PLANNING & DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING
10 November 2016

AGENDA

Cr W Kimberley            Chairperson
Cr J Kremastos            Mayor
Cr G Raleigh              Division 1
Cr R Taylor               Division 2
Cr M Nolan                Division 4
Cr J Baines               Division 5
Cr B Heath                Division 6

Please find attached, the agenda for the Planning & Development and Environmental Services Committee Meeting to be held in the Council Chambers - Board Room, 38-40 Bryant Street, Tully commencing at 9.00am.

James Gott
CHIEF EXECUTIVE OFFICER
AGENDA

10.00am – 10.30am  Morning Tea
12.15pm – 1.00pm  Lunch

1. RECEIPT OF MINUTES
   1.1 Receipt of Minutes of Planning & Development and Environmental Services
      Committee Meeting, 13 October 2016

2. BUSINESS FROM PREVIOUS MINUTES

3. PLANNING & DEVELOPMENT
   3.1 Delegations Report and Current Applications

4. ENVIRONMENTAL SERVICES
   4.1 Tully Landfill Stage 1 Capping and Remediation Project Update

5. NOTICE OF MOTION

6. GENERAL BUSINESS

7. CONFIDENTIAL


1. RECEIPT OF MINUTES

1.1 RECEIPT OF MINUTES OF PLANNING & DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING, 13 OCTOBER 2016

Recommendation:
“That the Minutes of the Planning & Development and Environmental Services Committee Meeting held on 13 October 2016 be received and noted.”
PLANNING AND DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING
13 October 2016

MINUTES

Cr Wayne Kimberley Chairperson
Cr John Kremastos Mayor
Cr Glenn Raleigh Division 1
Cr Rick Taylor Division 2
Cr Mark Nolan Division 5
Cr Jeff Baines Division 6
Cr Ben Heath Division 6

Please find attached, the minutes of the Planning and Development and Environmental Services Committee Meeting held in the Innisfail Shire Hall - Level 2 Board Room, 70 Rankin Street, Innisfail commencing at 9.00am.

James Gott
CHIEF EXECUTIVE OFFICER
MINUTES

10.00am – 10.30am  Morning Tea
12.15pm – 1.00pm  Lunch

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PRESENT:
Crs W Kimberley (Chairperson), R Taylor (Deputy Mayor), G Raleigh, M Nolan, J Baines and B Heath and Mr J Gott (Chief Executive Officer), Mr P Cochrane (Director Corporate Services), Mr J W Pettigrew (Director Planning & Environmental Services), Mr D Horton (Manager Planning Services), Mr G Singh (Manager of Finance), Mr B Jones (Senior Planner), Mr M Haque (Planner), Ms I Newman (Graduate Planner), Ms J Lightfoot (Communications Officer) and Ms J Cooksley (Minutes Clerk)

APOLOGIES:
Cr J Kremastos (Mayor)

MINUTE’S SILENCE:
The Chairperson acknowledged the passing of the Mayor’s sister, Ellen Lysons on 12 October 2016 and a minute’s silence was observed as a mark of respect.

1. RECEIPT OF MINUTES
1.1 RECEIPT OF MINUTES OF PLANNING & DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING, 8 SEPTEMBER 2016

Recommendation:
“That the Minutes of the Planning & Development and Environmental Services Committee Meeting held on 8 September 2016 be received and noted.”

Moved Cr J Baines Seconded Cr B Heath

Resolution Number P0027

"That the Recommendation be adopted."

FOR - Unanimous CARRIED

2. BUSINESS FROM PREVIOUS MINUTES
Nil
3. PLANNING & DEVELOPMENT

3.1 DEV2016/0061 - PROPOSAL FOR A DEVELOPMENT PERMIT FOR RECONFIGURING OF A LOT (1 LOT INTO 8 LOTS) ON LAND DESCRIBED AS LOT 107 ON SP131183 SITUATED AT OLD TULLY ROAD, DJARAWONG

Executive Summary:
Council is in receipt of an application for a Development Permit. The application was prepared by Brazier Motti on behalf of Jennifer M and Bevan R Robson for the Reconfiguring of a Lot (1 Lot into 8 Lots) on land described as Lot 107 on SP131183 situated at Old Tully Road, Djarawong.

The application seeks to obtain a Development Permit for Reconfiguring of a Lot (1 Lot into 8 Lots) over the subject land. The proposal seeks to subdivide Lot 107 into 8 lots; 6 rural lifestyle lots and 2 small agricultural lots. The minimum lot size in the Rural Zone is 60 hectares whereas, the lots proposed range from 9,256m² to 13.7ha, the reconfiguration does not comply with the minimum lot size for the Rural Zone. All lots, as such are proposed to be accessed from Old Tully Road.

The application is Code Assessable and therefore public notification was not required.

The application triggered referral to The Department of Infrastructure, Local Government and Planning for Public Passenger Transport, Railways and Clearing Vegetation.

Cassowary Coast Regional Council was required by legalisation to incorporate all policies of the Far North Queensland Regional Plan 2009-2031 into the Cassowary Coast Regional Council Planning Scheme 2015 to obtain sign off and final approval from the State Government.

The subject site is located within Regional Landscape and Rural Production area as indicated in the Far North Queensland Regional Plan (FNQRP) 2009-2031. The intent of the Regional Landscape and Rural Production states that:

The regional landscape and rural production area (RLRPA) includes lands that have regional landscape, rural production or other non-urban values, and protects these areas from encroachment by inappropriate development, particularly urban or rural residential development.

The application is for a reconfiguration of a lot for rural lifestyle/rural residential development; therefore it is inconsistent with the intent of the Far North Queensland Regional Plan 2009-2031.

The application is inconsistent (in part) with the Cassowary Coast Regional Council Planning Scheme 2015. There are no grounds to support the approval of this application due to these conflicts.
3.1 DEV2016/0061 - PROPOSAL FOR A DEVELOPMENT PERMIT FOR RECONFIGURING OF A LOT (1 LOT INTO 8 LOTS) ON LAND DESCRIBED AS LOT 107 ON SP131183 SITUATED AT OLD TULLY ROAD, DJARAWONG (CONTD....)

Recommendation:
“That the Proposal for a Development Permit for Reconfiguring of a Lot (1 Lot into 8 Lots) on land described as Lot 107 on SP131183 situated at Old Tully Road, Djarawong be refused on the following grounds:

Grounds for refusal:
1. The proposed development is in conflict with the Cassowary Coast Regional Council Planning Scheme 2015 and, subsequently the Far North Queensland Regional Plan.

2. The development is inconsistent with the following purpose statements of the Cassowary Coast Regional Council Planning Scheme 2015 Rural zone code:

   a. provide for agricultural activities including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

   b. provide opportunities for non-agricultural activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the activities do not compromise the long-term use of the land for rural purposes;

   c. facilitate the continued growth and diversification of the agricultural sector within the Cassowary Coast Region while promoting the adoption of sustainable agriculture management practices;

   d. ensure the viability of ALC Class A and B land;

   e. avoid negative impacts from incompatible land uses; and

   f. protect and maintain the scenic values of the Region's landscapes.

3. The development is inconsistent with the following overall outcomes of the Cassowary Coast Regional Council Planning Scheme 2015 Rural zone code:

   a. ALC Class A and B land is protected from fragmentation and alienation;

   b. the use of ALC Class A and B land for agricultural production is retained through the separation of incompatible land uses; and

   c. the rural amenity and character of the existing rural landscape, which is dominated by extensive areas of rural production and natural areas, is maintained;

4. The development is inconsistent with the following purpose statements of the Cassowary Coast Regional Council Planning Scheme 2015 Reconfiguring a lot code:

   a. the reconfiguration of a lot in the rural zone does not result in fragmentation or alienation of ALC Class A and B land;

   b. a range and mix of lot sizes is provided to facilitate housing choices, a variety of dwellings and household types; and

   c. development provides for the efficient use of land, the provision of infrastructure and a logical and well designed road network;
3.1 DEV2016/0061 - PROPOSAL FOR A DEVELOPMENT PERMIT FOR RECONFIGURING OF A LOT (1 LOT INTO 8 LOTS) ON LAND DESCRIBED AS LOT 107 ON SP131183 SITUATED AT OLD TULLY ROAD, DJARAWONG

5. Council, as Assessment Manager, also places a high significance on the Policy Outcomes of the Far North Queensland Regional Plan. The proposed development is to be refused as it conflicts with the planning intent of the Far North Queensland Regional Plan on the following grounds:

a. The intent of the Regional Landscape and Rural Production which states that: The regional landscape and rural production area (RLRPA) includes lands that have regional landscape, rural production or other non-urban values, and protects these areas from encroachment by inappropriate development, particularly urban or rural residential development.

b. Compact Urban Form policy including:
   4.1.1 Urban development is contained within the urban footprint
   4.1.2 Urban development is sequenced to ensure logical and orderly land use infrastructure delivery

c. Rural Residential Development policy including:
   4.6.1 New rural residential development is located in the rural living area
   4.6.2 Future demand for rural residential housing is provided from within the existing stock of land zoned for this purpose

d. Rural Subdivision policy including:
   2.6.1 Further fragmentation of agricultural land in the Regional Landscape and Rural Production area is avoided to maintain economically viable farm lot sizes

e. Infrastructure policy including:
   6.1.2 Infrastructure is supplied in a coordinated, efficient and orderly way, and encourages urban development in areas where adequate infrastructure exists or can be provided efficiently

6. The areas of the conflict with the Cassowary Coast Regional Council Planning Scheme 2015 (and Far North Queensland Regional Plan) includes:

a. The proposed development is for a rural lifestyle lot subdivision which is considered to be "out of sequence" and will increase the burden on Councils infrastructure network.

b. The proposed development is for a rural lifestyle lot subdivision on land located within the rural zone, the development will not achieve cost-effective delivery of services and infrastructure and will increase the burden on Councils infrastructure network.

c. The proposed development is for a rural lifestyle lot subdivision in a rural zone outside the urban footprint and Township zone, there are no locational requirements of the development which necessitate its location outside the existing urban footprint.

d. The proposed development is for a rural lifestyle lot subdivision on land mapped as important agricultural land, the proposed development will alienate this land from agricultural production and therefore negatively impacting on the on the long term viability on the diversification of the agricultural sector within the Cassowary Coast.
3.1 DEV2016/0061 - PROPOSAL FOR A DEVELOPMENT PERMIT FOR RECONFIGURING OF A LOT (1 LOT INTO 8 LOTS) ON LAND DESCRIBED AS LOT 107 ON SP131183 SITUATED AT OLD TULLY ROAD, DJARAWONG (CONTD....)

e. The proposed development is for a rural lifestyle lot subdivision on ALC Class A and B land, it will be reconfigured into lot sizes or used for any purpose that is inconsistent with the current or potential use of the land for agriculture.

f. The rural lifestyle and small farming lots are of a size less than the required 60 hectares outlined under the Cassowary Coast Regional Planning Scheme and Far North Queensland Regional Plan.

g. The fragmentation and alienation of the site will increase the impact of urban development on the surrounding rural use and will fail to maintain the rural amenity and character of the existing landscape.

h. The proposed development will create direct conflict between the rural lifestyle lots (1-6) and agricultural activities on the rural lots (7-8). There will be impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash on the rural lifestyle lots.

7. Pursuant to s326 of the Sustainable Planning Act 2009 council’s decision as assessment manager must not conflict with council’s planning scheme unless there are sufficient grounds to justify the decision, despite the conflict. The applicant has failed to demonstrate an overriding need for the proposed development given the conflict with the Cassowary Coast Regional Council Planning Scheme 2015 and the Far North Queensland Regional Plan.

Moved Cr W Kimberley
Seconded Cr M Nolan

Resolution Number P0028

"That the matter be deferred for consideration at a future meeting to allow the applicant more time to provide additional relevant information."

FOR - Unanimous  CARRIED
3.2 APPLICATION FOR PERMANENT ROAD CLOSURE - UNNAMED ROAD ADJOINING LOT 264 ON NR1535, MAADI

Executive Summary:
The Council is in receipt of correspondence requesting its views and/or requirements in relation to an application for the permanent closure of part of an unnamed road adjoining Lot 264 on NR1535 at Maadi.

Recommendation:
"That:

1. the Solicitors for the owner be advised that Council objects to the permanent road closure of part of an unnamed road adjoining Lot 264 on NR1535 at Maadi as the road provides access to a place of public interest (Japoon National Park).

AND

2. Council take the appropriate action to have the unlawful building (shed) removed from the road reserve".

Moved Cr M Nolan  Seconded Cr G Raleigh

Resolution Number P0029

"That the Recommendation be adopted."

FOR - Unanimous  CARRIED


Executive Summary:
On 12 May 2016, the Queensland Parliament passed the Planning Act 2016, the Planning and Environment Court Act 2016 and the Planning (Consequential) and Other Legislation Amendment Act 2016. This legislation is the culmination of ongoing and evolving reform to the Queensland planning system from consecutive State governments. The new legislation will replace the current Sustainable Planning Act 2009 and will commence at a date yet to be set, but is expected to be in mid-2017. The new planning system comprises three main elements: plan making, development assessment and dispute resolution.

The introduction of the new Planning Act will result in significant change to planning and development within Queensland. The introduction of a new planning system is likely to impact Council through increased administrative requirements including the establishment of new systems and processes and industry and community education. The full scope of transitional administrative requirements are currently being reviewed by Council officers as the detail of the changes required to systems and processes and training required is dictated by the detail within the complementary documents; the Regulations, Guidelines and Rules.
3.3 REPORT ON THE PLANNING ACT 2016, PLANNING AND ENVIRONMENT COURT ACT 2016 AND PLANNING (CONSEQUENTIAL) AND OTHER LEGISLATION AMENDMENT ACT 2016 (CONT'D...)

Council officers have attended presentations and workshops by the State and are in the process of providing comment on the Regulations, Guidelines and Rules. Council officers are in the process of determining the impact of these changes; however it is evident that Council will be required to amend the Planning Scheme to comply with the provisions of the Planning Act. Changes will also be required to standard operating procedures and software programs such as Technology 1 to reflect the new terminology and timeframes. Council will use this opportunity to include further amendments to the Planning Scheme to address issues which have been identified by council planning officers since the adoption of the Planning Scheme in July 2015. These amendments will be primarily administrative and alignment/transitional amendments, however the scope may be extended to levels of assessment and code requirements, these amendments will be workshoped with Councillors at a future date.

Under the Planning Act, Councils will still be responsible for preparing and maintaining the local planning instruments in consultation with the community and the State. Council must consider all the state interests and any regional plan that applies in their areas.

In the Planning Scheme, the Council will use terms and categories of development set up in the Planning Act and establish how these different types of development will be assessed under the Planning Scheme. Council will continue to be responsible for preparing and maintaining their local planning instruments in consultation with the community and the State.

Under the Planning Act, Council will now be required to publish their reasons for development assessment decisions to ensure there is greater transparency within the system and the community has access to this information.

The State has offered a wide range of support to Council over the next 12 months to help understand the new system and the transition. Council intends to use this support to update the Planning Scheme and systems to comply with the Planning Act.

Recommendation:
"That the report be received and noted."

Moved Cr J Baines  Seconded Cr G Raleigh

Resolution Number P0030

"That the Recommendation be adopted."

FOR - Unanimous  CARRIED

9.30am Messrs D Trotter (Director Works) and M Allpress (Manager Environmental Services) entered the meeting accompanied by Ms M Darveniza (Director Community Services).
3.4 DELEGATIONS REPORT AND CURRENT APPLICATIONS

Executive Summary:
The Planning Services Delegations report detailing approvals issued under Delegated Authority during the month of September 2016 and current applications (Stage of the IDAS process) is presented for Councillors' information.

Recommendation:
“That the Delegations report listing Approvals issued by Planning Services for the month of September 2016 and current applications be received and noted.”

Moved Cr W Kimberley Seconded Cr G Raleigh
Resolution Number P0031
"That the Recommendation be adopted."
FOR - Unanimous CARRIED

RECOGNITION OF LONG SERVICE/RETIREMENT
The Manager Planning Services acknowledged that this was the last meeting for John Pettigrew, Director Planning & Environmental Services, who is retiring after 42 years of distinguished service to the former Cardwell Shire Council and the Cassowary Coast Regional Council.

On behalf of himself and the Planning team, Mr Horton thanked Mr Pettigrew for his guidance over the years, and for his knowledge and expertise which he was always happy to impart to others. The Councillors concurred with Mr Horton’s sentiments, in particular Cr Nolan highlighted the issues surrounding the Port Hinchinbrook development, noting that without Mr Pettigrew’s extensive background knowledge of the Conformed Deed associated with the ‘gated’ community and the operational works carried out under the original developer, the positive outcome achieved recently at Port Hinchinbrook would not have been possible. Mr Pettigrew thanked Mr Horton, the Planning staff and the Council for their support.
3.5 SUBMISSION TO THE WORKING HOLIDAY MAKER VISA REVIEW

Executive Summary:
The Australian Government has recently conducted the Working Holiday Maker Visa Review. Given the potential impact on Cassowary Coast Region a short submission was tendered on behalf of Council.

Recommendation:
“That the report be received and noted.”

Moved Cr W Kimberley                     Seconded Cr R Taylor
Resolution Number P0032
"That the Recommendation be adopted."
FOR - Unanimous                           CARRIED

4. ENVIRONMENTAL SERVICES
4.1 ROADSIDE VENDING APPLICATION

Executive Summary:
An application has been received for approval to locate a Mobile Food Canteen at Hadrell Park, Innisfail.

Recommendation:
“That in accordance with Schedule 8 of CCRC's Local Law No 1 Administration, a Roadside Permit holder’s Permit be issued for a Mobile Food Canteen to be located at Hadrell Park, Innisfail subject to the following conditions:

• The days of operation be limited to Friday, Saturday, Sunday and Public Holidays or on the eve preceding the public holiday;

• The hours of operation be limited to 4.30pm to 12 midnight;

• The Permit be issued for a 12 month period (subject to renewal);

• The approved activities, namely the sale of foodstuffs prepared in a Food Act licensed Food Canteen are only conducted on the days and times specified in the permit;

• At the end of the permitted time daily, both vehicle and Mobile Canteen are removed from the Hadrell Park site;

• The issue of the Permit does not guarantee or provide exclusive rights to the Hadrell Park site or a position on site;
4.1 ROADSIDE VENDING APPLICATION (CONT'D...)

- The Permit holder acknowledges that other Permit holders have a right to use the Hadrell Park site and these Permit holder/s are not to be obstructed or prevented from using the site;
- The Canteen and its attached towing vehicle must be parked wholly within the Hadrell Park site to ensure that neither vehicle compromises safety or extends out into the Road reserve;
- Signage is limited to a maximum of two (2) temporary signs located within the Hadrell Park site. Illuminated signage and amplified advertising devices are not permitted at the vending site;
- If signage is to be erected in the Road reserve then a separate application will need to be made to DTMR;
- Any lighting or illumination of the Mobile Canteen must not compromise traffic safety;
- During operation the Permit holder is to supply a public litter bin and remove same for disposal at the end of each day’s trading;
- The Permit holder is required to manage and maintain the site during trading as 'litter free';
- The Permit holder indemnifies the Cassowary Coast Regional Council against all liability directly or indirectly associated with the general activity and takes out a Public Liability insurance policy in the amount of twenty million dollars ($20,000,000.00) in the name of the Permit holder, noting the Council as an interested party;
- The Permit holder is responsible for any costs or expenses incurred by the Cassowary Coast Regional Council in rectifying any damage to the Hadrell Park site caused by the activity;
- The Permit holder not interfere with, paint, permanently mark, damage or remove any buildings, structures, fixtures, fittings or facilities provided by the Cassowary Coast Regional Council;
- The Permit holder ensure that cleaning, maintaining or repairing any vehicle or other equipment except for emergency repairs is prohibited;
- The Permit holder ensure all tables and associated furniture remain within the permitted area during the hours of operation;
- The Permit holder ensure any umbrellas and/or shade structures used in the operation of this activity are suitably weighted or fixed to ensure there is neither uplift nor damage to property or person, to the satisfaction of an authorised Council officer;
4.1 ROADSIDE VENDING APPLICATION (CONT'D...)

- The Permit holder ensure the activity does not adversely obstruct the movement of vehicles and pedestrians along the road;
- The Permit holder ensure the activity does not interfere with the existing services located in, on or over a road;
- The Permit holder ensure the general activity does not have any adverse effect on the existing vegetation and landscaping of the area or the environment;
- The Permit holder comply with all reasonable directions of an authorised Council officer in the time specified by the authorised person;
- The Permit holder display the Permit to the public in a clearly visible position and if requested by an authorised person, produce the Permit for inspection;
- The Permit holder does not have the right to exercise right of occupancy use;
- The Permit holder must not allow animals on the permit site; and
- The Permit is subject to annual renewal."

Moved Cr M Nolan                Seconded Cr G Raleigh
Resolution Number P0033
"That the Recommendation be adopted."

FOR - Unanimous                CARRIED

DOG AUDIT - NOTICE PERIOD FOR REGISTRATION OF DOGS

Moved Cr R Taylor               Seconded Cr J Baines
Resolution Number P0034
"That Council Officers be instructed to provide a 14 day notice period for registration of dogs as required pursuant to Council's Dog Audit."

FOR - Unanimous                CARRIED
4.2 MONTHLY ACTIVITY REPORT FOR THE SEPTEMBER QUARTER 2016 ENVIRONMENTAL SERVICES PROGRAM

Executive Summary:
The Monthly Activity report for the Environmental Services Program for the September quarter 2016 is provided for Councillors’ information.

Recommendation:
"That the report be received and noted."

Moved Cr G Raleigh             Seconded Cr R Taylor
Resolution Number P0035
"That the Recommendation be adopted."

FOR - Unanimous                CARRIED

5. GENERAL BUSINESS
5.1 DISPOSAL OF GREEN WASTE AT COUNCIL'S TRANSFER STATIONS
Cr Kimberley asked the Manager Environmental Services (MES) how much green waste could be disposed of at Council’s transfer stations before commercial dumping fees were imposed? Mr Allpress advised Cr Kimberley that on a daily basis, approx. 1 cubic metre/trailer/ute load could be dumped by residents using the transfer stations as per the Council's 2016/2017 Schedule of Fees & Charges.

Given the impending ‘cyclone season’ Cr Kimberley suggested that it would be a good public relations exercise if Council were to open up its waste transfer stations for a period of time to give residents the opportunity to clear rubbish and vegetation from their properties in readiness.

This request was referred to the MEH to review.

10.40am - 11.10am  The meeting adjourned for morning tea. It was noted when the meeting reconvened that Ms M Darveniza and Ms I Newman and Messrs P Cochrane, B Jones and M Haque were no longer in attendance and that Mr G Smart (Manager Water) had entered the meeting.

11.10am     The Chairperson adjourned the meeting to allow the other Committees to convene with the intention of resuming the business of the Planning & Development and Environmental Services Committee later in the day.

12.45pm - 1.15pm  The meeting adjourned for lunch.
ADJOURNED PLANNING & DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD ON 13 OCTOBER 2016 IN THE INNISFAIL SHIRE HALL - LEVEL 2 BOARD ROOM, 70 RANKIN STREET, INNISFAIL COMMENCING AT 1.15PM

1.15pm The Planning & Development and Environmental Services Committee reconvened, at which time it was noted that Messrs M Alpless, G Smart and D Horton and Ms J Lightfoot were no longer in attendance and that Ms M Darveniza had re-entered the meeting accompanied by Mr G Scott-Holland (Manager Community Strategy).

MOVE INTO COMMITTEE - 1.15PM

Moved Cr G Raleigh Seconded Cr R Taylor
Resolution Number P0036
"That in relation to agenda item 6.1, I move, pursuant to Section 275 of the Local Government Regulation 2012, that the meeting be closed to the public so that the Councillors can discuss:

- 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 (h)

FOR - Unanimous CARRIED

MOVE OUT OF COMMITTEE - 1.45PM

Moved Cr R Taylor Seconded Cr G Raleigh
Resolution Number P0037
"That the meeting be re-opened to the public."

FOR - Unanimous CARRIED
6. CONFIDENTIAL

6.1 MISSION BEACH AQUATIC FACILITY - EXPRESSIONS OF INTEREST EVALUATION

Executive Summary:
Mission Beach Aquatic Facility (MBAF) project team has progressed the Expression of Interest (EOI) phase and assembled a Tender Evaluation Panel.

Fourteen (14) EOI submissions were received and these were assessed by the Tender Evaluation Panel. The process for this evaluation is outlined in the EOI Evaluation report (16 September 2016).

The report recommends that the following contractors be shortlisted to tender on the MBAF project:

1. FK Gardner
2. Richard Field Constructions
3. Paynter Dixon
4. Bryant (Qld)
5. Watpac Constructions
6. Keir Constructions

Recommendation:
“That:

a) The Expression of Interest (EOI) report dated 16 September 2016 be received and the recommendations in Section 3.3 be adopted; and

b) Council approve the shortlist for tender on the Mission Beach Aquatic Facility (MBAF) Project.”

Moved Cr J Baines Seconded Cr R Taylor

Resolution Number P0038

"I move that submission of tenders be invited from all of those who provided a conforming Expression of Interest in the Mission Beach Aquatic Facility (MBAF) project and that in this instance the Officer’s recommendation not be accepted by the Cassowary Coast Regional Council.

In so moving, I have duly considered the recommendation and I believe that the public interest will be best served by encouraging competition and ensuring transparency by widening the prospective tendering group as specified."

FOR - Unanimous CARRIED
1.50pm There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD THIS 27TH DAY OF OCTOBER 2016.

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Chairperson
2. BUSINESS FROM PREVIOUS MINUTES

Nil

3. PLANNING & DEVELOPMENT

3.1 DELEGATIONS REPORT AND CURRENT APPLICATIONS

Author & Officer’s Title: Daniel Horton - Manager Planning Services
Meeting Date: 10 November 2016

Attachment 1: Planning
Attachment 2: Current Applications (Stage of IDAS process)
Attachment 3: Building

Executive Summary:
The Planning Services Delegations report detailing approvals issued under Delegated Authority during the month of October 2016 and current applications (Stage of the IDAS process) is provided for the Councillors’ information.

Recommendation:
“That the Delegations report listing Approvals issued by Planning Services for the month of October 2016 and current applications be received and noted.”

Background:
The monthly operations report for the Planning Services Section for applications approved under Delegated Authority for Councils information. The report contains information relating to the approvals issued during October 2016.

Details are listed in the Attachments 1, 2 and 3.

Link to Corporate Plan:
1.1 Strong Governance and Risk Awareness

a) Provide leadership that promotes the interests and views of the community.
b) Manage and govern the organisation according to our stated values, ensuring principles of good governance are applied to achieve the best value outcome for the community.
c) Pursue and nurture an environment of honesty and integrity in which elected members, managers and staff work together in a spirit of trust and teamwork.
d) Ensure the administration of the region is governed through open and transparent decision-making and reporting processes.
e) Develop and implement proactive risk-management strategies to reduce risk to Council and the community.

f) Develop frameworks and undertake corporate projects that effectively implement corporate and operational plans.

g) Establish a lobbying and advocacy strategy to capitalise on the opportunities for a new region

Consultation:
Planning Services Staff

Legal Implications (Statutory basis, legal risks):
Nil

Policy Implications:
Nil

Risk Implications (Corporate, Operational, Project risks):
Nil

Financial & Resource Implications:
Nil

Report prepared by:
Daniel Horton - Manager Planning Services

Report authorised by:
John Pettigrew - Director, Planning & Environmental Services

Report created date:
2 November 2016
## Agenda – Planning & Development and Environmental Services Committee Meeting
### 10 November 2016

### Attachment 1: Planning

<table>
<thead>
<tr>
<th>DATE OF ACTION</th>
<th>Applicant</th>
<th>Property Owners</th>
<th>PROPOSAL</th>
<th>ACTION TAKEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/10/2016</td>
<td>Beacon Certification Pty Ltd</td>
<td>Daniel N Schaper &amp; Melissa J McMahon</td>
<td>CAA2016/0040 - Concurrence Agency Assessment against the Queensland Development Code for a Front Boundary Setback Dispensation (Dwelling - Class 1a &amp; Open Carport - Class 10a) on land described as Lot 85 RP 724910, situated at 11 Holland Street WONGALING BEACH QLD 4852</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>Steven L Kukulies</td>
<td>Steven L Kukulies</td>
<td>CAA2016/0041 - Concurrence Agency Assessment against alternative provisions of the planning scheme for a boundary setback dispensation (Farm Shed - Class 7) on land described as Lot 419 SP 284146, situated at Tanner Road KURRIMINE BEACH QLD 4871</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>07/10/2016</td>
<td>Neville T Jacobsen</td>
<td>Neville T Jacobsen</td>
<td>DEV2016/0074 - Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 22 I 28162, situated at 3 Walnut Street GOONDI HILL QLD 4860</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>12/10/2016</td>
<td>Shed Boss Innisfail</td>
<td>Anita M Baker</td>
<td>CAA2016/0043 - Concurrence Agency Assessment against Alternative Provisions within the Rural Zone of the Cassowary Coast Regional Council Planning Scheme for a Boundary Setback Dispensation (Shed - Class 10a) on land described as Lot 3 RP 894637, situated at Comoon Loop Road COMOON LOOP QLD 4858</td>
<td>Approved With Conditions</td>
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<tr>
<td>12/10/2016</td>
<td>Shed Boss Innisfail</td>
<td>Julie P Hunter &amp; Michael A Hunter</td>
<td>CAA2016/0042 - Concurrence Agency Assessment against the Queensland Development Code for a Side Boundary Setback Dispensation (Shed - Class 10a) on land described as Lot 95 RP 726804, situated at 5 Kwila Street WONGALING BEACH QLD 4852</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>18/10/2016</td>
<td>Maria A Vasicuk</td>
<td>Maria A Vasicuk</td>
<td>DEV2016/0070 - Material Change of Use for an Office on land described as Lot 3 RP 717695, situated at 4 Bruce Highway MOURILYAN QLD 4858</td>
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</tr>
<tr>
<td>DATE OF ACTION</td>
<td>Applicant</td>
<td>Property Owners</td>
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<td>ACTION TAKEN</td>
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<tr>
<td>24/10/2016</td>
<td>Dominic K Clifford</td>
<td>Kitty F Blakemore, Stroud &amp; Regan B Sedgman</td>
<td>DEV2016/0076 - Building work assessable against a planning scheme (Class 10a shed built prior to a dwelling) on land described as Lot 65 SP 240890, situated at 7 Purtablo Close MISSION BEACH QLD 4852</td>
<td>Approved With Conditions</td>
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<tr>
<td>25/10/2016</td>
<td>Amarantha Pty Ltd</td>
<td>Amarantha Pty Ltd</td>
<td>DEV2016/0075 - Reconfiguring a Lot (Boundary Realignment - 2 Lots into 2 Lots) assessed under a Superseded Planning Scheme - Cardwell Shire Planning Scheme 2007 on land described as Lot 362 SP 131225, situated at 29 Pacific View Drive WONGALING BEACH QLD 4852</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>25/10/2016</td>
<td>Matthew Tilden</td>
<td>Warren D Austin</td>
<td>DEV2016/0077 - Building Work Assessable against the Planning Scheme for a Shed (Class 10a) Built Prior to a Dwelling on land described as Lot 25 RP 742517, situated at 22 Seafarer Street SOUTH MISSION BEACH QLD 4852</td>
<td>Approved With Conditions</td>
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<tr>
<td>27/10/2016</td>
<td>Beryl A Cooper</td>
<td>Beryl A Cooper</td>
<td>DEV2016/0073 - Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 106 SP 267862, situated at 11 Rebecca-Jane Parade KURRIMINE BEACH QLD 4871</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>Totsalspan Cairns</td>
<td>Joan E Trudgett &amp; Kenneth J Trudgett</td>
<td>DEV2016/0079 - Building work assessable against a Planning Scheme for the Environmental Significance Overlay (Shed - Class 10a) on land described as Lot 2 SP 248133, situated at 46 Lindsay Road CARMOO QLD 4852</td>
<td>Approved With Conditions</td>
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## Attachment 2: Current Applications (Stage of IDAS process)

<table>
<thead>
<tr>
<th>Application ID</th>
<th>Stage/Decision</th>
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<tbody>
<tr>
<td>DEV2016/0071</td>
<td>Further Information Requested</td>
<td>Operational Work for Prescribed Tidal Works (modification &amp; replacement of pre-existing wharf and deck and roof line extension)</td>
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<tr>
<td>DEV2016/0046</td>
<td>Information and Referral Stage</td>
<td>Operational Work (Road works &amp; Stormwater) for 11 allotment residential subdivision</td>
</tr>
<tr>
<td>DEV2016/0063</td>
<td>Further Info Required</td>
<td>Material Change of Use for a Transport Depot</td>
</tr>
<tr>
<td>DEV2016/0060</td>
<td>Further Info Required</td>
<td>Material Change of Use for a Telecommunications facility</td>
</tr>
<tr>
<td>DEV2016/0065</td>
<td>Further Info Required</td>
<td>Material Change of Use for a Telecommunications facility</td>
</tr>
<tr>
<td>DEV2016/0067</td>
<td>Further Info Required</td>
<td>Material Change of Use for a Telecommunications Facility (60m Lattice Tower and ancillary equipment within an equipment shelter)</td>
</tr>
<tr>
<td>DEV2016/0069</td>
<td>Information and Referral Stage</td>
<td>Material Change of Use for a Telecommunications Facility</td>
</tr>
<tr>
<td>DEV2016/0008</td>
<td>Information and Referral Stage</td>
<td>Preliminary Approval for an MCU (s242 of SPA 2009) to facilitate use rights in accordance with The Madden Creek Plan of Development and a Development Permit for an RoL (2 Lots into 8 Lots)</td>
</tr>
<tr>
<td>DEV2016/0043</td>
<td>Information and Referral Stage</td>
<td>Reconfiguring a Lot (5 Lots into 489 Lots + 3 Park Lots) - assessment under a Superseded Planning Scheme, (Johnstone Shire Council Planning Scheme 2005)</td>
</tr>
<tr>
<td>DEV2016/0048</td>
<td>Further Info Required</td>
<td>Preliminary Approval for an MCU (s242 of SPA 2009) to facilitate use rights in accordance with Jackey Jackey Street Plan of Development and a Development Permit for an RoL (Stage 1 - 2 Lots into 13 Lots)</td>
</tr>
<tr>
<td>DEV2016/0057</td>
<td>Further Information Requested</td>
<td>Reconfiguring a Lot (1 Lot into 2 Lots)</td>
</tr>
<tr>
<td>DEV2016/0062</td>
<td>Further Info Required</td>
<td>Preliminary Approval for a Material Change of Use (Section 242 of the Sustainable Planning Act 2009) to override the Planning Scheme to facilitate use rights in accordance with the Cassowary Rise Eco-Residential Estate - Precinct Plan, Assessment Tables &amp; Code and Plan of Development, and a Development Permit for Reconfiguring a Lot (1 Lot into 10 Lots + Balance Area)</td>
</tr>
<tr>
<td>DEV2016/0078</td>
<td>Information Received</td>
<td>Building Work Assessable against the Planning Scheme for a Shed (Class 10a) Built Prior to a Dwelling</td>
</tr>
<tr>
<td>DEV2016/0072</td>
<td>Further Info Required</td>
<td>Material Change of Use for Outdoor Sport and Recreation (All-Terrain Vehicle and Paintball Facility)</td>
</tr>
<tr>
<td>DEV2015/0035</td>
<td>Information and Referral Stage</td>
<td>Material Change of Use for a Duplex Dwelling</td>
</tr>
<tr>
<td>Application ID</td>
<td>Stage/Decision</td>
<td>Full Details</td>
</tr>
<tr>
<td>----------------</td>
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<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>CAA2016/0006</td>
<td>Further Information Requested</td>
<td>Concurrence agency assessment against the Queensland Development Code for a Front Boundary Setback Dispensation (Open carport - Class 10a and Footpath Crossovers)</td>
</tr>
<tr>
<td>CAA2016/0044</td>
<td>Information and Referral Stage</td>
<td>Concurrence Agency Assessment against the Queensland Development Code for a Side Boundary Dispensation (Patio - Class 10a)</td>
</tr>
<tr>
<td>DEV2016/0004</td>
<td>Decision Stage</td>
<td>Preliminary Approval to alter level of assessment for Educational Establishment to alter the provisions of the Township zone code and Innisfail local plan</td>
</tr>
<tr>
<td>DEV2016/0061</td>
<td>Extend Decision Stage</td>
<td>Reconfiguring a Lot (1 Lot into 8 Lots)</td>
</tr>
<tr>
<td>DEV2014/0068</td>
<td>Negotiated Decision Stage</td>
<td>Material Change of Use for Extraction (Extraction including Screening and Storage)</td>
</tr>
</tbody>
</table>
## Agenda – Planning & Development and Environmental Services Committee Meeting
10 November 2016

### Attachment 3: Building

**CCRFC Building Statistics for October 2016**

<table>
<thead>
<tr>
<th>Application ID</th>
<th>Date Lodged</th>
<th>Proposal</th>
<th>Property Address</th>
<th>Estimated Cost</th>
<th>Date Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA0270/16</td>
<td>10/08/2016</td>
<td>Extension to Church (Toilet &amp; Access Works) including Plumbing &amp; Drainage and On-Site Sewerage Facility - Class 10a</td>
<td>5 Green Street, SOUTH JOHNSTONE QLD 4859</td>
<td>53,294.00</td>
<td>7/10/2016</td>
</tr>
<tr>
<td>DA0321/16</td>
<td>23/09/2016</td>
<td>Accessible Toilet &amp; Ramps - Class 10a</td>
<td>10 Mourilyan Harbour Road, MOURILYAN QLD 4858</td>
<td>106,645.00</td>
<td>7/10/2016</td>
</tr>
<tr>
<td>DA0322/16</td>
<td>23/09/2016</td>
<td>Farm Shed - Class 7 - 216m2 including Plumbing &amp; Drainage and OSF</td>
<td>Tanner Road, KURRIMINE BEACH QLD 4871</td>
<td>42,000.00</td>
<td>5/10/2016</td>
</tr>
<tr>
<td>DA0328/16</td>
<td>28/09/2016</td>
<td>Reroof of a Dwelling (Class 1a)</td>
<td>78 Bryant Street, TULLY QLD 4854</td>
<td>55,902.32</td>
<td>1/10/2016</td>
</tr>
<tr>
<td>DA0329/16</td>
<td>4/10/2016</td>
<td>Patio - Class 10a - 57.6m2</td>
<td>8 Bello Drive, BELVEDERE QLD 4860</td>
<td>22,589.00</td>
<td>10/10/2016</td>
</tr>
<tr>
<td>DA0330/16</td>
<td>4/10/2016</td>
<td>Shed - Class 10a - 73.6m2</td>
<td>3 Sherwood Street, WEBB QLD 4860</td>
<td>31,311.00</td>
<td>10/10/2016</td>
</tr>
<tr>
<td>DA0331/16</td>
<td>6/10/2016</td>
<td>Demolition of Dwelling and Garage</td>
<td>17 Henderson Street, SOUTH JOHNSTONE QLD 4859</td>
<td>11,000.00</td>
<td>10/10/2016</td>
</tr>
<tr>
<td>DA0332/16</td>
<td>6/10/2016</td>
<td>Shed (Class 10a - 20.96m2)</td>
<td>5 Kwila Street, WONGALING BEACH QLD 4852</td>
<td>13,860.00</td>
<td>20/10/2016</td>
</tr>
<tr>
<td>DA0333/16</td>
<td>6/10/2016</td>
<td>Shed - Class 10a - 200m2 Including Plumbing &amp; Drainage and OSF</td>
<td>Brahmman Road, UTCHEE CREEK QLD 4871</td>
<td>50,000.00</td>
<td>10/10/2016</td>
</tr>
<tr>
<td>DA0334/16</td>
<td>6/10/2016</td>
<td>Existing Dwelling Class 1a &amp; Existing Shed Class 10a - 291.2m2 - FINAL STAGE ONLY</td>
<td>548B Palmerston Highway, PIN GIN HILL QLD 4860</td>
<td>500.00</td>
<td>10/10/2016</td>
</tr>
<tr>
<td>DA0337/16</td>
<td>12/10/2016</td>
<td>Swimming Pool and Fencing (Class 10b)</td>
<td>22 Clipper Court, SOUTH MISSION BEACH QLD 4852</td>
<td>57,000.00</td>
<td>18/10/2016</td>
</tr>
<tr>
<td>DA0338/16</td>
<td>13/10/2016</td>
<td>Shed - Class 10a - 74.3m2</td>
<td>Cotton Loop Road, COMOON LOOP QLD 4858</td>
<td>24,000.00</td>
<td>21/10/2016</td>
</tr>
<tr>
<td>DA0341/16</td>
<td>14/10/2016</td>
<td>Additions to Existing Dwelling (2 x Bedrooms - Class 1a)</td>
<td>5 Kent Close, MISSION BEACH QLD 4852</td>
<td>28,440.00</td>
<td>24/10/2016</td>
</tr>
<tr>
<td>DA0342/16</td>
<td>14/10/2016</td>
<td>Dwelling (Class 1a - 146m2) with Plumbing and Drainage and Onsite Sewerage Facilities</td>
<td>Brannigan Road, LOWER TULLY QLD 4854</td>
<td>105,000.00</td>
<td>25/10/2016</td>
</tr>
<tr>
<td>Application ID</td>
<td>Date Lodged</td>
<td>Proposal</td>
<td>Property Address</td>
<td>Estimated Cost</td>
<td>Date Approved</td>
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<tr>
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</tr>
<tr>
<td>DA0343/16</td>
<td>14/10/2016</td>
<td>Extension to Existing Farm Shed (Current Floor Area 192m2 - Extension of 144m2 - Class 7)</td>
<td>38 Tully-Mission Beach Road, BIRKALLA QLD 4854</td>
<td>14,000.00</td>
<td>20/10/2016</td>
</tr>
<tr>
<td>DA0345/16</td>
<td>17/10/2016</td>
<td>House Extension (2 x Bedrooms &amp; Ensuite) - Class 1a - 46.08m² (includes Plumbing &amp; Drainage)</td>
<td>296 Palmers Hwy, BELVEDERE QLD 4860</td>
<td>63,000.00</td>
<td>24/10/2016</td>
</tr>
<tr>
<td>DA0346/16</td>
<td>17/10/2016</td>
<td>Partial Re-roof of Dwelling - Class 1a</td>
<td>20 Glasgow Street, EL ARISH QLD 4855</td>
<td>9,883.05</td>
<td>19/10/2016</td>
</tr>
<tr>
<td>DA0347/16</td>
<td>17/10/2016</td>
<td>Upstairs Laundry</td>
<td>66 Maple St, GOONDI BEND QLD 4860</td>
<td>27,633.00</td>
<td>25/10/2016</td>
</tr>
<tr>
<td>DA0348/16</td>
<td>17/10/2016</td>
<td>Patio - Class 10a - 23.04m2 &amp; Ensuite - Class 1a - 17.28m²</td>
<td>74 No.1 Branch Rd, CAMP CREEK QLD 4871</td>
<td>48,000.00</td>
<td>21/10/2016</td>
</tr>
<tr>
<td>DA0349/16</td>
<td>17/10/2016</td>
<td>Dwelling (Class 1a - 352.60m²) with Plumbing and Drainage and Onsite Sewerage Facilities</td>
<td>Bingil Bay Road, BINGIL BAY QLD 4852</td>
<td>413,915.00</td>
<td>21/10/2016</td>
</tr>
<tr>
<td>DA0352/16</td>
<td>21/10/2016</td>
<td>Carport (Class 10a - 32m²)</td>
<td>31 Pioneer St, BINGIL BAY QLD 4852</td>
<td>13,090.00</td>
<td>27/10/2016</td>
</tr>
<tr>
<td>DA0353/16</td>
<td>25/10/2016</td>
<td>Swimming Pool and Fencing (Class 10b)</td>
<td>11 Kurrajong Close, WONGALING BEACH QLD 4852</td>
<td>20,000.00</td>
<td>27/10/2016</td>
</tr>
<tr>
<td>DA0357/16</td>
<td>28/10/2016</td>
<td>Fire safety upgrade (installation of residential sprinkler system) - Class 9a</td>
<td>Warrina St, GOONDI HILL QLD 4860</td>
<td>600,000.00</td>
<td>28/10/2016</td>
</tr>
<tr>
<td>DA0359/16</td>
<td>28/10/2016</td>
<td>Farm Shed - Class 7 - 153m²</td>
<td>Mc Cowatt Rd, GARRADUNGA QLD 4860</td>
<td>36,743.00</td>
<td>31/10/2016</td>
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<tr>
<td>Application ID</td>
<td>Date Lodged</td>
<td>Proposal</td>
<td>Property Address</td>
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<tr>
<td>DA0343/16</td>
<td>14/10/2016</td>
<td>Extension to Existing Farm Shed (Current Floor Area 192m² - Extension of 144m² - Class 7)</td>
<td>38 Tully-Mission Beach Road, BIRKALLA QLD 4854</td>
<td>14,000.00</td>
<td>20/10/2016</td>
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<td>DA0345/16</td>
<td>17/10/2016</td>
<td>House Extension (2 x Bedrooms &amp; Ensuite) - Class 1a - 46.08m² (includes Plumbing &amp; Drainage)</td>
<td>296 Palmerston Highway, BELVEDERE QLD 4860</td>
<td>63,000.00</td>
<td>24/10/2016</td>
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<tr>
<td>DA0346/16</td>
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<td>DA0347/16</td>
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<td>Upstairs Laundry</td>
<td>66 Maple Street, GOONDI BEND QLD 4860</td>
<td>27,633.00</td>
<td>25/10/2016</td>
</tr>
<tr>
<td>DA0348/16</td>
<td>17/10/2016</td>
<td>Patio - Class 10a - 23.04m² &amp; Ensuite - Class 1a - 17.28m²</td>
<td>74 No.1 Branch Road, CAMP CREEK QLD 4871</td>
<td>48,000.00</td>
<td>21/10/2016</td>
</tr>
<tr>
<td>DA0349/16</td>
<td>17/10/2016</td>
<td>Dwelling (Class 1a - 352.60m²) with Plumbing and Drainage and Onsite Sewerage Facilities</td>
<td>Bingil Bay Road, BINGIL BAY QLD 4852</td>
<td>413,915.00</td>
<td>21/10/2016</td>
</tr>
<tr>
<td>DA0352/16</td>
<td>21/10/2016</td>
<td>Carport (Class 10a - 32m²)</td>
<td>31 Pioneer Street, BINGIL BAY QLD 4852</td>
<td>13,090.00</td>
<td>27/10/2016</td>
</tr>
<tr>
<td>DA0353/16</td>
<td>25/10/2016</td>
<td>Swimming Pool and Fencing (Class 10b)</td>
<td>11 Kurrajong Close, WONGALING BEACH QLD 4852</td>
<td>20,000.00</td>
<td>27/10/2016</td>
</tr>
<tr>
<td>DA0357/16</td>
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</tr>
<tr>
<td>DA0359/16</td>
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<td>Farm Shed - Class 7 - 153m²</td>
<td>Mc Cowatt Road, GARRADUNGA QLD 4860</td>
<td>36,743.00</td>
<td>31/10/2016</td>
</tr>
</tbody>
</table>
Cassowary Coast Regional Council
2016
Building Statistics Overview

[Graph showing building statistics over months with values on the y-axis and months on the x-axis]
Cassowary Coast Regional Council
Total Monthly Approvals by Building Class
2016
4. ENVIRONMENTAL SERVICES

4.1 TULLY LANDFILL STAGE 1 CAPPING AND REMEDIATION PROJECT UPDATE

Author & Officer's Title: Mark Allpress - Manager Environmental Services
Meeting Date: 10 November 2016

Executive Summary:
The purpose of this report is to provide an update on the progress being made in relation to the Tully Landfill Stage 1 Capping and Remediation project.

Recommendation:
“That the Tully Landfill Stage 1 Capping and Remediation Project Update for October 2016 be received and noted.”

Progress to-date:
Following the awarding of the tender, project initiation meetings were held to clarify various aspects of the project with the Contractor (CCUS) to finalise the contract documentation and to review and clarify any issues associated with the design plans.

Site establishment has taken place with initial clearing and grubbing works. This has allowed the initial survey and set-out of the area to take place. This work has identified a number of potential issues including:

1. clarifying the location of the outer bund wall in relation to the edge of the western embankment and ensuring future maintenance access;
2. how the bunds have been constructed; and
3. the presence of leachate in the works area.

Resolution of these issues is currently being addressed with Golders and amended design works carried out to minimize potential claims for “extras”. The issues were identified following the clearing and surveying work and they will require design changes to address.

In the meantime, the site is being prepared for larger works to take place. This includes removal of stockpiled material that was in the way of the construction of the proposed sedimentation basin, general tidy-up and dewatering. In particular, the contractor has been working on leachate controls to ensure they are managed during the construction phase and post construction.

At this stage CCUS are staging onsite plant to focus on works that can be undertaken around design issues and will be ramping up onsite machinery once Golders amended designs are finalised and approved.

Site clearing has identified an issue with the original bund wall adjacent to the leachate storage system, which appears to have failed possibly due to poor quality material being used in the original construction or the sub-surface cut-off drain has malfunctioned, resulting in parts of the bund becoming super saturated.
It is possible that this failure could be contributing to recent results in an adjacent monitoring bore. Discussions with Golders suggest the optimal solution is to reinstate a section of the lower bund in this area and provide improved stormwater diversion.

Some additional excavation work may be required to clarify to status of the subsurface leachate diversion and ensure it is functioning. If it is not functioning it will need to be reinstated to ensure all leachate is contained and diverted into the leachate management system. (Note: the cost of leachate disposal during construction is at Council's expense. It is important therefore to minimise this issue as excessive volumes of leachate could expose Council to significant transport and disposal costs.)

Management of the leachate from this cell is critical in meeting DEHP licensing conditions and initial works will focus on ensuring control measures are in place to drain any leachate from the adjacent cell into a new collection sump and minimise any stormwater intrusion. Initial works will focus on resolving Council's exposure to this issue. Work has commenced on installing the new leachate sump.

A photo set of works with notes can be seen in Appendix 1.

An onsite inspection of the Tully Landfill is scheduled for 15 November at which time Councillors will be able to observe the progress and work issues first hand.

**Link to Corporate Plan:**
1.4  Effective Asset Management Planning

c) Manage and maintain Council's assets in an efficient and cost effective manner optimising their value to the community, while being sustainable.

**Consultation:**
Golders & Associates, CCUS (Contractor) and the Coordinator Waste Services

**Legal Implications (Statutory basis, legal risks):**
The Council is required to comply with its Environmental Authority for discharges from the Landfill and to remediate the site. The proposed works will assist in meeting this obligations.

**Policy Implications:**
Nil

**Risk Implications (Corporate, Operational, Project risks):**
Initial works have identified a number of historic issues that have affected impacted on the original project design. Action is being take to address these issues and provide for long-term solutions within the original scope of works.

**Financial & Resource Implications:**
The initial grubbing and survey work identified issues that may have resulted in extras had work continued. In conjunction with the contractor, the Work Schedule has been adjusted in line with the amended design/construction plans to minimise exposure to claims for extras.

Works are focusing on carrying out control measures addressing leachate management. This action is being taken to minimise Council's exposure to leachate disposal costs.
Report prepared by:
Mark Allpress - Manager Environmental Services

Report authorised by:
James Gott - Chief Executive Officer

Report created date:
2 November 2016
Attachment 1 Photo set Progress report Tully Landfill remediation and capping Stage 1 Nov 10

Photo 1

Clearing and grubbing work for set out survey
Photo 2

Unstable edge exposed as part of clearing and grubbing work for survey set out work. Evidence wall constructed of rock floaters and in some areas waste is exposed.
Photo 3

Unstable edge approx. 6 m drop into gully
Photo 4

Leachate control system

Old Leachate sump exposed. Backfilled drain to be investigated for leachate retention as will be under toe of new batter (yellow highlighted). To be replaced by new leachate sump.
Photo 5

Bund failure area which will need to be rebuilt with suitable material to contain leachate. Area marked soupy
Photo 6 & 7

Work on new sump
Photo 8

Machinery moving old stock pile to make way for construction work of sedimentation basin
5. NOTICE OF MOTION
   Nil

6. GENERAL BUSINESS
   Nil

7. CONFIDENTIAL
   Nil