and Utilities Services

Staff Ms J Barber - Coordinator Promotion and Development
Mr P Mason - Manager Corporate and Financial Services
Ms A Lucas-Patten - Acting Executive Assistant Compliance and Utilities Services

Minutes Clerk Mrs C Baxter - Senior Executive Assistant Executive Services

Apologies Nil

Item 1 - Mayor's Welcome / Attendance and Apologies

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

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

Member of the Public – Mr Barry Byrne

Mr Byrne asked if Council considers youth crime and antisocial behaviour to be a serious issue in Mount Isa and does Council support a proposed curfew.

Mayor Joyce McCulloch agreed that the issue is serious, and it affects communities across Australia. Because of this it is both a State and Federal Government issue. Local Government has limited capacity in



this instance but focuses resources where it can. Mount Isa City Council has increased city surveillance cameras from the previous 13 to 76 cameras.

Mayor Joyce McCulloch advised that studies show that curfews generally do not work as the problems go much deeper than that.

Mr Byrne asked if Council water policies and procedures settled and in place? What are the current rates levels and the region doesn't receive substantial rain will Council tighten restrictions?

Mayor Joyce McCulloch advised that Council's policies and procedures are currently in place, but we are constantly working with consumers to find best outcomes and solutions to any issues. Since the introduction of the new water charging methodology, we have been monitoring data, and there are substantial savings made by a large percentage of ratepayers.

Mayor Joyce McCulloch advised the current lake levels are – Lake Moondarra at 52% and Lake Julius at 76%. Mount Isa is currently on Level 2 water restrictions and there are lake level percentages that will trigger that implementation of tighter restrictions.

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 - Presentations

Nil

Item 6 - Previous Council Meeting Minutes

6.1 - 27 November 2019 Ordinary Meeting Minutes

Folder ID 6435

Chair Mayor, Cr Joyce McCulloch

Executive Summary

Minutes of the Ordinary Meeting held 27 November 2019 presented to Council to be confirmed.

Officer's Recommendation

THAT the Minutes of the Ordinary Meeting held on 27 November 2019, as received, be confirmed.

Moved Cr Tully
Seconded Cr Ferris

THAT the Minutes of the Ordinary Meeting held on 27 November 2019, as received, be confirmed.

VOTE CARRIED

OM01/12/19

Item 7 - Business Development and Town Planning – Cr George Fortune

7.1 - Mount Isa Rugby Union Inc Extended Trading Hours

File 102380

Provided by Senior Land Use Officer, Donna Real



Executive Summary

The Office of Liquor and Gaming Regulations have requested Council's comments on the Mount Isa Rugby Union Inc (MIRU) request for extended trading hours for their licensed premises.

Officer's Recommendation

THAT Council SUPPORT the Mount Isa Rugby Union's application for extending trading hours over the area described as Lease R on SP259052.

Moved Cr Fortune
Seconded Deputy Mayor Cr Barwick

THAT Council SUPPORT the Mount Isa Rugby Union's application for extending trading hours over the area described as Lease R on SP259052.

VOTE CARRIED

OM02/12/19

7.2 - Receipt of Change Representations for Development Permit for a Material Change of Use for Expansion of Existing Animal Management Facility

File 46257

Provided by Cadet Planning Officer. Connor Ahnfeldt

Executive Summary

Council has received Change Representations regarding the Development Permit for a Material Change of Use for Council's new Animal Management Facility. The Applicant's Change Representations seek and amendment of two (2) conditions of the approval relating to earthworks and retaining structures.

Officer's Recommendation

THAT Council APPROVE the Applicant's Change Representations for Development Permit P05-18 for a Material Change of Use for the Expansion of an Existing Animal Management Facility at 21 Richardson Road Mount Isa, described as Lot 2 on plan MPH40457 and amended Conditions 38 and 41 as outlined below:

ENGINEERING		
Earthworks		
38.	All proposed earthworks shall be designed, constructed and certified by a RPEQ (including any retaining walls exceeding 1000mm in height);	<i>At all times</i>
41.	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 1000mm high are to be constructed in accordance with the design of a structural engineer;	<i>At all times</i>

Moved Cr Fortune
Seconded Cr Stretton

THAT Council APPROVE the Applicant's Change Representations for Development Permit P05-18 for a Material Change of Use for the Expansion of an Existing Animal Management Facility at 21 Richardson Road Mount Isa, described as Lot 2 on plan MPH40457 and amended Conditions 38 and 41 as outlined below:



ENGINEERING		
Earthworks		
38.	All proposed earthworks shall be designed, constructed and certified by a RPEQ (including any retaining walls exceeding 1000mm in height);	<i>At all times</i>
41.	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 1000mm high are to be constructed in accordance with the design of a structural engineer;	<i>At all times</i>

VOTE CARRIED

OM03/12/19

7.3 - Change Application for a Development Permit for Building Work Not Associated with a Material Change of Use, and Operational Works, for a 64.5m x 13m Road and Pedestrian Bridge, and Associated Earthworks

File 8348

Provided by Cadet Planning Officer. Connor Ahnfeldt

Executive Summary

Council has received a Change Application for the Development Permit for Building Work Not Associated with a Material Change of Use, and Operational Works, for the new Isa Street Bridge. The Change relates to the construction of a Roundabout at the western end of the proposed Bridge, and the relocation and replacement of the western perimeter fence of the Lynch Street Carpark on the eastern bank of the Leichhardt River.

Officer's Recommendation

THAT Council APPROVE the Application to change Development Permit P06-17 for Building Work Not Associated with a Material Change of Use, and Operational Works, for a 64.5m x 13m Road and Pedestrian Bridge, and Associated Earthworks at Isa Street, Mount Isa to incorporate a roundabout on the western approach, and realignment of the east bank of the Leichhardt River adjoining the Lynch Street Carpark, subject to the conditions of the original approval and the conditions outlined below, with all conditions to be renumbered accordingly.

NUMBER	CONDITION	TIMING
ENGINEERING		
Riverbank Realignment		
11.	All extensions to the Lynch Street Carpark, and any areas of the existing carpark disturbed by construction works, are to be sealed with a durable, dust-free surface to a condition equivalent, or better, than the existing carpark surface. The carpark layout shall be in accordance with Australian Standard 2890.1: 2004 <i>Parking Facilities – Off-Street Carparking</i> ;	<i>Prior to commencement of use and to be maintained</i>
12.	<u>Earthworks</u> a) <i>Prior to the commencement of works,</i>	<i>As specified</i>

	<p>provide an Earthworks Plan detailing all proposed cut and fill works, including existing and proposed levels and details of all proposed batters and retaining structures, certified by a RPEQ;</p> <p>b) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all earthworks have been undertaken as per the approved Earthworks Plan</p>	
13.	<p><u>Erosion and Sediment Control</u></p> <p>a) <i>Prior to the commencement of works</i>, provide an Erosion and Sediment Control Plan detailing all proposed erosion and sediment control measures certified by a RPEQ;</p> <p>b) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all works have been undertaken as per the approved Erosion and Sediment Control Plan;</p>	<i>As specified</i>
14.	<p><u>Stormwater Management</u></p> <p>c) <i>Prior to the commencement of works</i>, provide a Stormwater Management Plan, certified by a RPEQ, demonstrating that all stormwater runoff generated by the proposed works can be directed to a lawful point of discharge and that pre-existing runoff patterns for surface water are not altered;</p> <p>d) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all works have been undertaken as per the approved Stormwater Management Plan;</p>	<i>As specified</i>

Moved Deputy Mayor Cr Barwick
Seconded Cr Fortune

THAT Council APPROVE the Application to change Development Permit P06-17 for Building Work Not Associated with a Material Change of Use, and Operational Works, for a 64.5m x 13m Road and Pedestrian Bridge, and Associated Earthworks at Isa Street, Mount Isa to incorporate a roundabout on the western approach, and realignment of the east bank of the Leichhardt River adjoining the Lynch Street Carpark, subject to the conditions of the original approval and the conditions outlined below, with all conditions to be renumbered accordingly.

NUMBER	CONDITION	TIMING
ENGINEERING		
Riverbank Realignment		

11.	All extensions to the Lynch Street Carpark, and any areas of the existing carpark disturbed by construction works, are to be sealed with a durable, dust-free surface to a condition equivalent, or better, than the existing carpark surface. The carpark layout shall be in accordance with Australian Standard 2890.1: 2004 <i>Parking Facilities – Off-Street Carparking</i> ;	<i>Prior to commencement of use and to be maintained</i>
12.	<p><u>Earthworks</u></p> <p>c) <i>Prior to the commencement of works</i>, provide an Earthworks Plan detailing all proposed cut and fill works, including existing and proposed levels and details of all proposed batters and retaining structures, certified by a RPEQ;</p> <p>d) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all earthworks have been undertaken as per the approved Earthworks Plan</p>	<i>As specified</i>
13.	<p><u>Erosion and Sediment Control</u></p> <p>e) <i>Prior to the commencement of works</i>, provide an Erosion and Sediment Control Plan detailing all proposed erosion and sediment control measures certified by a RPEQ;</p> <p>f) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all works have been undertaken as per the approved Erosion and Sediment Control Plan;</p>	<i>As specified</i>
14.	<p><u>Stormwater Management</u></p> <p>g) <i>Prior to the commencement of works</i>, provide a Stormwater Management Plan, certified by a RPEQ, demonstrating that all stormwater runoff generated by the proposed works can be directed to a lawful point of discharge and that pre-existing runoff patterns for surface water are not altered;</p> <p>h) <i>Prior to the commencement of use</i>, provide “As Constructed” Drawings certified by a RPEQ confirming all works have been undertaken as per the approved Stormwater Management Plan;</p>	<i>As specified</i>

VOTE CARRIED

OM04/12/19

Item 8 - Works and Camooweal – Cr Mick Tully

Nil Reports Presented for Consideration



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

Nil Reports Presented for Consideration

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

Nil Reports Presented for Consideration

Item 11 - Environmental Management – Cr Paul Stretton

Nil Reports Presented for Consideration

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

12.1 – Corporate and Financial Services Monthly Report – November 2019

Folder ID 4755

Provided by Manager Corporate and Financial Services, Philip Mason

Executive Summary

November 2019 Corporate and Financial Services Monthly Report presented to Council for information and consideration.

Officer's Recommendation

THAT Council receives and accepts the November 2019 Corporate and Financial Services Monthly Report

Moved Deputy Mayor Cr Barwick
Seconded Cr Ferris

THAT Council receives and accepts the November 2019 Corporate and Financial Services Monthly Report

VOTE CARRIED

OM05/12/19

With the agreement of Councillors and the Officers Report Author, agenda item 15.1 – 2019/20 Budget Amendment was brought forward for Council decision and not discussed during Closed Business.

Mayor Joyce McCulloch invited Manager Corporate and Financial Services, Philip Mason to update Council on the 2019/20 Budget Amendment.

15.1 – 2019/20 Budget Amendment

Folder ID 4982

Provided by Manager Corporate and Financial Services, Philip Mason

Executive Summary

The year-to-date (YTD) financial performance of Council has been reviewed for the 2019/20 financial year. There are a number of variances forecast between actual performance and Council's current adopted budget. This report authorises an amendment to the current year adopted budget to align it with expected end of year results.

Officer's Recommendation

THAT Council adopts the 2019/20 Amended Budget comprising:

- Income Statement;
- Balance Sheets;



- Statement of Cash Flows;
- Statement of Changes in Equity;
- Relevant Measures of Financial Sustainability;
- 2019/20 Revenue Statement'
- Long Term Financial Forecast.

Moved Deputy Mayor Cr Barwick
Seconded Cr Tully

THAT Council adopts the 2019/20 Amended Budget comprising:

- Income Statement;
- Balance Sheets;
- Statement of Cash Flows;
- Statement of Changes in Equity;
- Relevant Measures of Financial Sustainability;
- 2019/20 Revenue Statement'
- Long Term Financial Forecast.

VOTE CARRIED

OM06/12/19

12.2 – Asset Recognition Thresholds

Folder ID 4957

Provided by Special Projects Consultant, James Gauvin

Executive Summary

Council is required to adopt a financial amount below which assets will be expensed and above which asset purchases will be capitalised, an asset recognition threshold. Council's threshold values have been reviewed and are proposed to increase to reflect the growth in plant and construction costs over that period. This report authorises a retrospective increase to Council's asset recognition thresholds.

Officer's Recommendation

THAT Council retrospectively increase the asset recognition thresholds to the follow values:

Plant and Equipment	\$10,000
Furniture and Fitting	\$10,000
Buildings and Other Structures	\$20,000
All Infrastructure	\$20,000

AND

THAT Council approve the write-off as at 31 December 2019 of \$139,237.12 from the asset register as presented.

Moved Cr Ferris
Seconded Deputy Mayor Cr Barwick

THAT Council retrospectively increase the asset recognition thresholds to the follow values:

Plant and Equipment	\$10,000
Furniture and Fitting	\$10,000
Buildings and Other Structures	\$20,000
All Infrastructure	\$20,000



AND

THAT Council approve the write-off as at 31 December 2019 of \$139,237.12 from the asset register as presented.

VOTE CARRIED

OM07/12/19

Item 13 – Executive Services – Chief Executive Officer, Sharon Ibardolaza

Nil Reports Presented for Consideration

Item 14 General Business

Folder ID 6435

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

Nil

Council Adjourned 12:29 pm
Council Reconvened 12:39 pm

Close of Meeting

Moved Deputy Mayor Cr Barwick
Seconded Cr Tully

THAT pursuant to Section 275 of the *Local Government Regulation 2012*, Council resolved that the meeting be closed to the public at 12:40pm for discussion of the following matters:

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

VOTE CARRIED

OM08/12/19

Opening of Meeting

Moved Deputy Mayor Cr Barwick
Seconded Cr MacRae

THAT pursuant to *Section 275 of the Local Government Regulation 2012*, Council re-open the meeting to the public at 12:41pm.

VOTE CARRIED

OM09/12/19

Item 15 Confidential Reports

15.2 – Request to Change Existing Development Approval for a Material Change of Use for Industry / Boiler making for the addition of a display area, changes to rear workshop, carparking layout and reduced landscaping.

Folder ID 13022

Provided by Planning Officer, Jason Newell



Executive Summary

Council has received a request to change the existing approval at 37-43 Northridge Road. Changes include the construction of a covered display area, reduction of landscaping, reconfiguration of the carparking layout and increasing the size of the rear workshop.

Officer's Recommendation

THAT Council APPROVE the Request to Change the Existing Development Approval I19-07 for a Material Change of Use for Industry/Boiler Making at 37-41 Northridge Road, Mount Isa, described as Lot 3 on plan SP187247 subject to the following conditions:

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; <i>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 Chapter 3, Part 5, Division 2, Subdivision 2 of the Planning Act 2016.</i>	<i>At all times</i>
2.	The Council may approve of minor amendments to the provided drawings, providing the density of the development and the use of the land are not altered;	<i>At all times</i>
3.	The owner/developer shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfactions;	<i>At all times</i>
4.	The proposed caretaker residence shall be occupied by person employed by the business operating from the site only;	<i>At all times</i>
Amenity		
5.	The display area shall be used for displaying machinery and plant associated with industrial uses only;	<i>At all times</i>
6.	The display awning shall not be enclosed due to its close proximity to the front boundary;	<i>At all times</i>
7.	Outdoor lighting is to comply with Australian Standard AS4282-1987 <i>Control of obtrusive effects of lighting</i> ;	<i>At all times</i>
8.	Ongoing operations and any further development of the site is to be in compliance with the Acceptable Solutions of the Airport Overlay Code of the City of Mount Isa Planning Scheme;	<i>At all times</i>
9.	Any gates situated along the road boundary must open inwards onto the owner/developer's property and not	<i>At all times</i>



	outwards onto Council's road reserve/verge;	
10.	At no time, is the awning at the front of the site to be used for anything other than the display of the machinery sold and leased by the business.	<i>At all times</i>
Landscaping		
11.	<p>The parcel is to be landscaped to the extent of 10% of the development area, with at least 75% of the 10% to be visible from the front with the remainder of the site to be maintained in a reasonable manner, and not be allowed to become overgrown and unsightly;</p> <p>The developer may choose to provide a combination of front boundary landscaping and balance on Council's verge. All costs associated with landscaping works shall be at the owner/developer's expense;</p>	<i>Within 6 months of commencement of use and then maintained for the life of the development</i>
12.	A landscaping plan demonstrating compliance with Condition 11 of this approval is to be provided to Council for approval;	<i>Prior to the commencement of use</i>
13.	The owner/developer shall install an automatic water irrigation system to all landscaping (including the landscaping if situated on the road verges) to promote healthy robust growth;	<i>For the life of the development</i>
14.	The owner/developer shall adequately maintain all landscaping and irrigation systems (including the cost of water) in accordance with the approved landscaping plan and ensure it is neat and tidy at all times and not overgrown and/or unsightly;	<i>For the life of the development</i>
ENGINEERING		
Access, Grades, Manoeuvring, Carparks and Signs		
15.	<p>The developer shall provide, construct and delineate or sign (as required) the following requirements as indicated on the approved plans of layout:</p> <ul style="list-style-type: none"> a) Construct 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) New cross overs shall be provided in accordance with the IPWEA standard drawings for heavy duty driveways (RS-051). c) Maneuvering on-site for all types of vehicles to be used for this development; d) The internal driveways and car parks shall be provided in accordance with AS/NZS 2890.1 (Off-street Car Parking); 	<i>Prior to the commencement of use (and then to be maintained)</i>

	<p>e) All angle and 90 degree parking bays shall be provided with wheelstops;</p> <p>f) Disabled car parking shall be provided in accordance with AS 1428.1;</p> <p>g) The internal paved areas are to be signed and delineated in accordance with the approved plans and Manual of Uniform Traffic Control Devices;</p> <p>h) Provide Council with Registered Professional Engineer of Queensland (RPEQ) certified as constructed plans to demonstrate compliance with the access, grades, maneuvering, carparks and signs requirements above.</p> <p>NOTE: The absolute minimum requirements for a two-way parking aisle with parallel parking bays on one side, as per AS/NZS 2890.1, is as follows:</p> <ul style="list-style-type: none"> • 300mm minimum buffer to fence. • 2100mm minimum width parking bay. • 3000mm minimum width one-way aisle. <p><i>Additional 3000mm minimum increase to aisle for two-way.</i></p>	
16.	The developer is to provide a total of twenty-seven (27) carparks as part of the development;	<i>Prior to commencement of use (and then to be maintained)</i>
ENGINEERING		
Access, Grades, Manoeuvring, Carparks and Signs Cont.		
17.	Pedestrian walkways are required to be installed from the parking area to the office and directional signage is to be erected and maintained to a high standard at all times;	<i>Prior to commencement of use (and then to be maintained)</i>
Stormwater		
18.	Storm water must be discharged to a lawful point of discharge to Council satisfaction and in compliance with Council's Engineering Works and Services Planning Scheme Policy;	At all times
Water		
19.	Design for on site waste water disposal system is to be provided to Council for Council approval and demonstrated works are to be completed prior to commencement of use;	As specified
20.	The owner/developer shall apply for all relevant development approvals to carry out any prescribed environmentally relevant activities;	At all times
COMPLIANCE WITH CONDITIONS		
21.	The owner/developer shall contact Council to arrange a compliance inspection of the property to assess compliance with all Conditions of Approval and the approved plans.	Within one (1) month of commencement of use

Moved Cr Fortune
Seconded Cr Tully



THAT Council APPROVE the Request to Change the Existing Development Approval I19-07 for a Material Change of Use for Industry/Boiler Making at 37-41 Northridge Road, Mount Isa, described as Lot 3 on plan SP187247 subject to the following conditions:

NUMBER	CONDITION	TIMING
PLANNING		
General		
	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; <i>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 Chapter 3, Part 5, Division 2, Subdivision 2 of the Planning Act 2016.</i>	<i>At all times</i>
2.	The Council may approve of minor amendments to the provided drawings, providing the density of the development and the use of the land are not altered;	<i>At all times</i>
3.	The owner/developer shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfactions;	<i>At all times</i>
4.	The proposed caretaker residence shall be occupied by person employed by the business operating from the site only;	<i>At all times</i>
Amenity		
5.	The display area shall be used for displaying machinery and plant associated with industrial uses only;	<i>At all times</i>
6.	The display awning shall not be enclosed due to its close proximity to the front boundary;	<i>At all times</i>
7.	Outdoor lighting is to comply with Australian Standard AS4282-1987 <i>Control of obtrusive effects of lighting</i> ;	<i>At all times</i>
8.	Ongoing operations and any further development of the site is to be in compliance with the Acceptable Solutions of the Airport Overlay Code of the City of Mount Isa Planning Scheme;	<i>At all times</i>
9.	Any gates situated along the road boundary must open inwards onto the owner/developer's property and not outwards onto Council's road reserve/verge;	<i>At all times</i>
10.	At no time, is the awning at the front of the site to be used for anything other than the display of the machinery sold and leased by the business.	<i>At all times</i>
Landscaping		

11.	<p>The parcel is to be landscaped to the extent of 10% of the development area, with at least 75% of the 10% to be visible from the front with the remainder of the site to be maintained in a reasonable manner, and not be allowed to become overgrown and unsightly;</p> <p>The developer may choose to provide a combination of front boundary landscaping and balance on Council's verge. All costs associated with landscaping works shall be at the owner/developer's expense;</p>	<i>Within 6 months of commencement of use and then maintained for the life of the development</i>
12.	A landscaping plan demonstrating compliance with Condition 11 of this approval is to be provided to Council for approval;	<i>Prior to the commencement of use</i>
13.	The owner/developer shall install an automatic water irrigation system to all landscaping (including the landscaping if situated on the road verges) to promote healthy robust growth;	<i>For the life of the development</i>
14.	The owner/developer shall adequately maintain all landscaping and irrigation systems (including the cost of water) in accordance with the approved landscaping plan and ensure it is neat and tidy at all times and not overgrown and/or unsightly;	<i>For the life of the development</i>
ENGINEERING		
Access, Grades, Manoeuvring, Carparks and Signs		
15.	<p>The developer shall provide, construct and delineate or sign (as required) the following requirements as indicated on the approved plans of layout:</p> <ul style="list-style-type: none"> i) Construct 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. j) New cross overs shall be provided in accordance with the IPWEA standard drawings for heavy duty driveways (RS-051). k) Maneuvering on-site for all types of vehicles to be used for this development; l) The internal driveways and car parks shall be provided in accordance with AS/NZS 2890.1 (Off-street Car Parking); m) All angle and 90 degree parking bays shall be provided with wheelstops; n) Disabled car parking shall be provided in accordance with AS 1428.1; o) The internal paved areas are to be signed and delineated in accordance with the approved plans 	<i>Prior to the commencement of use (and then to be maintained)</i>

	<p>and Manual of Uniform Traffic Control Devices;</p> <p>p) Provide Council with Registered Professional Engineer of Queensland (RPEQ) certified as constructed plans to demonstrate compliance with the access, grades, maneuvering, carparks and signs requirements above.</p> <p>NOTE: The absolute minimum requirements for a two-way parking aisle with parallel parking bays on one side, as per AS/NZS 2890.1, is as follows:</p> <ul style="list-style-type: none"> • 300mm minimum buffer to fence. • 2100mm minimum width parking bay. • 3000mm minimum width one-way aisle. <p><i>Additional 3000mm minimum increase to aisle for two-way.</i></p>	
16.	The developer is to provide a total of twenty-seven (27) carparks as part of the development;	<i>Prior to commencement of use (and then to be maintained)</i>
ENGINEERING		
Access, Grades, Manoeuvring, Carpark and Signs Cont.		
17.	Pedestrian walkways are required to be installed from the parking area to the office and directional signage is to be erected and maintained to a high standard at all times;	<i>Prior to commencement of use (and then to be maintained)</i>
Stormwater		
18.	Storm water must be discharged to a lawful point of discharge to Council satisfaction and in compliance with Council's Engineering Works and Services Planning Scheme Policy;	At all times
Water		
19.	Design for on site waste water disposal system is to be provided to Council for Council approval and demonstrated works are to be completed prior to commencement of use;	As specified
20.	The owner/developer shall apply for all relevant development approvals to carry out any prescribed environmentally relevant activities;	At all times
COMPLIANCE WITH CONDITIONS		
21.	The owner/developer shall contact Council to arrange a compliance inspection of the property to assess compliance with all Conditions of Approval and the approved plans.	Within one (1) month of commencement of use

VOTE CARRIED

OM10/12/19

There being no further business the meeting closed at 12:42pm.



Signed by the Chair of the Ordinary Meeting
held on Wednesday, 15 January 2020.

Her Worship Mayor Cr Joyce McCulloch
Mayor of Mount Isa