



Notice of Meeting

Notice is hereby given that the **Ordinary Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers 83 – 85 Main Street, Proserpine on **Wednesday 28 October 2020** commencing at **9:00 a.m.** and the Agenda is attached.

Councillors: Andrew Willcox, Jan Clifford, Al Grundy, John Collins, Michelle Wright and Gary Simpson

Local Government Regulation 2012

258.(1) Written notice of each meeting or adjourned meeting of a local government must be given to each councillor at least 2 days before the day of the meeting unless it is impracticable to give the notice.

(2) The written notice must state:

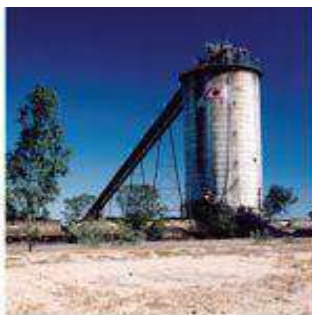
- (a) the day and time of the meeting; and
- (b) for a special meeting – the business to be conducted at the meeting

(3) A **special meeting** is a meeting at which the only business that may be conducted is the business stated in the notice of meeting.

Rodney Ferguson

CHIEF EXECUTIVE OFFICER





Agenda of the **Ordinary Meeting** to be held at
the Council Chambers, 83-85 Main Street, Proserpine
on Wednesday 28 October 2020 commencing at **9:00am**

Council acknowledges and shows respect to the Traditional Custodian/owners in whose country we hold this meeting.

9:00 am

- Formal Meeting Commences

10:00 am - 10.30 am

- Morning Tea

Agenda of the Ordinary Meeting to be held at
the Council Chambers, 83-85 Main Street, Proserpine
on Wednesday 28 October 2020 commencing at **9:00am**

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1. Apologies

No Agenda items for this section.

2. Condolences

2.1 CONDOLENCES REPORT

AUTHOR: Tailah Jensen - Governance Administration Officer

RESPONSIBLE OFFICER: Rodney Ferguson - Chief Executive Officer

RECOMMENDATION

Council observes one (1) minutes silence for the recently deceased.

The following report has been submitted for inclusion into Council's Ordinary Council Meeting to be held 28 October 2020.

SUMMARY

Council has received advice of the passing of community members within the Whitsunday Region.

PURPOSE

To acknowledge and observe a minute silence for the recently deceased throughout the Whitsunday Region.

BACKGROUND

Bereavement cards have been forwarded to the families of the deceased by the Mayor and Chief Executive Officer on behalf of the Whitsunday Regional Council.

STATUTORY MATTERS

N/A

ANALYSIS

N/A

STRATEGIC IMPACTS

N/A

CONSULTATION

Andrew Willcox - Mayor

DISCLOSURE OF OFFICER'S INTERESTS

N/A

CONCLUSION

Councillors, committee members, staff, general public and anyone participating in the meeting are to stand and observe a minute silence for the recently deceased.

ATTACHMENTS

N/A

3.1 Mayoral Minute

No Agenda items for this section.

3.2 Mayoral Update

Verbal update will be provided at the meeting.

4. Confirmation of Minutes

4.1 CONFIRMATION OF MINUTES REPORT

AUTHOR: Tailah Jensen - Governance Administration Officer

RESPONSIBLE OFFICER: Rodney Ferguson - Chief Executive Officer

RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 14 October 2020.

The following report has been submitted for inclusion into Council's Ordinary Council Meeting to be held 28 October 2020.

SUMMARY

Council is required to confirm the minutes of the Ordinary Council Meeting Minutes held on 14 October 2020.

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Meeting held on 14 October 2020 are provided for Council's review and confirmation.

BACKGROUND

In accordance with s272 of the Local Government Regulation 2012, minutes were taken at Council's Ordinary meeting held on 14 October 2020 under the supervision of the person presiding at the meeting. These unconfirmed minutes once drafted were submitted to the Chief Executive Officer for review and are available on Council's website for public inspection.

STATUTORY MATTERS

In accordance with the Local Government Act 2009, Council must record specified information in the minutes of a meeting regarding any declared material personal interests or conflicts of interest. At the Ordinary Meeting held on 14 October 2020, the following interests were declared and recorded in the minutes:

Councillor	MPI/COI	Report No.	Particulars of the interest
Cr John Collins	COI	12.3	Cr Collins declared a real conflict of interest (as per section 175DT of the Local Government Act 2009) on this matter due to having a business partnership with the owners and left the meeting room at 9.55am taking no part in the debate or decision of the meeting.

All required information regarding declarations of interest under the Act is recorded in the minutes and consolidated in Council's Councillor COI and MPI Public Register, which is available on Council's website at the following link:

<https://www.whitsunday.qld.gov.au/DocumentCenter/View/5358>

Additionally, the chairperson of a local government meeting must also ensure that details of an order made against a Councillor for unsuitable meeting conduct at a Council meeting are recording in the minutes of the meeting. At the Ordinary Meeting held on 14 October 2020, the following orders were made:

Councillor	Order Made
None for the meeting of 14 October 2020	

All required information regarding orders made about the unsuitable meeting conduct of councillors at Council meetings under the Act is recorded in the minutes and consolidated in Council's Councillor Conduct Register. This register is available on Council's website at the following link: <https://www.whitsunday.qld.gov.au/DocumentCenter/View/5302>.

Local Government Regulation 2012

Section 272 of the Regulation stipulates that the Chief Executive Officer must ensure that minutes of each meeting of a local government are taken under the supervision of the person presiding at the meeting.

Minutes of each meeting must include the names of councillors present at the meeting and if a division is called on a question, the names of all persons voting on the question and how they voted.

At each meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting.

A copy of the minutes of each meeting must be available for inspection by the public, at a local government's public office and on its website, within 10 days after the end of the meeting. Once confirmed, the minutes must also be available for purchase at the local government's public office(s).

ANALYSIS

Council's options are:

Confirm the Minutes of the Ordinary Meeting held on 14 October 2020

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 14 October 2020 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Meeting held on 14 October 2020 with amendments

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 14 October 2020 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

STRATEGIC IMPACTS

Alignment to Corporate Plan

Outcome 1.1: Our Leadership engages with the community and provides open, accountable and transparent local government.

Alignment to Operational Plan

KPI: Council agendas and business papers are delivered to Councillors within required timeframes.

Financial Implications

The price for a member of the public to purchase a copy of the minutes must not be more than the cost to the local government of having the copy printed and made available for purchase, and if the copy is supplied to the purchaser by post, the cost of the postage.

Risk Management Implications

Council risks non-compliance with the local government legislation by not confirming minutes of the previous meeting.

TABLED MATTERS

The following matters are yet to be resolved and finalised.

Unresolved Tabled Matters			
Date of Meeting	Subject and reference number	Summary	Resolved
13 May 2020	20191416 - Development Permit for Material Change of Use Showroom - 2-12 Central Avenue Cannonvale - Yoogalu Pty Ltd 2020/05/13.07	That the application lie on the table as the applicant has 'Stopped the Clock' for a period of 60 days, to 8 July 2020.	Not Resolved - Applicant has requested & received approval for a further extension of time for a period of 2 months - Next update due December 2020.
13 May 2020	20140012 - Request to Extend Currency Period - Reconfiguration of a Lot One (1) lot into Two (2) Lots - 106 Patullo Road, Gregory River - 12 RP744909 2020/05/13.08	That the application lie on the table until the application is properly made.	Not Resolved - Application Not-Properly made as of 21.10.2020 - fees still outstanding
26 August 2020	Echo Park Speedway & Sporting Association - Subleasing - 60 Corduroy Road, Collinsville 2020/08/26.04	That the item lay on the table pending further advice on the ability of Council to individually lease agistment properties to former lessees and the existing agistment arrangements remain in place until the matter is resolved.	Not Resolved - to be further discussed.

23 September 2020	Echo Park Speedway & Sporting Association - Subleasing - 60 Corduroy Road, Collinsville 2020/09/23.08	That the item lie on the table pending further information from the Echo Park Speedway and Sporting Association Inc.in regards to their membership, meeting arrangements and financial auditing arrangements as required by the incorporation's legislation.	Not Resolved - to be further discussed following receipt of information.
14 October 2020	Lease - Mirthill Pty Ltd - Part of Land Lot 237 Bowen Airport 2020/10/14.10	That the item lie on the table pending the Chief Executive Officer seeking advice from the Department of Local Government Racing and Multicultural Affairs and providing a report brought back to Council with any options regarding open tender of the land.	Not Resolved. Awaiting advice.

CONSULTATION

Jason Bradshaw - Director Corporate Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

These minutes from the 14 October 2020 are therefore submitted for adoption of their accuracy by the Councillors at this meeting of Council.

ATTACHMENTS

Attachment 1 - Copy of the minutes from Ordinary Meeting held on 14 October 2020

Attached separately

4. Confirmation of Minutes

4.2 RESPONSE TO QUESTIONS FROM THE PUBLIC GALLERY



Our Reference: OM 14/10/2020
For further information, please contact: Neil McGaffin
Direct dial no.: 07 4945 0258

20 October 2020

Mr Clay Bauman
12 Eshelby Drive
CANNONVALE QLD 4802

Correspondence:
Chief Executive Officer,
Whitsunday Regional Council,
PO Box 104, Proserpine QLD 4800
P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

E: claybauman67@gmail.com

Dear Mr Bauman

RE: Questions from the Public Gallery

I write in reference to your recent question announced before Council at the Ordinary Meeting on 14 October 2020. As the matters you raise are of an operational nature Council agreed to refer the matter to me for direct reply.

Council has several development applications that have been submitted from the Port of Airlie or parties directly related to the Port of Airlie. Many of these development applications are not finalised to proceed to public notification, as further information has been requested or they can be changed, not changed or withdrawn prior to public notification.

Any information provided to you may be inaccurate immediately after being issued on this basis. Once public notification has commenced for a development application relating to the Port of Airlie, you are invited to contact me and arrange a suitable time to discuss the application in more detail, including aspects such as building height and floor levels.

Yours faithfully

A handwritten signature in black ink, appearing to read "Neil McGaffin".

Neil McGaffin
Director Development Services

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

Cannonvale
Shop 23, Whitsunday Plaza
Shute Harbour Road, Cannonvale QLD 4802

4. Confirmation of Minutes

4.3 BUSINESS ARISING RESPONSE - ECHO PARK SPEEDWAY AND SPORTING ASSOCIATION

AUTHOR: Peter Shuttlewood - Executive Manager Procurement, Property and Fleet

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council receive the information and continue to liaise with the Echo Park Speedway and Sporting Association in regard to provision of motor sport activities on the site.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 14 October 2020.

SUMMARY

This report outlines that responses have been made to Council and that these responses now complete the information required from the original reports and discussion. The original intent of the reports to Council were to encourage the occupants of the land past and present to formalise arrangements to maximise the uses on the land. The current leaseholder will continue to use the land as per the terms of the lease agreement.

PURPOSE

To present the responses to queries raised by Council in relation to the Echo Park Speedway and Sporting Association. The original report identified opportunities in relation to pre-existing arrangements and sought to encourage the club and parties to work together.

Since that time and upon receipt of further information, Council acknowledges that the leaseholder will continue to use the land in accordance with lease conditions and any approvals as needed for sub-leasing will be dealt with through the conditions of lease.

BACKGROUND

On the 23 September 2020 a report was presented to Council recommending:

That Council provide approval in accordance with the lease requirements to Echo Park Speedway & Sporting Association to enter into sub-lease agreements for the purpose of agistment at 60 Corduroy Road, Collinsville.

Subsequent to that recommendation a Procedural Motion was moved:

That the item lie on the table pending further information from the Echo Park Speedway and Sporting Association Inc. in regards to their membership, meeting arrangements and financial auditing arrangements as required by the incorporations legislation.

Council issued correspondence to the President of Echo Park Speedway & Sporting Association Inc. seeking the requested information by Council.

As a result, correspondence was provided to Council addressing the items raised. An excerpt of the response is listed below:

Membership

The Echo Park Speedway and Sporting Association Inc currently has 54 members in total which are represented by 38 Ordinary members, 3 junior members and 13 senior members.

The membership application process is in accordance with the Office of Fair Trading Model rules template and Association Model Rules – Rule 7 and are required to meet the class of members' requirements as per Association Model Rule 5(3):

7 New membership

- (1) An applicant for membership of the association must be proposed by 1 member of the association (the *proposer*) and seconded by another member (the *seconder*).
- (2) An application for membership must be—
 - (a) in writing; and
 - (b) signed by the applicant and the applicants proposer and seconder; and
 - (c) in the form decided by the management committee.

5 Classes of members

- (3) The membership eligibility of the association must meet the following requirements for classes of members as follows:
 - (a) ordinary members
 - (i) can be of any age; and
 - (ii) must be a financial member; and
 - (iii) must support the objects of the association; and
 - (iv) must participate in scheduled working bees; and
 - (v) must be a volunteer at race meetings.
 - (b) junior members
 - (i) must be under 18 years; and
 - (ii) must be a financial member; and
 - (iii) must support the objects of the association; and
 - (iv) must hold a current Speedway Australia licence, Motorcycling Queensland licence, AIDKA licence or other relevant bodies licence; and
 - (v) must be a speedway competitor.
 - (c) senior members
 - (i) must be over 18 years; and
 - (ii) must be a financial member; and
 - (iii) must support the objects of the association; and
 - (iv) must hold a current Speedway Australia licence, Motorcycling Queensland licence, AIDKA licence or other relevant bodies licence; and
 - (v) must be a speedway competitor.

The membership of the Association is decided as per the Office of Fair Trading Model Rules template and Association Model Rules – Rule 9:

9 Admission and rejection of new members

- (1) The management committee must consider an application for membership at the next committee meeting held after it receives—
 - (a) the application for membership; and
 - (b) the appropriate membership fee for the application.
- (2) The management committee must ensure that, as soon as possible after the person applies to become a member of the association, and before the management committee considers the persons application, the person is advised—
 - (a) whether or not the association has public liability insurance; and
 - (b) if the association has public liability insurance—the amount of the insurance.
- (3) The management committee must decide at the meeting whether to accept or reject the application.
- (4) If a majority of the members of the management committee present at the meeting vote to accept the applicant as a member, the applicant must be accepted as a member for the class of membership applied for.
- (5) The secretary of the association must, as soon as practicable after the management committee decides to accept or reject an application, give the applicant a written notice of the decision.

Meetings:

23 Meetings of management committee

- (1) Subject to this rule, the management committee may meet and conduct its proceedings as it considers appropriate.
- (2) The management committee must meet at least once every 4 months to exercise its functions.

Management Committee Meetings were held on the following dates this year:

- 5th January 2020 – 34 Fifteenth A Street, Home Hill QLD 4806
- 5th May 2020 – Lot 69 DK243 Scottsville Road, Collinsville QLD 4804
- 5th September 2020 – 34 Fifteenth A Street, Home Hill QLD 4806 (Microsoft Teams Meeting)

Annual General Meeting (AGM)

Our Annual General Meeting's are held on the 30th April each year.

The last Annual General Meeting was held on the 30th April 2020 at 7:00 pm from the Registered Office of the Association – 34 Fifteenth A Street, Home Hill QLD 4806. Due to the COVID-19 restrictions and the restrictions of people being able to attend the meeting the meeting was carried out through Microsoft Teams Meeting.

Notice of our Annual General Meeting was advertised on the Collinsville Community Board outside of the Collinsville Hardware Store with a Working Bee Poster for Echo Park Speedway.

Financial auditing arrangements

Details regarding financial auditing were not specifically supplied however the Association rules regarding financial management were supplied. These included the following:

22 Functions of management committee

- (1) Subject to these rules or a resolution of the members of the association carried at a general meeting, the management committee has the general control and management of the administration of the affairs, property and funds of the association.
- (2) The management committee has authority to interpret the meaning of these rules and any matter relating to the association on which the rules are silent, but any interpretation must have regard to the Act, including any regulation made under the Act.

Note—

The Act prevails if the associations rules are inconsistent with the Act—see section 1B of the Act.

- (3) The management committee may exercise the powers of the association—
 - (a) to borrow, raise or secure the payment of amounts in a way the members of the association decide; and
 - (b) to secure the amounts mentioned in paragraph (a) or the payment or performance of any debt, liability, contract, guarantee or other engagement incurred or to be entered into by the association in any way, including by the issue of debentures (perpetual or otherwise) charged upon the whole or part of the associations property, both present and future; and
 - (c) to purchase, redeem or pay off any securities issued; and
 - (d) to borrow amounts from members and pay interest on the amounts borrowed; and
 - (e) to mortgage or charge the whole or part of its property; and
 - (f) to issue debentures and other securities, whether outright or as security for any debt, liability or obligation of the association; and
 - (g) to provide and pay off any securities issued; and
 - (h) to invest in a way the members of the association may from time to time decide.
- (4) For subrule (3)(d), the rate of interest must not be more than the current rate being charged for overdrawn accounts on money lent (regardless of the term of the loan) by—
 - (a) the financial institution for the association; or
 - (b) if there is more than 1 financial institution for the association—the financial institution nominated by the management committee.

STATUTORY/COMPLIANCE MATTERS

Managed within the requirements of the relevant legislation and lease documents.
Legal advice was sought as required.

Local Government Act and Regulation and Land Act.

ANALYSIS

The Information that was requested has been supplied and Council acknowledges the receipt and cooperation of the Association in providing the information.

The leaseholder retains the rights attributed under the signed document and any future sub-leases will require advice and consent of Council should they arise.

Council will investigate other land parcels that may be available for agistment and work through a public process to offer land identified for public tender.

STRATEGIC IMPACTS

Managed within the existing strategic frameworks.

CONSULTATION

Relevant Council Officers have been consulted and involved in this ongoing matter as listed:

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The information requested has been received and the matter has been deferred twice previously. It is proposed that Council acknowledge the information and take no further action in facilitating subleases until approached by the Echo Park Speedway and Sporting Association.

ATTACHMENTS

N/A

5. Delegations

No agenda items for this section.

6. Petitions

No agenda items for this section.

7. Notice of Motion

No agenda items for this section.

8. Questions on Notice

No agenda items for this section.

9. Questions from Public Gallery

PUBLIC QUESTION TIME

Excerpt of Council's Standing Orders:

1. Questions from the Public Gallery must be submitted in writing to Council prior to the Council Meeting.
2. The time allocated shall not exceed fifteen (15) minutes for each speaker (and no more than three (3) speakers shall be permitted to speak at any one (1) meeting).
3. If any address or comment is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease making the submission or comment.
4. Any person addressing the Council shall stand, state their name and address, act and speak with decorum and frame any remarks in respectful and courteous language.

10. Office of the Mayor and CEO

No agenda items for this section.

11. Corporate Services

11.1 ALTERATION OF MEETING DATES

AUTHOR: Norm Garsden - Manager Governance and Administration

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council reschedule the ordinary meeting from Wednesday 11 November 2020 to Tuesday 10 November 2020 and advise the community of this change.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council's scheduled meeting date of 11 November 2020 clashes with a number of Community Remembrance Day events planned through the region. To enable Councillors to attend the Remembrance Day events, it is proposed to move the meeting date to 10 November 2020.

PURPOSE

To assess the Councillors' willingness to change the 11 November meeting date to allow attendance at various Remembrance Day events throughout the region.

BACKGROUND

The 11th hour of the 11th day of the 11th month has special significance as the moment hostilities ceased on the Western Front, becoming universally associated with the remembrance of those who had died in the first world war (with a death toll of over 9 million).

Council's meeting dates are usually set a year in advance by Council resolution. To change a meeting date requires a further resolution.

STATUTORY/COMPLIANCE MATTERS

Sections 257 and 258 of the *Local Government Regulation 2012* sets the framework for Council meetings:

257 Frequency and place of meetings:

- (1) A local government must meet at least once in each month.
- (2) However, the Minister may, after written application by a local government, vary the requirement under subsection (1) for the local government.
- (3) All meetings of a local government are to be held—
 - (a) at 1 of the local government's public offices; or
 - (b) for a particular meeting—at another place fixed by the local government, by resolution, for the meeting.

258 Notice of meetings:

(1) Notice of each meeting or adjourned meeting of a local government must be given to each councillor at least 2 days before the day of the meeting unless it is impracticable to give the notice.

ANALYSIS

A number of options exist to allow Councillors to attend the various Remembrance Day ceremonies throughout the region without missing the Council meeting scheduled for 11 November 2020.

Option 1: cancel the meeting scheduled for 11 November and consider the business item at the meeting scheduled for 25 November;

Option 2: postpone the meeting until the afternoon of the 11 November (e.g. considering starting the meeting at 2:00pm);

Option 3: postpone the meeting until 12 November, with the usual commencement time of 9:00am; and

Option 4: reschedule the meeting for 10 November (all deadlines will be brought forward by a day).

The options have been proposed without reference to Councillor's calendars.

STRATEGIC IMPACTS

The proposed issues have few strategic impacts but may impact the plans of residents who had intended to attend the meeting.

CONSULTATION

Cr Andrew Willcox - Mayor

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

To avoid clashes between Community and Council commitments on 11 November, Councillors may consider cancelling the 11 November meeting, or rescheduling it to a convenient date.

ATTACHMENTS

N/A

11. Corporate Services
11.2 WATER CONSUMPTION CHARGE PERIOD

AUTHOR: Patricia Jago - Rates Co-ordinator

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council declare the effective date for the reading of water meters, for the first half of the financial year 2020-21, as Thursday 17 December 2020.

The following report has been submitted for inclusion into Whitsunday Regional Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

This report is to confirm the declaration of the date for the reading of water meters in the 2020/21 financial year.

PURPOSE

To obtain a resolution for the declaration of the date for the reading of water meters for the first half of the financial year 2020-21.

BACKGROUND

Council levies Water Utility Charges either as a Two-Part Tariff or as an Allocation Tariff. The Two-Part Tariff is the default tariff with property owners with a water connection having an annual option to elect to be charged as per the Allocation Tariff.

Both tariffs require the measurement of water consumption using a water meter, as the consumed quantity of water has an impact on the amount levied.

Due to the large amount of water meters to be read, it is not possible to read all meters within the region on a single day. As per s102(2) of the Local Government Regulation 2012, for purposes for levying water tariffs, a local government can declare an effective date for the water meter reads.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009 (LGA)

Local Government Regulations 2012 (LGR)

ANALYSIS

For the second billing period of the financial year 2019-20, the water meters were read between 8 June 2020 and 22 June 2020. The resulting Water Notices were issued on 26 August 2020.

The intention for the first billing period of the financial year is to get the meter reading process completed before the end of year break and to attend to the generation and issue the Water

Notices immediately after the return to work in January. It is proposed to undertake and complete the water meter readings from 3 December 2020 to 18 December 2020.

As such it is proposed that Council declare the effective date for the water meter readings for the first billing period of the financial year 202-21 (July to December 2020) as 17 December 2020.

STRATEGIC IMPACTS

The costs related to water meter reading, primarily labour and use of plant, has been budgeted within the cost code 29020.8074.8060. The declaration of an effective date for water meter reads will ensure that the issue of Water Notices is in conformance with the legislative and regulatory requirements.

CONSULTATION

Stephen Fernando - CFO
Troy Pettiford - COO, Water & Waste Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The declaration of an effective date for water meter reads will ensure that the issue of Water Notices is in conformance with the legislative and regulatory requirements.

ATTACHMENTS

N/A

11. Corporate Services

11.3 STANDING ORDERS AND MEETING PROCEDURES

AUTHOR: Norm Garsden - Manager Governance and Administration

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council adopt the draft Standing Orders and Meeting Procedures.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on Wednesday 28 October 2020.

SUMMARY

Standing Orders document the rules for conducting business at Council meetings. The current Standing Orders were scheduled for review in April 2020 and have been updated to reflect the recent amendments to the Local Government Act, including changes to conflicts of interests, dealing with unsuitable meeting conduct, closing meetings to the public and livestreaming meetings.

PURPOSE

The draft Standing Orders and Meeting Procedures will provide a framework for conducting meetings in an orderly and fair manner, compliant with section 150G of the *Local Government Act 2009*.

BACKGROUND

The draft Standing Orders and Meeting Procedures (attached) have been developed to cover the reasonably likely events that may occur at either a Council meeting, briefing session, or public forum and the attendance of members of the public. It is noted that the amendments to the *Local Government Act*, to take effect on 12 October 2020 have been reflected in the draft.

STATUTORY/COMPLIANCE MATTERS

Section 150G of the Local Government Act 2009 states:
Adopting meeting procedures

(1) A local government must either—

(a) adopt the model procedures; or

(b) prepare and adopt other procedures for the conduct of its meetings and meetings of its committees.

(2) If the local government prepares and adopts procedures under subsection (1)(b):

(a) the procedures must not be inconsistent with the model procedures; and

(b) if there is an inconsistency, the local government is taken to have adopted the model procedures to the extent of the inconsistency

ANALYSIS

The current Standing Orders were due for review on 30 April 2020, but this was postponed until the pending amendments to the Local Government Act 2009 were understood. Council needs a compliant set of rules to govern its meeting process, otherwise the Department's Model procedures will apply.

STRATEGIC IMPACTS

Adoption of the draft Standing Orders and Meeting Procedures will allow Council to tailor the Department's model guidelines to reflect its preferred way of managing its business at meetings.

CONSULTATION

This matter has been the subject of four briefing sessions between May and October 2020.

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The draft Standing Orders and Meeting Procedures will provide a framework for conducting Council business at Council meetings in an orderly and fair manner, compliant with section 150G of the *Local Government Act 2009*.

ATTACHMENTS

Attachment 1 - Draft Standing Orders and Meeting Procedures



Standing Orders and Meeting Procedures

Corporate Services
[Policy Number]

COUNCIL POLICY			
Date Adopted by Council		Council Resolution	
Effective Date	October 2020	Next Review Date	July 2022
Responsible Officer(s)	Manager, Governance	Revokes	Council Meeting Standing Orders adopted 3 December 2018

Purpose

The purpose of this policy is to establish the rules for the orderly conduct of and procedures for Council meetings that ensure that Council business is:

- Transparent: Decisions are made in a way that is open and accountable.
- Informed: Decisions are made based on relevant, quality information.
- Inclusive: Decisions respect the diverse needs and interests of the local community.
- Principled: Decisions are informed by the principles prescribed under Chapter 3 of the Act.
- Accountable: The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.
- Respectful: Councillors, staff and meeting attendees treat each other with respect.
- Effective: Meetings are well organised, effectively run and skillfully chaired.
- Orderly: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

Scope

This policy is applicable to the conduct of the ordinary and special meetings of Council, together with Briefing Sessions and Public Forums.

Any provision of these Standing Orders may be suspended by resolution of any meeting of Council. A separate resolution is required for any such suspension and must specify the application and duration of each suspension. Where a matter arises at a Council meeting which is not provided for in these Standing Orders, such matters shall be determined by resolution of Council upon a motion which may be put without notice but otherwise in conformity with these Standing Orders.

Applicable Legislation

This policy references the following legislation:

- The Local Government Act 2009; and
- The Local Government Regulations 2012.

Policy Statement

1. Council Meetings

- 1.1 Councillors are expected to attend meetings with an open mind and without having predetermined the outcome under consideration.

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1.2 Ordinary meetings

- 1.2.1 Ordinary meetings of Council will be held at least once each month, unless otherwise determined by Council resolution.

1.3 Special meetings

- 1.3.1 Special meetings of Council may be called by the Mayor, or two (2) councillors giving notice to the mayor to consider urgent and important matters.

1.4 Audit and Risk Committee

- 1.4.1 An Audit & Risk Committee is to be established in accordance with s105 of the *Local Government Act 2009*, and s210 of the *Local Government Regulation 2012*;
- 1.4.2 The Council will establish a Charter to document the authority and responsibilities conferred on the Audit & Risk Committee by Council and establish the duties of the Committee;
- 1.4.3 The Committee does not have executive powers, unless delegated to it by Council, but in discharging its duties and responsibilities has the authority to:
- Conduct or authorise investigations into matters within its scope of responsibility;
 - Access information, records and personnel of Whitsunday Regional Council for such purpose;
 - Request the attendance of any employee, including executive staff, at committee meetings;
 - Conduct meetings with Whitsunday Regional Council internal and external auditors, as necessary; and
 - Seek advice from external parties, as necessary.

1.5 Briefing Sessions

- 1.5.1 The Chief Executive Officer may arrange a briefing session to update councillors on emerging issues.
- 1.5.2 Briefing sessions are informal and non-compulsory meetings.
- 1.5.3 Briefing sessions are to be held in the absence of the public.
- 1.5.4 The purpose of briefing sessions is to provide an opportunity to enhance the formal decision-making process by providing Councillors the opportunity to ask questions, clarify any ambiguity and seek clarification on issues prior to Council meetings.
- 1.5.5 Councils must not use briefing sessions to debate; develop a formal or informal decisions; or make preliminary decisions on items of business they are being briefed on. Any debate and decision-making must be deferred to a formal council meeting at which the item of business is to be considered.
- 1.5.6 Councillors (including the mayor) must declare and manage any conflict of interest they may have in relation to any item of business that is the subject of a briefing, by giving written notice to the Chief Executive Officer. The council is to maintain a written record of all conflict of interest declarations made at briefing sessions and how the conflict of interest was managed by the councillor who made the declaration.

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- 1.5.7 Except for declarations of a conflict of interest (see clause 3.6), a formal record or minutes of the sessions are not to be recorded.

1.6 Public Forums

- 1.6.1 The council may hold a public forum for the purpose engaging with members of the community on items of business relevant to the Council.

- 1.6.2 Public forums are to be chaired by the mayor or their nominee.

- 1.6.3 When addressing the forum, speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.

- 1.6.4 A record of the Forums is to be made, identifying the issues raised by members of the community and commitments by the Council.

2. Meeting Agendas and Business Papers

2.1 Notice of Meeting

- 2.1.1 The Chief Executive Officer must send to each Councillor a notice specifying the date, time and place at which the meeting is to be held at least two (2) days before an ordinary meeting of Council, together with the business proposed to be considered at the meeting.

- 2.1.2 Except in cases of emergency, the Chief Executive Officer must send to each Councillor, at least two (2) days before a special meeting of Council, a notice specifying the date, time and place at which the meeting is to be held, together with the business proposed to be considered at the meeting.

- 2.1.3 The notice, agenda and business papers relating to the meeting may be delivered in electronic format.

2.2 Notice of Motion

- 2.2.1 A councillor may give notice of any business they wish to be considered by the Council by way of a notice of motion, submitted to the CEO at least four (4) business days before the meeting is to be held.

2.3 Confidential Items

- 2.3.1 The Chief Executive Officer must ensure that details of any agenda items, which are likely to be considered confidential and included in the business papers provided to councillors are not made available to the public.

2.4 Agendas

- 2.4.1 A copy of the list of items to be considered by Council are to be published on the Council's website.

- 2.4.2 An item of business included on the agenda may be withdrawn with the consent of the meeting.

- 2.4.3 The agenda may contain:

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- notice of meeting;
- minutes of the previous meetings;
- business which the mayor wishes to have considered at that meeting without notice;
- matters of which notice has been given;
- deputations and delegations from the community that are approved to attend; and
- any other business the council determines by resolution be included in the agenda.

2.4.4 Business not on the agenda, or not fairly arising from the agenda, will not be considered at any council meeting unless permission for that purpose is given by the local government at the meeting.

2.4.5 The agenda for the local government must be made publicly available by 5pm on the business day after the notice of meeting is given to the councillors. The related reports for the local government meeting must also be included and available to the public excluding confidential reports.

2.4.6 Matters on the agenda that will require the meeting to be in a closed session will be clearly identified including the reasons why the session will be closed.

2.5 Order of Business

2.5.1 The order of business shall be determined by resolution of Council from time to time. The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to suspend these Standing Orders.

2.5.2 Unless otherwise determined, the order of business shall be as follows:

- Acknowledgment of Traditional Owners
- Apologies / Leave of Absence
- Condolences
- Declarations of Interest
- Mayoral Minute
- Mayoral Update
- Confirmation of Previous Minutes
- Business Arising
- Deputations
- Petitions
- Notices of Motion
- Questions on Notice
- Questions from the Public Gallery
- Officer Reports
- Matters of Importance
- Confidential Matters

3. Quorum

3.1 A quorum of a local government is a majority of its councillors.

3.2 A quorum for the Audit and Risk Committee is a majority of its members.

3.3 A meeting of the Council must be adjourned if a quorum is not present:

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- at the commencement of the meeting;
- within 30 minutes after the time designated for the meeting to commence; or
- at any time during the meeting.

3.4 In any case, the meeting must be adjourned to a time, date and place decided by the Chairperson.

3.5 The Chief Executive Officer must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

3.6 In the event where one or more councillors leave a meeting due to a prescribed or declarable conflict of interest in a matter that results in a loss of a quorum for deciding the matter, the council must resolve to:

- delegate the consideration and decision on the matter, pursuant to section 257 of the LGA
- defer the matter to a later meeting
- not decide the matter and take no further action in relation to the matter.

3.7 All councillors including the conflicted councillors, may participate in deciding to delegate or defer a matter.

3.8 The council must not delegate a decision to an entity if the entity (or a majority being at least half of its members), has a prescribed or declarable conflict of interest in the matter.

3.9 If the matter cannot be delegated under an Act, the council should seek ministerial approval for the councillors to be able to consider and vote on the matter, subject to any conditions the Minister may impose.

4. Cancellation of Meeting

4.1 Where, prior to the commencement of the meeting, it becomes apparent that a quorum may not be present at the meeting, or the safety and welfare of the Councillors, staff and members of the public may be put at risk by attending the meeting because of natural disaster (e.g. cyclone, storm, flood or fire), the Mayor may, in consultation with the Chief Executive Officer cancel the meeting. Where a meeting is cancelled, a notice of the cancellation must be published on the Council website and other places to bring notice of the cancellation to the attention of as many people as possible.

4.2 Where a meeting is cancelled, the business to be considered at the meeting may be considered at the next ordinary meeting or at a special meeting.

Procedures for Meetings of Council

5.1 Presiding Officer

5.1.1 The Mayor will preside at a meeting of Council.

5.1.2 If the Mayor is absent or unavailable to preside, the Deputy Mayor will preside.

5.1.3 If both the Mayor and the Deputy Mayor are absent or unavailable to preside, a Councillor chosen by the Councillors present at the meeting will preside at the meeting.

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5.2 Modes of Address

- 5.2.1 If the chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.
- 5.2.2 Where the chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.
- 5.2.3 A councillor is to be addressed as 'Councillor' or 'Councillor [surname]'.
- 5.2.4 A council officer is to be addressed by their official designation [e.g. 'Director'] or as Mr/Ms [surname].

5.3 Attendance at meetings

- 5.3.1 All Councillors must take reasonable efforts to attend meetings of the Council in person.
- 5.3.2 Where it is not reasonable for a Councillor to attend a meeting, with the permission of the Mayor, Council may allow participation by teleconferencing.
- 5.3.3 Where a Councillor is unable to attend a meeting in person or by teleconferencing, the Councillor should make an apology and request a leave of absence from those meetings.
- 5.3.4 Any request for a leave of absence from Council meetings should, where practicable, identify the meetings from which the Councillor intends to be absent and the grounds upon which the leave of absence is being sought.

Notes:

- the acceptance of an apology does not constitute the granting of a leave of absence for the purposes of this policy or the Act.
- Where Council has approved the Councillor's attendance at an event (i.e. conference or professional development activity), a leave of absence is deemed to have been granted for any consequential meeting absence.
- a Councillor's office may become vacant if a Councillor is absent for 2 or more consecutive meetings over a period of at least 2 months (see S162(1)(e) LGA).

5.4 Teleconferencing meetings

- 5.4.1 If a councillor wishes to be absent from a council meeting, the councillor may apply to the chairperson to participate by teleconference, at least three business days prior to the meeting or as soon as practicable once the councillor becomes aware of their intended absence. The chairperson may allow a councillor to participate in a council meeting, standing or advisory committee meeting by teleconference.
- 5.4.2 A councillor taking part by teleconference is taken to be present at the meeting if the councillor was simultaneously in audio contact with each other person at the meeting. The attendance of the councillor must be recorded in the minutes as present at the meeting.

Note: Teleconferencing includes the use of a telephone, video conferencing equipment or other means of instant communication that allows a person to take part in a discussion as it happens.

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5.4.3 In order to manage safety during the COVID-19 pandemic, council may:

- conduct the entire council meeting via phone, teleconference or video conference;
- where possible, provide streaming or other facilities so that the public can observe or hear the meeting as it is happening, at one of the council's public offices or on the council's website; or
- allow the chairperson to close the meeting on health and safety grounds to protect participants or observers from risk of exposure to COVID-19.

5.5 Confirmation of the Minutes

5.5.1 The minutes of a preceding meeting whether an ordinary or a special meeting, not previously confirmed shall be taken into consideration, at every ordinary meeting of Council, in order that such minutes may be confirmed, and no discussion shall be permitted with respect to such minutes except with respect to their accuracy as a record of the proceedings.

5.6 Petitions

5.6.1 Any petition presented to a meeting of Council shall:

- be in legible writing or typewritten and contain a minimum of ten (10) signatures;
- include the name and contact details of the Principal Petitioner (i.e. one person who is the organiser and who will act as the key contact for the issue);
- include the name, postcode and signatures of all petitioners;
- address issues relating to Council's responsibilities; or issues which affect the Whitsunday Region or communities within the region, provided Council is in a position to exercise some degree of influence; and
- have the details of the specific request/matter appear on each page of the petition.

5.6.2 Where a Councillor presents a petition to a meeting of Council no debate on or in relation to it shall be allowed and the only motion which may be moved is that the petition be:

- received; or
- received and referred to an officer for consideration and a report to Council; or
- not be received because it is deemed invalid.

5.7 Motions

5.7.1 A Councillor is required to 'move' a motion and then another Councillor is required to 'second' the motion.

5.7.2 When a motion has been moved and seconded, it shall become subject to the control of Council and shall not be withdrawn without the consent of Council.

5.7.3 Other Councillors can propose amendments to the motion which must be voted on before voting on the final motion.

5.7.4 A motion brought before a meeting of Council in accordance with the *Local Government Act 2009* or these Standing Orders shall be received and put to the meeting by the Chairperson.

5.7.5 The Chairperson may require a motion or amendment to a motion to be stated in full or be in writing before permitting it to be received.

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- 5.7.6 The Chairperson may call the notices of motion in the order in which they appear on the agenda, and where no objection is taken to a motion being taken as a formal motion, the Chairperson may put the motion to the vote without discussion.

5.8 Absence of Mover of Motion

- 5.8.1 Where a Councillor who has given notice of a motion is absent from the meeting of Council at which the motion is to be considered, the motion may be:

- moved by another Councillor at the meeting, or
- deferred to the next meeting.

5.9 Motion to be seconded

- 5.9.1 A motion or an amendment to a motion shall not be debated at a meeting of Council unless or until the motion or the amendment is seconded, except for Procedural Motions.

5.10 Amendment of Motion

- 5.10.1 An amendment to a motion shall be in terms which maintain or further clarify the intent of the original motion and do not contradict the motion.
- 5.10.2 Not more than one motion or one proposed amendment to a motion may be put before a meeting of Council at any one time.
- 5.10.3 Where an amendment to a motion is before a meeting of Council, no other amendment to the motion shall be considered until after the first amendment has been put.
- 5.10.4 Where a motion is amended by another motion, the original motion shall not be put as a subsequent motion to amend that other motion.
- #### **5.11 Speaking to motions and amendments**
- 5.11.1 The mover of a motion or amendment shall read it and shall state that it is so moved but shall not speak to it until it is seconded.
- 5.11.2 The Chairperson will manage the debate by allowing the Councillor who proposed the motion the option of speaking first on the motion. The Chairperson will then call on any other Councillor who wishes to speak against the motion and then alternatively for and against the motion as available, until all Councillors who wish to speak have had the opportunity.
- 5.11.3 A Councillor may make a request to the Chairperson for further information before or after the motion or amendment is seconded.
- 5.11.4 A motion or amendment may be withdrawn by the mover thereof with the consent of Council, which shall be signified without debate, and a Councillor shall not speak upon such motion or amendment thereof after the mover has been granted permission by Council for its withdrawal.

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- 5.11.5 The mover of a motion or amendment shall have the right to reply. Each Councillor shall speak no more than once to the same motion or same amendment except as a right of reply.
- 5.11.6 Each speaker shall be restricted to not more than five (5) minutes unless the Chairperson rules otherwise.
- 5.11.7 Where two or more Councillors indicate they may wish to speak at the same time, the Chairperson shall determine who is entitled to priority.
- 5.11.8 In accordance with Section 273 of the *Local Government Regulation 2012*, if a decision made at a meeting is inconsistent with a recommendation or advice given to Council by an advisor of the Council, the minutes of the meeting must include a statement of the reasons for not adopting the recommendation or advice.
- 5.12 **Questions**
- 5.12.1 A Councillor may at a Council meeting ask a question for reply by another Councillor or an officer regarding any matter under consideration at the meeting. A question shall be asked categorically and without argument and no discussion shall be permitted at the meeting of Council in relation to a reply or a refusal to reply to the question. A Councillor or officer to whom a question is asked without notice may request that the question be taken on notice for the next Meeting.
- 5.12.2 A Councillor who asks a question at a meeting, whether upon notice, shall be deemed not to have spoken to the debate of the motion to which the question relates.
- 5.12.3 The Chairperson may disallow a question which is considered inconsistent with an acceptable request or good order, provided that a Councillor may move a motion that the Chairperson's ruling be disagreed with, and if such motion be carried the Chairperson shall allow such question.
- 5.13 **Method of taking vote**
- 5.13.1 The Chairperson will call for all Councillors in favour of the motion to indicate their support.
- 5.13.2 The Chairperson will then call for all Councillors against the motion to indicate their objection.
- 5.13.3 Voting at a meeting is to be by open means (such as on the voices, or by show of hands).
- 5.13.4 A Councillor may call for a 'division' to ensure their vote to the motion is recorded in the minutes. If a division is taken, the minute taker shall record the names of Councillors voting in the affirmative and of those voting in the negative.
- 5.13.5 The Chairperson shall declare the result of a vote or a division as soon as it has been determined.
- 5.13.6 Councillors have the right to request that their names and how they voted be recorded in the minutes if they so request, to record their objection to the motion is recorded.
- 5.13.7 The resolution shall not be discussed after the vote has been declared.

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- 5.13.8 If a report contains distinct recommendations, the decision of Council may be taken separately on each recommendation.

5.14 Election of Deputy Mayor

- 5.14.1 Where a Deputy Mayor is to be appointed, a councillor is nominated by another councillor as Deputy Mayor in accordance with clause 5.7 and 5.13, i.e. a motion is moved and seconded, debated and put to the vote.

Note: Should a councillor disagree with that motion / nomination, they would speak against the motion and foreshadow moving an alternative motion (to nominate another councillor as Deputy Mayor), should the original motion not be carried. This process would be repeated until a motion is carried and Deputy Mayor appointed.

6 Repealing or amending resolutions

- 6.1 A resolution of Council may not be amended or repealed unless notice of motion is given in accordance with the requirements of the *Local Government Act 2009* or the *Local Government Regulation 2012*.
- 6.2 Councillors present at the meeting at which a motion to repeal or amend a resolution is put, may defer consideration of that motion. Such deferral shall not be longer than three (3) months.

7 Procedural motions

- 7.1 A Councillor at a meeting of Council may, during the debate of a matter at the meeting, move, as a procedural motion, without the need for a seconder the following motions:
- that the question/motion be now put
 - that the motion or amendment now before the meeting be adjourned
 - that the meeting proceed to the next item of business
 - that the question lie on the table
 - a point of order
 - a motion of dissent against the Chairpersons decision
 - that this report/document be tabled
 - to suspend the rule requiring that (insert requirement)
 - that the meeting stand adjourned.
- 7.2 A procedural motion, that the question be put, may be moved and where such a procedural motion is carried, the Chairperson shall immediately put the question to the motion or amendment to that motion under consideration. Where such procedural motion is lost, debate on the motion or amendment to that motion shall continue.
- 7.3 The procedural motion, that the motion or amendment now before the meeting be adjourned, may specify a time or date, to which the debate shall be adjourned. Where no date or time is specified:
- a further motion may be moved to specify such a time or date, or
 - the matter about which the debate is to be adjourned, shall be included in the business paper for the next meeting.

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- 7.4 Where a procedural motion, that the meeting proceed to the next item is carried, debate on the matter that is the subject of the motion shall cease and may be considered again by Council on the giving of notice in accordance with the Standing Orders.
- 7.5 A procedural motion, that the question lie on the table, shall only be moved where the Chairperson or a Councillor requires additional information on the matter before the meeting (or the result of some other action of Council or person is required) before the matter may be concluded at the meeting. Where such a procedural motion is passed, the Council shall proceed with the next matter on the business paper. The motion, that the matter be taken from the table, may be moved at the meeting at which the procedural motion was carried or at any later meeting.
- 7.6 Any Councillor may ask the Chairperson to decide on a 'point of order' where it is believed that another Councillor:
- has failed to comply with proper procedures
 - is in contravention of the Local Government Act/Regulations, or
 - is beyond the jurisdiction power of Council.
- 7.7 Points of order cannot be used as a means of contradicting a statement made by the Councillor speaking. Where a 'point of order' is moved, consideration of the matter to which the motion was moved shall be suspended pursuant to clause.
- 7.8 The Chairperson shall determine whether the point of order is upheld.
- 7.9 Upon the question of order suddenly arising during the process of a debate, a Councillor may raise a point of order, and thereupon the Councillor against whom the point of order is raised, shall immediately cease speaking. Notwithstanding anything contained in these standing orders to the contrary, all questions or points of order at any time arising shall, until decided, suspend the consideration and decision of every other question.
- 7.10 A Councillor may move 'a motion of dissent' in relation to a ruling of the Chairperson on a point of order. Where such motion is moved, further consideration of any matter shall be suspended until after a ruling is made. Where a motion of dissent is carried, the matter to which the ruling of the Chairperson was made shall proceed as though that ruling had not been made. Where as a result of that ruling the matter was discharged as out of order, it shall be restored to the business paper and be dealt with in the normal course of business.
- 7.11 The motion, 'that this report/document be tabled', may be used by a Councillor to introduce a report or other document to the meeting, only if the report or other document is not otherwise protected under confidentiality or information privacy laws. On tabling the document, it ceases to be a confidential document and is available for public scrutiny.
- 7.12 A procedural motion, "to suspend the rule requiring that", may be made by any Councillor in order to permit some action that otherwise would be prevented by a procedural rule. A motion to suspend a rule shall specify the duration of such a suspension.

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- 7.13 A procedural motion, that the meeting stands adjourned, may be moved by a Councillor at the conclusion of debate on any matter on the business paper or at the conclusion of a Councillor's time for speaking to the matter, and shall be put without debate. Such a procedural motion will specify a time for the resumption of the meeting and on resumption of the meeting the Council shall continue with the business before the meeting at the point where it was discontinued on the adjournment.

8 Minutes of meetings

- 8.1 The Chief Executive Officer is to keep full and accurate minutes of the proceedings of meetings of the council, under the supervision of the Mayor.
- 8.2 At a minimum, the Chief Executive Officer must ensure that the following matters are recorded in the council's minutes:
- details of each motion moved at a council meeting and of any amendments moved to it,
 - the names of the mover and seconder of the motion or amendment,
 - whether the motion or amendment was passed or lost,
 - Prescribed and Declarable Conflicts of Interest and how the conflicts were managed; and
 - such other matters specifically required under this policy.
- 8.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

9 Attendance of Public

- 9.1 Members of the public are entitled to attend a meeting of the Council, except where:
- Health and safety reasons considerations associated with a public health emergency determine otherwise; or
 - Where the meeting is closed to the meeting under section 275 of the Regulation.
- 9.2 Where health and safety considerations associated with a public health emergency require a limitation in the number of people who can attend a Council meeting, the meeting is to be livestreamed to the internet, except for those parts of the meeting that have been closed to the meeting under section 275 of the regulation.
- 9.3 A member of the public may take part in the proceeding of a meeting only when invited to do so by the Chairperson.
- 9.4 **Questions from the Public Gallery**
- 9.4.1 In each Meeting, time shall be set aside to permit members of the public to address the Council on matters of public interest related to local government. Questions from the Public Gallery will be taken on notice and may or may not be responded to at the Meeting and must be received in writing by the Chief Executive Officer no later than 12 noon two (2) clear business days prior to the Council Meeting. The time allotted shall not exceed fifteen (15) minutes and no more than three (3) speakers shall be permitted to speak at any one (1) meeting.
- 9.4.2 The right of any individual to address the Council during this period shall be at the absolute discretion of the Chairperson.
- 9.4.3 For any matter arising from such an address, Council may take the following actions:

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- refer the matter to a committee;
- deal with the matter immediately;
- place the matter on notice for discussion at a future meeting; or
- note the matter and take no further action.

9.4.4 If any address or comment is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease making the submission or comment.

9.4.5 During a debate on a motion, the Chairperson may invite submission, comments or questions from members of the public.

9.4.6 Any person addressing the Council shall stand, act and speak with decorum and frame any remarks in respectful and courteous language.

9.4.7 Any person who is considered by the Council or the Chairperson to be unsuitably dressed, may be directed by the Chairperson to immediately withdraw from the meeting. Failure to comply with such a request may be considered an act of disorder.

9.5 Deputations

9.5.1 A deputation wishing to attend and address a meeting of Council shall apply in writing to the CEO not less than seven (7) clear business days before the meeting.

9.5.2 The CEO, on receiving an application for a deputation shall notify the Chairperson who shall determine whether the deputation may be heard. The CEO shall inform the deputation of the determination in writing. Where it has been determined the deputation will be heard, a convenient time shall be arranged for that purpose, and an appropriate time period allowed.

9.5.3 For deputations comprising three or more persons, only three persons shall be at liberty to address Council unless the Councillors at the meeting determine otherwise by resolution. A deputation shall be given adequate opportunity to explain the purpose of the deputation.

9.5.4 If a member of the deputation other than the appointed speakers interjects or attempts to address the Council, the Chairperson may finalise the deputation.

9.5.5 The Chairperson may terminate an address by a person in a deputation at any time where:

- the Chairperson is satisfied that the purpose of the deputation has been sufficiently explained to the Councillors at the meeting;
- the time period allowed for a deputation has expired; or
- the person uses insulting or offensive language or is derogatory towards Councillors or staff members.

9.5.6 The CEO is responsible for the deputation including that the appointed speaker/s are notified in writing of developments or future actions as appropriate.

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10 Livestreaming of meetings

10.1 At the start of the meeting, the chairperson is to make a statement informing those present that the meeting is being livestreamed on the internet and those in attendance should refrain from making defamatory statements or breach privacy legislation.

10.2 A recording of each meeting of the council is to be retained to confirm the accuracy of the minutes and may be disposed of in accordance with the Public Records Act 2002.

11 Conduct during Meetings

11.1 Councillors will conduct themselves in accordance with the principles of the *Local Government Act 2009* and the standards of behavior set out in the Code of Conduct for Councillors in Queensland. The Chairperson may observe or be made aware of instances of possible unsuitable meeting conduct.

11.2 After a meeting of Council has been formally constituted and the business commenced, a Councillor shall not enter or leave from such meeting without first notifying the Chairperson.

11.3 Councillors shall confine their remarks to the matter then under consideration.

11.4 No Councillor who is speaking shall be interrupted except upon a point of order being raised either by the Chairperson or by a Councillor.

11.5 When the Chairperson speaks during the process of a debate, the Councillor then speaking or offering to speak shall immediately cease speaking, and each Councillor present shall preserve strict silence so that the Chairperson may be heard without interruption.

12 Maintenance of Good Order

12.1 Use of mobile phones and the unauthorised recording of meetings

12.1.1 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.

12.1 Disorder

12.2.1 The Chairperson may adjourn the meeting of Council, where disorder arises at a meeting other than by a Councillor. On resumption of the meeting, the Chairperson shall move a motion, which shall be put without debate, to determine whether the meeting shall proceed. Where such a motion is lost, the Chairperson shall declare the meeting closed, and any outstanding matters referred to a future meeting.

12.2 Business of objectionable nature

12.3.1 If at a meeting of Council, the Chairperson or a Councillor considers that a matter or motion before a meeting is of an objectionable nature or outside the powers of Council, the Chairperson may on his own motion or that of another Councillor, declare on a point of order that the matter not be considered further.

12.4 Process for dealing with unsuitable meeting conduct by a Councillor in a meeting

12.4.1 The conduct of a councillor is unsuitable meeting conduct if the conduct happens during a council meeting and contravenes a behavioural standard of the code of conduct for councillors (Add Link to COC). When dealing with an instance of unsuitable conduct by a councillor in a meeting, the following procedures must be followed:

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- The chairperson must reasonably believe that unsuitable meeting conduct has been displayed by a councillor at a meeting.
- If the chairperson decides the unsuitable meeting conduct has occurred, the chairperson may consider the severity of the conduct and whether the councillor has had any previous warnings for unsuitable meeting conduct issued. If the chairperson decides the conduct is of a serious nature or another warning is unwarranted, proceed to clause 12.4.2.
- If the chairperson decides unsuitable meeting conduct has occurred but is of a less serious nature, the chairperson may request the councillor take remedial actions such as:
 - ceasing the unsuitable meeting conduct and refraining from exhibiting the conduct;
 - apologising for their conduct;
 - withdrawing their comments.
- If the councillor complies with the chairperson's request for remedial action, no further action is required.
- If the councillor fails to comply with the chairperson's request for remedial action, the chairperson may warn the councillor that failing to comply with the request could result in an order being issued.
- If the councillor complies with the chairperson's warning and request for remedial action, no further action is required.

- 12.4.2 If the councillor still continues to fail to comply with the chairperson's request for remedial action or the chairperson decided a warning was not appropriate under 12.4.1, the chairperson may make one or more of the orders below:
- an order reprimanding the councillor for the conduct
 - an order requiring the councillor to leave the meeting, including any area set aside for the public and stay out for the duration of the meeting.
- If the councillor fails to comply with an order to leave and stay away from the meeting, the chairperson can issue an order that the councillor be removed from the meeting.

- 12.4.3 Following the completion of the meeting, the chairperson must ensure:
- details of any order issued is recorded in the minutes of the meeting
 - if it is the third or more order made within a 12-month period against a councillor, or the councillor has refused to comply with an order issued to leave the meeting, these matters are dealt with at the next meeting of the council and treated as inappropriate conduct
 - the council's chief executive officer (CEO) is advised to ensure details of any order made is updated in the council's councillor conduct register.

- 12.4.4 Any councillor aggrieved with an order issued by the chairperson can move a motion of dissent for clause 7 above.

Note: Chairpersons of a meeting are carrying out a statutory responsibility under the LGA to manage and lead the meeting. As such, where a chairperson behaves inappropriately in a meeting this involves a serious breach of the trust placed in them as the chairperson of the meeting and may be dealt with as misconduct. The breach can be referred to the Office of the Independent Assessor (OIA) to be dealt with. However, breaches of trust don't arise because councillors disagree with the chairperson's decision or ruling during the meeting.

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12.5 Meeting process for dealing with suspected inappropriate conduct

12.5.1 When dealing with an instance of suspected inappropriate conduct which has been referred to a local government by the Independent Assessor:

- The council must be consistent with the local government principle of transparent and accountable decision making in the public interest by dealing with suspected inappropriate conduct in an open meeting of the council. However, where the matter may directly affect the health and safety of the complainant due to the nature of the complaint, the council may resolve to go into closed session under section 254J of the LGR to discuss the allegation.
- The subject councillor has a declarable conflict of interest in the matter and is permitted by the council to remain in the meeting during the debate about whether the councillor engaged in the inappropriate conduct and answer questions put to the subject councillor by the chairperson to assist the other councillors in making a decision. This permission to remain in the meeting during the debate is on the condition that the subject councillor must leave the place where the meeting is being held, including any area set aside for the public, during the vote on whether they have committed inappropriate conduct and what, if any, penalty to impose if the councillor is found to have committed inappropriate conduct.
- Should the complainant be a councillor, that councillor may have a declarable conflict of interest in the matter and if so, must follow the declarable conflict of interest procedures in section 9. If the complainant councillor who has a declarable conflict of interest, wishes to remain in the meeting during the debate and vote on the matter, the other councillors must decide how to deal with the conflict of interest under section 9. The complainant councillor can be ordered to leave the meeting place or conditions may be applied to allow that councillor to participate in either the debate, the vote or the decision on any disciplinary action to be applied.
- The council must debate the issue and decide whether the accused councillor engaged in inappropriate conduct. If the council has lost quorum due to the number of conflicted councillors or another reason, the matter must be delegated consistent with section 257 of the LGA or deferred to another date when a quorum will be present.
- If a decision is reached that the accused councillor has engaged in inappropriate conduct, then the councillors must decide what penalty or penalties from the orders detailed above, if any, to impose on the councillor. In deciding what penalty to impose, the council may consider any previous inappropriate conduct of the councillor and any allegation made in the investigation that was admitted, or not challenged, and that the council is reasonably satisfied is true.
- The council may order that no action be taken against the councillor or make one or more of the following:
 - an order that the councillor make a public admission that the councillor has engaged in inappropriate conduct
 - an order reprimanding the councillor for the conduct
 - an order that the councillor attend training or counselling to address the councillor's conduct, including at the councillor's expense
 - an order that the councillor be excluded from a stated council meeting
 - an order that the councillor is removed, or must resign, from a position representing the local government, other than the office of councillor, for example that the councillor is ordered to resign from an appointment representing the local government on a state board or committee

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- an order that if the councillor engages in the same type of conduct again, it will be treated as misconduct
- an order that the councillor reimburse the council for all or some of the costs arising from the councillor's inappropriate conduct.

- 12.5.2 A local government may not make an order that the councillor attend training/counselling, be suspended from a meeting, be removed or resign from a position or that the same conduct will be treated as misconduct in future, in relation to a person who is no longer a councillor.
- 12.5.3 The subject councillor, and where relevant, the complainant councillor, must be invited back into the place where the meeting is being held once a decision has been made, and the chairperson must advise them of the details of the decision.
- 12.5.4 The chairperson must ensure the meeting minutes reflect the resolution made.

12.6 Prescribed conflict of interest

- 12.6.1 Councillors are ultimately responsible for informing of any prescribed conflict of interest on matters to be discussed at a council or committee meeting (other than ordinary business matters). When dealing with a prescribed conflict of interest, councillors must abide by the following procedures:
- 12.6.2 A councillor who has notified the chief executive officer of a prescribed conflict of interest in a matter to be discussed in a council meeting must also give notice during the meeting.
- 12.6.3 A councillor who first becomes aware of a prescribed conflict of interest in a matter during a council meeting must immediately inform the meeting of the conflict of the interest.
- 12.6.4 When notifying the meeting of a prescribed conflict of interest, the following details must be provided:
- if it arises because of a gift, loan or contract, the value of the gift, loan or contract
 - if it arises because of an application or submission, the subject of the application or submission
 - the name of any entity other than the councillor that has an interest in the matter
 - the nature of the councillor's relationship with the entity that has an interest in a matter
 - details of the councillor's and any other entity's interest in the matter.
- 12.6.5 The councillor must then leave the place of the meeting, including any area set aside for the public, and stay away while the matter is being discussed and voted on, unless the subject councillor has written notice from the Minister to participate in the matter.
- 12.6.6 Once the councillor has left the area where the meeting is being conducted, the council can continue discussing and deciding on the matter at hand.

12.7 Declarable conflict of interest

- 12.7.1 Councillors are ultimately responsible for informing of any declarable conflict of interest on matters to be discussed at council or committee meetings that might lead to a decision that is contrary to the public interest (other than ordinary business matters).
- 12.7.2 A councillor may raise their personal interests in a matter at the meeting to canvas the view of the other councillors prior to deciding to declare a conflict of interest. If the other councillors suspect the personal interest might be a conflict of interest, the councillor may disclose their suspicion and the processes under section 150EW of the LGA.

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12.7.3 When dealing with a declarable conflict of interest, councillors must abide by the following procedures:

- A councillor who has notified the chief executive officer of a declarable conflict of interest in a matter to be discussed at a council meeting must also give notice during the meeting.
- A councillor who first becomes aware of a declarable conflict of interest in a matter during a council meeting must inform the meeting of the conflict of interest.
- When notifying the meeting of a declarable conflict of interest, councillors should provide sufficient detail to allow the other councillors to make an informed decision about how best to manage the declarable conflict of interest in the public interest. The following details must be provided:
 - the nature of the declarable conflict of interest
 - if it arises because of the councillor's relationship with a related party:
 - the name of the related party to the councillor
 - the nature of the relationship of the related party to the councillor
 - the nature of the related party's interest in the matter
 - if it arises because of a gift or loan from another person to the councillor or a related party:
 - the name of the other person
 - the nature of the relationship of the other person to the councillor or related party
 - the nature of the other person's interest in the matter
 - the value of the gift or loan and the date the gift or loan was made.

12.7.4 After a councillor has declared a conflict of interest, the councillor should consider leaving the meeting while the matter is discussed unless they have reasons why their participation would improve making the decision in the public interest.

12.7.5 If the councillor chooses not to leave the meeting, the councillor may advise the other councillors of their reasons for seeking permission to participate in making the decision.

12.7.6 The other non-conflicted councillors at the meeting must then decide, by resolution, whether the councillor can participate in the decision making in relation to the matter, including voting on the matter, or whether they should not participate in the decision and leave the place of the meeting while the matter is decided by the non-conflicted councillors. The non-conflicted councillors may impose conditions on the councillor under a decision to either participate or leave the meeting e.g. may stay for the debate but must leave for the vote. The councillor must comply with any decision or condition imposed by the non-conflicted councillors.

12.7.7 In deciding on a councillor's declarable conflict of interest in a matter, only councillors who do not themselves have a prescribed or declarable conflict of interest in the matter are eligible to participate in the decision making. The decision may be made even if the number of those councillors is less than a majority or less than a quorum for the meeting consistent with section 150ET of the LGA.

12.7.8 The councillor who is the subject of the decision may remain in the meeting while the debate is occurring and can participate by answering questions from the chairperson to assist the other councillors in making their decision. The subject councillor must not vote or otherwise participate in making the decision but may remain in the meeting while the vote on the matter takes place and the decision is declared by the chairperson, on whether the councillor may remain in the meeting and participate in deciding the matter in which the councillor has a declarable conflict of interest.

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- 12.7.9 When deciding whether a councillor may participate in the decision making on a matter in which they have a declarable conflict of interest, the other councillors should consider the particular circumstances of the matter including, but not limited to:
- how does the inclusion of the councillor in the deliberation affect the public trust
 - how close or remote is the councillor's relationship to the related part
 - if the declarable conflict of interest relates to a gift or other benefit, how long ago was the gift or benefit received
 - will the benefit or detriment the subject councillor or their related party stands to receive from the decision have major or minor impact on them
 - how does the benefit or detriment the subject councillor stands to receive compare to others in the community
 - how does this compare with similar matters that council has decided and have other councillors with the same or similar interests decided to leave the meeting
 - whether the subject councillor has unique skills, knowledge or expertise that might help make the best decision in the public interest.
- 12.7.10 If the non-conflicted councillors cannot decide about the declarable conflict of interest of a councillor, they are taken to have decided that the councillor must leave and stay away from the meeting while the non-conflicted councillors discuss and vote on the matter.
- 12.7.11 A decision about a councillor who has a declarable conflict of interest in a matter applies in relation to the councillor for participating in the decision, and all subsequent decisions, about the same matter unless there is a change to the councillor's personal interests and/or the nature of the matter being discussed. If the non-conflicted councillors decide that the councillor can act in the public interest on the matter, then the councillor may participate in the meeting and be involved in processes occurring outside of a council meeting about the same matter e.g. briefing sessions or workshops.
- 12.7.12 In making the decision under 9.6 and 9.9, it is irrelevant how the subject councillor intended to vote on the issue or any other issue (if known or suspected).
- 12.7.13 A councillor does not contravene the above procedures if the councillor participates in a decision under written approval from the Minister.
- 12.8 Reporting a suspected conflict of interest**
- 12.8.1 If a councillor at a meeting reasonably believes or suspects that another councillor has a personal interest in a matter that may be a prescribed or declarable conflict of interest, and that councillor is participating in a decision on that matter, the councillor must immediately inform the chairperson of the meeting of their belief or suspicion, and the facts and circumstances that led to their belief or suspicion.
- 12.8.2 The chairperson then should ask the relevant councillor with the suspected personal interest whether they have any prescribed or declarable conflict of interest in the matter. If the councillor agrees they have a conflict of interest, the councillor must follow the relevant procedures above.
- 12.8.3 If the councillor believes they do not have a conflict of interest, they must inform the meeting of that belief and their reasons for that belief.
- 12.8.4 The non-conflicted councillors must then decide whether the councillor has a prescribed conflict of interest, a declarable conflict of interest or that the councillor does not have prescribed or declarable conflict of interest in the matter. If the meeting decides the councillor has a conflict of interest, the councillor must follow the relevant procedures above.

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- 12.8.5 If the councillors cannot reach a majority decision, then they are taken to have determined that the councillor has a declarable conflict of interest.
- 12.9 **Recording prescribed and declarable conflicts of interest**
- 12.9.1 When a councillor informs a meeting that they or another councillor have a prescribed or declarable conflict of interest in a matter, the minutes of the meeting must record all of the relevant details of how the conflict of interest was dealt with, being:
- the name of any councillor and any other councillor who may have a prescribed or declarable conflict of interest
 - the particulars of the prescribed or declarable conflict of interest provided by the councillor
 - the actions taken by a councillor after informing the meeting that they have, or they reasonably suspect another councillor has a prescribed or declarable conflict of interest
 - any decision then made by the eligible councillors
 - whether the councillor with a prescribed or declarable conflict of interest participated in or was present for the decision under ministerial approval
 - the council's decision on what actions the councillor with a declarable conflict of interest must take and the reasons for the decision
 - the name of each councillor who voted on the matter and how each voted
 - If the councillor has a declarable conflict of interest the following additional information must be recorded in the minutes of the meeting when the meeting is informed of a councillor's personal interest by someone other than the councillor, the name of each councillor who voted in relation to whether the councillor has a declarable conflict of interest, and how each of the councillors voted
 - where a decision has been made under section 4.6 above – the minutes must include the decision and reasons for the decision, and the name of each eligible councillor who voted and how each eligible councillor voted.
- 13 Closed Meetings**
- 13.1 Closed meetings Council meetings, standing and advisory committee meetings may resolve that a meeting be closed to the public if its councillors consider it necessary to discuss any of the following matters:
- appointment, dismissal or discipline of the CEO or, in the case of Brisbane City Council only, for senior executive employees
 - industrial matters affecting employees
 - the council's budget
 - rating concessions
 - legal advice obtained by the council, including legal proceedings that may be taken by or against the council
 - matters that may directly affect the health and safety of an individual or a group of individuals
 - negotiations relating to a commercial matter involving the council for which a public discussion could prejudice the interests of the council
 - negotiations relating to the taking of land by the council under the Acquisition of Land Act 1967
 - a matter that the council is required to keep confidential under a law of, or a formal agreement with, the Commonwealth or state.

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- 13.2 A council meeting or advisory committee meeting cannot resolve that a meeting be closed where the meeting is informed of a councillor's personal interest in the matter by another person and the eligible councillors at the meeting must decide whether the councillor has a declarable conflict of interest in the matter. Further, the meeting must not be closed if a quorum is lost due to the number of conflicted councillors who leave the meeting and the council must;
- delegate the matter
 - decide by resolution to defer to a later meeting
 - decide by resolution to take no further action on the matter.
- 13.3 None of the above will be considered, discussed, voted on or made during a closed session. If a closed session includes attendance by teleconference, the councillor/s attending by teleconference must maintain confidentiality by ensuring no other person can hear their conversation while in the closed meeting. To take a matter into a closed session the council must abide by the following:
- pass a resolution to close the meeting.
 - the resolution must state the matter to be discussed, an overview of what is to be discussed and why the meeting should be closed while the matter is considered.
 - if the matter is known in advance, the agenda should clearly identify that the matter will be considered in closed session, and an explanation of why it is deemed necessary to take the issue into closed session must be stated.
 - not make a resolution while in a closed meeting (other than a procedural resolution).

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DEFINITIONS

Act shall mean the Local Government Act 2009.

Advisor shall be defined as per section 273(2) of the Local Government Regulation 2012, namely a person who is an employee of the local government or is otherwise engaged to provide services to the local government and whose duties include giving a recommendation or advice.

CEO shall mean a person who holds an appointment as Chief Executive Officer of the Whitsunday Regional Council under section 194 of the Local Government Act 2009. This includes a person acting in this position.

Council shall mean the Whitsunday Regional Council.

Council meeting shall mean an Ordinary or Special Meeting of Council.

Meeting of Council shall mean an Ordinary or Special Meeting of Council.

Meeting shall mean an Ordinary or Special Meeting of Council.

Minister shall mean the Minister responsible for Local Government in Queensland.

Ordinary business matter shall have the same definition as defined in Schedule 4 of the Local Government Act 2009.

Quorum is defined as per section 259 of the Local Government Regulation 2012, namely a majority of Councillors. However if the number of Councillors is an even number, one-half of the number is a quorum.

Resolution shall mean the formal adoption by Council of a position or an action.

Teleconferencing is defined as per section (276(1) of the Local Government Regulation 2012, namely the use of a telephone, video conferencing equipment or other means of instant communication that allows a person to take part in discussions as they happen.

Related Documents

Code of Conduct for Councillors

Investigation Policy

11. Corporate Services

11.4 TRUSTEE LEASE - BOWEN TENNIS ASSOCIATION - LOT 254 ON HR1286

AUTHOR: Billie Davis - Senior Commercial Officer

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a trustee lease with the Bowen Tennis Association for part of land known as Lease Area C at Lot 254 on HR1286 in accordance with Section 236(b) and (c)(iii) of the Local Government Regulation 2012.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council is trustee of the land at Lot 254 on HR1286, Queens Beach Esplanade, Queens Beach.

Bowen Tennis Association currently have a trustee lease with Council over part of the land at Lot 254 on HR 1286 that is due to expire on the 31 December 2020.

PURPOSE

Bowen Tennis Association have advised Council that they wish to renew their trustee lease and continue their operations from this site.

BACKGROUND

Bowen Tennis Associations has held a trustee lease with Council for a term of 15 years at a peppercorn rate. They have established infrastructure such as courts, a clubhouse, and other amenities to allow their Club to function successfully.

Their trustee lease is due to expire on the 31 December 2020 and as this is a trustee lease, there are no available options to renew therefore a new lease agreement is required to be entered into to allow them to continue having tenure of the land.

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

Land Act 1994

ANALYSIS

It is recommended to enter into a new trustee lease with the Bowen Tennis Association in line with Council's other community organisation leases for a term of 10 years and at a peppercorn rate.

Section 236(b) and (c)(iii) of the Local Government Regulation 2012 allows Council to enter into a leasing agreement with a community organisation and to an existing tenant without the requirement of going to a public tender.

STRATEGIC IMPACTS

Strategic - ensuring that Council controlled land is being managed in accordance with the permitted use and Council's obligations are being satisfied.

Financial - the trustee lease will be at a peppercorn rate, therefore will not be providing Council with revenue. Taking this cost away from the community organisations allow them to invest it back into the Club and benefit their members.

CONSULTATION

Jason Bradshaw - Director Corporate Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act* 2009 or the Staff Code of Conduct.

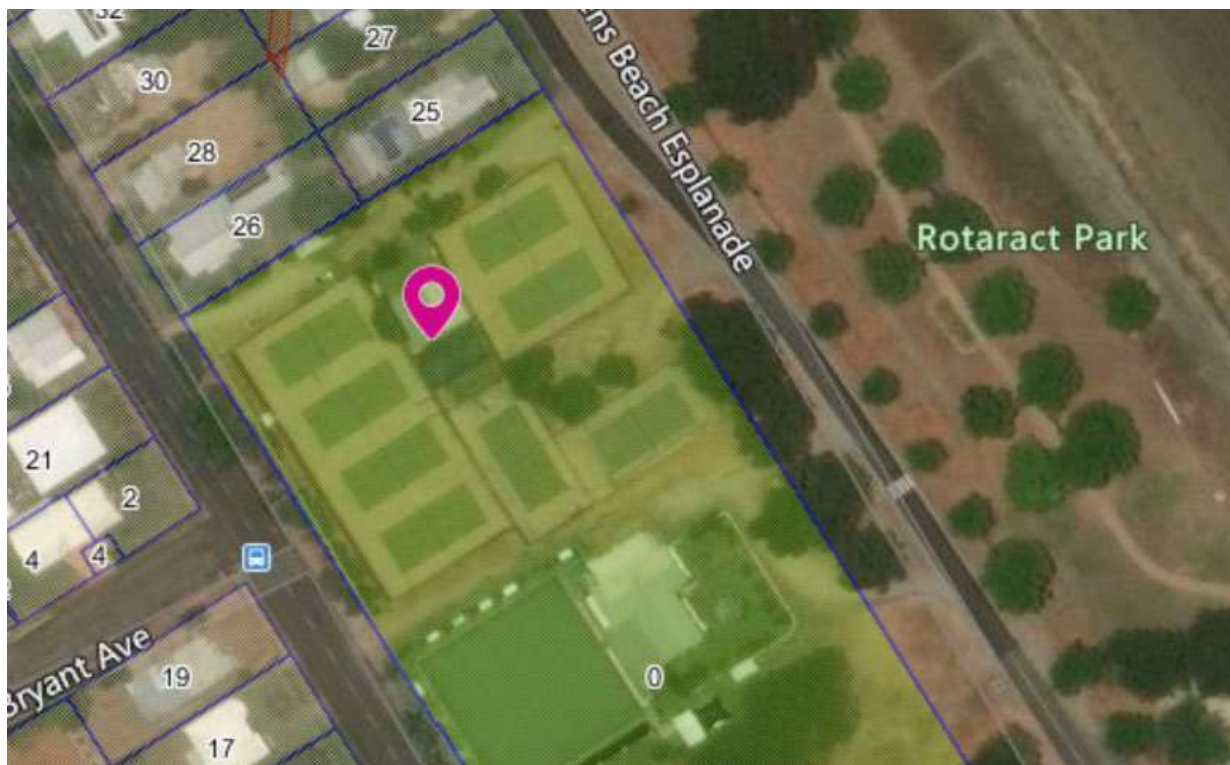
CONCLUSION

Entering into a new trustee lease agreement with the Bowen Tennis Association will ensure that the Club can continue its operations and provide a sporting facility to the Community.

ATTACHMENTS

Attachment 1 - Site Map - Bowen Tennis Association

Attachment 1 - Site Map - Bowen Tennis Association



11. Corporate Services

11.5 TRUSTEE LEASE - TENNIS WHITSUNDAY CLUB - LOT 165 ON HR1855

AUTHOR: Billie Davis - Senior Commercial Officer

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a trustee lease with the Tennis Whitsunday Club for part of land known as Lease Area T at Lot 165 on HR1855 in accordance with Section 236(b) and 236(c)(iii) of the Local Government Regulation 2012.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council is trustee of the land at Lot 165 on HR1855, 52 Coral Esplanade, Cannonvale.

Tennis Whitsunday currently have a trustee lease with Council over part of the land at Lot 165 on HR1855 that is due to expire on the 30 June 2021.

PURPOSE

Tennis Whitsunday have advised Council that they would like to enter into a new leasing agreement earlier than the current trustee lease termination date as they wish to start applying for grant funding to upgrade their facilities and require tenure of the land. Being that this is a trustee lease with no options available a new trustee lease would be required.

BACKGROUND

Tennis Whitsunday has held a trustee lease with Council for a term of 20 years at a peppercorn rate. They have established infrastructure such as courts, a clubhouse, and other amenities to allow their Club to function successfully.

Their trustee lease is due to expire on the 30 June 2021 and as this is a trustee lease, there are no available options to renew therefore a new lease agreement is required to be entered into to allow them to continue having tenure of the land.

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

Land Act 1994

ANALYSIS

It is recommended to enter into a new trustee lease with the Tennis Whitsunday in line with Council's other community organisation leases for a term of 10 years and at a peppercorn rate.

Section 236(b) and (c)(iii) of the Local Government Regulation 2012 allows Council to enter into a leasing agreement with a community organisation and to an existing tenant without the requirement of going to a public tender.

STRATEGIC IMPACTS

Strategic - ensuring that Council controlled land is being managed in accordance with the permitted use and Council's obligations are being satisfied.

Financial - the trustee lease will be at a peppercorn rate, therefore will not be providing Council with revenue. Taking this cost away from the community organisations allow them to invest it back into the Club and benefit their members.

CONSULTATION

Jason Bradshaw - Director Corporate Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act* 2009 or the Staff Code of Conduct.

CONCLUSION

Entering into a new trustee lease agreement with the Tennis Whitsunday will ensure that the Club can continue its operations and provide a sporting facility to the Community.

ATTACHMENTS

Attachment 1 - Site Map - Tennis Whitsunday

Attachment 1 - Site Map - Tennis Whitsunday



11. Corporate Services

11.6 500.2020.0098 - SALE OF LAND - 9D DALRYMPLE STREET, BOWEN LOT 3 ON SP149002

AUTHOR: Peter Shuttlewood - Executive Manager Procurement, Property & Fleet

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council resolves to award the contract 500.2020.0098 Sale of Land - 9D Dalrymple Street, Bowen Lot 3 on SP149002, to Bowen Rail Company Pty Ltd for \$710,000.00 (excluding GST) for their proposed commercial building construction and construction period of twenty-four months.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council resolved on the 23 September 2020 at its Ordinary Council Meeting to invite for tenders for the sale of land surplus to its requirements at 9D Dalrymple Street Bowen (2020/09/23.27).

Council invited for tenders for the sale of land at 9D Dalrymple Street, Bowen with a closing date of 2:00pm Monday 19 October 2020.

PURPOSE

To present to Council a recommendation following the invitation to tender for the sale of land at 9D Dalrymple Street, Bowen. One submission was received, and Council Officers' have reviewed the submission and have made a recommendation for Council's consideration based upon the information provided.

BACKGROUND

Land is defined as a valuable non-current asset. Section 227 of the Local Government Regulation 2012 prescribes that the disposal of valuable non-current assets must be undertaken:

- through the invitation of public tenders; or
- offers the non-current asset for sale by auction,

and, that Council must satisfy the Sound Contracting Principles in the disposal of the asset.

To assist in determining a market rate for the land a valuation was undertaken by Herron Todd White.

Council owns the vacant land at 9D Dalrymple Street, Bowen.

The land details are:

- Tenure: Freehold

- Parcel Size: 1.017 Ha
- Current Zoning: Mixed Use
- Existing Use: Vacant

The land at 9D Dalrymple Street, Bowen was identified as a Council asset that may be disposed of through the public tender process.

Council conducted a public tender for the sale of this land, and it was advertised in accordance with all relevant regulations. The tender closed at 2:00pm Monday 19 October 2020.

One submission was received by Bowen Rail Company Pty Ltd.

Bowen Rail is Queensland's next generation rail business created to transport Queensland's high-quality resources for export to the world. With their main office located in the heart of Bowen they are an integral part of the community with their next generation locomotives being the most technologically advanced rail fleet in Australia ensuring the local workforce are able to work more efficiently, safely and with a smaller environmental footprint.

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

ANALYSIS

The Bowen Rail Company Pty Ltd are the sole tenderer for the land purchase and have offered to purchase the land at a value which satisfies Council's reserve price.

As specified within the tender documentation Bowen Rail Company Pty Ltd and provided their intended use of the land being for the site for the construction of a commercial building with a proposed construction timeframe of twenty four months which can be used for:

- a) providing an administrative, financial, management or secretarial service or function; and/or
- b) the practice of a profession; and/or
- c) providing business or professional advice or services; and/or
- d) retail use, shop front (i.e. cafes) or allied health services; and/or
- e) off-street carparking spaces.

The building be utilised as the central operating office for Bowen Rail Company Pty Ltd and an operational control centre for the new rail line. It is expected that this project will promote economic growth by increasing private sector investment and create local employment opportunities.

Prior to Settlement of the Land Sale Council will enter into a performance Deed for the delivery of the commercial building with agreed approvals and timeframes, and the provision of a bank guarantee.

STRATEGIC IMPACTS

Financial Implications - Sales costs total approximately \$2,300 which will be deducted from the proceeds of sale with the Net return being deposited in General Revenue for Council.

Activity	Expenditure	Revenue
Conveyancing	\$1,500.00	
Land Valuation	\$ 800.00	
Sale of Land		\$710,000.00
	\$2,300.00	\$710,000.00

Risk Management Implications - the sale of land will be conducted by Council's internal legal services and the Contract will be the relevant industry standard form REIQ Commercial Land and Buildings Contract (7th Edition).

Corporate Implications - the identification of a surplus asset that is not required by Council for operational purposes is ensuring the organisation is innovative, efficient, and financially sustainable.

Reputational Implications - it is supporting and promoting the local business sector as the intention of the purchaser of this land is to create more commercial space for businesses within the Bowen region.

Legal Implications - legal advice has been obtained regarding the Special Condition requested by the Tenderer relating to obtaining approval from the Foreign Investment Review Board 'FIRB' prior to the Contract progressing.

As this Contract is an acquisition of land from a local government and does not meet the criteria of Section 31 of the Foreign Acquisitions and Takeovers Regulations 2015 (Cth), FIRB approval is not required to be obtained. Based on this, the Special Condition will not be incorporated within the Contract of Sale.

CONSULTATION

Jason Bradshaw - Director Corporate Services

Neil McGaffin - Director Development Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 2009* or the Staff Code of Conduct.

CONCLUSION

It has been identified that this parcel of land is a surplus asset and Council does not have any future operational requirements. An offer for the sale of land has been made by Bowen Rail Company Pty Ltd over the reserve price. It is recommended that the offer be accepted, and that Council proceed to finalise the sale of land.

ATTACHMENTS

Attachment 1 - Site Map

Attachment 1 - Site Map



11. Corporate Services

11.7 SUBMISSION - LOCAL GOVERNMENT REMUNERATION COMMISSION - COUNCILLOR REMUNERATION

AUTHOR: Norman Garsden - Manager Governance and Administration

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council note the report and not make a submission to the Commission.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The Local Government Remuneration and Discipline Commission is an independent body that is appointed by the Governor in Council. The Commission is responsible for regularly reviewing and determining the remuneration that is to be payable to Councillors.

The Local Government Remuneration Commission is commencing its annual remuneration review process to determine the remuneration to be paid to mayors, deputy mayors and councillors from 1 July 2021, in accordance with the requirements of sections 241–244 of the *Local Government Regulation 2012*.

PURPOSE

Remuneration determined by the Commission does not include the reimbursement of any expenses that may be incurred by Councillors or the provision of facilities as these are provided for within the individual local government's Facilities Policy. If a Local Government does not resolve to adopt a lesser amount than the Commission has determined, the Councillors will receive the maximum amount by default which is payable from the 01 July each year.

The Commission must review the Local Government categories once during each Local Government 4-year term. The Commission must decide the maximum remuneration payable to Mayors, Deputy Mayors and Councillors each year in each category of Local Government, having regard to any submission to the Commission. Submissions are usually successful where exceptional circumstances can be demonstrated, however, whether a comparison is made on the criterion of population, area, rates levied, operating income or community equity, Whitsunday Regional Council is ranked between the middle to the upper bound of the comparison. (see the comparison of Councils in Category 3 and 4 attached in Attachment 2ⁱ).

The Commission is inviting submissions from mayors, councillors, and chief executive officers, in relation to remuneration for councillors of local governments to inform the Commission's deliberations. Submissions can be made by Monday 26 October 2020. Submissions received are published in the Commission's annual report (see <https://www.dlgrma.qld.gov.au/resources/report/local-government/local-government-remuneration-commission-report-2019.pdf>)

Council has, in the past, unsuccessfully made submissions to the Local Government Remuneration Commission requesting Whitsunday Regional Council be re-categorised, based on the workload and level of travel undertaken by the Councillors.

BACKGROUND

Council has previously made submissions to the Local Government Remuneration Tribunal in 2014 and 2015 (meeting date: 28 October 2015).

STATUTORY/COMPLIANCE MATTERS

The Local Government Remuneration Commission (the Commission) is established by s 176 of the Local Government Act 2009. The functions of the remuneration commission are:

- to establish the categories of local governments.
- to decide the category to which each local government belongs; and
- to decide the maximum amount of remuneration payable to the councillors in each of the categories.

The Commission usually publish their remuneration report in December each year, to apply to Councillors' remuneration from 1 July the following year.

ANALYSIS

Council's options are to do nothing, or make a submission (submissions close Monday 26 October 2020, but an extension has been negotiated until 30 October), however, an objective view is that Category 3 is the appropriate classification for the Whitsunday Regional Council.

Based on the current operations of Council and its comparison with like Council's, there appears limited scope for making a case for any changes, and it is not intended to prepare a submission at this time, bearing in mind the extraordinary circumstances of 2020.

STRATEGIC IMPACTS

There is a low risk that remuneration for Councillors does not match the true value of their contribution to the community, however, a submission supporting an increase in the remuneration for Councillors may increase a perception in the eyes of some members of the community (including unions) that Councillors are more interested in remuneration than representing the community and good governance. Any submission would need to be carefully worded and develop an argument outlining a work-value case and exceptional circumstances.

CONSULTATION

Rodney Ferguson - Chief Executive Officer
Jason Bradshaw - Director Corporate Services
Norman Garsden - Manager Governance and Administration

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

Councillors note that a submission is not intended to be made to the Commission.

ATTACHMENTS

Attachment 1 - Comparison of Councils in Category 3 and 4 Councils

Attachment 2 - Correspondence from Local Government Remuneration Commission

Attachment 1 – Comparison of Councils in Category 3 and 4 Councils

Category 3	Population (Persons)	Area (Sq Kms)	Rates (\$000)	Operating Income (\$000)	Community Equity (\$000)
Cassowary Coast Regional Council	29689	4688	63874	80320	1214389
Central Highlands Regional	28645	58835	85092	138176	1520238
Gympie Regional Council	51586	6884	69776	89612	1129667
Isaac Regional Council	20934	58708	79830	105372	1118078
Livingstone Shire Council	37638	11758	73571	88612	930038
Lockyer Valley Regional Council	41011	2269	39748	61262	586707
Maranoa Regional Council	12791	58705	33923	81562	823361
Noosa Shire Council	55369	870	66453	103879	1042574
Scenic Rim Regional Council	42583	4243	52742	74169	908896
South Burnett Regional Council	32555	8382	48190	70411	895425
Southern Downs Regional Council	35601	7108	55969	77403	829613
Tablelands Regional Council	25541	11293	41163	58048	577246
Western Downs Regional Council	34467	37937	84062	157469	1630220
Whitsunday Regional Council	35050	23819	83137	123175	1054258
Category 4	Population (Persons)	Area (Sq Kms)	Rates (\$000)	Operating Income (\$000)	Community Equity (\$000)
Bundaberg Regional Council	95302	6431	147631	191189	2167674
Fraser Coast Regional Council	105463	7105	167335	211417	2585418
Gladstone Regional Council	62979	10484	147272	201403	2080894
Rockhampton Regional Council	81067	6570	143199	201847	2393362

¹ Source – DLGRMA Queensland local government comparative information 2018-29
<https://www.dlgrma.qld.gov.au/resources-ilgp/plans-strategies-reports/local-government-comparative-reports.html>

Attachment 2 - Correspondence from Local Government Remuneration Commission

Norman Garsden

From: Remuneration Commission <LGRcenquiries@dlgrma.qld.gov.au>
Sent: Monday, 12 October 2020 10:50 AM
To: Remuneration Commission
Subject: Correspondence from the Local Government Remuneration Commission

Dear Mayor/Chief Executive Officer

The Local Government Remuneration Commission (the Commission) is commencing its annual remuneration review process to determine the remuneration to be paid to mayors, deputy mayors and councillors from 1 July 2021, in accordance with the requirements of sections 241–244 of the *Local Government Regulation 2012*.

The Commission is inviting submissions from mayors, councillors and chief executive officers, in relation to remuneration for councillors of local governments to inform the Commission's deliberations.

Submissions can be emailed to LGRcenquiries@dlgrma.qld.gov.au by Monday 26 October 2020.

Subject to the COVID-19 precautions below, the Commission will also be taking deputations at the Local Government Association of Queensland's 2020 Annual Conference at the Gold Coast Convention and Exhibition Centre (GCCEC), on 19-21 October 2020.

To arrange an appointment with the Commission at the conference, please reply to this email, stating topic/submission, attendees and preferred meeting time, at LGRcenquiries@dlgrma.qld.gov.au or by telephoning the Secretariat on 07 3452 6735 before COB 16 October 2020.

COVID-19 precautions

For deputations at the conference, the Commission will adhere to the conference's Covid-19 precautions which are informed by the GCCEC's Site Specific COVID Safe Plan, approved by the Gold Coast Public Health Unit. This will limit the number of council representatives able to attend each deputation.

For more information on the precautions please refer to the LGAQ and GCCEC websites here:
<https://www.lgaq.asn.au/events/event/11/the-124th-lgaq-annual-conference>
<https://www.gccec.com.au/gccec-reopens.html>

The Commission understands if Council would prefer to meet via teleconference or Microsoft Teams. Please advise the secretariat if you would prefer either of these options at the conference or at a later date.

If you have any other queries regarding the Commission's remuneration program please contact the Commission's Secretariat on 07 3452 6735.

Best Regards

Peter Fletcher
Senior Project Officer
Finance and Funding
Department of Local Government, Racing and Multicultural Affairs
Level 12, 1 William St Brisbane QLD 4000
p. 07 3452 6735 | m. 0436 686 477 | e. Peter.Fletcher@dlgrma.qld.gov.au

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11. Corporate Services

11.8 COMMUNITY LOANS (INTEREST FREE) - BOWEN GOLF CLUB (BCG)

AUTHOR: Stephen Fernando - Chief Financial Officer/Manager Financial Services

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council resolve in accordance with Council's Interest Free Loans to Not-for-Profit, Sporting and Community Groups Policy (Policy), to approve an interest free loan to Bowen Golf Club (BCG) of thirty thousand dollars (\$30,000), to be repaid over a period of five (5) years in equal monthly instalments, resulting in a monthly repayment of five hundred dollars (\$500), subject entering into a loan agreement with Council and conforming to all other conditions.

The following report has been submitted for inclusion into Whitsunday Regional Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Request for interest free loan from Bowen Gold Club (BCG).

PURPOSE

To obtain a resolution on the request of the BGC for an interest free community loan.

BACKGROUND

On 14 April 2020, Council received an application from the BGC for an interest free loan to fund approximately 80% of the replacement of the greenskeeper shed at their golf course. Due to non-conformance with certain conditions Council resolved on 12 August 2020 not to approve the request but resolved to conditionally approve a loan if the request was amended to conform to the Policy.

Previous Resolution:

Council resolved on the 12/08/2020 to approve an interest free loan to the Bowen Golf Club of thirty thousand dollars (\$30,000) to be repaid over a period of five (5) years, subject to the Bowen Golf Club funding the balance of the requested loan (\$18,500) and also meeting other conditions of the policy.

Through a letter dated 31 August 2020, BCG made an amended application for an interest free loan under the Policy.

STATUTORY/COMPLIANCE MATTERS

Council's "Interest Free Loans to Not for Profit, Sporting and Community Groups Policy"
Local Government Act (LGA) 2009

Statutory Bodies Financial Arrangements Act (SBFA) 1982

Local Government Bulletin 15/12 regarding the Queensland Treasurer Approval Letter under SBFA.

ANALYSIS

The details of the revised request and the assessment of the BCG application appears in Attachment 1 - Assessment of BCG Application for an Interest Free Loan.

Council extended a loan to BGC of \$55,000 over an eight-year period in 2011, which was duly repaid. The repayments were completed in late 2019.

BCG has provided financial statements for three years, with the latest year being the year ending 30 September 2019.

An initial analysis of the BGC financial statements indicate that BGC should be able to afford the repayments. BGC carries on its balance sheet, bank deposits totalling in excess of \$350,000. The notes to the financial statements do not indicate that any of these deposits are constrained. The balance sheet only carries loans of \$28,700, funding total assets of 1.8 million. BGC's income statement for year ending September 2019 contained a net profit of \$13,000. The profit has fluctuated between a high of \$90,000 and a low of \$1,300. Given that BGC has a depreciation charge of approximately \$50,000 per year, they should be able to make the loan repayments even under break even conditions. No inquiries have been made on the impact of current travel and social restrictions on the financial position of BGC.

Given the past history of repayments and the strength of the balance sheet, it can be concluded that the willingness and capacity for BGC to repay the loan are both sound and that the risk of default is likely low.

Some other factors to be considered in making the decision:

- BGC has already benefitted from an interest free loan from Council.
- The Policy limits the total loans outstanding to not exceed \$200,000 (clause 24) which means that another potential first-time applicant could be turned down in the future. However, the outstanding balance for community loans as at end June 2020, stood only at around \$27,000.
- BGC has adequate internal resources to undertake this project without resorting to a loan from Council. In that respect the request does not strictly conform with Clause 2 of the Policy.

Based on the response provided and the willingness to accept the conditions outlined including funding the balance of the original loan request, it is proposed to finalise the loan arrangement subject to Council's final approval.

STRATEGIC IMPACTS

Granting of a loan within the parameters of the Policy is within the financial capabilities of Council.

Though the risk of default has been assessed as low, potential default is a risk to be considered, especially since it is not the intention or policy of Council to secure the loan against any specific assets of the borrower.

CONSULTATION

- Rod Ferguson, Chief Executive Officer
- Councillors and ELT - Briefing on 05 August 2020
- Julie Moller, Manager Strategic Finance

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

Based on the revised application of BCG, and subject to interpretation of clause 2, Council can approve the loan in accordance with the Policy.

ATTACHMENTS

Attachment 1 - Assessment of BCG Application for an Interest Free Loan

Attachment 1 - Assessment of BCG Application for an Interest Free Loan



ASSESSMENT OF APPLICATION FOR AN INTEREST FREE COMMUNITY LOAN

as per Interest Free Loans to Not-for-Profit Sporting & Community Groups Policy (Policy)

Application Details

Applicant	Bowen Golf Club				
Location	Bowen	Type	Member based NFP Sporting Club		
Project	Construction of Greenkeeper Shed				
Project Cost	\$61,028.23	Loan Request	\$30,000.00	% of Cost	49.2

Documentation

Rcv?	Document	Comment
Y	Letter of Request	
	Financial Statements - 3 Yrs (14)	
Y	Income Statement	
Y	Balance Sheet	Strong Balance Sheet. Notable Bank Deposits
Y	Cash Flow Statement	Assessed based on Income Statement & Balance Sheet
Y	Detailed Project Cost Estimate	
N	Strategic Project Plan (13)	Not required for Project
N	Loan Repayment Plan	Can be accommodated within Cash Flow

Policy Requirements

OK?	Requirement	Comment
Y	Organisation Located in Region (3)	Bowen based
Y	Incorporated NFP (3)	
Y	Infrastructure Project (3)	Greenkeeper shed
N	On Council Owned Land (5)	Not applicable
Y	Freehold/Leasehold of Land (8)	
Y	Debts to Council (10)	Previous loan repaid on time
Y	Written Authority for a Credit Check (11)	Acceptable credit rating
Y	Compliant with Incorporation (12)	
Y	3 Years Financial Statements (14)	
Y	Loan <= \$30,000 & <= 80% of Project (15)	
Y	Term <= 5 Years (17)	
Y	3 Quotes for Project (18)	

Outstanding Community Loans

Item	Amount	Comment
Current Loan Balance	25,000	As at 30 September 2020
This Loan	30,000	
Enhanced Total	55,000	Less than \$200,000 limit set in Policy

An additional \$ 1,000,000 is outstanding to the Whitsunday Sports Park. However, this amount was not advanced under the Policy, but with special approval from the Queensland Treasurer. The entire amount remains outstanding.

Assessment of Request

Reasons to Approve
1. Application is compliant with the requirements of the Policy
2. Applicant has a good history of on-time repayment of loans
3. Credit check indicates a 0.78% (less than 1%) failure risk in the next 12 months
4. Financial statements indicate the capacity to repay within 5 years
5.
Reasons to not Approve
1. Applicant has adequate internal funds (bank deposits) to undertake the project without resorting to a loan under the Policy .
2.
3.
4.
5.

Assessment Officer

Name	Stephen Fernando
Designation	CFO
Date	09 October 2010
Signature	

11. Corporate Services

11.9 DEBTOR REPORT FINANCIAL YEAR 2020-21 - QUARTER 1

AUTHOR: Stephen Fernando - Chief Financial Officer/Manager Financial Services

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council receive the Debtor Report for the first quarter of the financial year 2020-21.

The following report has been submitted for inclusion into Whitsunday Regional Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The report presents the current Debtors for the first quarter of the financial year 2020-21.

PURPOSE

To present for consideration by Council the debtor report for the first quarter of the financial year 2020-21.

BACKGROUND

Council issues Rates & Water notices half yearly with a due date of 40 days from the date of the respective notice. Where payment is not made within the specified time period, Council undertakes a series of actions, in keeping with its legislative powers and obligations, to recover the unpaid monies. This can range from issuance of reminder letters to legal action and sale of the property. Council also has debtors related to the range of services provided by council both on a commercial and non-commercial basis.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

ANALYSIS

Summary Balances

Table 1: Total Outstanding Balances

Category	Current	* 2019/20	Change
Rates & Charges	13,752,375	7,847,983	5,904,391
General Debtors	4,238,415	3,657,186	581,229
GST Receivable/(Payable)	1,529,874	1,683,386	(153,512)
Advances to Community	1,025,500	1,027,000	(1,500)
SUB-TOTAL	20,546,164	14,215,555	6,330,608
Contract Receivables	9,492,762	9,492,762	-
Water Charges not Levied	1,827,000	3,400,000	(1,573,000)
Prepayments	2,257,943	1,291,452	966,491
Provision for Bad Debts	(610,413)	(610,413)	-
NET DEBTORS	33,513,456	27,789,357	5,724,100

* as at 30 June 2020

Table 2: Potential Distressed Receivables

Category	Current	
	Amount	%
Rates & Charges	2,723,681	24%
General Debtors	1,071,276	30%

General Commentary

The amounts owing to Council from ratepayers and other third parties as at the report date stood at \$20.5M, an increase of around \$6.0M from the end of the year debtors figure reported in Councils' audited financial statements for the financial year 2019-20. This increase primarily comes from rates & charges and is due to the rating & collection cycle being at different points in time. At end of June, the half yearly rating cycle was at the end of the cycle, while in September it is at the mid-point of the cycle.

Another contributing factor is that Council, due to existing economic conditions, has not initiated any follow-up actions on overdue debtors. Council is currently recommencing those activities, with a gentle reminder to those with past due rates & charges.

The second part of Table 1 reflects multiple accounting entries required as a result of accounting standard changes that came into effect from last financial year. Council is not entitled to recover these amounts immediately and reflect amounts that Council will be entitled to receive at a future point in time.

The general debtor figure in Table 2 includes approximately \$645K due from Virgin Airlines and Tiger Airways, both of which are under administration arrangements. Council has registered its debts with the administrator and is awaiting the final notifications on what portion of that debt Council can expect to recover. A provision for doubtful debts amounting 50% of that amount has been incorporated in the annual financial statements for 2019-20.

Rates

Levies and Collections

A summary of amounts levied and collected year-to-date appears in Figure 1. The amounts shown in Table 3 are net of advance payments (credits) received.

The breakdown between gross receivables and rates credits appears in Table 4.

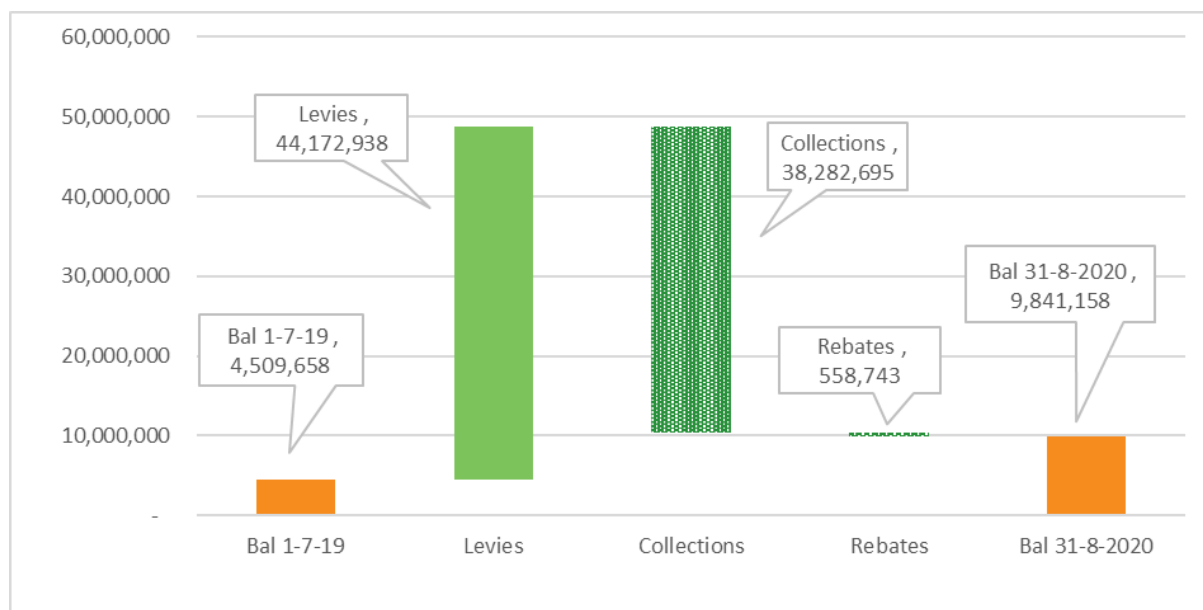
Table 3: Amounts Levied and Collected

Description	Amount
Rates Balance (start of period)	4,509,658
Gross Levied	44,172,938
Collections	(38,282,695)
Rebates	(558,743)
Rates Balance (end of period)	9,841,158

Table 4: Gross Rates Due & Rates Credits

Description	Amount
Gross Rates Outstanding	11,207,951
Rates Credits	(1,366,793)
Net Balance	9,841,158

Figure 1: Levies and Collections



Outstanding by Type of Charge

The breakdown of the amounts outstanding by type or rate/charge is given in the Table 5.

Table 5: Breakdown of Amounts Outstanding

Category	Amount
General Rates	6,596,010
Infrastructure	5,846
Waste	597,593
Water	1,449,515
Sewer	2,134,911
Fire Levy	337,877
Rural Fire	2,948
Remedial	77,834
Change of Ownership	5,416
	11,207,951
Rates Credits	(1,366,793)
	9,841,158

Past Due Rates & Charges

The breakdown of the amount outstanding between current and overdue amounts is given in table 6. With the expiry of the due date for both the Rates Notice and the Water Notice, almost all such receivables are registering as past due.

Table 6: Overdue Rates & Charges

Rates	Amount	%
Current	75,767	1%
Past Due	11,132,184	99%
Total	11,207,951	

Water	Amount	%
Current	960	0%
Past Due	2,674,703	100%
Total	2,675,663	

Sundry Debtors

Table 7 provides an ageing of sundry debtors (non-rates & charges) by type of debtor. Around 15% of commercial debtors and 24% of infringement debtors are more than 60 days overdue. Most of the infringement debtors are related to camping and parking infringements, with a significant portion of those debtors usually being either out of state or foreign citizens.

Collection of overdue infringement debtors is a long drawn out process through the State Penalties Enforcement Register (SPER). Council has been compelled in the past (and most likely will be in the future) to write off significant amounts of infringements that are long overdue.

Table 7: General Debtor Ageing by Type

Category	Current	Overdue				%
		30 Days	60 Days	>60 Days	Total	
Commercial Debtors	1,293,046	552,355	491,345	415,699	2,752,445	
	47%	20%	18%	15%		
Infringements						
Animals	2,128	1,742	425	45,234	49,529	6%
Camping	38,656	14,723	14,839	218,942	287,160	36%
Environmental	667	-	-	10,039	10,706	1%
General By-Laws	3,732	532	339	25,395	29,998	4%
Water & Sewerage	-	-	-	1,526	1,526	0%
Regulated Parking	49,164	10,531	3,122	354,440	417,257	52%
Total	94,347	27,528	18,724	655,577	796,176	
	3%	1%	1%	24%		
Grand Total	1,387,393	579,883	510,069	1,071,276	3,548,621	

STRATEGIC IMPACTS

An efficient and structured debt recovery process ensure that council is able to maintain a good financial sustainability position.

CONSULTATION

Julie Moller - Manager, Strategic Finance
Patricia Jago, Rates Co-ordinator
Melanie Humphries, Team leader Operational Accounting

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

Council receive the Debtor report for the first quarter of the financial year 2020-21.

ATTACHMENTS

N/A

11. Corporate Services

11.10 FINANCIAL REPORT - FY 2020/21 - PERIOD ENDING 30 SEPTEMBER 2020

AUTHOR: Stephen Fernando - Chief Financial Officer/Manager Financial Services

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council receive the unaudited monthly financial statements for the period ended 30 September 2020 of the Financial Year 2020/21.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

This report presents the unaudited monthly financial statements for the period ending 30th September 2020.

PURPOSE

This report seeks to inform Council on the estimated financial performance and financial position of Council for the financial year 2020/21, for the period ending 30 September 2020.

BACKGROUND

The financial statements are being prepared and presented in keeping with the requirements of the Local Government Act and Regulation, and the Australian Accounting Standards

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009 (LGA)

152 Financial report

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
 - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
 - (b) Otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

ANALYSIS

This report provides the estimated financial performance and position of Council for the initial period in the current financial year. Overall, Council remains in a sound financial position with further work to be undertaken throughout the year addressing the longer-term financial position and future sustainability.

The underlying cash position remains sound, and with no new borrowings forecast this year, the debt will continue to reduce through the quarterly repayments. The State Government have introduced options to review Council loans and to restructure existing arrangements. The initial investigations do not forecast any benefits to Council and this will further discussed as the guidelines are better understood.

With three months of the financial year complete, the focus remains on capital project planning and delivery to ensure that projects are on track for delivery prior to 30 June 2021. With procurement for major projects not yet fully scheduled additional effort is required to ensure that major projects are ready to proceed by the end of October.

With Budget Review One almost complete and scheduled for adoption in October, the focus on the timing of capital projects and works remains. The capital budget will expand with the current carryover projects and we will need to focus on minimising the carryover for 2021, to return the capital program to normal activity somewhere between \$25-\$30M.

Council has commenced working with the Queensland Treasury Corporation (QTC) to evaluate the impacts of COVID19 on the regional economy and to further review the ongoing financial sustainability for the long term.

The financial ratios remain within the bounds set by the State Government, and the Council remains in a sound financial position.

Attachment 1 contains a summary of the financial performance with commentary around key features.

Attachment 2 contains the full set of financial statements, including notes thereto.

Attachment 3 details the capital delivery for the period.

STRATEGIC IMPACTS

Presentation of this report aligns with maintaining transparency of Council activities and financial position.

CONSULTATION

Jason Bradshaw - Director Corporate Services
Julie Moller - Manager Strategic Finance

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

That the financial statements for the period be received by Council.

ATTACHMENTS

Attachment 1 - Monthly Financial Report - September 2020
Attachment 2 - Financial Statements for the Financial Year 2020/21 to September 2020
Attachment 3 - Capital Delivery Report - September 2020

FINANCIAL REPORT

Financial Year: 2020/21

Period Ending: September 2020



BACKGROUND

This report provides the estimated financial performance and position of Whitsunday Regional Council for the relevant period in the current financial year.

INCOME & EXPENDITURE

What was charged to our ratepayers/customers compared to what was spent in delivering our services.

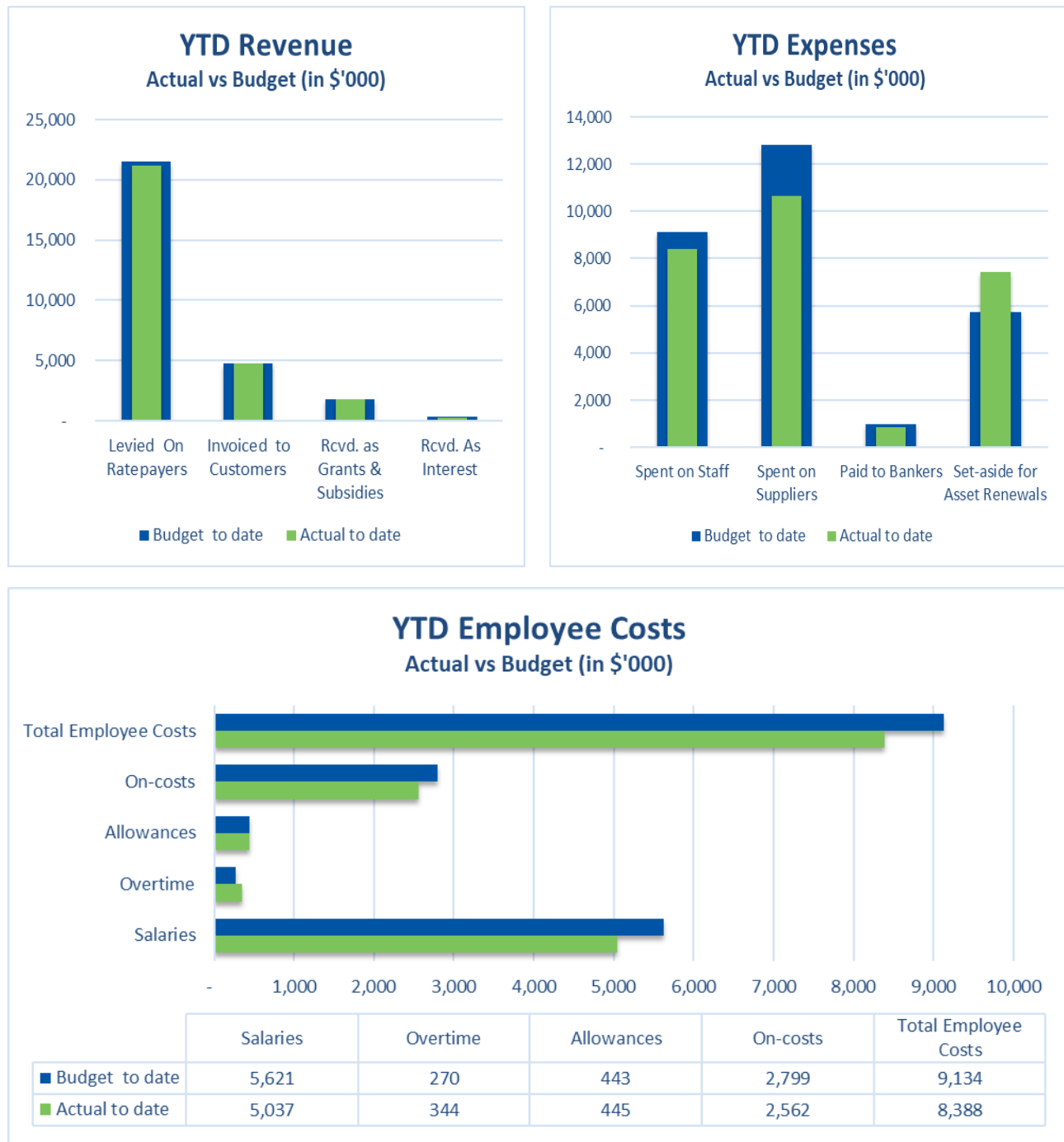
For the period under review, Council's operating surplus stood at around \$1.2M., after charging depreciation of \$7.4 M.

Table 1 : Statement of Income & Expenditure

(in \$'000)	Prev. Yr. Audited	Budget to date	Actual to date	% Var Bud v Act
What We Levied Our Ratepayers	84,913	21,548	21,184	98%
What We Invoiced Our Customers	20,945	4,739	4,765	101%
What We Rcvd. as Grants & Subsidies	10,633	1,761	1,806	103%
What We Rcvd. As Interest from Investment	1,651	324	266	82%
Our Other Revenue	7,689	323	506	157%
Our Total Recurrent Earnings	125,830	28,695	28,527	99%
What We Spent on Our Staff	36,877	9,134	8,388	92%
What We Spent on Our Suppliers	52,881	12,819	10,630	83%
Our Total Direct Spend	89,758	21,953	19,018	87%
What We Paid Our Bankers	4,066	965	866	90%
What We Set-aside for Asset Renewals	29,181	5,751	7,416	129%
Our Operating Surplus/(Deficit)	2,825	27	1,227	4499%
Our Capital Revenue	60,513	24,096	21,358	89%
Our Capital Expenses	26,417	2,965	-	0%
Our Capital Surplus/(Deficit)	34,097	21,131	21,358	101%
Our Net Earnings	36,922	21,158	22,585	107%

- Revenues are in line with expectations with the first rates and charges levied and discount period closed.
- Operating surplus is well above expectation due to:
 - expenditure on staff being below budget due to vacancies.
 - expenditure on materials and services being below budget. This under expenditure will likely get corrected over the coming months with planning for works being completed.

Additional details of revenue and expenditure and their comparison to budget are graphically presented below:



Employee expenses will continue to be monitored and reconciled against the staff establishment numbers to ensure ongoing compliance with the budgeted wages costs.

COMMUNITY WEALTH

The value of resources Council has, to service our community. Net Community wealth at the end of the period stood marginally over \$1.12B.

Table 2 : Statement of Financial Position

(in \$'000)	Prev.Yr. Audited	Annual Budget	Actual to date
What We Own	1,137,149	1,239,079	1,156,039
Inventory We Hold	1,646	1,175	1,485
What We are Owed	18,297	22,017	33,513
What We Have in Bank	68,776	52,592	76,563
Our Total Assets	1,225,867	1,314,863	1,267,601
What We Owe Our Suppliers	40,011	35,700	57,953
What We Owe Our Lenders	86,506	79,668	85,285
Our Total Liabilities	126,517	115,368	143,238
Our Community Wealth	1,099,349	1,199,494	1,124,363

- Cash balances remain at healthy levels.
- The borrowings are above budget due to a change in accounting standards. Under the new standard, future lease payments are displayed as a form of borrowing.

Debtors & Borrowings

What We Are Owed (\$ '000)	
Category	Amount
Rates & Charges	13,752
Rates Accruals	-
General Debtors	4,238
GST Receivable/(Payable)	1,530
Advances to Community	1,026
SUB-TOTAL	20,546

Contract Assets	9,493
Water Charges not yet levied	1,827
Prepayments	2,258
Provision for Bad Debts	(610)
SUB-TOTAL	12,967

GRAND TOTAL	33,513

What We Have Borrowed (\$ '000)		
Loan	Rate	Balance
81091 Gen5 05/06	7.08%	2,035
81092 Gen7 08/09	6.82%	4,562
81090 Gen8 09/10	6.33%	2,999
81089 Gen8 AMSU	5.07%	3,046
81093 STP Projects	5.25%	20,128
81094 WTP Projects	4.86%	9,816
Bowen STP 19/20	2.20%	9,510
WCA Run 19/20	2.20%	23,300
Bowen Cell 3 19/20	0.91%	2,426
Bowen STP 20/21	1.80%	5,612
TOTAL		83,432

What We Have Available to Borrow ('000)		
Facility	Rate	Limit
Working Capital Facility	0.25%	20,000
Term Loans		-
TOTAL		20,000

Debtor/Borrowing Statistics (\$ '000)	Amount	% of Outstanding
Rates & Charges Outstanding: > 1 Year	3,995	26%
Rates & Charges Outstanding: Current Year	11,584	74%
General Debtors: < 90 days	3,749	88%
General Debtors: > 90 Days	489	12%
Borrowings per Assessment	4,559	

- Overall debtor balance is at \$20.5M. with almost \$14M. of them being outstanding rates and charges.
- Both the Rates Notice and the Water Notice are past their due dates.
- No noticeable change has been observed in collection rates, comparative to previous years. Reminder letters have been sent for the Rate Notices that remain unpaid. Similar reminders will be sent for the Water Notices in the latter part of October.
- The short-term working capital facility remains unutilised.

Investments

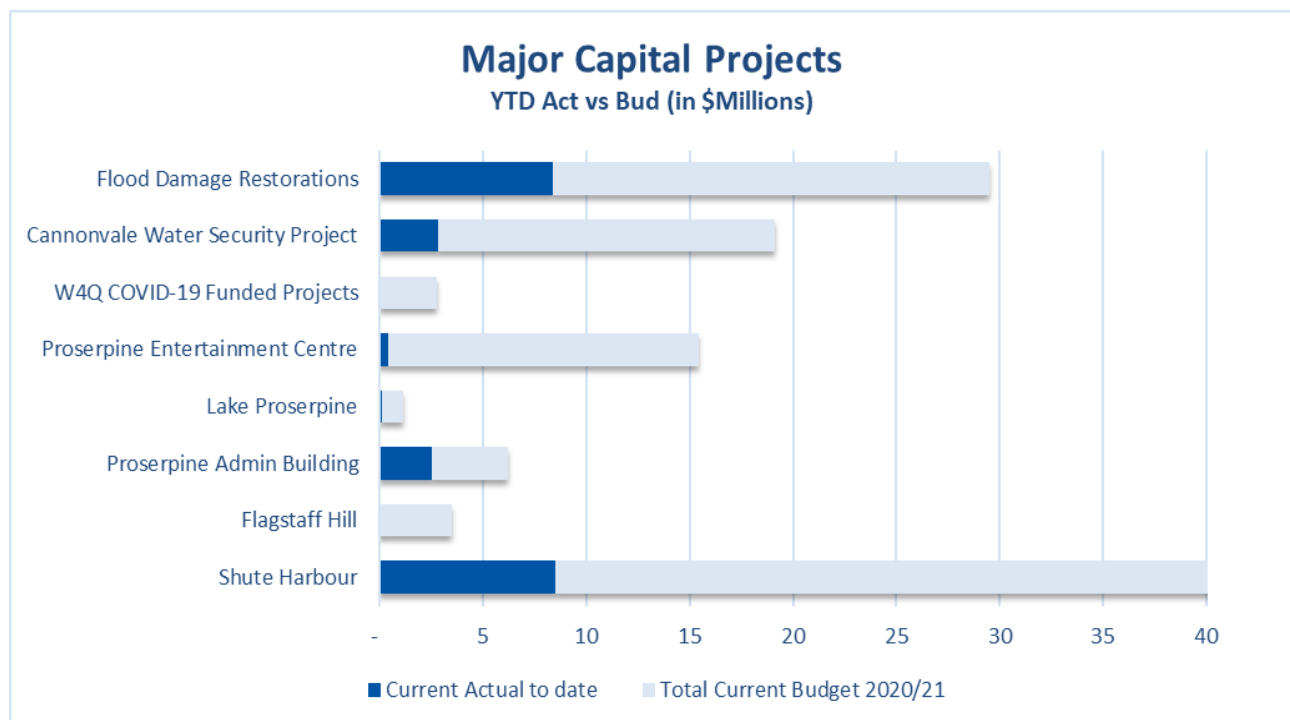
	Prev. Yr	Current
Queensland Treasury Corporation	68,776	76,563

- All excess cash is invested with Queensland Treasury Corporation (QTC), as QTC has been providing the best returns among the acceptable institutions included in Council's Investment Policy.

CAPITAL DELIVERY

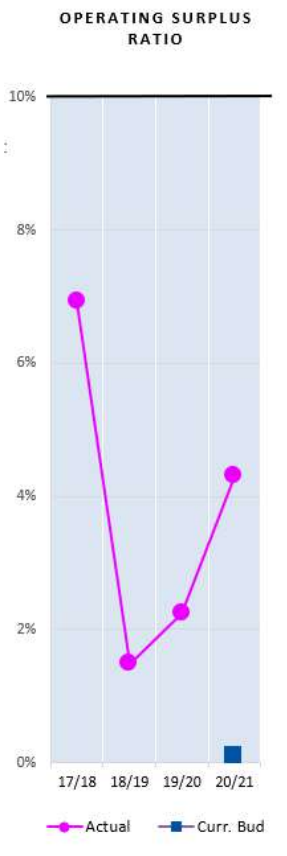
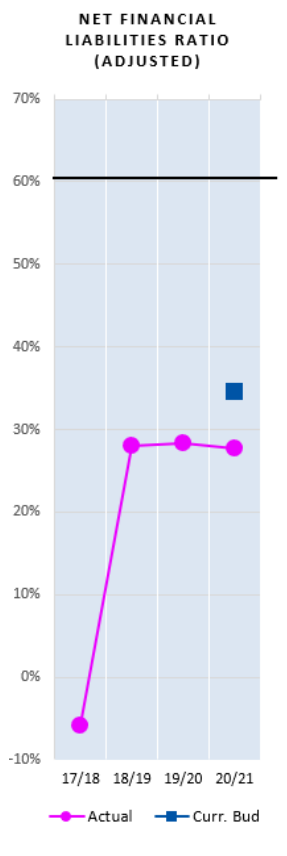
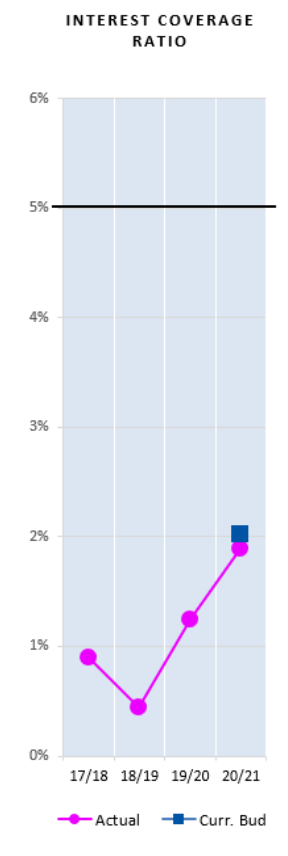
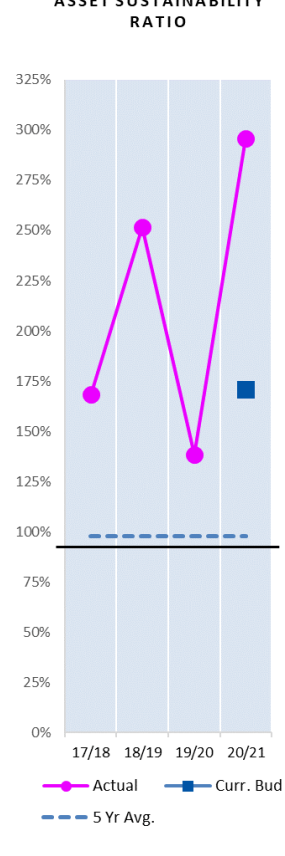


While improving and now above 75% of budget, capital delivery is still below YTD budgeted levels. With the carry over projects increasing the annual capital budget to \$139 million (Q1 budget review), the delivery rate will need to see an increase to ensure full delivery of the capital budget by the end of the financial year.



FINANCIAL CAPACITY

These Ratios indicate Council's financial capacity to fund operations and repay debt obligations, in the short to the medium term.

OPERATING SURPLUS RATIO <table><caption>Operating Surplus Ratio Data</caption><tr><th>Year</th><th>Actual</th><th>Curr. Bud</th></tr><tr><td>17/18</td><td>7.0%</td><td>-</td></tr><tr><td>18/19</td><td>1.5%</td><td>-</td></tr><tr><td>19/20</td><td>2.3%</td><td>-</td></tr><tr><td>20/21</td><td>4.3%</td><td>0.10%</td></tr></table>	Year	Actual	Curr. Bud	17/18	7.0%	-	18/19	1.5%	-	19/20	2.3%	-	20/21	4.3%	0.10%	NET FINANCIAL LIABILITIES RATIO (ADJUSTED) <table><caption>Net Financial Liabilities Ratio Data</caption><tr><th>Year</th><th>Actual</th><th>Curr. Bud</th></tr><tr><td>17/18</td><td>-5.0%</td><td>-</td></tr><tr><td>18/19</td><td>28.0%</td><td>-</td></tr><tr><td>19/20</td><td>28.0%</td><td>-</td></tr><tr><td>20/21</td><td>27.76%</td><td>34.49%</td></tr></table>	Year	Actual	Curr. Bud	17/18	-5.0%	-	18/19	28.0%	-	19/20	28.0%	-	20/21	27.76%	34.49%	INTEREST COVERAGE RATIO <table><caption>Interest Coverage Ratio Data</caption><tr><th>Year</th><th>Actual</th><th>Curr. Bud</th></tr><tr><td>17/18</td><td>0.9%</td><td>-</td></tr><tr><td>18/19</td><td>0.5%</td><td>-</td></tr><tr><td>19/20</td><td>1.3%</td><td>-</td></tr><tr><td>20/21</td><td>1.89%</td><td>2.02%</td></tr></table>	Year	Actual	Curr. Bud	17/18	0.9%	-	18/19	0.5%	-	19/20	1.3%	-	20/21	1.89%	2.02%	ASSET SUSTAINABILITY RATIO <table><caption>Asset Sustainability Ratio Data</caption><tr><th>Year</th><th>Actual</th><th>Curr. Bud</th><th>5 Yr Avg.</th></tr><tr><td>17/18</td><td>165%</td><td>-</td><td>90%</td></tr><tr><td>18/19</td><td>250%</td><td>-</td><td>90%</td></tr><tr><td>19/20</td><td>135%</td><td>-</td><td>90%</td></tr><tr><td>20/21</td><td>295.75%</td><td>170.90%</td><td>90%</td></tr></table>	Year	Actual	Curr. Bud	5 Yr Avg.	17/18	165%	-	90%	18/19	250%	-	90%	19/20	135%	-	90%	20/21	295.75%	170.90%	90%
Year	Actual	Curr. Bud																																																																		
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Net Operating Surplus/(Deficit) divided by Total Operating Revenue Target: 0% - 10% Sept Actual: 4.3% Budget: 0.10%	Total Liabilities less Current Assets divided by Total Operating Revenue Target: below 60% Sept Actual: 27.76% Budget: 34.49%	Net interest expense divided by total operating revenue Target: 0% - 5% Sept Actual: 1.89% Budget: 2.02%	Expenditure on Replacement Assets divided by Depreciation Expense Target: Avg. 90% Sept Actual: 295.75% Budget: 170.90%																																																																	
Operating surplus is above budgeted levels primarily due to underspend on salaries & wages and materials & services.	Financial liabilities are maintained at a steady level well below the maximum level.	Though increasing due to additional borrowings, is still at around 2% of revenues, well below the recommended maximum thresholds and in line with budget. No additional borrowings are envisaged during the year.	Will continue to remain above targeted levels due to continuing substantial reconstruction work.																																																																	

BUDGET ACHIEVEMENT

Council's ability to meet annual budgeted revenue, contain costs within budgeted expenditure parameters and manage cash flows.

Item	Prev. Yr	Curr. Yr. to date	Flag
Our Earnings	102%	99%	
Our Expenditure	100%	95%	
Our Capital Delivery	75%	86%	
Our Cash on Hand	145%	146%	

- While improving and now above 75% of budget, capital delivery is still below YTD budgeted levels.

OTHER MATTERS

- The departments have submitted their proposed revisions to the budget. The first budget review for 2020/21 is expected to be submitted for council adoption in October.
- Configuration of the One Council budget module and its testing has been completed. User training will commence shortly.
- Capitalisation of completed capital works projects will commence in October.
- Queensland Treasury Corporation (QTC) have been undertaking some work on the economic impacts of COVID19 and assessing the sustainability of Council and will be conducting a credit review later this financial year.
- The information available on the likely terms for the proposed refinancing of Council loans, proposed by the state government, is not likely to suit the requirements of Council. Under the indicated refinancing structure, refinancing will be on the market value (not book value) of the loans, with the only advantage being a longer period to repay the loans. However, as it will mean wearing a one-time substantial expense in the income statement and a higher loan balance in the balance sheet, it is not likely to be in the interest of Council to refinance its existing loans.

WHITSUNDAY REGIONAL COUNCIL

Financial Statements

For the quarter ending 30 September 2020

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5	Employee benefits
6	Materials and services
7	Finance costs
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9	Loss on write-off of capital assets
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	Financial indicators and ratios of the accounts

WHITSUNDAY REGIONAL COUNCIL

Statement of Comprehensive Income

For the quarter ending 30 September 2020

		2021	2020	Original Budget 2020/21	PTD Budget 2020/21	Variance to PTD Budget
	Note	YTD \$	30 June \$	\$	\$	%
Income						
Recurrent revenue						
Rates and levies	3 (a)	21,183,785	84,913,238	86,192,515	21,548,129	98%
Sale of goods and major services	3 (b)	2,552,119	12,367,742	10,640,060	2,660,015	96%
Fees and charges	3 (c)	1,107,313	3,232,050	3,333,496	833,374	133%
Lease, rental and levies		171,760	428,889	359,200	89,800	191%
Interest received		266,495	1,650,666	1,296,511	324,128	82%
Sales of contract and recoverable works	3 (d)	933,537	4,915,902	4,625,000	1,156,250	81%
Other recurrent income		505,761	7,689,235	1,292,496	323,124	157%
Grants, subsidies, contributions and donations	4 (i)	1,806,396	10,632,767	7,042,266	1,760,567	103%
Total operating revenue		28,527,166	125,830,489	114,781,544	28,695,386	99%
Capital revenue						
Grants, subsidies, contributions and donations	4 (ii)	21,240,485	60,449,475	95,957,105	23,989,276	89%
		21,240,485	60,449,475	95,957,105	23,989,276	
Total revenue		49,767,652	186,279,964	210,738,649	52,684,662	
Capital income		117,636	63,764	427,537	106,884	110%
Total income	2 (b)	49,885,288	186,343,728	211,166,186	52,791,547	94%
Expenses						
Recurrent expenses						
Employee benefits	5	(8,387,807)	(36,876,686)	(36,534,747)	(9,133,687)	92%
Materials and services	6	(10,630,489)	(52,881,261)	(51,275,796)	(12,818,949)	83%
Finance costs	7	(866,096)	(4,066,083)	(3,859,580)	(964,895)	90%
Depreciation and amortisation	15	(7,416,130)	(29,181,271)	(23,002,354)	(5,750,589)	129%
Total operating expenses		(27,300,523)	(123,005,300)	(114,672,477)	(28,668,119)	
Capital expenses						
Other capital expenses	8	-	(26,416,518)	(11,860,349)	(2,965,087)	921%
Total expenses	2 (b)	(27,300,523)	(149,421,818)	(126,532,826)	(31,633,206)	-71%
Net result		22,584,765	36,921,910	84,633,360	21,158,340	
Other comprehensive income						
Items that will not be reclassified to net result						
Increase in asset revaluation surplus		-	683	-	-	
Total other comprehensive income for the year		-	683	-	-	
Total comprehensive income for the year		22,584,765	36,922,593	84,633,360	21,158,340	

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Appropriations

For the quarter ending 30 September 2020

		2021	2020	Original Budget 2020/21
	Note	\$	\$	\$
Retained surplus (deficiency) from prior years		6,626,153	(3,777,717)	1,004,772
Adjustment for prepaid rates		-	7,819,074	-
Net result for the year		22,584,765	36,921,910	84,633,360
		29,210,918	40,963,267	85,638,132
Transfers (to) from capital account				
Transfer of capital income		(117,636)	(63,764)	(2,943,497)
Transfer of capital expenses	8	-	26,416,518	11,860,349
Non-monetary capital revenue	4 (ii)(b)	-	(1,323,848)	-
General revenue used for capital funding purposes	CFS*	(7,255,841)	-	-
Unspent capital revenue transferred from capital	CFS*	-	11,753,283	-
Adjustment for unfunded depreciation		513,526	7,506,997	4,208,934
Transfer to adjust the working capital cash		-	(495,163)	-
Net capital account transfers		(6,859,951)	43,794,023	13,125,786
Transfers (to) from restricted reserves				
Constrained grants and subsidy reserve		(6,744,493)	(26,385,462)	(38,645,564)
Constrained NDRRA grants reserve		(14,495,992)	(29,553,310)	(53,211,541)
Retained surplus (deficiency) available for transfer to reserves		1,110,482	28,818,517	6,906,813
Transfers (to) from reserves for future capital funding:				
Insurance reimbursed reserve		-	(2,616,000)	-
Capital works reserve		-	(20,013,314)	(5,876,360)
Transfers (to) from reserves for future recurrent funding purposes:				
Operational projects reserve		-	436,950	-
		-	-	-
		-	-	-
Retained surplus (deficit) at end of year		1,110,482	6,626,153	1,030,453

*CFS - Denotes Capital Funding Statement

WHITSUNDAY REGIONAL COUNCIL

Statement of Financial Position

As at 30 September 2020

		2021	2020	Original Budget 2020/21
	Note	\$	\$	\$
Current assets				
Cash and cash equivalents	10	76,562,992	68,775,501	52,591,930
Receivables	11 (a)	19,914,751	13,584,141	22,016,770
Inventories	12	1,170,267	1,330,586	1,150,000
Contract assets		9,492,762	9,492,762	-
Other assets		4,084,943	4,691,452	-
		111,225,716	97,874,442	75,758,700
Non-current assets held for sale		315,000	315,000	25,000
Total current assets		111,540,716	98,189,443	75,783,700
Non-current assets				
Receivables		21,000	21,000	-
Investment properties	13	1,800,000	1,800,000	1,650,000
Property, plant and equipment	14	1,152,405,757	1,133,494,546	1,232,886,645
Intangible assets		-	-	4,542,240
Right of use assets		1,833,351	1,833,351	-
Total non-current assets		1,156,060,109	1,137,148,897	1,239,078,885
TOTAL ASSETS		1,267,600,825	1,235,338,340	1,314,862,585
Current liabilities				
Trade and other payables	15	33,053,136	22,189,713	25,254,197
Provisions	16	8,280,252	9,888,573	4,421,178
Borrowings	17	5,372,131	5,372,131	5,317,457
Contract liabilities		7,042,906	7,042,906	-
Total current liabilities		53,748,425	44,493,323	34,992,832
Non-current liabilities				
Provisions	16	9,576,985	7,931,719	6,025,027
Borrowings	17	79,912,437	81,135,085	74,350,543
Total non-current liabilities		89,489,422	89,066,804	80,375,570
TOTAL LIABILITIES		143,237,847	133,560,128	115,368,402
NET COMMUNITY ASSETS		1,124,362,977	1,101,778,212	1,199,494,183
Community equity				
Council capital -				
Investment in capital assets		710,486,453	690,352,594	807,097,657
Asset revaluation surplus		360,463,221	360,463,221	360,462,538
Retained surplus/ (deficiency)		1,110,482	6,626,153	1,030,453
Reserves		52,302,821	44,336,244	30,903,535
TOTAL COMMUNITY EQUITY		1,124,362,977	1,101,778,212	1,199,494,183

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Changes in Equity

For the quarter ending 30 September 2020

	Note	Total		Retained surplus (deficit)		Reserves		Asset revaluation surplus		Council Capital	
				Note 25		Note 26		Note 24		Note 23	
		2021 \$	2020 \$	2021 \$	2020 \$	2021 \$	2020 \$	2021 \$	2020 \$	2021 \$	2020 \$
Balance at beginning of the year		1,101,778,212	1,054,258,015	6,626,153	(3,777,717)	44,336,244	47,239,722	360,463,221	360,462,538	690,352,594	650,333,471
Adj on intial application of AASB 15 / AASB 1058		-	10,597,604	-	7,819,074			-		-	2,778,530
Restated opening balances		1,101,778,212	1,064,855,619	6,626,153	4,041,357	44,336,244	47,239,722	360,463,221	360,462,538	690,352,594	653,112,001
Net result		22,584,765	36,921,910	22,584,765	36,921,910	-	-	-	-	-	-
Other comprehensive income for the year											
Change in value of future rehabilitation costs		-	683					-	683		
Total comprehensive income for the year		22,584,765	36,922,593	22,584,765	36,921,910	-	-	-	683	-	-
Transfers (to) from retained earnings to capital	25	-	-	(6,859,951)	43,794,023	-	-	-	-	6,859,951	(43,794,023)
Transfers (to) from retained earnings and recurrent reserves	25	-	-	-	436,950	-	(436,950)	-	-		
Transfers (to) from capital reserves and capital	23	-	-	(21,240,485)	(78,568,086)	7,966,577	(2,466,529)	-	-	13,273,908	81,034,615
Net transfers in year		-	-	(28,100,436)	(34,337,114)	7,966,577	(2,903,478)	-	-	20,133,859	37,240,593
		-	-							-	-
Balance at end of the year		1,124,362,977	1,101,778,212	1,110,482	6,626,153	52,302,821	44,336,244	360,463,221	360,463,221	710,486,453	690,352,594

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Cash Flows

For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$	Original Budget 2020/21 \$
Cash flows from operating activities				
Receipts				
General rates and utility charges		15,627,757	83,605,795	84,149,309
Sale of goods and major services		2,552,119	12,367,742	10,640,060
Lease, rental and levies, fees and charges		1,279,001	3,225,316	3,472,696
Other income		858,069	16,332,113	5,204,475
GST received		436,865	14,868,514	-
Receipts from customers		20,753,811	130,399,481	103,466,540
Operating grants, subsidies and contributions		1,806,396	12,359,971	7,042,266
Interest received		266,495	1,650,666	1,296,511
Payments				
Payments for materials and services		(177,327)	(59,932,128)	(53,872,112)
Payment to employees		(7,866,683)	(35,987,474)	(36,144,260)
GST paid		-	(14,476,754)	-
Payments to suppliers and employees		(8,044,009)	(110,396,356)	(90,016,372)
Interest expense		(804,833)	(3,250,982)	(3,624,580)
Net cash inflow (outflow) from operating activities		13,977,860	30,762,780	18,164,366
Cash flows from investing activities				
Commonwealth government grants		548,989	5,481,533	-
State government subsidies and grants arising from contract assets and liabilities		(0)	6,249,696	-
Other capital State government subsidies and grants		19,937,365	49,470,842	94,332,105
Capital contributions		754,131	4,173,252	1,625,000
Payments for property, plant and equipment		(26,327,342)	(95,288,067)	(122,007,554)
Payments for investment property		-	(135,576)	-
Proceeds from sale of property, plant and equipment		117,636	702,227	427,537
Net movement in loans to community organisations		1,500	(25,281)	951,719
Net cash inflow (outflow) from investing activities		(4,967,720)	(29,371,375)	(24,671,193)
Cash flows from financing activities				
Proceeds from borrowings		-	8,167,094	-
Repayment of borrowings	17	(1,222,648)	(4,226,926)	(4,997,672)
Repayments made on finance leases		-	(174,357)	-
Net cash inflow (outflow) from financing activities		(1,222,648)	3,765,810	(4,997,672)
Net increase (decrease) in cash and cash equivalents held		7,787,491	5,157,216	(11,504,499)
Cash and cash equivalents at beginning of the financial year		68,775,501	63,618,285	64,096,429
Cash and cash equivalents at end of the financial year	10	76,562,993	68,775,501	52,591,930

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Capital Funding

For the quarter ending 30 September 2020

	Note	2021	2020	Original Budget 2020/21
		\$	\$	\$
Sources of capital funding				
General revenue used for capital purposes		7,255,842	-	2,515,960
Excess capital revenue provided in year		-	(11,753,283)	-
Finance leases for right of use assets		-	468,579	-
Loan monies expended		-	8,167,094	-
Funded depreciation and amortisation		5,783,811	21,674,274	18,709,134
Proceeds from the sale of capital assets		117,636	702,227	427,537
Donated and contributed physical assets		-	1,323,848	-
Constrained grants, subsidies and contributions		4,768,435	36,892,209	41,275,045
Insurance reimbursed reserve		212,889	-	-
Capital Works reserve		1,566,682	13,459,178	8,250,009
Insurance Restoration reserve		-	1,129,919	2,616,000
Constrained NDRRA grants reserve		7,844,695	29,553,310	53,211,541
		27,549,990	101,617,354	127,005,226
Application of capital funding				
Non-current capital assets				
Land and Improvements		-	126,461	-
Buildings and Other Structures		-	25,871,843	63,562,713
Plant and equipment		-	9,121,423	3,100,162
		-	-	3,375,150
Transport Infrastructure		-	46,103,096	30,877,247
Water		-	2,553,538	19,639,163
Sewerage		-	11,450,050	1,453,119
Right of use - Land		-	11,322	-
Right of use - Buildings		-	457,258	-
Movement in capital work in progress		26,327,342	1,385,503	-
Investment property		-	135,576	-
		26,327,342	97,216,070	122,007,554
Principal loan redemptions				
Queensland Treasury Corporation		1,222,648	4,226,926	4,997,672
Finance leases for right of use assets		-	174,357	-
		1,222,648	4,401,284	4,997,672
		27,549,990	101,617,354	127,005,226

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements

For the quarter ending 30 September 2020

2 Analysis of results by program

(b) Income and expenses defined between recurring and capital, and assets are attributed to the following programs:-

Programs	Gross program income				Total income	Gross program expenses		Total expenses	Operating surplus/(deficit) from recurrent operations	Net result for year	Assets
	Recurrent revenue		Capital revenue			Recurrent	Capital				
	Grants	Other	Grants	Other							
	2021 \$	2021 \$	2021 \$	2021 \$							
Office of the Chief Executive	152,273	22,815	-	-	175,087	(1,877,899)	-	(1,877,899)	(1,702,811)	(1,702,811)	(0)
Corporate Services	591,650	12,371,865	1,741,025	113,818	14,818,358	1,971,012	-	1,971,012	14,934,527	16,789,371	182,361,213
Community Environmental Services	137,807	1,046,405	37,800	-	1,222,012	(3,119,957)	-	(3,119,957)	(1,935,745)	(1,897,945)	3,957,505
Engineering	556,483	927,870	9,173,249	179,344	10,836,946	(8,282,585)	-	(8,282,585)	(6,798,232)	2,554,361	563,373,074
Waste Management		1,931,102	-	-	1,931,102	(1,746,281)	-	(1,746,281)	184,821	184,821	10,458,311
Planning & Development Assessment	41,519	425,877	-	-	467,396	(1,072,187)	-	(1,072,187)	(604,791)	(604,791)	-
Customer Experience		-403,433	511,823	(10,692)	97,697	(2,822,200)	-	(2,822,200)	(3,225,634)	(2,724,503)	37,116,327
Airport Operations	326,664	602,875	519,445	-	1,448,984	(1,182,884)	-	(1,182,884)	(253,346)	266,099	79,280,884
Quarries & Pitts		992,431	-	-	992,431	(1,067,985)	-	(1,067,985)	(75,554)	(75,554)	3,038,148
Shute Harbour Operations		24,987	6,003,012	-	6,027,999	(76,084)	-	(76,084)	(51,097)	5,951,915	32,704,088
Water Services		4,787,948	2,500,000	753,960	8,041,908	(4,542,867)	-	(4,542,867)	245,081	3,499,040	157,249,759
Sewerage Services		3,990,029	-	(164,662)	3,825,367	(3,480,605)	-	(3,480,605)	509,424	344,762	195,072,539
Total	1,806,396	26,720,770	20,486,354	871,768	49,885,288	(27,300,523)	-	(27,300,523)	1,226,644	22,584,765	1,264,611,848

For the year ended 30 June 2020

Programs	Gross program income				Total income	Gross program expenses		Total expenses	Operating surplus/(deficit) from recurrent operations	Net result for year	Assets
	Recurrent revenue		Capital revenue			Recurrent	Capital				
	Grants	Other	Grants	Other							
	2020 \$	2020 \$	2020 \$	2020 \$							
Office of the Chief Executive	391,302	191,576	(42,802)	-	540,077	(8,643,212)	-	(8,643,212)	(8,060,333)	(8,103,135)	(0)
Corporate Services	4,235,802	55,895,573	11,319,609	-	71,450,984	6,851,933	(2,670,171)	4,181,762	66,983,308	75,632,746	194,583,356
Community Environmental Services	490,975	2,588,930	200,712	63,764	3,344,381	(12,474,090)	(48,366)	(12,522,456)	(9,394,185)	(9,178,075)	3,896,706
Engineering	4,452,316	4,036,309	19,471,944	1,743,717	29,704,286	(35,647,685)	(13,046,556)	(48,694,241)	(27,159,060)	(18,989,955)	554,464,491
Waste Management		7,998,668	137,185	-	8,135,853	(7,700,815)	(3,375,487)	(11,076,302)	297,853	(2,940,449)	9,187,951
Planning & Development Assessment		1,855,153	-	-	1,855,153	(4,946,863)	-	(4,946,863)	(3,091,710)	(3,091,710)	-
Customer Experience	957,439	143,607	4,560,313	61,973	5,723,332	(15,517,711)	(618,461)	(16,136,172)	(14,416,664)	(10,412,840)	37,477,649
Airport Operations		5,558,105	1,113,999	-	6,672,103	(7,217,847)	(4,562,897)	(11,780,743)	(1,659,742)	(5,108,640)	76,742,390
Quarries & Pitts		3,352,639	-	-	3,352,639	(3,606,501)	19,879	(3,586,622)	(253,862)	(233,983)	3,827,473
Shute Harbour Operations		-294,058	13,610,916	2,616,000	15,932,858	(489,202)	(308,896)	(798,098)	(783,260)	15,134,760	19,562,292
Water Services		18,393,161	394,118	606,355	19,393,634	(19,294,581)	(486,867)	(19,781,449)	(901,420)	(387,814)	143,397,321
Sewerage Services		15,582,992	4,186,380	469,054	20,238,426	(14,318,727)	(1,318,695)	(15,637,422)	1,264,265	4,601,004	188,807,002
Total	10,527,834	115,302,655	54,952,375	5,560,864	186,343,728	(123,005,300)	(26,416,518)	(149,421,818)	2,825,189	36,921,910	1,231,946,630

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$
3 Revenue			
(a) Rates and levies			
General rates		12,519,212	50,181,421
Water		1,954,108	8,674,903
Water consumption, rental and sundries		1,978,037	7,743,833
Sewerage		4,286,847	16,586,925
Waste management		1,489,064	5,469,534
Rates and utility charge revenue		22,227,268	88,656,616
Less: Discounts		(870,756)	(3,074,746)
Less: Pensioner remissions		(172,727)	(668,633)
Net rates and utility charges		21,183,785	84,913,238
(b) Sale of goods and major services			
Parking and other ranger services		207,478	1,083,561
Refuse tips and transfer station charges		510,551	2,098,996
Aerodrome charges		343,119	3,980,384
Quarry charges		960,384	3,195,155
Shute harbour commercial activities		30,300	196,620
Caravan parks fees and charges		268,006	607,236
Water and sewerage fees and charges		232,283	1,060,363
Other		-	145,426
		2,552,119	12,367,742
(c) Fees and Charges			
Statutory fees and charges include			
Lodgement fees		381,548	1,176,419
Dog registrations		218,696	249,490
Inspection fees		10,095	501,496
Licences and permits		211,924	374,312
Fines and infringements		(32,144)	(147,676)
Other statutory fees		292,139	718,151
User fees and charges		25,053	359,858
		1,107,313	3,232,050
(d) Sales of contract and recoverable works			
Transport and Main Roads		933,537	4,915,902
		933,537	4,915,902
4 Grants, subsidies, contributions and donations			
(i) Recurrent			
General purpose grants		911,390	5,549,328
State government subsidies and grants		893,921	2,314,810
NDRRA flood damage grants for operational repairs		1,086	2,663,696
Contributions		-	97,853
(ii) Capital			
(a) Monetary revenue designated for capital funding purposes			
Commonwealth government grants		548,989	5,481,533
State government subsidies and grants		5,441,373	19,917,531
NDRRA flood damage grants for capitalised repairs		14,495,992	29,553,310
Contributions		754,131	4,173,252
		21,240,485	59,125,627
(b) Non-monetary revenue received -			
Developer contributions of physical assets at fair value		-	1,323,848
		-	1,323,848
Total capital revenue		21,240,485	60,449,475
5 Employee benefits			
Total staff wages and salaries		5,782,461	27,220,897
Councillors' remuneration		149,053	559,059
Annual, sick and long service leave entitlements		1,253,946	5,577,686
Superannuation		880,325	3,554,302
		8,065,785	36,911,944
Other employee related expenses		722,183	3,182,626
		8,787,969	40,094,570
Less capitalised employee expenses		(400,161)	(3,217,884)
		8,387,807	36,876,686

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$
6 Materials and services			
Audit of annual financial statements by the Auditor-General of Queensland		30,288	125,928
Community Donations, grants, subsidies & contributions		871,609	2,320,844
Legal services		159,959	987,123
Insurance		518,301	1,946,722
Consultants & Services		245,727	1,310,765
Contractors		2,976,575	17,237,975
Plant & Equipment		739,792	3,873,741
Advertising & Marketing		55,698	324,425
Cost of inventories		140,186	410,452
Communications & IT		1,034,148	4,188,212
Repairs & Maintenance & Utility charges		864,869	4,149,711
Raw materials & consumables		1,319,817	10,619,872
Registrations & subscriptions		102,120	278,073
Safety		137,642	948,971
Purchase of water		640,794	2,417,403
Rentals - Operating leases		154,505	396,480
Other material and services		638,459	1,344,563
		10,630,489	52,881,261
7 Finance costs			
Finance costs charged by the Queensland Treasury Corporation		804,833	3,211,095
Interest on finance leases		-	39,887
Bank charges		61,191	368,038
Impairment of receivables and bad debts written-off		72	435,623
Refuse sites - unwinding of discount on provision		-	0
Refuse sites - unwinding of discount on provision		-	11,439
		866,096	4,066,083
8 Capital expenses			
Loss on the sale of capital assets		-	319,509
Loss on write-off of capital assets	9	-	22,791,738
Increase in rehabilitation provision for future costs, on land not controlled by council, due to a change in discount rate		-	67,625
Change arising from revision of the future restoration expenditure	18	-	3,237,646
Total capital expenses		-	26,416,518
9 Loss on write-off of capital assets			
Investment property - Land and Buildings	14	-	48,366
Buildings and Other Structures		-	7,094,573
Plant and equipment		-	245,908
Transport Infrastructure		-	13,597,328
Water		-	486,867
Sewerage		-	1,318,695
10 Cash and cash equivalents			
Cash at bank and on hand		234,538	975,280
Deposits at call		76,328,454	67,800,222
Total cash and cash equivalents per statement of cash flows		76,562,992	68,775,501
Total cash assets		76,562,992	68,775,501
Council's cash and cash equivalents are subject to a number of external restrictions that limit amounts available for discretionary or future use. These include externally imposed expenditure restrictions:			
Unspent government grants and subsidies	18 (a) (ii)	8,627,183	(0)
Unspent developer contributions	18 (a) (ii)	9,147,334	9,147,163
Rates in advance		1,366,793	2,591,430
Contract liabilities		7,042,906	7,042,906
<i>Council has resolved to set aside revenue to provide funding for specific future projects that will be required to meet delivery of essential services and meet day to day operational requirements.</i>			
Funds set aside by council to meet specific future funding requirements		49,268,293	43,367,849
Total cash held to contribute to identified funding commitments		75,452,510	62,149,348
11 Receivables			
(a) Current			
Rateable revenue and utility charges		13,752,375	7,847,983
GST recoverable		1,529,874	1,683,384
Other debtors		4,238,415	3,657,186
Less impairment provision		(610,413)	(610,413)
		18,910,251	12,578,141
Loans and advances to community organisations		1,004,500	1,006,000
		19,914,751	13,584,141
(b) Non-current			
Loans and advances to community organisations		21,000	21,000
		21,000	21,000

WHITSUNDAY REGIONAL COUNCIL**Notes to the Financial Statements****For the quarter ending 30 September 2020**

	Note	2021 \$	2020 \$
12 Inventories			
Inventories for internal use-			
Quarry and road materials		628,042	772,465
Stores and materials		542,225	558,121
Land purchased for development and sale		(0)	(0)
		<u>1,170,267</u>	<u>1,330,586</u>
Valued at cost, adjusted when applicable for any loss of service potential.			
13 Investment properties			
Property held for rental income and capital growth			
Fair value at beginning of the financial year		1,800,000	1,650,000
Fair value of assets transferred from other asset category		-	(974)
Acquisitions		-	135,576
Value of the asset written-off		-	(48,366)
Revaluation adjustment to income statement		-	63,764
Fair value at end of the financial year		<u>1,800,000</u>	<u>1,800,000</u>

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the quarter ending 30 September 2020

14 Property, plant and equipment

Note	Land and Improvements	Buildings and Other Structures	Plant and equipment	Transport Infrastructure	Water	Sewerage	Works in progress	Total plant and equipment	Right of use - Land	Right of use - Buildings	Right of use - Plant	Total right of use assets
Basis of measurement	Valuation level 2	Valuation level 2	Cost	Valuation level 3	Valuation level 3	Valuation level 3	Cost		Cost	Cost	Cost	
	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Asset Values												
Opening gross value as at 1 July 2020	45,618,540	120,405,777	55,968,801	714,241,938	277,885,046	229,060,073	118,665,929	1,561,846,103	1,560,888	457,258	8,290	2,026,435
Minor correction to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
Additions at cost	-	-	-	-	-	-	26,327,342	26,327,342	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
Contributed assets at valuation	-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers from work in progress	-	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-	-	-	-
Write-offs	-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers between asset classes	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Closing gross value as at 30 June 2021	45,618,540	120,405,777	55,968,801	714,241,938	277,885,046	229,060,073	144,993,271	1,588,173,445	1,560,888	457,258	8,290	2,026,435
Accumulated depreciation and impairment												
Opening balance as at 1 July 2020	23,664	39,971,387	28,423,185	140,474,866	146,230,294	73,228,161		428,351,557	36,051	152,419	4,613	193,084
Minor correction to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation provided in year	-	953,879	873,711	3,042,683	1,425,819	1,120,037		7,416,130	-	-	-	-
Depreciation on disposals	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation on write-offs	-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers between asset classes	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Accumulated depreciation as at 30 June 2021	23,664	40,925,267	29,296,896	143,517,549	147,656,113	74,348,198		435,767,688	36,051	152,419	4,613	193,084
Total written down value as at 30 June 2021	45,594,876	79,480,511	26,671,905	570,724,388	130,228,933	154,711,874	144,993,271	1,152,405,757	1,524,837	304,838	3,676	1,833,351
Range of estimated useful life in years	0 - 50	0 - 120	0 - 60	0 - 500	0 - 100	5 - 100			7 - 100	7 - 100	7 - 100	
Addition of renewal assets	-	-	-	-	-	-	21,932,854	21,932,854	-	-	-	-
Addition of other assets	-	-	-	-	-	-	4,394,488	4,394,488	-	-	-	-
Total additions in year	-	-	-	-	-	-	26,327,342	26,327,342	-	-	-	-

* ARS denotes - Asset Revaluation Surplus

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the quarter ending 30 September 2020

14 Property, plant and equipment - prior year

	Note	Land and Improvements	Buildings and Other Structures	Plant and equipment	Transport Infrastructure	Water	Sewerage	Works in progress	Total plant and equipment	Right of use - Land	Right of use - Buildings	Right of use - Plant	Total right of use assets
Basis of measurement		Valuation level 2	Valuation level 2	Cost	Valuation level 3	Valuation level 3	Valuation level 3	Cost		Cost	Cost	Cost	-
		2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Asset Values													
Opening gross value as at 1 July 2019		45,782,079	130,595,920	35,186,258	678,932,762	278,451,049	219,960,213	117,280,426	1,506,188,708	1,549,566	-	8,290	1,557,856
Minor correction to opening balance	31	-	35,000	312,123	2,331,001	550,631	146,880	-	3,375,635	-	-	-	-
Additions at cost		-	-	-	-	-	-	95,559,219	95,559,219	-	-	-	-
Addition by way of finance lease		-	-	-	-	-	-	-	-	11,322	457,258	-	468,579
Contributed assets at valuation		-	9,040	-	988,166	180,338	146,303	-	1,323,848	-	-	-	-
Internal transfers from work in progress		126,461	25,862,803	9,121,423	45,114,930	2,373,200	11,303,748	(94,038,140)	(135,576)	-	-	-	-
Disposals		-	-	(3,215,105)	-	-	-	-	(3,215,105)	-	-	-	-
Write-offs	9	-	(16,101,800)	(517,769)	(20,360,019)	(1,186,979)	(2,668,277)	-	(40,834,844)	-	-	-	-
Internal transfers between asset classes		(290,000)	(20,004,980)	15,081,870	7,235,097	(2,483,193)	171,206	-	(290,000)	-	-	-	-
Transfer to investment properties	16	-	9,795	-	-	-	-	(135,576)	(125,781)	-	-	-	-
Closing gross value as at 30 June 2020		45,618,540	120,405,777	55,968,801	714,241,938	277,885,046	229,060,073	118,665,929	1,561,846,103	1,560,888	457,258	8,290	2,026,435
Accumulated depreciation and impairment													
Opening balance as at 1 July 2019		22,419	52,750,923	20,758,481	132,738,558	142,753,536	70,018,368	-	419,042,286	-	-	-	-
Minor correction to opening balance	31	-	2,265	19,494	415,402	103,841	56,102	-	597,105	-	-	-	-
Depreciation provided in year	8	1,245	3,555,630	3,278,110	12,039,848	5,678,783	4,434,571	-	28,988,187	36,051	152,419	4,613	193,084
Depreciation on disposals		-	-	(2,193,369)	-	-	-	-	(2,193,369)	-	-	-	-
Depreciation on write-offs	9	-	(9,007,227)	(271,862)	(6,762,691)	(700,111)	(1,349,582)	-	(18,091,472)	-	-	-	-
Internal transfers between asset classes		-	(7,339,024)	6,832,329	2,043,748	(1,605,755)	68,702	-	(0)	-	-	-	-
Transfer to investment properties	16	-	8,821	-	-	-	-	-	8,821	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
Accumulated depreciation as at 30 June 2020		23,664	39,971,387	28,423,185	140,474,866	146,230,294	73,228,161	-	428,351,557	36,051	152,419	4,613	193,084
Total written down value as at 30 June 2020		45,594,876	80,434,390	27,545,616	573,767,072	131,654,752	155,831,911	118,665,929	1,133,494,546	1,524,837	304,838	3,676	1,833,351
Range of estimated useful life in years		0 - 50	0 - 120	0 - 60	0 - 500	0 - 100	5 - 100			7 - 100	7 - 100	7 - 100	

* ARS denotes - Asset Revaluation Surplus

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements

For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$
15 Trade and other payables			
Current			
Accruals		181,698	425,123
Creditors		29,974,924	18,410,975
Rates in advance		1,366,793	2,591,430
Employee related accruals		727,594	243,415
GST payable		802,125	518,771
		<u>33,053,136</u>	<u>22,189,713</u>
16 Provisions			
Current			
Annual leave		4,038,765	3,931,696
Long service leave		4,052,216	4,035,391
Other entitlements		189,271	216,811
Property restoration:			
(i) Refuse sites		-	1,704,675
		<u>8,280,252</u>	<u>9,888,573</u>
Non-Current			
Long service leave		2,052,542	2,111,951
Property restoration			
(i) Refuse sites		6,888,082	5,183,407
(ii) Quarry rehabilitation		636,361	636,361
		<u>9,576,985</u>	<u>7,931,719</u>
(i) Refuse sites			
Balance at beginning of the year		6,888,082	3,579,902
Increase due to change in time		-	0
Increase (decrease) due to change in discount rate		-	44,657
Increase (decrease) in estimate of future cost		-	3,263,523
Balance at end of the year		<u>6,888,082</u>	<u>6,888,082</u>
Current portion		-	1,704,675
Non-current portion		<u>6,888,082</u>	<u>5,183,407</u>
		<u>6,888,082</u>	<u>6,888,082</u>
Cash funds committed to meet this liability at the reporting date are		<u>1,500,000</u>	<u>1,500,000</u>
(ii) Quarry rehabilitation			
Balance at beginning of the year		636,361	628,514
Increase due to change in time		-	11,439
Increase (decrease) due to change in discount rate		-	28,355
Increase (decrease) in estimate of future cost		-	(31,947)
Balance at end of the year		<u>636,361</u>	<u>636,361</u>
Current portion		-	-
Non-current portion		<u>636,361</u>	<u>636,361</u>
		<u>636,361</u>	<u>636,361</u>
Cash funds committed to meet this liability at the reporting date are		<u>636,361</u>	<u>636,361</u>

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$
17 Borrowings			
Borrowings at balance date are			
Current			
(i) Queensland Treasury Corporation		5,114,670	5,114,670
(iii) Finance leases for right of use assets		257,462	257,462
		<u>5,372,131</u>	<u>5,372,131</u>
Non-current			
(i) Queensland Treasury Corporation		78,317,821	79,540,469
(iii) Finance leases for right of use assets		1,594,616	1,594,616
		<u>79,912,437</u>	<u>81,135,085</u>
Movements in borrowings			
(i) Queensland Treasury Corporation			
Balance at beginning of the year		84,655,139	80,714,971
Loans raised		-	8,167,094
Principal repayments		(1,222,648)	(4,226,926)
Balance at end of the year		<u>83,432,491</u>	<u>84,655,139</u>
Classified as			
Current		5,114,670	5,114,670
Non-current		78,317,821	79,540,469
		<u>83,432,491</u>	<u>84,655,139</u>
Reconciliation of liabilities arising from finance activities			
Loans			
Balance at beginning of the year		84,655,139	80,714,971
Cash flows during the period		(1,222,648)	3,940,167
Balance at end of the year		<u>83,432,491</u>	<u>84,655,139</u>
Finance leases			
Balance at beginning of the year		1,852,078	1,557,856
Cash flows during the period		-	(174,357)
Non cash flows changes in the period		-	468,579
Balance at end of the year		<u>1,852,078</u>	<u>1,852,078</u>
Total		<u>85,284,568</u>	<u>86,507,217</u>

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements For the quarter ending 30 September 2020

	Note	2021 \$	2020 \$
18 Reserves			
(a) Restricted capital reserves			
(i) Future capital sustainability reserve			
Balance at beginning of the year		-	-
Funded depreciation on capital assets in year		6,902,604	21,674,274
Less: Funds utilised in the year		(5,783,811)	(21,674,274)
Balance at end of the year		1,118,793	-
(ii) Constrained grants and subsidy reserve			
Balance at beginning of the year		9,147,163	19,653,910
Transfer from retained earnings non reciprocal grants, subsidies and contributions received and allocated to specific capital projects		6,744,493	26,956,317
Transfers to the capital account funds expended in the year		(4,768,435)	(36,892,209)
Transfer to retained earnings funds expended		-	(570,855)
Balance at end of the year		11,123,220	9,147,163
(ii)(b) Constrained NDRRA grants reserve			
Balance at beginning of the year		(0)	(0)
Transfer from retained earnings for future expenditure		14,495,992	29,553,310
Transfer to the capital account funds expended in the period		(7,844,695)	(29,553,310)
Balance at end of the year		6,651,297	(0)
Total other reserves		33,409,511	35,189,081
Total reserves		52,302,821	44,336,244
19 Reconciliation of net result for the year to net cash inflow (outflow) from operating activities			
Non-cash operating items			
Impairment of receivables and bad debts written-off	7	72	435,623
Depreciation and amortisation	15	7,416,130	29,181,271
Change in restoration provisions expensed to finance costs		-	11,439
		7,416,203	29,628,333
Capital grants, subsidies and contributions	4	(21,240,485)	(60,449,475)
Capital income		(117,636)	(63,764)
Capital expenses	8	-	26,416,518
		(21,358,122)	(34,096,721)
(Increase) decrease in receivables		(1,424,192)	(4,479,984)
(Increase) decrease in inventories (excluding land)		160,319	(280,456)
(Increase) decrease in other assets		(2,793,491)	3,592,101
Increase (decrease) in payables		10,552,529	(3,737,700)
Increase (decrease) in provisions		64,485	623,868
Increase (decrease) in other liabilities		(1,224,637)	2,591,430
		5,335,013	(1,690,741)
Net cash inflow from operating activities		13,977,860	30,762,780

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements

For the quarter ending 30 September 2020

	2021	2020
	\$	\$
Financial indicators and ratios of the accounts		
Maintenance of council's physical operating capability		
This indicates whether the opening capital value of the council has been maintained by operational activities during the year.		
A continual decline in capital value will lead ultimately to a decline in services to the provided to the community.		
Opening capital value	1,072,068,467	1,050,815,815
Operating surplus/(deficit) in year	1,226,644	2,825,189
Transfers from operating reserves to retained earnings in year	-	436,950
Retained surplus/(deficit) brought forward from prior year	6,626,153	(3,777,717)
Closing balance of the opening capital value	1,079,921,264	1,050,300,236
Change in the opening capital value	7,852,796	(515,579)
	%	%
Asset sustainability ratio		
Expenditure on replacement assets divided by depreciation expense	295.7%	138.5%
Target range >90%		
Operating surplus ratio		
Net operating surplus/(deficit) divided by total operating revenue	4.3%	2.2%
Guidance range is between 0% and 10%		
Net financial liability		
Total liabilities less current assets divided by total operating revenue	112.2%	28.4%
Guidance range is not greater than 60%		
Asset consumption ratio		
Book value of infrastructure assets divided by there gross value		
Target range is between 40% and 80%	70.1%	70.5%
Interest cover ratio		
Net interest expense divided by total operating revenue	1.9%	1.2%
Target range is between 0% and 5%		
Working capital ratio		
Unrestricted current assets available to meet current liabilities	1.7 : 1	2.0 : 1
Guidance range 1:1 to 4:1		
Change in community equity ratio		
The percentage change in the net wealth of the Council.	2.0%	4.5%
Debt servicing ratio		
The percentage that the Council's total recurrent revenue that is used to service loan interest and principal repayments	7.1%	6.1%
General rate revenue ratio		
The Council's dependence on general rate revenue as a percentage of total recurrent revenue	43.9%	39.9%
Revenue ratio		
The Council's dependence on net rates and utility charges as a percentage of total recurrent revenue	74.3%	67.5%
Debt exposure ratio:		
The percentage of Council's capital debt to total community equity	7.6%	7.9%

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
10000 - Office of the CEO									
1801 - Airport Operations									
4438	Land Purchase - Whitsunday Coast Airport	-	2,894	-	2,894	-	-	-	2,894
4829	Whitsunday Coast Airport - Terminal Extensions - C/W 17-18 -	-	-	122,450	122,450	-	-	-	-
8573	Whitsunday Airport - Roof Rectification Works	18,987	9,059	28,046	259,722	1,038,890	7%	2%	1,019,903
8594	Bowen Aerodrome Runway Repairs	-	-	-	124,998	500,000	-	-	500,000
Sub Total Airport Operations		16,093	131,510	147,603	384,720	1,538,890	4%	1%	1,522,797
Total Office of the CEO		16,093	131,510	147,603	384,720	1,538,890	4%	1%	1,522,797
30000 - Infrastructure Services									
2101 - Water									
3765	Water & Waste Office - Carpark sealing & Plumbers Shed & ass	-	522	-	522	-	-	-	522
5549	Water - New 12ML Reservoir including 2 DN500 Mains 790m long	62,282	582,508	644,790	2,093,700	8,374,800	3%	1%	8,312,518
5558	Water - Generators/Trailers - (1) North & (1) South	7,794	-	7,794	-	-	-	-	(7,794)
5609	Airlie Beach Sustainable Water Project BoR R05	2,741,091	3,685,384	6,426,475	1,990,797	7,963,189	138%	34%	5,222,098
7925	Water - BWTP Low Lift Pump Renewals - CW 1920	1,560	11,800	13,360	89,927	347,502	2%	0%	345,942
7926	Water - Emergent Works - CW 1920	460	-	460	-	-	-	-	(460)
8080	LGSP Grant Project - Delivery of CWNA Stage 1B, Coyne Road	113,503	438,224	551,727	174,283	673,489	65%	17%	559,986
8081	Cannonvale Water Network Augmentation - Stage 1A New	331,317	248,846	580,163	189,126	730,835	175%	45%	399,518
8599	Emergent Works - Water C/W 20-21	12,432	4,337	16,769	44,854	157,000	28%	8%	144,568
Sub Total Water		3,269,917	4,971,099	8,241,016	4,582,687	18,246,815	71%	18%	14,976,898
2201 - Sewerage									
4931	New Bowen Sewerage Treatment Plant & Upgrades - C/W 17-18-C/	522,518	591,074	1,113,591	-	-	-	-	(522,518)
5539	Sewer Pump Capacity Upgrades - Combined Rising Main - C/W 18	74,863	80,661	155,524	86,728	303,562	86%	25%	228,699
5603	Cannonvale PS1 Renewal - C/W 18-19	292,645	474,419	767,064	225,619	871,857	130%	34%	579,212
7932	Sewer - Emergent Works - STP - CW 1920	36,139	73,475	109,614	-	-	-	-	(36,139)
7933	Sewer - Sewer Relining, North - CW 1920	1,802	1,425	3,228	-	-	-	-	(1,802)
7934	Sewer - Sewer Relining, South - CW 1920	-	21,894	21,894	-	-	-	-	-
8597	Emergent Works - Sewer C/W 20-21	-	-	-	62,998	220,500	-	-	220,500
8598	Thomas St Drain Sewer Replacement	-	-	-	16,343	57,200	-	-	57,200
Sub Total Sewerage		927,968	1,242,948	2,170,916	391,688	1,453,119	237%	64%	525,151
3203 - Roads									
5575	Proserpine Main Street Upgrade - C/W 18-19	11,588	2,945	14,534	-	-	-	-	(11,588)
5587	Conway Road Overlay Pavement - Ch 6.92 km to 8.76 km - C/W 1	3,363	-	3,363	-	-	-	-	(3,363)
5591	Cycleway funding - C/W 18-19	3,342	-	3,342	-	-	-	-	(3,342)
7869	Brisbane Street and Powell Street Blackspot Upgrade	391	-	391	-	-	-	-	(391)
8084	Pros. Main Street Upgrade - Dobbins Lane C/W	38,160	20,188	58,348	50,001	200,000	76%	19%	161,840
8085	Pros. Main Street Upgrade - Between Mill & Chapman St C/W	349,041	86,371	435,412	-	-	-	-	(349,041)
8086	Pros. Main Street Upgrade - Chapman & Herbert St C/W	75,041	18,507	93,547	-	-	-	-	(75,041)
8087	Pros. Main Street Upgrade - Chapman St Roundabout C/W	13,319	26,761	40,080	-	-	-	-	(13,319)
8088	Pros. Main Street Upgrade - Herbert & Blair St C/W	21,541	12,425	33,966	-	-	-	-	(21,541)
8089	Pros. Main Street Upgrade - Blair Street C/W	101,880	10,718	112,598	-	-	-	-	(101,880)
8090	Pros. Main Street Upgrade - Blair-Main St to Bruce Hwy Entry	60,502	2,356	62,859	-	-	-	-	(60,502)
8188	Fredrick Street, Dittmer - Stormwater Renewal - JC 7951	3,100	-	3,100	-	-	-	-	3,100
8342	Coral Esplanade - ID 21205 - Ch 0.44 - 0.66	22	-	22	-	-	-	-	(22)
8529	Argyle Street Reconstruction Design	18,066	-	18,066	-	-	-	-	18,066
8531	Tondarra Road, Bowen - Road ID 31060 - Repair Culvert	970	-	970	-	-	-	-	(970)
8621	Heavy Formation Grading Program	-	-	-	125,001	500,000	-	-	500,000
8622	Betterment Reshaping table drains	-	-	-	45,002	147,000	-	-	147,000
8624	Armada Crescent Drainage Upgrade	8,363	-	8,363	50,001	200,000	17%	4%	191,637
8626	Construction of Lagoon Deck and Shared Cycle Path	1,331	-	1,331	125,001	500,000	1%	0%	498,669
8628	Dodd Street Shared Footpath	1,291	-	1,291	48,985	160,000	3%	1%	158,709
8629	Edgecumbe Heights Walking Tracks Upgrade (Design only)	-	-	-	27,500	27,500	-	-	27,500
8630	Forestry Road	5,349	-	5,349	250,002	1,000,000	2%	1%	994,651
8631	Gloucester Avenue Culvert	-	-	-	50,001	200,000	-	-	200,000
8632	Hillview Road Kerb and Channel	157	-	157	62,499	250,000	0%	0%	249,843
8633	Moonlight Drive Kerb and Channel	212	-	212	18,176	38,000	1%	1%	37,788
8635	Port of Airlie Transit Terminal Upgrade	2,803	-	2,803	19,133	40,000	15%	7%	37,197
8636	Reflect Application Redesign and Reimplementation	-	-	-	23,919	50,000	-	-	50,000
8637	Reseal Program	-	-	-	197,397	789,603	-	-	789,603
8638	Reynolds Street Drain	19,346	-	19,346	25,000	25,000	77%	77%	5,654
8639	Unsealed Roads Creek Crossing Upgrade Program	487	-	487	75,000	300,000	1%	0%	299,513
8640	Unsealed Roads Resheeting Program	-	-	-	200,001	800,000	-	-	800,000
8641	Wilsons Beach Rockwall	23,319	124,100	147,419	54,255	217,000	43%	11%	193,681
8642	Flagstaff Hill Roadworks	16,725	-	16,725	50,001	200,000	33%	8%	183,275
8644	Argyle Street Kerb and Channel	38,456	65,412	103,868	100,002	400,000	38%	10%	361,544
8645	Ted Cunningham Bridge Upgrade	-	-	-	549,999	2,200,000	-	-	2,200,000
8661	Chapman Street Carpark (Proserpine Admin)	460,329	31,153	491,483	-	-	-	-	(460,329)

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
Sub Total Roads		1,236,161	400,937	1,637,098	2,146,876	8,244,103	58%	15%	7,007,942
3205 - Marine Based Asset									
8270	Wilson Beach Seawall Retifications	-	15,618	-	15,618	-			15,618
Sub Total Marine Based Asset		-	15,618	-	15,618	-	#DIV/0!	#DIV/0!	15,618

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
3206 - Flood Damage									
4908	NDRRA 2017 - Cyclone Debbie - Shute Harbour Seawall REPA B	5,064,079	4,581,530	9,645,608	2,781,330	11,125,328	182%	46%	6,061,249
4909	NDRRA 2017 - Cyclone Debbie - Shute Harbour Terminal &	1,617,429	18,292,044	19,909,473	4,968,768	19,875,080	33%	8%	18,257,651
7399	NDRRA 2017 - Cyclone Debbie - Shute Harbour Seawall	57,160	13,581	70,741	28,614	114,444	200%	50%	57,284
7874	DRFA - Flood Event 19 - Collinsville Gravel Roads - REPA Q2	3,369	-	3,369	-	-			(3,369)
7938	Collinsville Road Reinstatement - DRFA - CW 1920	-	-	-	248,004	992,015			992,015
7939	Bowen Road Reinstatement - DRFA - CW 1920	-	-	-	4,169,826	16,679,300			16,679,300
7940	Proserpine Road Reinstatement - DRFA - CW 1920	-	-	-	619,068	2,476,275			2,476,275
8044	DRFA - Flood Event 19 - Roma Peak Road - Bowen Roads	238,156	-	238,156	-	-			(238,156)
8045	DRFA - Flood Event 19 - Bowen Gravel Roads - Package U2	28,757	-	28,757	-	-			(28,757)
8057	DRFA - Flood Event 19 - Amberkolly Road - Collinsville Roads	-	90,877	90,877	-	-			-
8058	DRFA - Flood Event 19 - Emu Plains Road - Collinsville Roads	-	486,887	486,887	-	-			-
8059	DRFA - Flood Event 19 - Exmoor Road - Collinsville Roads	556,843	175,077	731,920	-	-			(556,843)
8060	DRFA - Flood Event 19 - Collinsville Roads - Package A2	49,836	-	49,836	-	-			(49,836)
8091	DRFA - Flood event 19 - WRC.0011.1819 - Package Z2 -	85,298	-	85,298	-	-			(85,298)
8093	DRFA - Flood Event 19 - Normanby Road - Collinsville Roads	1,757,092	-	1,757,092	-	-			(1,757,092)
8118	DRFA - Flood Event 19 - Bowen Central - Package W2	15,875	-	15,875	-	-			(15,875)
8119	DRFA - Flood Event 19 - East Euri Road - Bowen Central	89,090	-	89,090	-	-			(89,090)
8124	DRFA - Flood Event 19 - Summer Hills Road - Bowen Central	37,789	-	37,789	-	-			(37,789)
8127	DRFA - Flood Event 19 - Collinsville West - Package Y2	53,055	-	53,055	-	-			(53,055)
8128	DRFA - Flood Event 19 - Blue Valley Road - Collinsville West	-	997,012	997,012	-	-			-
8129	DRFA - Flood Event 19 - Burdekin Dam Road - Collinsville West	-	580,689	580,689	-	-			-
8130	DRFA - Flood Event 19 - Curringa Road - Collinsville West	371,311	-	371,311	-	-			(371,311)
8131	DRFA - Flood Event 19 - Glendon Road - Collinsville West	-	1,607,690	1,607,690	-	-			-
8132	DRFA - Flood Event 19 - Johnny Cake Road - Collinsville West	-	1,339,792	1,339,792	-	-			-
8133	DRFA - Flood Event 19 - Mt McConnel Road - Collinsville West	388,557	-	388,557	-	-			(388,557)
8134	DRFA - Flood Event 19 - Mt Wyatt Road - Collinsville West	-	2,257,380	2,257,380	-	-			-
8135	DRFA - Flood Event 19 - Strathmore Road - Collinsville West	22,408	2,191,102	2,213,510	-	-			(22,408)
8136	DRFA - Flood Event 19 - Tabletop Road - Collinsville West	11,682	-	11,682	-	-			(11,682)
8141	DRFA - Flood Event 19 - Proserpine Gravel Roads - Package X1	2,343	-	2,343	-	-			(2,343)
8147	DRFA - Flood Event 19 - Bowen River Pump Station Road - Pros	1,507	-	1,507	-	-			(1,507)
8202	DRFA - Flood Event 19 - Rutherford Road - Bowen & Cville Roa	10,971	-	10,971	-	-			10,971
8203	DRFA - Flood 19 - Bowen & Collinsville Gravel Roads	7,698	-	7,698	-	-			(7,698)
8205	DRFA - Flood Event 19 - Allan Road - Proserpine Roads	-	19,735	19,735	-	-			-
8206	DRFA - Flood Event 19 - Armit Road - Proserpine Roads	-	23,228	23,228	-	-			-
8208	DRFA - Flood Event 19 - Blair Road - Proserpine Roads	-	87,053	87,053	-	-			-
8209	DRFA - Flood Event 19 - Brown Road - Proserpine Roads	1,125	-	1,125	-	-			(1,125)
8210	DRFA - Flood Event 19 - Cantamessa Road - Proserpine Roads	26,483	-	26,483	-	-			(26,483)
8211	DRFA - Flood Event 19 - Caprioglio Road - Proserpine Roads	10,673	-	10,673	-	-			(10,673)
8212	DRFA - Flood Event 19 - Casswell Road - Proserpine Roads	32,636	-	32,636	-	-			(32,636)
8213	DRFA - Flood Event 19 - Cowan Road - Proserpine Roads	7,750	-	7,750	-	-			(7,750)
8214	DRFA - Flood Event 19 - Daisy Road - Proserpine Roads	6,875	-	6,875	-	-			(6,875)
8215	DRFA - Flood Event 19 - De Boni Road - Proserpine Roads	-	8,392	8,392	-	-			-
8216	DRFA - Flood Event 19 - Deambrogio Road - Proserpine Roads	33,366	-	33,366	-	-			(33,366)
8217	DRFA - Flood Event 19 - Dinnie Road - Proserpine Roads	4,161	-	4,161	-	-			(4,161)
8218	DRFA - Flood Event 19 - Dittmer Road - Proserpine Roads	91,303	-	91,303	-	-			(91,303)
8219	DRFA - Flood Event 19 - Dudley Road - Proserpine Roads	33,263	-	33,263	-	-			(33,263)
8221	DRFA - Flood Event 19 - Ecker Road - Proserpine Roads	8,989	-	8,989	-	-			(8,989)
8222	DRFA - Flood Event 19 - WRC 0018.1819 - Package H2	74,122	-	74,122	-	-			(74,122)
8224	DRFA - Flood Event 19 - Glen Isla Road - Proserpine Roads	93,384	-	93,384	-	-			(93,384)
8225	DRFA - Flood Event 19 - Gold Creek Road - Proserpine Roads	10,069	-	10,069	-	-			(10,069)
8227	DRFA - Flood Event 19 - Greenacre Road - Proserpine Roads	42,123	-	42,123	-	-			(42,123)
8229	DRFA - Flood Event 19 - Greenwood Road - Proserpine Roads	7,375	-	7,375	-	-			(7,375)
8231	DRFA - Flood Event 19 - Harris Road - Proserpine Roads	4,000	-	4,000	-	-			(4,000)
8232	DRFA - Flood Event 19 - Hinschen Road - Proserpine Roads	6,625	-	6,625	-	-			(6,625)
8233	DRFA - Flood Event 19 - Kuhlman Road - Proserpine Roads	6,806	-	6,806	-	-			(6,806)
8236	DRFA - Flood Event 19 - Maloney Road - Proserpine Roads	42,375	-	42,375	-	-			(42,375)
8238	DRFA - Flood Event 19 - McDowall Siding Road - Proserpine Ro	18,640	-	18,640	-	-			(18,640)
8239	DRFA - Flood Event 19 - Morrison Road - Proserpine Roads	15,630	-	15,630	-	-			(15,630)
8240	DRFA - Flood Event 19 - Mount Buckley Road - Bowen Road	71,672	-	71,672	-	-			(71,672)
8241	DRFA - Flood Event 19 - Muller Siding Road - Proserpine Road	35,367	-	35,367	-	-			(35,367)
8242	DRFA - Flood Event 19 - Nielson Road - Proserpine Roads	19,062	-	19,062	-	-			(19,062)
8243	DRFA - Flood Event 19 - No Name Road 13 - Proserpine Roads	4,981	-	4,981	-	-			(4,981)
8244	DRFA - Flood Event 19 - No Name Road 1 - Proserpine Roads	14,411	-	14,411	-	-			(14,411)
8245	DRFA - Flood Event 19 - No Name Road 3 - Proserpine Roads	2,729	-	2,729	-	-			(2,729)
8246	DRFA - Flood Event 19 - No Name Road 4 - Proserpine Roads	-	2,901	2,901	-	-			-
8247	DRFA - Flood Event 19 - No Name Road 6 - Proserpine Roads	-	3,375	3,375	-	-			-
8248	DRFA - Flood Event 19 - No Name Road 7 - Proserpine Roads	-	3,875	3,875	-	-			-
8249	DRFA - Flood Event 19 - Ossie Drive - Proserpine Roads	-	4,000	4,000	-	-			-
8250	DRFA - Flood Event 19 - Oxford Road - Proserpine Roads	24,095	-	24,095	-	-			(24,095)
8251	DRFA - Flood Event 19 - Parkinson Road - Proserpine Roads	-	5,875	5,875	-	-			-
8252	DRFA - Flood Event 19 - Quod Road - Proserpine Roads	7,375	-	7,375	-	-			(7,375)
8253	DRFA - Flood Event 19 - Read Road - Proserpine Roads	21,608	-	21,608	-	-			(21,608)
8254	DRFA - Flood Event 19 - Tailing Gully Road - Proserpine Road	37,867	-	37,867	-	-			(37,867)
8255	DRFA - Flood Event 19 - Taylor Road - Proserpine Roads	8,750	-	8,750	-	-			(8,750)
8256	DRFA - Flood Event 19 - Thorogood Road - Proserpine Roads	75,571	-	75,571	-	-			(75,571)
8257	DRFA - Flood Event 19 - Tobin Road - Proserpine Roads	28,410	-	28,410	-	-			(28,410)
8258	DRFA - Flood Event 19 - Up River Road - Proserpine Roads	140,471	-	140,471	-	-			(140,471)
8259	DRFA - Flood Event 19 - Wandarra Road - Proserpine Roads	33,284	-	33,284	-	-			(33,284)

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
8273	NDRRA 2017 - Cyclone Debbie - Shute Harbour Seawall	1,747,913	1,588,538	3,336,451	891,276	3,565,099	196%	49%	1,817,186
8333	DRFA - Flood Event 19 - Forestry Road Landslip - REPA -	-	360,500	360,500	-	-			-
8335	DRFA - Flood Event 18 - Emu Plains - Flat Bottom Drain -	57,421	16,460	73,881	-	-			(57,421)
8336	DRFA - Flood Event 19 - Exmoor Road - Flat Bottom Drain -	76,863	-	76,863	-	-			(76,863)
8338	DRFA - Flood Event 19 - Rutherford Road - Flat Bottom Drain	15,273	-	15,273	-	-			(15,273)
8345	DRFA - Flood Event 19 - Package A2 & W2	66,102	-	66,102	-	-			(66,102)
8346	DRFA - Flood Event 19 - Watts Road - ID 33065 - Bowen Roads	29,120	-	29,120	-	-			(29,120)
8347	DRFA - Flood Event 19 - Scartwater Road - ID 35040 - Cville	2,644,729	283,073	2,927,803	-	-			(2,644,729)
8375	DRFA - Flood Event 19 - Bowen Sealed Roads - Package S2	35,719	-	35,719	-	-			(35,719)
8376	DRFA - Flood Event 19 - Bayside Court - 10060 - Bowen Sealed	22,243	-	22,243	-	-			(22,243)
8377	DRFA - Flood Event 19 - Bergl Street - 10322 - Bowen Sealed	5,629	-	5,629	-	-			(5,629)
8378	DRFA - Flood Event 19 - Bergl Street - 12035 - Bowen Sealed	7,557	-	7,557	-	-			(7,557)
8379	DRFA - Flood Event 19 - Bootooloo Road - 10095 - Bowen Seale	18,278	-	18,278	-	-			(18,278)
8380	DRFA - Flood Event 19 - Casuarina Street - 12050 - Bowen Sea	12,205	-	12,205	-	-			(12,205)
8381	DRFA - Flood Event 19 - Champion Street - 12050 - Bowen Seal	24,958	-	24,958	-	-			(24,958)
8382	DRFA - Flood Event 19 - Cheffins Road - 12060 - Bowen Sealed	16,229	-	16,229	-	-			(16,229)
8383	DRFA - Flood Event 19 - Crompton Street - 90320 - Bowen Seal	23,717	-	23,717	-	-			(23,717)
8384	DRFA - Flood Event 19 - Days Road - 32010 - Bowen Sealed Roa	27,009	-	27,009	-	-			(27,009)
8385	DRFA - Flood Event 19 - Don Street - 10205 - Bowen Sealed Ro	49,787	-	49,787	-	-			(49,787)
8386	DRFA - Flood Event 19 - Fairway Drive - 10230 - Bowen Sealed	6,597	-	6,597	-	-			(6,597)
8387	DRFA - Flood Event 19 - Golflinks Road - 11165 - Bowen Seale	26,112	-	26,112	-	-			(26,112)
8388	DRFA - Flood Event 19 - Gordon Street - 10255 - Bowen Sealed	13,298	-	13,298	-	-			(13,298)
8389	DRFA - Flood Event 19 - Hay Street - 10275 - Bowen Sealed Ro	7,715	-	7,715	-	-			(7,715)
8390	DRFA - Flood Event 19 - Henry Darwin Drive - 13190 - Bowen S	5,210	-	5,210	-	-			(5,210)
8391	DRFA - Flood Event 19 - Horseshoe Bay Road - 11195 - Bowen S	67,741	-	67,741	-	-			(67,741)
8392	DRFA - Flood Event 19 - Kelsey Road - 12160 - Bowen Sealed R	16,902	-	16,902	-	-			(16,902)
8393	DRFA - Flood Event 19 - King Street - 10320 - Bowen Sealed R	16,579	-	16,579	-	-			(16,579)
8394	DRFA - Flood Event 19 - Kings Beach Road South - 10325 - Bow	34,631	-	34,631	-	-			(34,631)
8395	DRFA - Flood Event 19 - Lascelles Street - 12165 - Bowen Sea	7,220	-	7,220	-	-			(7,220)
8396	DRFA - Flood Event 19 - Links Road - 10355 - Bowen Sealed Ro	3,340	-	3,340	-	-			(3,340)
8397	DRFA - Flood Event 19 - Livingstone Street - 10360 - Bowen S	36,870	-	36,870	-	-			(36,870)
8398	DRFA - Flood Event 19 - Lower Don Road - 10370 - Bowen Seale	5,497	-	5,497	-	-			(5,497)
8399	DRFA - Flood Event 19 - Molonge Beach Road - 32030 - Bowen S	25,478	-	25,478	-	-			(25,478)
8401	DRFA - Flood Event 19 - Mt Nutt Road - 11285 - Bowen Sealed	21,258	-	21,258	-	-			(21,258)
8402	DRFA - Flood Event 19 - Oceanview Drive Roundabout - 10420 -	5,637	-	5,637	-	-			(5,637)
8403	DRFA - Flood Event 19 - Oceanview Drive - 10420 - Bowen Seal	8,363	-	8,363	-	-			(8,363)
8404	DRFA - Flood Event 19 - Poole Street - 10450 - Bowen Sealed	13,509	-	13,509	-	-			(13,509)
8405	DRFA - Flood Event 19 - QB Esplanade - 11350 - Bowen Sealed	15,120	-	15,120	-	-			(15,120)
8406	DRFA - Flood Event 19 - Queens Road - 10463 - Bowen Sealed R	4,159	-	4,159	-	-			(4,159)
8407	DRFA - Flood Event 19 - Reynolds Road - 10475 - Bowen Sealed	5,497	-	5,497	-	-			(5,497)
8408	DRFA - Flood Event 19 - Richmond Road - 10480 - Bowen Sealed	32,500	-	32,500	-	-			(32,500)
8409	DRFA - Flood Event 19 - Soldiers Road - 11400 - Bowen Sealed	10,985	-	10,985	-	-			(10,985)
8410	DRFA - Flood Event 19 - Tondara Road - 31060 - Bowen Sealed	23,777	-	23,777	-	-			(23,777)
8419	DRFA - Flood Event 19 - Proserpine Sealed Roads - Package R	6,246	-	6,246	-	-			(6,246)
8420	DRFA - Flood Event 19 - Abell Road - 21005 - Pros Sealed Roa	-	13,030	13,030	-	-			-
8421	DRFA - Flood Event 19 - Altmann Avenue - 21035 - Pros Sealed	-	10,344	10,344	-	-			-
8422	DRFA - Flood Event 19 - Barnes Road - 21075 - Pros Sealed Ro	-	4,900	4,900	-	-			-
8423	DRFA - Flood Event 19 - Bella Vista Drive - 21105 - Pros Sea	-	23,764	23,764	-	-			-
8424	DRFA - Flood Event 19 - Bennett Road - 22065 - Pros Sealed R	-	4,740	4,740	-	-			-
8425	DRFA - Flood Event 19 - Blake Street - 30025 - Pros Sealed R	-	25,514	25,514	-	-			-
8426	DRFA - Flood Event 19 - Bluebird Drive - 22075 - Pros Sealed	-	6,462	6,462	-	-			-
8427	DRFA - Flood Event 19 - Braemar Road - 22085 - Pros Sealed R	-	10,792	10,792	-	-			-
8428	DRFA - Flood Event 19 - Carlo Drive - 21170 - Pros Sealed Ro	-	15,297	15,297	-	-			-
8429	DRFA - Flood Event 19 - Cateran Close - 21175 - Pros Sealed	-	14,000	14,000	-	-			-
8430	DRFA - Flood Event 19 - Conway Road - 22130 - Pros Sealed Ro	-	26,007	26,007	-	-			-
8431	DRFA - Flood Event 19 - Cumberland Cr - 21225 - Pros Sealed	-	7,820	7,820	-	-			-
8432	DRFA - Flood Event 19 - Deicke Cr - 22165 - Pros Sealed Road	-	26,438	26,438	-	-			-
8433	DRFA - Flood Event 19 - Dingo Beach Road - 22170 - Pros Seal	-	36,953	36,953	-	-			-
8434	DRFA - Flood Event 19 - Eshelby Drive - 21280 - Pros Sealed	-	17,531	17,531	-	-			-
8435	DRFA - Flood Event 19 - Galbraith Park Drive - 21305 - Pros	-	23,927	23,927	-	-			-
8436	DRFA - Flood Event 19 - Garrick Street - 30095 - Pros Sealed	-	2,756	2,756	-	-			-
8437	DRFA - Flood Event 19 - Gloucester Avenue - 22245 - Pros Sea	-	16,215	16,215	-	-			-
8438	DRFA - Flood Event 19 - Gregory Court - 21330 - Pros Sealed	-	60,528	60,528	-	-			-
8439	DRFA - Flood Event 19 - Gumtree Close - 21340 - Pros Sealed	-	4,040	4,040	-	-			-
8440	DRFA - Flood Event 19 - Henderson Street - 21370 - Pros Seal	-	1,245	1,245	-	-			-
8441	DRFA - Flood Event 19 - Hill Crescent - 21390 - Pros Sealed	-	1,800	1,800	-	-			-
8442	DRFA - Flood Event 19 - Irrewaddy Way - 21415 - Pros Sealed	-	4,368	4,368	-	-			-
8443	DRFA - Flood Event 19 - Island Drive - 21420 - Pros Sealed R	-	15,876	15,876	-	-			-
8444	DRFA - Flood Event 19 - Jasinique Drive - 21425 - Pros Seale	-	6,944	6,944	-	-			-
8445	DRFA - Flood Event 19 - Jubilee Pocket Road - 21450 - Pros S	-	25,230	25,230	-	-			-
8446	DRFA - Flood Event 19 - Kelsey Creek Road - 22320 - Pros Sea	-	1,855	1,855	-	-			-
8447	DRFA - Flood Event 19 - Kingfisher Terrace - 21465 - Pros Se	-	26,072	26,072	-	-			-
8448	DRFA - Flood Event 19 - Kookaburra Drive - 21470 - Pros Seal	-	13,220	13,220	-	-			-
8449	DRFA - Flood Event 19 - MacArthur Drive - 21520 - Pros Seale	-	22,332	22,332	-	-			-
8450	DRFA - Flood Event 19 - MacArthur Street - 30170 - Pros Seal	-	14,504	14,504	-	-			-
8451	DRFA - Flood Event 19 - Manooka Drive - 21545 - Pros Sealed	-	160,787	160,787	-	-			-
8452	DRFA - Flood Event 19 - Massey Street - 30180 - Pros Sealed	-	5,950	5,950	-	-			-
8453	DRFA - Flood Event 19 - McIntosh Street - 21555 - Pros Seale	-	4,888	4,888	-	-			-
8454	DRFA - Flood Event 19 - Mila Drive - 26235 - Pros Sealed Roa	-	38,399	38,399	-	-			-

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
8455	DRFA - Flood Event 19 - Namanula Drive - 26245 - Pros Sealed	-	3,800	3,800	-	-			-
8456	DRFA - Flood Event 19 - Olsen Place - 21610 - Pros Sealed Ro	-	2,550	2,550	-	-			-
8457	DRFA - Flood Event 19 - Orchid Road - 21620 - Pros Sealed Ro	-	22,225	22,225	-	-			-
8458	DRFA - Flood Event 19 - Palm Drive - 21625 - Pros Sealed Roa	-	15,760	15,760	-	-			-
8459	DRFA - Flood Event 19 - Paluma Road - 21630 - Pros Sealed Ro	-	31,367	31,367	-	-			-
8460	DRFA - Flood Event 19 - Pepperberry Lane - 21670 - Pros Seal	-	26,639	26,639	-	-			-
8461	DRFA - Flood Event 19 - Picaninni Close - 21680 - Pros Seale	-	13,202	13,202	-	-			-
8462	DRFA - Flood Event 19 - Pleasant Drive - 21690 - Pros Sealed	-	13,947	13,947	-	-			-
8463	DRFA - Flood Event 19 - Plemenuk Road - 21695 - Pros Sealed	-	12,467	12,467	-	-			-
8464	DRFA - Flood Event 19 - Pringle Road - 21700 - Pros Sealed R	-	6,565	6,565	-	-			-
8465	DRFA - Flood Event 19 - Strathmore Road - 38040 - Pros Seale	-	312,937	312,937	-	-			-
8466	DRFA - Flood Event 19 - Sunset Drive - 21880 - Pros Sealed R	-	2,790	2,790	-	-			-
8467	DRFA - Flood Event 19 - Waite Creek Court - 21930 - Pros Sea	-	10,920	10,920	-	-			-
8468	DRFA - Flood Event 19 - William Murray Drive - 21966 - Pros	-	1,245	1,245	-	-			-
8623	Qld Monsoonal Flood Event 2020	-	-	-	250,002	1,000,000			1,000,000
8663	DRFA - Qld Monsoonal Event 20 - Aitken Road - Proserpine Roa	-	15,290	15,290	-	-			-
8666	DRFA - Qld Monsoonal Event 20 - Boundary Road -Proserpine Ro	-	14,190	14,190	-	-			-
8668	DRFA - Qld Monsoonal Event 20 - Fisher Road - Proserpine Roa	-	3,410	3,410	-	-			-
8671	DRFA - Qld Monsoonal Event 20 - Gia Road - Proserpine Roads	-	11,440	11,440	-	-			-
8673	DRFA - Qld Monsoonal Event 20 - Gunyarra Road -Proserpine Ro	-	32,560	32,560	-	-			-
8686	DRFA - Qld Monsoonal Event 20 - Vitanza Road - Proserpine Ro	-	13,420	13,420	-	-			-
Sub Total Flood Damage		16,852,780	36,281,915	53,134,695	13,956,888	55,827,541	121%	30%	38,974,761

Capital Expenditure as at Period ending 30 September 2020

		a.	b.	(a.+b.)	d.	e.	(a./d.)	a./e.	e.- a.
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTDAct to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
3501 - Works 4 Qld									
7907	W4Q - Bicentennial Park Fencing - CW 1920	-	-	-	8,243	8,243			8,243
7908	W4Q - Cannonvale Lakes Stage 3 - CW 1920	514	651	1,165	-	-			(514)
7909	W4Q - Dingo Beach Footpath/Walkways - CW 1920	-	-	-	251	251			251
7911	W4Q - Gloucester Rainwater Tank - CW 1920	635	-	635	13,776	13,776	5%	5%	13,141
7912	W4Q - Halpannel Park Upgrade - CW 1920	78,472	3,771	82,243	63,054	252,211	124%	31%	173,739
7913	W4Q - Hansen Park Sound System - CW 1920	35,585	17,345	52,931	16,248	65,000	219%	55%	29,415
7914	W4Q - Henry Darwin Park Stage 2 - CW 1920	1,285	1,814	3,098	92,382	369,518	1%	0%	368,234
7915	W4Q - Keith Johns Drive Park Stage 2 - CW 1920	28,912	-	28,912	-	-			(28,912)
7916	W4Q - Lions Park, Bowen - CW 1920 - 19013	117,566	38,204	155,770	70,116	280,461	168%	42%	162,895
7918	W4Q - Movie Screen - Airlie Lagoon - CW 1920	128	-	128	87,252	349,000	0%	0%	348,872
7920	W4Q - Pioneer Park Stage 3 - CW 1920	27,445	-	27,445	26,046	104,195	105%	26%	76,750
7921	W4Q - Railway Road Stage 1 - CW 1920	1,719	-	1,719	111,630	446,509	2%	0%	444,790
7922	W4Q - Rotary Park, Proserpine - CW 1920	1,278	40,275	41,552	12,168	48,675	10%	3%	47,397
7923	W4Q - Fairy Tree Park Swing Installation - CW 1920	-	-	-	21,171	21,171			21,171
7924	W4Q - Thomas Street Footpath - CW 1920	127,737	-	127,737	-	-			(127,737)
7935	W4Q - Bicentennial Boardwalk Lighting Improvement - CW 1920	-	-	-	3,784	3,784			3,784
7936	W4Q - Cannonvale Lakes Boardwalk Upgrade - CW 1920	38,396	52,880	91,277	122,196	488,794	31%	8%	450,398
7937	W4Q - Bridge Upgrade on Bicentennial Boardwalk - CW 1920	809	4,250	5,059	-	-			(809)
8062	W4Q - Improving Beach Communities - Region Wide 19-21	487	-	487	-	-			(487)
Sub Total Works 4 Qld		460,966	159,190	620,156	648,317	2,451,588	71%	19%	1,990,622
7303 - Waste Management									
8596	Leachate and storm water management - Kelsey Creek	73,420	15	73,435	120,000	480,000	61%	15%	406,580
8643	Leachate and storm water management - Bowen	616	-	616	120,000	480,000	1%	0%	479,384
Sub Total Waste Management		74,036	15	74,051	240,000	960,000	31%	8%	885,964
7401 - Parks & Gardens									
5632	Lake Proserpine Recreation Hub - Stage 1 - C/W 18-19	121,474	511,546	633,020	250,002	1,000,000	49%	12%	878,526
5635	Beautifying Bowen - C/W 18-19	10,990	900	11,890	-	-			(10,990)
8625	Assets Renewal Parks and Gardens	-	-	-	96,696	386,787			386,787
8627	Continuation of Pedestrian Path Lighting Airlie Foreshore	1,162	-	1,162	30,615	100,000	4%	1%	98,838
Sub Total Parks & Gardens		133,626	512,446	646,072	377,313	1,486,787	35%	9%	1,353,161
7402 - Cemeteries									
8634	New Bowen Cemetery Columbarium Wall	414	-	414	11,891	30,000	3%	1%	29,586
Sub Total Cemeteries		414	-	414	11,891	30,000	3%	1%	29,586
Total Infrastructure Services		22,940,251	43,568,550	66,508,801	22,355,660	88,699,953	103%	26%	65,759,702
40000 - Corporate Services									
4206 - Insurance									
7885	Insurance - Bowen Municipal Band Hall - CW 1920	-	3,886	-	3,886	-			3,886
7886	Insurance - Bowen Reservoir- CW 1920	434	-	434	138,192	552,767	0%	0%	552,333
7896	Insurance - Collinsville Reservoir High Level	2,524	-	2,524	120,738	482,960	2%	1%	480,436
7897	Insurance - Collinsville Reservoir - CW 1920	-	-	-	89,154	356,621			356,621
7901	Insurance - Proserpine Sewerage and Water - CW 1920	696	-	696	-	-			(696)
7902	Insurance - Scottville Oval - CW 1920	-	3,357	-	3,357	-			3,357
Sub Total Insurance		-	3,589	-	3,589	348,084	-1%	0%	1,395,937
4301 - Info Services/GIS/Records Administration									
4850	Whitsunday Regional Council - ERP Replacement Project - C/W	123,407	61,454	184,861	163,212	652,858	76%	19%	529,451
8614	Document Management Search Engine	-	-	-	19,998	80,000			80,000
8615	ECM 4.03 Upgrade	-	23,400	23,400	26,250	105,000			105,000
8616	Enterprise Management System (EMS)	-	-	-	27,498	110,000			110,000
8619	Tech 1 ERP Annual Software Upgrade - Version 2020B	-	-	-	15,000	60,000			60,000
8620	Technology One - ERP Project Phase 1a	24,888	-	24,888	455,076	1,820,292	5%	1%	1,795,404
Sub Total Info Services/GIS/Records Administration		148,295	84,854	233,149	707,034	2,828,150	21%	5%	2,679,855
4304 - IT Services									
8563	Authority (Civica) 7.1 Upgrade 20200417091425	21,537	103,582	125,119	124,248	497,000	17%	4%	475,463
Sub Total IT Services		21,537	103,582	125,119	124,248	497,000	17%	4%	475,463
4404 - Fleet Management									
2089	Plant Purchases	271,364	448,680	720,044	632,658	2,530,637	43%	11%	2,259,273
Sub Total Fleet Management		271,364	448,680	720,044	632,658	2,530,637	43%	11%	2,259,273
4405 - Property & Facilities									
4926	Proserpine Entertainment Centre - Building Works in addition	411,590	12,963,475	13,375,065	3,748,068	14,992,277	11%	3%	14,580,687
5617	Flagstaff Redevelopment (Grant + Insurance) - C/W 18-19	9,163	133,150	142,314	871,596	3,486,383	1%	0%	3,477,220
5640	Proserpine Administration Building Replacement - Stage 1 - C	2,495,604	70,735	2,566,339	931,200	3,724,794	268%	67%	1,229,190
5642	Cannonvale/Proserpine Depot Beach pit/Wash down bay	-	-	-	22,500	90,000			90,000
8607	Bowen Aerodrome Amenities - Sewerage Treatment Plant Renewal	323	2,200	2,523	8,748	35,000	4%	1%	34,677
8608	Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal	86	-	86	23,964	95,865	0%	0%	95,779
8609	Cannonvale Depot Office Roof Replacement	1,195	112,553	113,747	29,748	119,000	4%	1%	117,805
8610	Cannonvale Foreshore Hall - New Playground	560	19,357	19,917	12,706	41,000	4%	1%	40,440

Capital Expenditure as at Period ending 30 September 2020

		<i>a.</i>	<i>b.</i>	<i>(a.+b.)</i>	<i>d.</i>	<i>e.</i>	<i>(a./d.)</i>	<i>a./e.</i>	<i>e.- a.</i>
Job	Description	Actuals to Period	Commitments	Actuals + Commitments	Budget to Period	Total Annual Current Budget	% YTD Act to YTD Bud	% YTD Act to Ann Bud	Remaining Bud \$
8611	Cannonvale Foreshore Hall - Roof Renewal	86	51,673	51,759	13,015	42,000	1%	0%	41,914
8612	Collinsville Youth Coalition - Amenities Renewal	86	-	86	30,683	99,000	0%	0%	98,914
8613	Demolish 58-60 Horseshoe Bay Road Residences	-	-	-	25,567	82,500			82,500
8617	Les Stag Oval - Grandstand Renewal	86	-	86	21,694	70,000	0%	0%	69,914
8618	Proserpine Water & Sewer Admin Reroof	537	59,816	60,354	24,792	80,000	2%	1%	79,463
Sub Total Property & Facilities		2,919,315	13,412,960	16,332,275	5,764,281	22,957,819	51%	13%	20,038,504
Total Corporate Services		3,356,921	14,050,076	17,406,997	7,576,305	30,205,954	44%	11%	26,849,033

11. Corporate Services

11.11 2020-21 BUDGET - 1ST QUARTER REVIEW - SEPTEMBER 2020

AUTHOR: Stephen Fernando - Chief Financial Officer / Manager Financial Services

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council resolve:

- a) in accordance with section 170(3) of the *Local Government Regulation 2012*, to revise the Whitsunday Regional Council budget adopted for the financial year 2020/21, as presented in the following statements prepared in accordance with section 169 of the *Local Government Regulation 2012*:
 - 1) Revised Statement of Comprehensive Income (including the Appropriations Statement),
 - 2) Revised Statement of Financial Position,
 - 3) Revised Statement of Cash Flows,
 - 4) Revised Statement of Capital Funding,
 - 5) Revised Statement of Changes in Equity for the financial year 2020/21,
 - 6) the resulting Revised Long-Term Financial Forecast for the financial years 2021/22 through 2029/30, inclusive,
 - 7) the Revised Measures of Financial Sustainability (see Note 21 Financial Ratios); and
- b) to make the following transfers to and from reserves for the financial year 2020-21:
 - 1) \$ 70,000 from the Insurance Reserve to fund capital works projects, and
 - 2) \$ 3,779,706 from the Infrastructure Reserve to fund capital works projects, and
 - 3) \$ 2,616,000 from the Insurance Reimbursement Reserve to fund the Shute Harbour redevelopment project, and
 - 4) a net transfer of \$8,239,890 from the Capital Works Reserve, as follows:
 - a) \$ 2,438,508 to the Capital Works Reserve, and
 - b) \$ 10,678,399 from the Capital Works Reserve to fund capital works projects.

The following report has been submitted for inclusion into Whitsunday Regional Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council adopted its original budget for the financial year 2020-21 in July 2020, and this budget is reviewed on a periodic basis. For the first quarter review, the budget has been reviewed for the period to the end of September 2020. There are changes to both operating revenue and expenditure as well as capital expenditure across all departments.

PURPOSE

To review the current budget and make amendments to better reflect the current and forecast financial position of Council and to confirm priorities for capital projects to be finalised in the 2020-21 financial year.

BACKGROUND

Council reviews quarterly, the adopted budget to make appropriate adjustments for changes, and to promote transparent financial management. It is a legislated requirement for an amended budget to include all items identified in section 169 of the Local Government Regulation 2012.

Council has reviewed its financial performance up to 30 September 2020, both operational and capital, and identified several revisions, both positive and negative, which have been incorporated into the revised budgeted financial statements for 2020-21.

The original budget for the financial year 2020/21 was adopted by Council on 15 July 2020.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government regulation 2012

Section 170(3) of the Regulation provides for a local government to amend its budget by resolution, at any time before the end of the financial year. Section 170(4) further dictates that any revisions must be made in accordance with the budget requirements as set out in S169 and should not involve any changes to the rates and charges set in the original budget.

ANALYSIS

The revised budget was undertaken through detailed discussions, with the operational directorates and meeting with directors and managers to go the detailed costing of the budget.

The operating budget changes are summarised below with details on changes at the cost centre level provided in Attachment 1.

Operational Budget

Operating revenues and expenses are proposed to be amended as follows:

	Current Budget	Revised Budget	Net Change
Revenue	114,781,544	116,848,001	2,066,457
Expenses	114,672,477	116,663,643	(1,991,166)
Surplus/(Deficit)	109,067	184,358	75,291

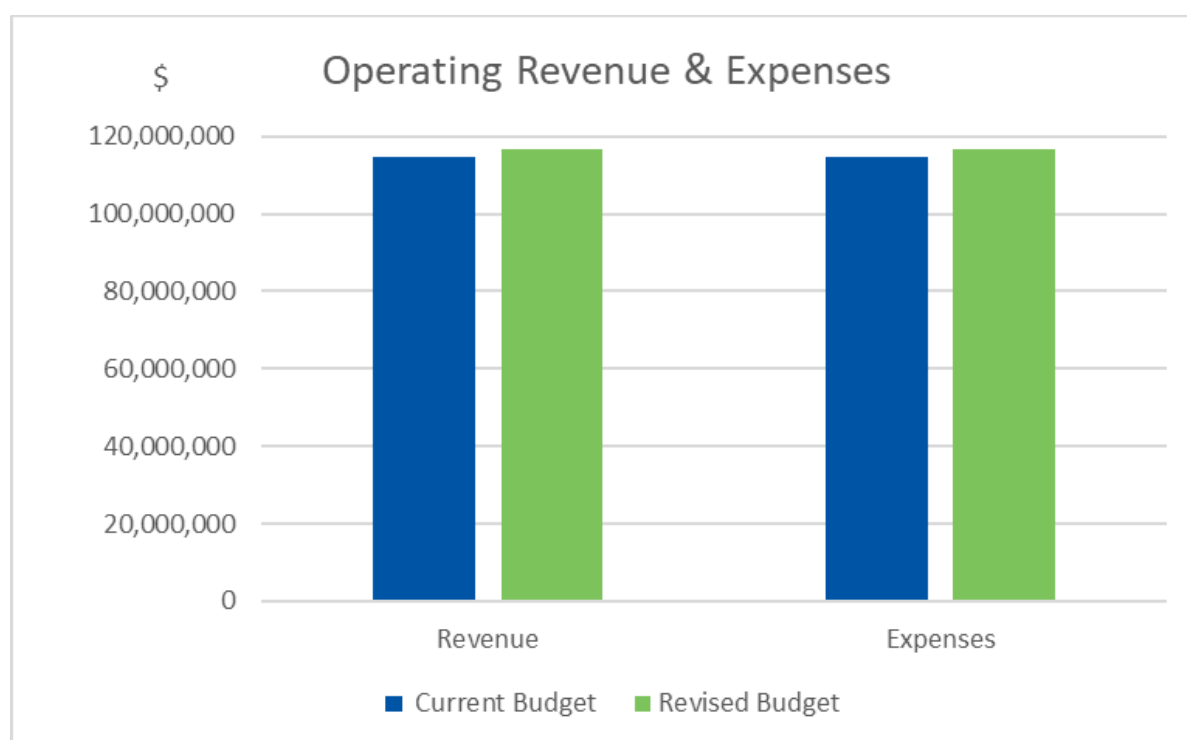
The increase in budgeted revenues is primarily driven by an increase to Operational Grants with increases to the Rates & Charges, Sale of Goods and Other Revenue budgets also contributing. The increase in budgeted expenses is due to higher than expected costs related to materials and services. Employee and finance costs have both been revised down while there has been no change to the budgeted depreciation.

The increase in the budgeted material and services cost is driven by additional costs related to the increase in Operational Grants. The budget for Insurance premiums has also increased by almost \$200,000 beyond the previously identified and increased values.

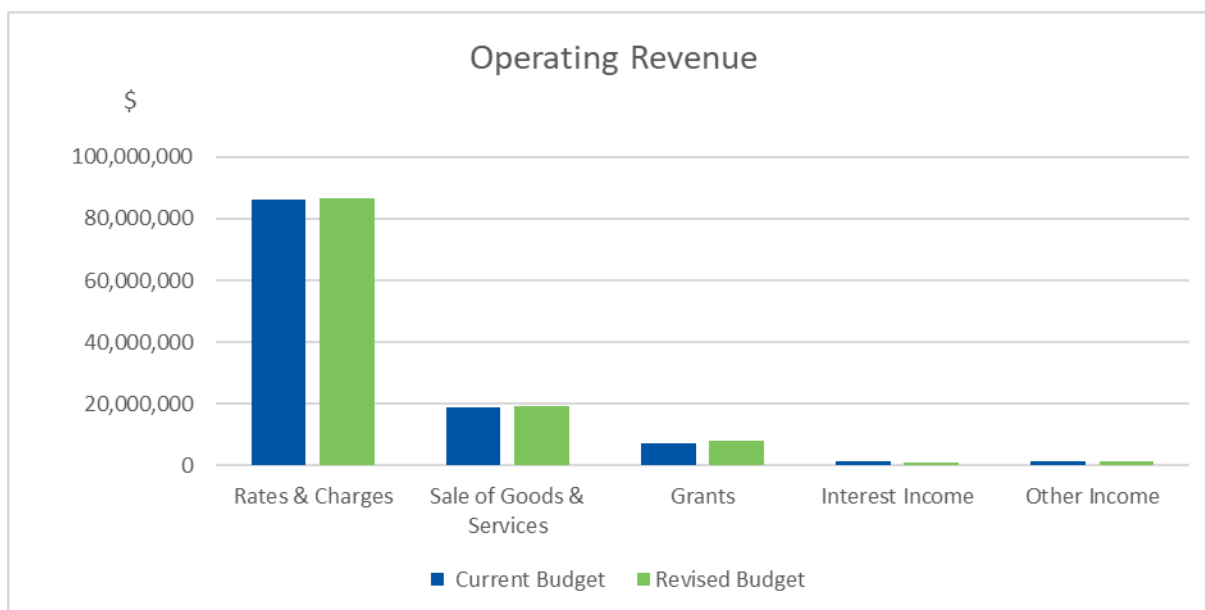
There were minimal increases factored into the labour budget for the current year and with the current enterprise agreement negotiations ongoing, an increase in wages may be required this financial year. As the result of the negotiations is still to be confirmed, no impact has been incorporated into this revised budget.

The net result of the changes in revenue and costs is a revised budgeted surplus of approximately \$184,000 for the financial year 2020-21, an increase of approximately \$75,000 from the original budget.

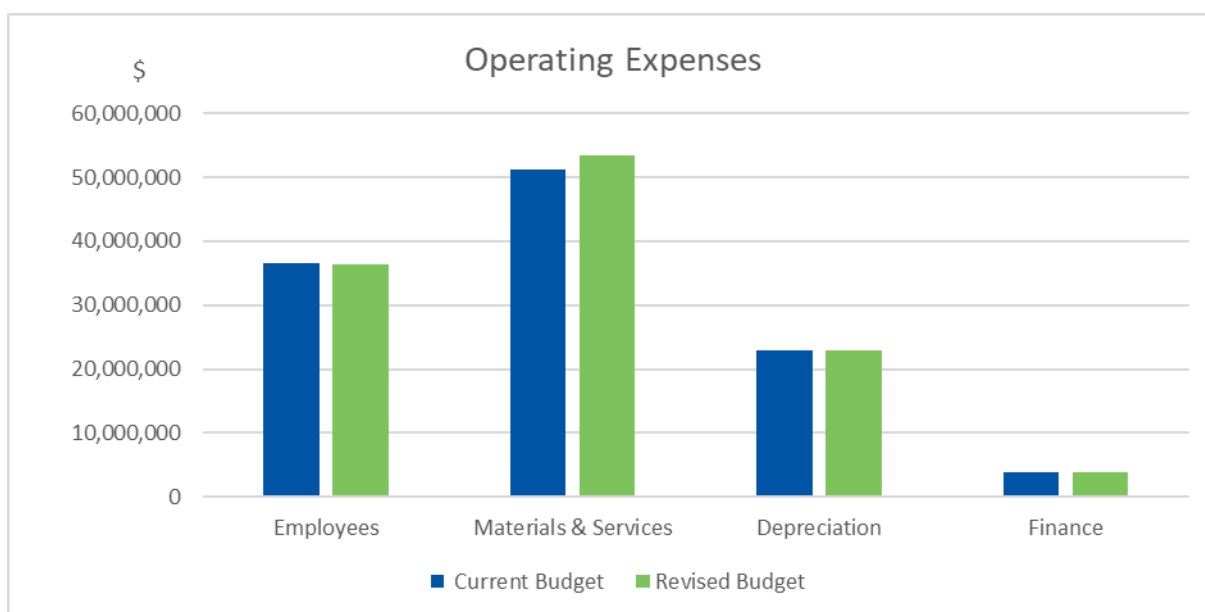
A comparison of current and revised budgets for revenue and expenses are shown graphically below:



Changes in operating revenues shown below:



Changes in operating expenses shown below:



A summary of the proposed revisions at the Directorate level appear in the table below.

Detailed comments identifying the major reasons for the change appears in Attachment 1.

Directorate	Original	Revised	Change
Office of the CEO	(6,184,481)	(6,263,009)	(78,528)
Infrastructure Services	(32,462,059)	(32,546,401)	(84,342)
Community Services	(16,065,806)	(15,839,485)	226,321
Development Services	(5,148,702)	(5,064,960)	83,742
Corporate Services	59,970,115	59,898,213	(71,902)
Result	109,067	184,358	75,291

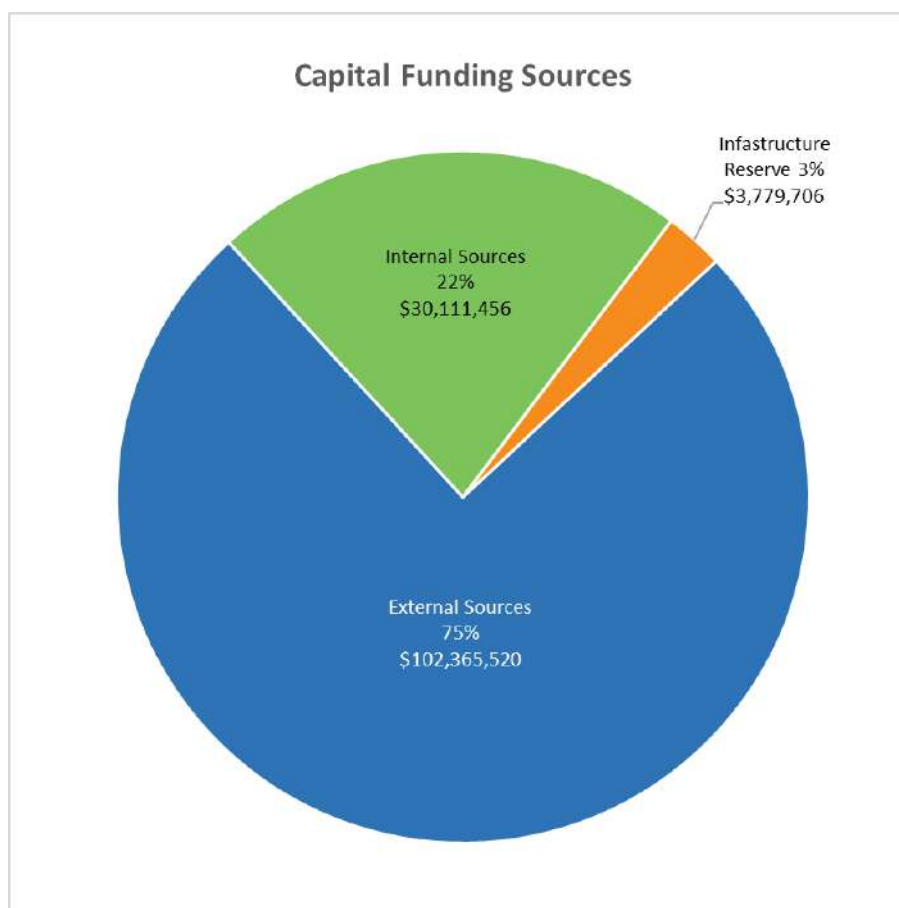
The revised budgeted financial statements and notes for 2020-21 and as well as the nine years to 2029-30 are shown in Attachment 2.

Capital Budget

Project managers have reviewed the progress of all capital projects and have proposed amendments to the capital budget based on project delivery and milestones. In total, the capital works program has been increased from \$122M to \$ 136.2M. The increases in capital projects is primarily due to \$7M being added to reconstruction works projects funded by reconstruction grants.

Item	Amount	Amount
Current Capital Budget		122,007,554
Net Carry-Over from EOFY 20/21	5,784,798	
Reductions in Capital Projects	(269,736)	
Increases in Capital Projects	8,735,073	
Net Increase/(Decrease)		14,249,135
Revised Capital Budget		136,256,688

The revised funding position for the updated capital program is as follows:



The detailed capital program, incorporating the proposed changes is given in Attachment 3.

The following comment has been made by the Director Infrastructure in relation to movements in the sewerage capital projects:

Following the transition of the delivery of the Proserpine and Cannonvale Sewage Treatment Plants (STPs) from Downer Utilities over to WRC in May 2018, it has been identified that an additional \$287,313.70 is requested to be allocated from the sewerage reserves to the 2020-2021 CAPEX budget to allow for critical emergent works to be undertaken, most of which are mechanical equipment rectification, to reduce the assessed safety and environmental risks to council. These are unacceptable risks to employee safety and environmental risks and require urgent action to minimise the risks to the Council.

Amendments have been made to the sewer capital projects to manage the identified risks.

Long Term Financial Forecast (LTFF)

The long-term forecasts have also been reviewed with assumptions made in the forward years based on current operations. The forward year forecasts appear in Attachment 2. The current economic constraints resulting from the restriction of movement due to the pandemic is expected to continue at some level and no significant recovery is expected during the current financial year. Even thereafter a conservative view of recovery has been adopted. For years two and three.

The ratios forecast in the LTFF indicate an improved position in the longer term, following some immediate pressures to address short term impacts in the operational budget.

The financial ratios over the ten year financial forecast period, that signifies the long term financial health of the organisation, is given in Attachment 4.

STRATEGIC IMPACTS

The current ratios are based on underlying assumptions for growth and revenue which have been estimated on a conservative basis, and these are forecast where possible to mitigate the risks identified from unforeseen shocks that could impact the short term and long-term multi-year impacts. Financial risks continue to be addressed on current projections and these will be managed at the operational level initially, with impacts of broader issues managed directly or through next year's budget and beyond.

The proposed budget review indicates the current year sustainability ratios as follows:

Ratio	%	Target %	* Change
Operating Surplus Ratio	0.16	0 - 10	↑
Net Financial Liabilities	36.79	Less than 60	↑
Interest Coverage Ratio	1.82	0 - 5	↑
Asset Sustainability	246.92	Average > 90	↑

* Change column indicates the change in ratio between the Original Budget and this Revised Budget.

CONSULTATION

Members of the ELT/MMG (as the revisions relate to their areas of responsibility)

Jason Bradshaw - Director Corporate Services

Julie Moller - Manager Strategic Finance

Katie Coates - Management Accountant

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

That Council resolve to amend the 2020-21 Budget as outlined in the officer's recommendation.

ATTACHMENTS

- Attachment 1 - Budget Review by Cost Centre
- Attachment 2 - Revised Budgeted Financial Statements 2020-21 (plus 9 years forward forecast to 2029-30)
- Attachment 3 - Revised Capital Works Program 2020-21
- Attachment 4 - 10 Year Financial Sustainability Ratios

Changes by Directorate, Department and Cost Centre

Directorate Description	Department Description	Cost Centre Description	Original Budget \$	Revised Budget \$	Change	% Change	Comments
Community Services	Community Development & Libraries	Arts & Cultural Development	364,459	364,459	-	0%	
		Community & Libraries Administration	809,508	723,066	(86,442)	-11%	Net decrease; \$93k decrease/transfer of salaries and \$8k increase in overtime and uniforms
		Community & Social Development	1,874,592	1,909,988	35,396	2%	
		Community Centres & Halls	4,504	6,559	2,055	46%	Transfer of revenue and costs to facilities, depreciation charges remain
		Libraries Operations	2,687,070	2,693,735	6,665	0%	
		Major Events	12,172	4,172	(8,000)	-66%	Decrease in Materials expenses of \$8k
		Schoolies	7,556	1,000	(6,556)	-87%	All of budget removed internal plant to be transferred to another area
		Work Camps	114,807	214,249	99,442	87%	Transfer of Salaries from libraries to work camps \$93k and \$5k in materials
		Youth Development	52,233	47,688	(4,545)	-9%	Decrease in Materials expenses of \$4k
	Community Services	Community & Environment Administration	726,530	731,530	5,000	1%	
		Community & Environmental Compliance	129,663	129,663	-	0%	
	Cultural Heritage & Independent Living	Collinsville Independent Living	71,976	36,607	(35,369)	-49%	Transfer of internal overheads to community and social development \$35k
		Cultural Heritage	146,873	-	(146,873)	-100%	Budget transferred to Natural resource management cost centre
	Customer Services	Customer Service	1,546,927	1,410,515	(136,412)	-9%	Decreases in expenses of salaries \$86k and casuals \$50k
	Health, Environment & Climate	Climate Change	449,852	395,852	(54,000)	-12%	Decreases in expenses of Consultants \$20k, Materials \$4k and Contractors \$30k
		Environmental Health	458,536	402,536	(56,000)	-12%	Net decrease; \$50k increase in licences and permits revenue and \$6k decrease in services expenses
		Health & Environment Administration	111,699	109,699	(2,000)	-2%	
		Local Laws compliance	1,289,726	1,284,726	(5,000)	0%	
		Natural Resource Management	1,660,132	1,747,118	86,986	5%	Net increase; \$126k transfer of salaries Culture Heritage&Independent living & \$82k increase in grants revenue
		Parking Management	(435,947)	(405,947)	30,000	-7%	Increase in contractors expenses of \$30k
		Port of Airfile	3,688	3,688	-	0%	
		Water Quality	47,747	47,747	-	0%	
		Recreational Services	3,380,205	3,455,337	75,132	2%	Net increase; \$189k increase in contractors and \$114k total decrease in salaries and materials
		Caravan Parks	220,631	200,631	(20,000)	-9%	Decrease in materials and contractors of \$20k
		Entertainment & Conference Centres	54,730	54,730	-	0%	
		Recreations Services	275,937	270,137	(5,800)	-2%	
Corporate Services	Asset Management	Asset Management	472,816	362,016	(110,800)	-23%	Decrease in Asset revaluations expenses of \$100k
	Corporate Services	Corporate & Financial Administration	(19,627,559)	(19,622,059)	5,500	0%	
	Finance Services	Finance Operations	(2,839,779)	(2,707,779)	132,000	-5%	Net increase; \$150k decrease in interest revenue and \$28k decreases in expenses
		Insurance Operations	1,845,297	2,037,756	192,459	10%	Net increase; \$202k in insurance premiums expenses and \$10k reduction in salaries
		Rates Operations	(48,383,848)	(48,535,248)	(151,400)	0%	
		Strategic Finance	688,879	703,399	14,520	2%	
	Governance & Administration	Elected Members	1,181,088	1,181,088	-	0%	
		Governance - Administration Services	15,196	15,196	-	0%	
		Legal Services	700,000	700,000	-	0%	
		Strategy and Governance	727,718	757,718	30,000	4%	Increase in contractors expenses of \$30k
	Innovation & Technology	GIS Applications	310,308	301,808	(8,500)	-3%	
		Info Services/GIS/Records Administration	200,854	200,854	-	0%	
		IT Services	(922,823)	(922,823)	-	0%	
		Records Management	425,849	434,349	8,500	2%	
	Internal Audit	Internal Audit	103,456	103,000	(456)	0%	
	Procurement, Property & Fleet	Executive - Procurement & Assets	737,724	737,724	-	0%	
		Fleet Management	461,617	461,617	-	0%	
		Halls & Community Centres	652,334	661,052	8,718	1%	
		PCYC Operations	95,554	97,204	1,650	2%	
		Plant Operating	(2,145,879)	(2,229,177)	(83,298)	4%	Net increase; \$26k increase in plant recoverable and \$50k decreases in fuel and materials expenses
		Property & Facilities	2,711,610	2,749,154	37,544	1%	
		Public Amenities	2,219,146	2,214,611	(4,535)	0%	
		Purchasing & Stores	381,976	381,976	-	0%	
		Small Plant	18,351	18,351	-	0%	
		Stockpile	-	-	-	-	
Development Services	Building & Plumbing	Building Services Compliance Expenses	233,767	230,744	(3,023)	-1%	
		Plumbing Assessment Services	323,159	339,740	16,581	5%	Increase in salaries expenses of \$16k
	Development Assessment	Development Assessment & Compliance	362,350	392,350	30,000	8%	Net increase; \$50k decrease in lodgement fees revenue and \$20k decrease in consultants expenses
	Development Services	Planning & Development Administration	793,044	793,044	-	0%	
	Economic Development	Area Promotion	1,066,041	1,066,041	-	0%	
		Economic Development	1,139,803	1,012,303	(127,500)	-11%	Net decrease; \$100k decrease in salaries and \$27k decrease in materials and travel expenses
		Grant Sourcing	300,100	300,100	-	0%	
	Strategic Planning	Strategic & Social Planning	930,438	930,638	200	0%	
Infrastructure Services	Disaster Recovery	Flood Damage Repairs	240,260	240,260	-	0%	
	Emergency Management	Disaster Events	-	83,080	83,080		Increase in budget to cover COVID related expenses \$83k
		Disaster Management	995,052	1,012,840	17,788	2%	
		State Emergency Service	112,484	112,484	-	0%	
	Infrastructure Services	Customer Experience Administration	-	-	-	-	
		Infrastructure Management	944,833	944,833	-	0%	
	Major Projects	Major Projects	148,808	127,408	(21,400)	-14%	Decrease in Plant of \$16k and allowances of \$5k
	Open Spaces	Cemetery Operations	362,799	364,630	1,831	1%	
		Parks & Reserves Operations	9,265,017	9,263,186	(1,831)	0%	
	Quarry	Quarries & Pits Operations	(257,998)	(219,976)	38,022	-15%	Net increase; \$120k increase in revenue and \$60k increase in Overtime and \$100k increase in Govt Levies expenses
	Roads & Drainage	Depot Operations	444,796	445,796	1,000	0%	
		Design Office	425,557	425,557	-	0%	
		Marine Based Assets Maintenance	150,104	228,604	78,500	52%	Transfer of \$80k from roads maintenance for contractors
		Recoverable & PWS Works	(997,240)	(997,242)	(2)	0%	
		Roads & Drainage Asset Management	1,325,636	1,077,356	(248,280)	-19%	Transfer of \$300k to transport and Infrastructure consultants
		Roads Maintenance	17,601,919	17,800,713	198,794	1%	
		Stormwater Drainage Maintenance	454,835	165,041	(289,794)	-64%	Transfer of \$135k salaries and \$154k total decrease in materials, plant and contractors expenses
		Street Lighting Operations	679,492	679,493	1	0%	
		Transport & Infrastructure	1,368,153	1,616,433	248,280	18%	Transfer in of \$300k expenses from Roads and drainage maintenance
		Workshop Operations	483,931	483,931	-	0%	
	Water, Sewerage & Waste	Domestic Refuse Collection	(2,989,511)	(3,063,511)	(74,000)	2%	Net decrease; \$77k decrease in materials and \$2k increase in contractors
		Liquid Trade Waste	(67,492)	(67,492)	-	0%	
		Refuse Tips & Transfer Stations	1,032,494	1,327,029	294,535	29%	Net increase; \$318k increase in Contractors and \$27k decrease in materials and services
		Sewerage Infrastructure	(594,337)	(1,239,518)	(645,181)	109%	Net decrease; \$570k transfer of salaries & plant to Water infrastructure and \$56k decrease in Materials
		Waste Management	1,163,986	919,607	(244,379)	-21%	Net decrease; \$195k increase in grants revenue and \$48k decreases in Contractors and materials
		Water Infrastructure	168,481	815,859	647,378	384%	Net increase; \$570k transfer of salaries & plant from Sewerage infrastructure & \$77k increase in Contractors
Office of the CEO	Aviation & Tourism	Aerodrome Operations	1,594,325	1,657,723	63,398	4%	Net increase; \$602k increase in Grants, \$200k in sales revenue and \$739k net increase in materials expenses
		Collinsville Visitors Info Centre & RV Park	231,476	231,476	-	0%	
		Shute Harbour Transit Facility	317,711	216,661	(101,050)	-32%	Net Decrease; \$130k increase in fees revenue and \$28k increase in Contractors expenses
		Tourism Marketing	128,009	128,009	-	0%	
	Communication & Marketing	Communication	890,345	890,345	-	0%	
	Human Resources	Employee Oncost & Recoveries	(500,000)	(419,820)	80,180	-16%	Net decrease; \$100k increase in salaries expenses and \$19k total decrease in other leave, clothing and allowances
		Human Resources - Industrial Relations	152,233	152,233	-	0%	
		Human Resources - OD & Learning	688,204	734,204	46,000	7%	Decrease in Grants revenue of 46k
		Human Resources - Operations	911,050	901,050	(10,000)	-1%	
		Human Resources & Safety - Management	248,553	248,553	-	0%	
		Workplace Health & Safety	634,148	634,148	-	0%	
	Office of the CEO	CEO Administration	888,427	888,427	-	0%	
Grand Total			(109,067)	(184,358)	(75,291)	69%	Net increase In Operating Surplus

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Comprehensive Income

For the periods ending 30 June -

	Note	Audit Act 2020 \$	Orig Bud 2021 \$	AmendBud 2021	2021/22 \$	2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$	2029/30 \$
Revenue													
Rates and utility charges	1	88,656,616	90,021,485	90,247,034	92,793,097	95,194,127	97,099,198	99,042,372	101,744,224	103,780,320	105,857,138	107,975,491	110,136,214
Less Discounts	1	(3,743,378)	(3,828,970)	(3,828,970)	(3,928,691)	(4,007,262)	(4,087,404)	(4,169,147)	(4,286,421)	(4,372,145)	(4,459,584)	(4,548,771)	(4,639,742)
Net rates and utility charges		84,913,238	86,192,515	86,418,064	88,864,406	91,186,865	93,011,794	94,873,225	97,457,803	99,408,175	101,397,554	103,426,720	105,496,472
Sale of goods and major services	2	12,367,742	10,640,060	11,101,810	13,989,166	14,268,948	14,275,453	14,617,666	15,272,295	15,577,740	15,889,296	16,207,082	16,531,226
Statutory fees and charges		2,872,192	2,978,817	2,878,817	3,400,493	3,468,499	3,537,862	3,608,615	3,680,781	3,754,391	3,829,474	3,906,057	3,984,175
User fees and charges		359,858	354,679	351,679	368,494	375,862	383,377	391,043	398,861	406,835	414,969	423,266	431,730
Rental and levies	3	428,889	359,200	377,018	436,058	444,779	453,673	462,745	471,999	481,437	491,065	500,884	510,901
Operating grants, subsidies and contributions	5	10,632,767	7,042,266	8,213,382	7,399,576	7,431,772	7,553,046	7,676,745	7,802,918	7,931,615	8,062,886	8,196,783	8,333,357
Interest revenue	4	1,650,666	1,296,511	1,146,511	1,370,877	1,425,607	1,483,018	1,495,676	1,508,587	1,521,757	1,535,190	1,648,892	1,662,869
Total sales of contract and recoverable works		4,915,902	4,625,000	4,742,726	4,737,900	4,832,658	4,929,310	5,027,895	5,128,452	5,231,020	5,335,640	5,442,352	5,551,198
Other Income		7,689,235	1,292,496	1,617,994	1,549,599	1,580,583	1,612,185	1,644,419	1,677,294	1,710,832	1,745,038	1,779,927	1,815,516
		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING REVENUES		125,830,489	114,781,544	116,848,001	122,116,569	125,015,573	127,239,718	129,798,029	133,398,990	136,023,802	138,701,112	141,531,963	144,317,444
Expenses													
Employee benefits	6	(36,876,686)	(36,534,747)	(36,437,549)	(37,500,212)	(38,130,193)	(38,877,003)	(39,654,513)	(40,447,569)	(41,256,493)	(42,081,594)	(42,923,193)	(43,781,626)
Materials and services	7	(52,881,261)	(51,275,796)	(53,386,160)	(57,177,631)	(58,256,470)	(58,723,476)	(59,915,768)	(61,131,907)	(62,372,371)	(63,637,641)	(64,928,214)	(66,244,602)
Depreciation and Amortisation	8	(29,181,271)	(23,002,354)	(23,002,354)	(23,792,862)	(24,975,053)	(25,805,644)	(25,951,447)	(26,187,172)	(26,377,693)	(26,592,304)	(26,762,357)	(26,601,472)
Finance Costs	9	(4,066,083)	(3,859,580)	(3,837,580)	(3,501,197)	(3,272,263)	(3,015,200)	(2,777,049)	(2,509,311)	(2,238,942)	(1,976,348)	(1,704,216)	(1,438,059)
TOTAL OPERATING EXPENSES		(123,005,300)	(114,672,477)	(116,663,643)	(121,971,902)	(124,633,979)	(126,421,323)	(128,298,777)	(130,275,959)	(132,245,499)	(134,287,887)	(136,317,980)	(138,065,760)
Operating surplus (deficit)		2,825,189	109,067	184,358	144,667	381,594	818,395	1,499,252	3,123,031	3,778,303	4,413,225	5,213,983	6,251,684
Capital income and expenditure:													
Cash capital grants, subsidies and contributions	5	59,125,627	95,957,105	103,847,601	29,693,100	5,072,645	4,747,931	5,265,390	5,337,528	4,697,858	4,762,896	4,410,653	4,496,147
Contributed physical capital assets	5	1,323,848	-	-	-	-	-	-	-	-	-	-	-
Other capital income	10	63,764	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Other capital expense	11	(26,416,518)	(11,860,349)	(16,831,855)	(12,746,568)	(5,997,165)	(5,904,955)	(5,857,650)	(5,951,418)	(6,617,473)	(7,240,244)	(7,089,827)	(6,437,307)
Net income/(loss) for period before equity adjustments		36,921,910	84,633,360	88,150,875	17,727,517	39,039	243,884	1,217,497	4,106,230	2,745,479	3,264,377	3,281,809	4,676,309
Asset revaluations direct to equity		683	-	-	-	-	-	-	-	-	-	-	-
Total Comprensive Income		36,922,593	84,633,360	88,150,875	17,727,517	39,039	243,884	1,217,497	4,106,230	2,745,479	3,264,377	3,281,809	4,676,309

WHITSUNDAY REGIONAL COUNCIL

Budgeted Appropriation Statement

For the periods ending 30 June -

	Note	Audit Act 2020 \$	Orig Bud 2021 \$	AmendBud 2021	2021/22 \$	2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$	2029/30 \$
Retained Surplus/(Deficit) from prior years.		(3,777,720)	1,004,771	6,624,688	6,936,009	6,287,756	4,716,200	3,917,169	3,981,595	3,862,048	4,000,882	3,421,857	2,900,783
Net income/(loss) for period before equity adjustments		36,921,910	84,633,360	88,150,875	17,727,517	39,039	243,884	1,217,497	4,106,230	2,745,479	3,264,377	3,281,809	4,676,309
Changes to AASB standards at 1 July 2019		7,819,074	-	-	-	-	-	-	-	-	-	-	-
		40,963,264	85,638,131	94,775,563	24,663,525	6,326,795	4,960,084	5,134,666	8,087,825	6,607,527	7,265,259	6,703,666	7,577,093
Appropriations													
Transfers to capital :-													
Other capital income	10	(63,764)	(427,537)	(950,771)	(636,318)	(581,965)	(582,513)	(310,505)	(1,597,089)	(886,791)	(1,328,500)	(747,000)	(365,785)
Contributed physical capital assets	5	(1,323,848)	-	-	-	-	-	-	-	-	-	-	-
Funds (utilised for) created from - capital funding	CFS	13,817,720	(2,515,960)	(4,000,014)	(3,223,843)	(3,771,104)	(3,435,381)	(2,157,780)	(4,556,152)	(4,175,992)	(4,507,611)	(3,855,634)	(4,966,225)
Adjustment to the working capital cash balance		(495,163)	-	-	(275,000)	(275,000)	(275,000)	(275,000)	(275,000)	(275,000)	(275,000)	(275,000)	(275,000)
		11,934,945	(2,943,497)	(4,950,785)	(4,135,161)	(4,628,069)	(4,292,894)	(2,743,285)	(6,428,241)	(5,337,783)	(6,111,111)	(4,877,634)	(5,607,010)
Transfers from capital :-													
Other capital expense	11	26,416,518	11,860,349	16,831,855	12,746,568	5,997,165	5,904,955	5,857,650	5,951,418	6,617,473	7,240,244	7,089,827	6,437,307
Transfer from capital for unfunded depreciation		5,441,098	4,208,934	6,565,484	2,705,923	2,092,955	2,092,955	1,997,954	1,588,574	811,523	290,361	395,577	1,184,542
		31,857,616	16,069,283	23,397,339	15,452,491	8,090,120	7,997,910	7,855,604	7,539,992	7,428,996	7,530,605	7,485,404	7,621,849
Net transfer (to) from capital		43,792,561	13,125,786	18,446,554	11,317,330	3,462,051	3,705,016	5,112,319	1,111,751	2,091,213	1,419,494	2,607,770	2,014,839
Net transfer (to) from the Constrained Works reserve		(26,385,462)	(38,645,564)	(38,116,937)	(12,642,190)	(5,072,645)	(4,747,931)	(5,265,390)	(5,337,528)	(4,697,858)	(4,762,896)	(4,410,653)	(4,496,147)
Transfer (to) from the NDRRA flood grant reserve		(29,553,310)	(53,211,541)	(64,892,812)	(17,050,910)	-	-	-	-	-	-	-	-
Reimbursement Reserve		(2,616,000)	-	-	-	-	-	-	-	-	-	-	-
Accumulated surplus/(deficit) available for transfer to general reserves		26,201,053	6,906,812	10,212,369	6,287,756	4,716,200	3,917,169	4,981,595	3,862,048	4,000,882	3,921,857	4,900,783	5,095,785
Capital Reserves :													
Transfer (to) from the Capital Works reserve		(20,013,314)	(5,876,360)	(3,276,360)	-	-	-	(1,000,000)	-	-	(500,000)	(2,000,000)	(1,000,000)
Recurrent Reserves :													
Transfer (to) from the Operational Projects Reserve		436,950	-	-	-	-	-	-	-	-	-	-	-
Retained surplus/(deficit) at period end.		6,624,688	1,030,452	6,936,009	6,287,756	4,716,200	3,917,169	3,981,595	3,862,048	4,000,882	3,421,857	2,900,783	4,095,785

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Financial Position

As at the periods ending 30 June -

	Note	Audit Act 2020 \$	Orig Bud 2021 \$	AmendBud 2021	2021/22 \$	2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$	2029/30 \$
Current Assets													
Cash and deposits	14	61,868,170	44,814,153	55,016,922	58,900,629	59,238,928	62,367,146	65,408,727	67,301,008	69,487,044	71,491,313	75,090,345	79,443,013
Receivables		13,065,370	20,536,770	11,082,014	11,271,809	11,465,404	11,662,872	11,864,289	12,069,736	12,279,291	12,493,035	12,711,055	12,933,435
Inventories		1,330,586	1,150,000	1,430,456	1,444,759	1,459,205	1,473,796	1,488,533	1,503,417	1,518,450	1,533,633	1,548,968	1,564,456
Contract assets		9,492,762	7,777,777	5,492,762	2,000,000	2,000,000	-	-	-	-	-	-	-
Other assets		4,691,452	1,480,000	4,691,452	4,738,366	4,785,749	4,833,606	4,881,941	4,930,759	4,980,066	5,029,865	5,080,163	5,130,964
		90,448,340	75,758,700	77,713,606	78,355,563	78,949,286	80,337,420	83,643,490	85,804,920	88,264,851	90,547,846	94,430,531	99,071,868
Non-current - Assets classssified as held for sale		315,000	25,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000
		90,763,340	75,783,700	78,028,606	78,670,563	79,264,286	80,652,420	83,958,490	86,119,920	88,579,851	90,862,846	94,745,531	99,386,868
Non-Current Assets													
Receivables		21,000	-	-	-	-	-	-	-	-	-	-	-
Investment properties		1,665,398	1,650,000	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398	1,665,398
Property, plant and equipment	15	1,014,827,644	1,115,606,219	1,136,194,280	1,204,571,034	1,216,557,980	1,215,443,668	1,206,143,476	1,204,105,446	1,197,068,154	1,193,241,418	1,186,850,605	1,179,502,746
Right of use assets	15 (a)	1,833,351	-	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351	1,833,351
Intangible assets	16	-	4,542,240	3,013,843	4,012,227	4,012,227	3,393,227	2,774,227	2,155,227	1,536,227	917,227	298,227	-
Capital Work in Progress		118,665,929	117,280,426	90,207,929	32,822,104	14,951,813	9,951,813	11,951,813	10,451,813	12,451,813	11,951,813	12,251,813	14,251,813
		1,137,013,322	1,239,078,885	1,232,914,802	1,244,904,114	1,239,020,769	1,232,287,457	1,224,368,265	1,220,211,235	1,214,554,943	1,209,609,207	1,202,899,394	1,197,253,308
TOTAL ASSETS		1,227,776,662	1,314,862,585	1,310,943,408	1,323,574,677	1,318,285,055	1,312,939,877	1,308,326,755	1,306,331,155	1,303,134,794	1,300,472,053	1,297,644,925	1,296,640,176
Current Liabilities													
Payables		21,889,210	21,554,197	21,887,753	21,892,082	21,896,504	21,901,015	21,905,616	21,910,309	21,915,096	21,919,979	21,924,959	21,930,039
Provisions		9,671,762	8,121,178	7,967,087	8,126,428	8,288,955	8,454,733	8,623,826	8,796,301	8,972,226	9,151,670	9,334,702	9,521,395
Interest bearing liabilities	17	5,114,670	-	5,317,457	5,554,299	5,803,296	6,065,373	6,341,279	6,186,079	6,176,242	6,363,043	5,940,247	5,940,247
		36,675,642	29,675,375	35,172,296	35,572,809	35,988,755	36,421,121	36,870,721	36,892,689	37,063,564	37,434,692	37,199,908	37,391,681
Non-Current Liabilities													
Provisions		7,931,719	6,025,027	9,651,394	9,708,932	9,767,621	9,811,566	9,872,626	9,934,907	9,998,435	10,063,232	10,129,326	10,196,741
Interest bearing liabilities	17	81,391,089	79,668,000	76,190,630	70,636,331	64,833,035	58,767,662	52,426,383	46,240,304	40,064,062	33,701,019	27,760,772	21,820,525
		89,322,808	85,693,027	85,842,024	80,345,263	74,600,656	68,579,228	62,299,009	56,175,211	50,062,497	43,764,251	37,890,098	32,017,266
TOTAL LIABILITIES		125,998,450	115,368,402	121,014,320	115,918,072	110,589,411	105,000,349	99,169,730	93,067,900	87,126,061	81,198,943	75,090,006	69,408,947
NET COMMUNITY ASSETS		1,101,778,212	1,199,494,183	1,189,929,088	1,207,656,604	1,207,695,643	1,207,939,527	1,209,157,024	1,213,263,254	1,216,008,732	1,219,273,109	1,222,554,919	1,227,231,228
Community Equity													
Capital account	18	690,354,058	807,097,658	791,274,209	808,855,979	808,801,933	808,146,917	806,568,098	809,027,347	809,832,134	811,337,640	811,265,870	811,835,031
Asset revaluation reserve		360,463,221	360,462,538	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221
Restricted capital reserves	19	9,147,163	6,971,379	6,992,457	7,786,457	9,451,097	11,149,028	12,880,918	14,647,446	16,449,304	18,287,200	20,161,853	22,074,000
Other capital reserves	20	32,064,185	20,774,426	21,138,295	21,138,295	21,138,295	21,138,295	22,138,295	22,138,295	22,138,295	22,638,295	24,638,295	25,638,295
Recurrent reserves	21	3,124,896	3,157,730	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896
Accumulated surplus/(deficiency)		6,624,688	1,030,452	6,936,009	6,287,756	4,716,200	3,917,169	3,981,595	3,862,048	4,000,882	3,421,857	2,900,783	4,095,785
TOTAL COMMUNITY EQUITY		1,101,778,212	1,199,494,182	1,189,929,087	1,207,656,604	1,207,695,643	1,207,939,527	1,209,157,024	1,213,263,254	1,216,008,732	1,219,273,109	1,222,554,919	1,227,231,228

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Cash Flows

For the periods ending 30 June -

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash Flows from Operating Activities												
Receipts												
Net rates and utility charges	83,605,795	84,149,309	88,707,389	88,719,234	91,039,131	92,861,448	94,720,219	97,302,087	99,249,699	101,236,267	103,262,567	105,329,401
Sale of goods and major services	12,367,742	10,640,060	11,101,810	13,989,166	14,268,948	14,275,453	14,617,666	15,272,295	15,577,740	15,889,296	16,207,082	16,531,226
Fees and charges	2,796,427	3,113,496	3,010,496	3,768,987	3,844,361	3,921,239	3,999,658	4,079,642	4,161,226	4,244,443	4,329,323	4,415,905
Rentals and levies	428,889	359,200	377,018	436,058	444,779	453,673	462,745	471,999	481,437	491,065	500,884	510,901
Interest revenue	1,650,666	1,296,511	1,146,511	1,370,877	1,425,607	1,483,018	1,495,676	1,508,587	1,521,757	1,535,190	1,648,892	1,662,869
Contributions and donations	104,932	60,000	60,000	86,700	-	-	-	-	-	-	-	-
Government subsidies and grants	10,308,599	6,982,266	8,153,382	7,532,111	7,431,772	7,553,046	7,676,745	7,802,918	7,931,615	8,062,886	8,196,783	8,333,357
Total sales of contract and recoverable works	4,915,902	4,625,000	4,742,726	4,737,900	4,832,658	4,929,310	5,027,895	5,128,452	5,231,020	5,335,640	5,442,352	5,551,198
Other Income	11,416,211	579,475	1,343,569	1,470,971	1,500,382	1,530,380	1,560,978	1,592,183	1,624,019	1,656,490	1,689,608	1,723,390
GST received for the year	391,761	-	(1,037,544)	7								
	127,986,925	111,805,317	117,605,357	122,112,011	124,787,638	127,007,567	129,561,582	133,158,163	135,778,513	138,451,277	141,277,491	144,058,247
Payments												
Employee benefits	(35,987,474)	(36,144,260)	(36,437,549)	(37,294,297)	(37,920,161)	(38,662,769)	(39,435,995)	(40,224,681)	(41,029,146)	(41,849,700)	(42,686,662)	(43,540,364)
Materials and services	(77,975,064)	(53,872,112)	(53,486,030)	(57,204,850)	(58,283,959)	(58,751,241)	(59,943,810)	(61,160,229)	(62,400,977)	(63,666,532)	(64,957,395)	(66,274,074)
Finance costs	(3,617,563)	(3,624,580)	(3,604,038)	(3,485,899)	(3,256,657)	(3,015,200)	(2,760,813)	(2,492,750)	(2,222,050)	(1,959,118)	(1,686,641)	(1,420,133)
	(117,580,101)	(93,640,952)	(93,527,616)	(97,985,046)	(99,460,777)	(100,429,210)	(102,140,618)	(103,877,660)	(105,652,173)	(107,475,350)	(109,330,698)	(111,234,571)
Cash provided by / (used in) operational activities	10,406,824	18,164,366	24,077,740	24,126,965	25,326,861	26,578,357	27,420,964	29,280,503	30,126,340	30,975,927	31,946,793	32,823,676
Cash Flow from Investing Activities :												
Proceeds from sale of capital assets	702,227	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Contributions	4,173,252	1,625,000	1,625,000	1,632,000	1,664,640	1,697,931	1,731,890	1,766,528	1,801,858	1,837,896	1,874,653	1,912,147
Government grants and subsidies	56,105,605	86,554,328	106,222,601	31,334,627	3,408,005	5,050,000	3,533,500	3,571,000	2,896,000	2,925,000	2,536,000	2,584,000
Payments for property, plant and equipment	(75,491,590)	(118,632,404)	(161,200,845)	(104,916,188)	(42,959,164)	(29,977,287)	(21,889,905)	(29,481,560)	(25,338,874)	(29,386,812)	(26,842,371)	(25,392,693)
Movement in work in progress	(1,385,503)	-	28,458,000	57,385,825	17,870,291	5,000,000	(2,000,000)	1,500,000	(2,000,000)	500,000	(300,000)	(2,000,000)
Payments for intangibles	-	(3,375,150)	(3,013,843)	(998,384)	-	-	-	-	-	-	-	-
Net proceeds (cost) from advances and cash investments	(25,281)	951,719	1,027,000	-	-	-	-	-	-	-	-	-
Net cash provided by investing activities	(15,921,290)	(32,448,970)	(25,931,316)	(14,925,801)	(19,434,263)	(17,646,843)	(18,314,010)	(21,046,943)	(21,754,225)	(22,795,416)	(21,984,718)	(22,530,761)
Cash Flow from Financing Activities :												
Proceeds from borrowings	8,165,636	-	-	-	-	-	-	-	-	-	-	-
Repayment of borrowings	(4,226,926)	(4,997,672)	(4,997,672)	(5,317,457)	(5,554,299)	(5,803,296)	(6,065,373)	(6,341,279)	(6,186,079)	(6,176,242)	(6,363,043)	(5,940,247)
Repayment of finance lease borrowings	(174,357)	-	-	-	-	-	-	-	-	-	-	-
Net cash provided by financing activities	3,764,352	(4,997,672)	(4,997,672)	(5,317,457)	(5,554,299)	(5,803,296)	(6,065,373)	(6,341,279)	(6,186,079)	(6,176,242)	(6,363,043)	(5,940,247)
Net Increase (Decrease) in Cash Held	(1,750,114)	(19,282,276)	(6,851,248)	3,883,707	338,299	3,128,218	3,041,581	1,892,281	2,186,036	2,004,269	3,599,032	4,352,668
Cash at beginning of reporting period	63,618,284	64,096,429	61,868,170	55,016,922	58,900,629	59,238,928	62,367,146	65,408,727	67,301,008	69,487,044	71,491,313	75,090,345
Cash at end of Reporting Period	61,868,170	44,814,153	55,016,922	58,900,629	59,238,928	62,367,146	65,408,727	67,301,008	69,487,044	71,491,313	75,090,345	79,443,013

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Capital Funding

For the periods ending 30 June -

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital Funding Sources												
General revenue used (excess funds provided)	(13,817,720)	2,515,960	4,000,014	3,223,843	3,771,104	3,435,381	2,157,780	4,556,152	4,175,992	4,507,611	3,855,634	4,966,225
Proceeds from the sale of non current assets	702,227	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Capital sustainability funds expended	23,740,169	18,709,134	16,436,870	21,086,939	22,882,098	23,712,689	23,953,493	24,598,598	25,566,170	26,301,943	26,366,780	25,416,930
Donated non current assets	1,323,848	-	-	-	-	-	-	-	-	-	-	-
Funds from loan borrowings expended in the period	8,165,636	-	-	-	-	-	-	-	-	-	-	-
Finance leases	468,579	-	-	-	-	-	-	-	-	-	-	-
Constrained grants and developer contributions	36,892,209	41,275,045	40,271,643	11,848,190	3,408,005	3,050,000	3,533,500	3,571,000	2,896,000	2,925,000	2,536,000	2,584,000
NDRRA flood grant reserve	29,553,310	53,211,541	64,892,812	17,050,910	-	-	-	-	-	-	-	-
Insurance reimbursement reserve	-	2,616,000	2,616,000	-	-	-	-	-	-	-	-	-
Capital Works reserve	13,459,178	8,250,009	11,516,250	-	-	-	-	-	-	-	-	-
Insurance Restoration reserve	1,129,919	-	70,000	-	-	-	-	-	-	-	-	-
	101,617,354	127,005,226	140,754,360	53,846,200	30,643,172	30,780,583	29,955,278	34,322,839	33,524,953	35,063,054	33,505,414	33,332,940
Capital Funding Applications												
Land and Improvements	126,461	-	-	-	-	-	-	-	-	-	-	-
Buildings and Other Structures	25,871,843	63,562,713	71,215,272	35,579,380	8,548,834	3,674,284	2,923,500	2,560,000	3,023,000	3,782,500	4,220,500	4,100,000
Plant and Equipment	9,121,423	3,100,162	4,825,269	4,225,778	2,814,165	2,587,513	1,957,505	5,342,089	4,811,791	4,080,500	3,247,502	3,313,125
Transport Infrastructure	46,103,096	30,877,247	62,089,543	25,766,357	16,591,912	13,452,408	7,051,900	10,140,971	6,337,083	9,407,812	9,825,369	7,895,568
Water	2,553,538	19,639,163	19,726,173	7,111,444	10,765,152	6,856,826	7,923,000	5,902,500	7,771,000	6,943,000	4,182,000	4,960,000
Sewerage	11,450,050	1,453,119	3,344,588	32,233,225	4,239,101	3,406,256	2,034,000	5,536,000	3,396,000	5,173,000	5,367,000	5,124,000
Right of use - Land	11,322	-	-	-	-	-	-	-	-	-	-	-
Right of use - Buildings	457,258	-	-	-	-	-	-	-	-	-	-	-
Intangible assets	-	3,375,150	3,013,843	998,384	-	-	-	-	-	-	-	-
Movement in capitalised work in progress	1,385,503	0	(28,458,000)	(57,385,825)	(17,870,291)	(5,000,000)	2,000,000	(1,500,000)	2,000,000	(500,000)	300,000	2,000,000
	97,080,495	122,007,554	135,756,688	48,528,743	25,088,873	24,977,287	23,889,905	27,981,560	27,338,874	28,886,812	27,142,371	27,392,693
Principle loan repayments:												
Finance Leases	174,357	-	-	-	-	-	-	-	-	-	-	-
Queensland Treasury Corporation	4,226,926	4,997,672	4,997,672	5,317,457	5,554,299	5,803,296	6,065,373	6,341,279	6,186,079	6,176,242	6,363,043	5,940,247
	101,481,778	127,005,226	140,754,360	53,846,200	30,643,172	30,780,583	29,955,278	34,322,839	33,524,953	35,063,054	33,505,414	33,332,940

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Changes in Equity

For the periods ending 30 June -

	Total											
	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at the beginning of period	1,054,258,016	1,114,860,822	1,101,778,212	1,189,929,087	1,207,656,604	1,207,695,643	1,207,939,527	1,209,157,024	1,213,263,254	1,216,008,732	1,219,273,109	1,222,554,919
Adjustments direct to equity												
Change in accounting standards	10,597,604	-	-	-	-	-	-	-	-	-	-	-
Asset revaluations direct to reserve	683	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in net result	36,921,910	84,633,360	88,150,875	17,727,517	39,039	243,884	1,217,497	4,106,230	2,745,479	3,264,377	3,281,809	4,676,309
Other transfers to Capital and reserves	-	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital and reserves	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between capital and reserves	-	-	-	-	-	-	-	-	-	-	-	-
Balance at the end of period	1,101,778,212	1,199,494,182	1,189,929,087	1,207,656,604	1,207,695,643	1,207,939,527	1,209,157,024	1,213,263,254	1,216,008,732	1,219,273,109	1,222,554,919	1,227,231,228

	Retained Surplus/Deficit											
	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at the beginning of period	(3,777,720)	1,004,771	6,624,688	6,936,009	6,287,756	4,716,200	3,917,169	3,981,595	3,862,048	4,000,882	3,421,857	2,900,783
Adjustments direct to equity												
Change in accounting standards	7,819,074		-									
Asset revaluations direct to reserve												
Increase (decrease) in net result	36,921,910	84,633,360	88,150,875	17,727,517	39,039	243,884	1,217,497	4,106,230	2,745,479	3,264,377	3,281,809	4,676,309
Other transfers to Capital and reserves	(70,328,892)	(104,776,962)	(111,236,894)	(33,828,261)	(9,700,714)	(9,040,825)	(9,008,675)	(11,765,769)	(10,035,641)	(11,374,007)	(11,288,287)	(11,103,157)
Transfers from capital and reserves	35,990,316	20,169,283	23,397,339	15,452,491	8,090,120	7,997,910	7,855,604	7,539,992	7,428,996	7,530,605	7,485,404	7,621,849
Transfers between capital and reserves												
Balance at the end of period	6,624,688	1,030,452	6,936,009	6,287,756	4,716,200	3,917,169	3,981,595	3,862,048	4,000,882	3,421,857	2,900,783	4,095,785

	Capital											
	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at the beginning of period	650,333,474	714,955,135	690,354,058	791,274,209	808,855,979	808,801,933	808,146,917	806,568,098	809,027,347	809,832,134	811,337,640	811,265,870
Adjustments direct to equity												
Change in accounting standards	2,778,530	-	-	-	-	-	-	-	-	-	-	-
Asset revaluations direct to reserve												
Increase (decrease) in net result				-	-	-	-		-	-	-	-
Other transfers to Capital and reserves	(11,934,945)	2,943,497	4,950,785	4,135,161	4,628,069	4,292,894	2,743,285	6,428,241	5,337,783	6,111,111	4,877,634	5,607,010
Transfers from capital and reserves	(31,857,616)	(16,069,283)	(23,397,339)	(15,452,491)	(8,090,120)	(7,997,910)	(7,855,604)	(7,539,992)	(7,428,996)	(7,530,605)	(7,485,404)	(7,621,849)
Transfers between capital and reserves	81,034,615	105,268,309	119,366,705	28,899,100	3,408,005	3,050,000	3,533,500	3,571,000	2,896,000	2,925,000	2,536,000	2,584,000
Balance at the end of period	690,354,058	807,097,658	791,274,209	808,855,979	808,801,933	808,146,917	806,568,098	809,027,347	809,832,134	811,337,640	811,265,870	811,835,031

WHITSUNDAY REGIONAL COUNCIL

Budgeted Statement of Changes in Equity
For the periods ending 30 June -

	Asset Revaluation Surplus											
	Audit Act 2020 \$	Orig Bud 2021 \$	AmendBud 2021 \$	2021/22 \$	2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$	2029/30 \$
Balance at the beginning of period	360,462,538	360,462,538	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221
Adjustments direct to equity												
Change in accounting standards												
Asset revaluations direct to reserve	683	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in net result												
Other transfers to Capital and reserves												
Transfers from capital and reserves	-											
Transfers between capital and reserves	-											
Balance at the end of period	360,463,221	360,462,538	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221	360,463,221

	Reserves											
	Audit Act 2020 \$	Orig Bud 2021 \$	AmendBud 2021 \$	2021/22 \$	2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$	2029/30 \$
Balance at the beginning of period	47,239,723	38,438,378	44,336,244	31,255,648	32,049,648	33,714,288	35,412,219	38,144,109	39,910,637	41,712,495	44,050,391	47,925,044
Adjustments direct to equity												
Change in accounting standards												
Asset revaluations direct to reserve							-					-
Increase (decrease) in net result												
Other transfers to Capital and reserves	82,263,837	101,833,465	106,286,109	29,693,100	5,072,645	4,747,931	6,265,390	5,337,528	4,697,858	5,262,896	6,410,653	5,496,147
Transfers from capital and reserves	(4,132,701)	(4,100,000)	-	-	-	-	-	-	-	-	-	-
Transfers between capital and reserves	(81,034,615)	(105,268,309)	(119,366,705)	(28,899,100)	(3,408,005)	(3,050,000)	(3,533,500)	(3,571,000)	(2,896,000)	(2,925,000)	(2,536,000)	(2,584,000)
Balance at the end of period	44,336,244	30,903,534	31,255,648	32,049,648	33,714,288	35,412,219	38,144,109	39,910,637	41,712,495	44,050,391	47,925,044	50,837,191

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts
For the periods ending 30 June -

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1 Rates and Utility Charges												
General rates	50,181,421	50,568,110	50,734,344	51,749,032	52,784,018	53,839,700	54,916,497	56,014,830	57,135,130	58,277,837	59,443,397	60,632,268
Water	8,674,903	9,004,297	9,062,282	9,441,384	9,819,043	10,015,428	10,215,741	10,624,374	10,836,864	11,053,603	11,274,677	11,500,174
Sewerage	16,586,925	17,074,593	17,074,493	17,758,610	18,470,115	18,840,701	19,218,698	19,988,630	20,389,610	20,798,609	21,215,788	21,641,311
Water consumption, rental and sundries	7,743,833	7,405,200	7,406,630	7,665,862	7,819,178	7,975,561	8,135,072	8,297,772	8,463,726	8,633,000	8,805,659	8,981,772
Waste management	5,469,534	5,969,285	5,969,285	6,178,209	6,301,773	6,427,808	6,556,364	6,818,618	6,954,990	7,094,089	7,235,970	7,380,689
	88,656,616	90,021,485	90,247,034	92,793,097	95,194,127	97,099,198	99,042,372	101,744,224	103,780,320	105,857,138	107,975,491	110,136,214
Less discounts	(3,074,746)	(3,146,236)	(3,146,236)	(3,227,477)	(3,292,025)	(3,357,864)	(3,425,019)	(3,520,344)	(3,590,749)	(3,662,562)	(3,735,811)	(3,810,525)
Less pensioner remissions	(668,633)	(682,734)	(682,734)	(701,214)	(715,237)	(729,540)	(744,128)	(766,077)	(781,396)	(797,022)	(812,960)	(829,217)
	(3,743,378)	(3,828,970)	(3,828,970)	(3,928,691)	(4,007,262)	(4,087,404)	(4,169,147)	(4,286,421)	(4,372,145)	(4,459,584)	(4,548,771)	(4,639,742)
Net rates and utility charges received	84,913,238	86,192,515	86,418,064	88,864,406	91,186,865	93,011,794	94,873,225	97,457,803	99,408,175	101,397,554	103,426,720	105,496,472
2 Sale of goods and major services												
Parking and other ranger services	1,083,561	839,687	949,687	1,176,466	1,199,995	1,223,994	1,248,473	1,273,441	1,298,909	1,324,886	1,351,382	1,378,409
Refuse tips and transfer station charges	2,098,996	2,385,467	3,184,039	3,247,720	3,312,674	3,378,926	3,446,505	3,515,435	3,585,744	3,657,460	3,730,610	3,805,224
Aerodrome charges	3,980,384	2,700,804	2,796,679	4,444,847	4,533,743	4,624,417	4,716,905	4,811,243	4,907,467	5,005,616	5,105,728	5,207,842
Quarry charges	3,195,155	2,981,002	3,107,489	3,169,639	3,233,033	2,976,029	3,035,552	3,096,264	3,158,191	3,221,357	3,285,786	3,351,504
Shute harbour commercial activities	196,620	50,000	180,000	1,048,900	1,069,878	1,134,070	1,213,454	1,600,000	1,632,000	1,664,640	1,697,932	1,731,890
Caravan parks fees and charges	607,236	596,000	596,000	607,920	620,078	632,479	645,128	658,030	671,190	684,613	698,305	712,271
Water and sewerage fees and charges	1,060,363	492,850	287,916	293,674	299,547	305,538	311,649	317,882	324,239	330,724	337,339	344,086
User define	145,426	594,250	-	-	-	-	-	-	-	-	-	-
Total sales of major services	12,367,742	10,640,060	11,101,810	13,989,166	14,268,948	14,275,453	14,617,666	15,272,295	15,577,740	15,889,296	16,207,082	16,531,226
3 Rental and levies												
Other property lease income	428,889	359,200	377,018	436,058	444,779	453,673	462,745	471,999	481,437	491,065	500,884	510,901
Total rental and levies	428,889	359,200	377,018	436,058	444,779	453,673	462,745	471,999	481,437	491,065	500,884	510,901
4 Interest revenue												
Investments	995,412	700,000	550,000	762,437	805,000	850,000	850,000	850,000	850,000	850,000	950,000	950,000
Rates and utility charges	655,254	596,511	596,511	608,440	620,607	633,018	645,676	658,587	671,757	685,190	698,892	712,869
	1,650,666	1,296,511	1,146,511	1,370,877	1,425,607	1,483,018	1,495,676	1,508,587	1,521,757	1,535,190	1,648,892	1,662,869
5 Contributions, Donations, Grants and Subsidies												
Donations, Contributions, special purpose subsidies and grants were received in respect of the following programs:												
Office of the Chief Executive	355,580	186,000	140,000	189,720	189,720	189,720	189,720	189,720	189,720	189,720	189,720	189,720
Corporate Services	11,531,181	18,599,936	14,734,347	5,244,714	511,205	249,900	249,900	249,900	249,900	249,900	249,900	249,900
Community Environmental Services	789,540	3,040,176	2,989,508	340,588	254,477	255,078	255,691	256,316	256,954	257,605	258,269	258,946
Engineering	24,142,879	26,819,994	41,095,016	22,963,827	3,671,235	3,685,328	3,699,704	3,714,367	3,729,324	3,744,580	3,760,141	3,776,013
Waste Management	137,185	-	195,923	195,923	195,923	195,923	195,923	195,923	195,923	195,923	195,923	195,923
Planning & Development Assessment	-	-	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519
Customer Experience	5,579,725	1,024,246	1,374,245	140,590	169,200	-	-	-	-	-	-	-
Airport Operations	1,113,999	1,288,890	2,020,781	-	-	-	-	-	-	-	-	-
Shute Harbour Operations	16,226,916	32,063,951	32,219,758	-	-	-	-	-	-	-	-	-
Water Services	1,000,474	9,754,110	9,627,818	1,731,286	1,101,740	1,096,724	1,682,959	1,308,448	1,071,697	1,114,211	738,995	801,055
Sewerage Services	4,655,434	4,500,000	1,900,000	408,000	416,160	514,483	432,972	866,632	450,464	459,474	468,663	478,037
	65,532,913	97,277,303	106,338,915	31,256,167	6,551,179	6,228,675	6,748,388	6,822,825	6,185,501	6,252,932	5,903,130	5,991,113
General purpose grants	5,549,328	5,722,068	5,722,068	5,836,509	5,953,238	6,072,302	6,193,747	6,317,621	6,443,972	6,572,850	6,704,306	6,838,391
	71,082,241	102,999,371	112,060,983	37,092,676	12,504,417	12,300,977	12,942,135	13,140,446	12,629,473	12,825,782	12,607,436	12,829,504

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts

For the periods ending 30 June -

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
5 Contributions, Donations, Grants and Subsidies (continued)												
Donations, contributions and grants for recurrent expenditure is analysed as follows :												
Commonwealth grants	5,549,328	5,722,068	5,722,068	5,836,509	5,953,238	6,072,302	6,193,747	6,317,621	6,443,972	6,572,850	6,704,306	6,838,391
Government subsidies and grants	4,978,506	1,260,198	2,431,314	1,476,367	1,478,534	1,480,744	1,482,998	1,485,297	1,487,643	1,490,036	1,492,477	1,494,966
Donations of cash in the period	7,079	-	-	-	-	-	-	-	-	-	-	-
Developer contributions	97,853	60,000	60,000	86,700	-	-	-	-	-	-	-	-
	10,632,767	7,042,266	8,213,382	7,399,576	7,431,772	7,553,046	7,676,745	7,802,918	7,931,615	8,062,886	8,196,783	8,333,357
Monetary capital grants, subsidies and contributions are analysed as follows :												
Commonwealth Government grants & subsidies for capital projects	5,481,533	1,100,000	1,100,000	3,436,786	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
State Government grants & subsidies for capital projects	19,917,531	40,020,564	36,229,789	7,573,404	1,908,005	1,550,000	2,033,500	2,071,000	1,396,000	1,425,000	1,036,000	1,084,000
NDRRA flood grants for capitalised repairs	29,553,310	53,211,541	64,892,812	17,050,910	-	-	-	-	-	-	-	-
Contributions to fund capital expenditure	4,173,252	1,625,000	1,625,000	1,632,000	1,664,640	1,697,931	1,731,890	1,766,528	1,801,858	1,837,896	1,874,653	1,912,147
	59,125,627	95,957,105	103,847,601	29,693,100	5,072,645	4,747,931	5,265,390	5,337,528	4,697,858	4,762,896	4,410,653	4,496,147
Non-monetary grants, contributions and donations for capital expenditure are analysed as follows:												
Contributions of assets	1,323,848	-	-	-	-	-	-	-	-	-	-	-
	1,323,848	-	-	-	-	-	-	-	-	-	-	-
Total donations, contributions, subsidies and grants	71,082,241	102,999,371	112,060,983	37,092,676	12,504,417	12,300,977	12,942,135	13,140,446	12,629,473	12,825,782	12,607,436	12,829,504
6 Employee benefits												
Wages and salaries	25,792,909	23,491,104	23,293,240	24,093,025	24,454,882	24,713,975	25,208,249	25,712,407	26,226,650	26,751,178	27,286,196	27,831,916
Councilors' remuneration	559,059	575,000	575,000	586,500	598,230	610,194	622,397	634,844	647,540	660,490	673,699	687,172
Annual, sick and long service leave entitlements	5,577,686	5,401,498	5,401,898	5,509,934	5,620,128	5,946,760	6,065,691	6,187,000	6,310,735	6,436,944	6,565,678	6,696,985
Superannuation	3,554,302	3,612,115	3,612,115	3,684,357	3,758,044	3,833,204	3,909,868	3,988,065	4,067,826	4,149,182	4,232,165	4,316,808
Total direct employee expense	35,483,956	33,079,717	32,882,253	33,873,816	34,431,284	35,104,133	35,806,205	36,522,316	37,252,751	37,997,794	38,757,738	39,532,881
Other employee related expenses	1,392,730	3,455,030	3,555,296	3,626,396	3,698,909	3,772,870	3,848,308	3,925,253	4,003,742	4,083,800	4,165,455	4,248,745
	36,876,686	36,534,747	36,437,549	37,500,212	38,130,193	38,877,003	39,654,513	40,447,569	41,256,493	42,081,594	42,923,193	43,781,626
7 Materials and services												
Audit of annual financial statements by the Auditor-General of Queensland	125,928	130,000	130,000	132,600	135,252	137,957	140,716	143,530	146,400	149,328	152,314	155,360
Community Donations, grants, subsidies & contributions	2,320,844	2,535,840	2,535,840	2,586,556	2,638,286	2,582,188	2,633,831	2,686,507	2,740,236	2,795,040	2,850,940	2,907,958
Legal services	987,123	939,500	933,000	951,659	970,690	976,035	995,554	1,015,463	1,035,770	1,056,484	1,077,612	1,099,163
Insurance	1,946,722	2,088,500	2,290,719	2,336,532	2,383,258	2,430,920	2,479,534	2,529,122	2,579,701	2,631,291	2,683,914	2,737,587
Consultants & Services	1,310,765	2,468,450	2,291,180	2,337,003	2,383,740	2,333,491	2,380,156	2,427,755	2,476,306	2,525,827	2,576,339	2,627,862
Contractors	17,237,975	19,581,977	21,014,775	21,658,851	21,957,481	22,125,784	22,568,295	23,019,655	23,480,044	23,949,641	24,428,629	24,917,196
Plant & Equipment	3,873,741	1,443,240	1,672,246	2,425,688	2,474,197	2,523,677	2,574,145	2,625,624	2,678,134	2,731,693	2,786,322	2,842,044
Advertising & Marketing	324,425	421,787	1,221,987	1,246,425	1,271,349	1,296,773	1,322,704	1,349,153	1,376,131	1,403,648	1,431,716	1,460,346
Cost of inventories	410,452	245,864	314,961	321,258	327,679	334,229	340,910	347,723	354,673	361,761	368,991	376,367
Communications & IT	4,188,212	3,405,220	3,401,960	3,622,202	3,746,643	3,721,573	3,796,000	3,871,916	3,949,352	4,028,334	4,108,897	4,191,073
Raw materials & consumables	10,619,872	467,217	6,772,591	6,908,039	7,046,195	7,062,850	7,204,100	7,348,176	7,495,134	7,645,030	7,797,925	7,953,877
Registrations & subscriptions	278,073	447,290	461,240	470,464	479,869	489,461	499,247	509,228	519,408	529,792	540,383	551,186
Safety	948,971	1,067,395	1,101,964	1,124,000	1,146,476	1,169,400	1,192,783	1,216,634	1,240,960	1,265,773	1,291,082	1,316,899
Purchase of water	2,417,403	2,456,260	2,456,260	2,505,385	2,555,492	2,606,600	2,658,731	2,711,904	2,766,141	2,821,463	2,877,891	2,935,447
Rentals - Operating leases	396,480	590,670	590,170	601,973	614,011	626,289	638,811	651,584	664,613	677,902	691,456	705,282
Other material and services	5,494,274	12,986,586	6,197,267	7,948,996	8,125,852	8,306,249	8,490,251	8,677,933	8,869,368	9,064,634	9,263,803	9,466,955
	52,881,261	51,275,796	53,386,160	57,177,631	58,256,470	58,723,476	59,915,768	61,131,907	62,372,371	63,637,641	64,928,214	66,244,602
8 Depreciation and Amortisation												
Depreciation expense on non-current assets:												
Land and Improvements	1,245	-	-	-	-	-	-	-	-	-	-	-
Buildings and Other Structures	3,555,630	3,107,505	3,107,505	3,954,643	4,029,123	4,070,268	4,096,305	4,127,767	4,156,287	4,205,495	4,243,298	4,273,248
Plant and Equipment	3,278,110	2,528,629	2,528,629	2,097,288	2,152,901	2,202,033	2,237,954	2,333,615	2,414,759	2,480,301	2,530,519	2,580,316
Office Furniture and Fittings	-	-	-	-	-	-	-	-	-	-	-	-
Transport Infrastructure	12,039,848	8,663,566	8,663,566	8,748,246	9,470,867	9,529,555	9,550,400	9,589,414	9,607,066	9,640,782	9,675,328	9,697,989
Water	5,678,783	5,095,619	5,095,619	5,143,524	5,399,086	5,442,684	5,496,735	5,534,651	5,582,330	5,625,311	5,648,930	5,676,835
Sewerage	4,434,571	3,607,035	3,607,035	3,849,161	3,923,076	3,942,104	3,951,053	3,982,725	3,998,251	4,021,415	4,045,282	4,074,857
Right of use - Land	36,051	-	-	-	-	-	-	-	-	-	-	-
Right of use - Buildings	152,419	-	-	-	-	-	-	-	-	-	-	-
	29,176,657	23,002,354	23,002,354	23,792,862	24,975,053	25,186,644	25,332,447	25,568,172	25,758,693	25,973,304	26,143,357	26,303,245
Amortisation of intangible assets:												
Computer software	-	-	-	-	-	619,000	619,000	619,000	619,000	619,000	619,000	298,227
	-	-	-	-	-	619,000	619,000	619,000	619,000	619,000	619,000	298,227
Total depreciation and amortisation	29,176,657	23,002,354	23,002,354	23,792,862	24,975,053	25,805,644	25,951,447	26,187,172	26,377,693	26,592,304	26,762,357	26,601,472

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts

For the periods ending 30 June -

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
9 Finance Costs												
Bank charges	368,038	334,500	323,675	369,711	377,103	384,642	392,332	400,175	408,175	416,337	424,661	433,152
Finance costs of Queensland Treasury Corporation	3,211,095	3,290,080	3,278,905	3,116,188	2,879,554	2,630,558	2,368,481	2,092,575	1,813,875	1,542,781	1,261,980	986,981
Interest on finance leases	39,887	-	-	-	-	-	-	-	-	-	-	-
Bad and doubtful debts	435,623	220,000	220,000	(2)	-	-	-	-	-	-	-	-
Change PV of Quarry rehabilitation	11,439	15,000	15,000	15,300	15,606	-	16,236	16,561	16,892	17,230	17,575	17,926
	4,066,083	3,859,580	3,837,580	3,501,197	3,272,263	3,015,200	2,777,049	2,509,311	2,238,942	1,976,348	1,704,216	1,438,059
10 Capital income												
Profit on sale of capital assets	-	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Revaluation of investment property	63,764	-	-	-	-	-	-	-	-	-	-	-
	63,764	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
11 Capital expenses												
Loss on sale of capital assets	319,509	-	-	-	-	-	-	-	-	-	-	-
Loss on write-off of capital assets	22,791,738	11,860,349	16,831,855	12,746,568	5,997,165	5,904,955	5,857,650	5,951,418	6,617,473	7,240,244	7,089,827	6,437,307
Change in discount rate on land not controlled by council	67,625	-										
Change in rehab provision due to change in estimated future cost	3,237,646	-										
	26,416,518	11,860,349	16,831,855	12,746,568	5,997,165	5,904,955	5,857,650	5,951,418	6,617,473	7,240,244	7,089,827	6,437,307
12 Profit and loss on sale of capital assets												
Proceeds from the sale of property, plant and equipment	702,227	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Less: Book value of assets sold	(1,021,736)	-	-	-	-	-	-	-	-	-	-	-
Total profit and loss on sale of capital assets	(319,509)	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
13 Write-off of capital assets												
Buildings and Other Structures	7,094,573	-	-	-	-	-	-	-	-	-	-	-
Plant and Equipment	245,908	-	-	-	-	-	-	-	-	-	-	-
Transport Infrastructure	13,597,328	10,535,477	14,994,248	10,121,662	3,955,238	3,254,963	3,404,760	3,298,388	3,226,833	3,455,124	3,702,147	3,862,827
Water	486,867	1,153,080	1,470,300	1,543,229	1,228,967	1,830,170	1,641,210	1,452,550	2,136,960	1,820,640	1,345,600	1,594,880
Sewerage	1,318,695	171,792	367,307	1,081,677	812,960	819,822	811,680	1,200,480	1,253,680	1,964,480	2,042,080	979,600
Investment property - Land and Buildings	48,366	-	-	-	-	-	-	-	-	-	-	-
	22,791,738	11,860,349	16,831,855	12,746,568	5,997,165	5,904,955	5,857,650	5,951,418	6,617,473	7,240,244	7,089,827	6,437,307
14 Cash and deposits												
Cash per cash flow statement	61,868,170	44,814,153	55,016,922	58,900,629	59,238,928	62,367,146	65,408,727	67,301,008	69,487,044	71,491,313	75,090,345	79,443,013
	61,868,170	44,814,153	55,016,922	58,900,629	59,238,928	62,367,146	65,408,727	67,301,008	69,487,044	71,491,313	75,090,345	79,443,013
Restricted cash:												
Constrained grants, subsidies & contributions reserves	(0)	6,887,093	(0)	7,786,456	9,451,096	11,149,027	12,880,917	14,647,445	16,449,303	18,287,199	20,161,852	22,073,999
Future capital sustainability reserve	9,147,163	84,286	6,992,457	-	-	-	-	-	-	-	-	-
Total capital reserves	-	20,774,426	-	21,138,295	21,138,295	21,138,295	22,138,295	22,138,295	22,138,295	22,638,295	24,638,295	25,638,295
Total recurrent reserves	-	3,157,730	-	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896
Cash held to fund future rehabilitation payments		1,021,602		813,147	1,103,753	1,378,753	1,669,989	1,961,550	2,253,443	2,545,673	2,838,248	3,131,174
Working capital cash to meet operational requirements		19,636,342		17,158,648	17,113,256	19,067,574	19,021,603	18,975,342	18,928,794	18,881,962	18,834,840	18,787,433
Total restricted cash	9,147,163	51,561,478	6,992,456	50,021,443	51,931,297	55,858,546	58,835,701	60,847,529	62,894,731	65,478,026	69,598,131	72,755,798
Total unrestricted cash	52,721,007	(6,747,325)	48,024,466	8,879,186	7,307,631	6,508,600	6,573,026	6,453,479	6,592,313	6,013,287	5,492,214	6,687,215

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts
For the periods ending 30 June -

15 Property plant and equipment													
		Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance		45,782,079	45,493,341	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540
Correction to opening balance		-	-	-									
Additions at cost		126,461	-	-	-	-	-	-	-	-	-	-	-
Contributed assets at valuation		-	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs		-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		(290,000)	-	-	-	-	-	-	-	-	-	-	-
		45,618,540	45,493,341	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540	45,618,540
Accumulated Depreciation													
Opening balance		22,419	22,419	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664
Correction to opening balance		-	-	-									
Depreciation provided in period		1,245	-	-	-	-	-	-	-	-	-	-	-
Write-off on djsposal		-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		-	-	-	-	-	-	-	-	-	-	-	-
		23,664	22,419	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664	23,664
Written down value at period end		45,594,876	45,470,922	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876	45,594,876

15 Property plant and equipment													
		Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance		130,595,920	169,840,575	120,404,803	191,620,075	227,199,455	235,748,289	239,422,573	242,346,073	244,906,073	247,929,073	251,711,573	255,932,073
Correction to opening balance		35,000	-	-									
Additions at cost		25,862,803	63,562,713	71,215,272	35,579,380	8,548,834	3,674,284	2,923,500	2,560,000	3,023,000	3,782,500	4,220,500	4,100,000
Contributed assets at valuation		9,040	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs		(16,101,800)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		(19,996,159)	-	-	-	-	-	-	-	-	-	-	-
		120,404,803	233,403,288	191,620,075	227,199,455	235,748,289	239,422,573	242,346,073	244,906,073	247,929,073	251,711,573	255,932,073	260,032,073
Accumulated Depreciation													
Opening balance		52,750,923	55,858,256	39,971,387	43,078,892	47,033,535	51,062,658	55,132,926	59,229,231	63,356,998	67,513,285	71,718,780	75,962,078
Correction to opening balance		2,265	-	-									
Depreciation provided in period		3,555,630	3,107,505	3,107,505	3,954,643	4,029,123	4,070,268	4,096,305	4,127,767	4,156,287	4,205,495	4,243,298	4,273,248
Write-off on djsposal		(9,007,227)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		(7,330,203)	-	-	-	-	-	-	-	-	-	-	-
		39,971,387	58,965,761	43,078,892	47,033,535	51,062,658	55,132,926	59,229,231	63,356,998	67,513,285	71,718,780	75,962,078	80,235,326
Written down value at period end		80,433,416	174,437,527	148,541,183	180,165,920	184,685,631	184,289,647	183,116,842	181,549,075	180,415,788	179,992,793	179,969,995	179,796,747

15 Property plant and equipment													
		Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance		35,186,258	39,614,697	55,968,801	60,794,070	65,019,848	67,834,013	70,421,526	72,379,031	77,721,120	82,532,911	86,613,411	89,860,913
Correction to opening balance		312,123	-	-									
Additions at cost		9,121,423	3,100,162	4,825,269	4,225,778	2,814,165	2,587,513	1,957,505	5,342,089	4,811,791	4,080,500	3,247,502	3,313,125
Contributed assets at valuation		-	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs		(3,732,874)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		15,081,870	-	-	-	-	-	-	-	-	-	-	-
		55,968,801	42,714,859	60,794,070	65,019,848	67,834,013	70,421,526	72,379,031	77,721,120	82,532,911	86,613,411	89,860,913	93,174,038
Accumulated Depreciation													
Opening balance		20,758,481	20,758,481	28,423,184	30,951,813	33,049,101	35,202,002	37,404,035	39,641,989	41,975,604	44,390,363	46,870,664	49,401,183
Correction to opening balance		19,494	-	-									
Depreciation provided in period		3,278,110	2,528,629	2,528,629	2,097,288	2,152,901	2,202,033	2,237,954	2,333,615	2,414,759	2,480,301	2,530,519	2,580,316
Write-off on djsposal		(2,465,230)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers		6,832,329	-	-	-	-	-	-	-	-	-	-	-
		28,423,184	23,287,110	30,951,813	33,049,101	35,202,002	37,404,035	39,641,989	41,975,604	44,390,363	46,870,664	49,401,183	51,981,499
Written down value at period end		27,545,616	19,427,749	29,842,256	31,970,746	32,632,010	33,017,490	32,737,041	35,745,515	38,142,547	39,742,746	40,459,729	41,192,538

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts
For the periods ending 30 June -

15 Property plant and equipment												
	Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance	678,932,763	698,587,835	714,241,938	761,337,233	776,981,928	789,618,602	799,816,047	803,463,187	810,305,770	813,416,020	819,368,708	825,491,930
Correction to opening balance	2,331,001	-	-									
Additions at cost	45,114,930	30,877,247	62,089,543	25,766,357	16,591,912	13,452,408	7,051,900	10,140,971	6,337,083	9,407,812	9,825,369	7,895,568
Contributed assets at valuation	988,166	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs	(20,360,019)	(10,535,477)	(14,994,248)	(10,121,662)	(3,955,238)	(3,254,963)	(3,404,760)	(3,298,388)	(3,226,833)	(3,455,124)	(3,702,147)	(3,862,827)
Internal transfers	7,235,097	-	-	-	-	-	-	-	-	-	-	-
	714,241,938	718,929,605	761,337,233	776,981,928	789,618,602	799,816,047	803,463,187	810,305,770	813,416,020	819,368,708	825,491,930	829,524,671
Accumulated Depreciation												
Opening balance	132,738,558	132,738,558	140,474,866	149,138,432	157,886,678	167,357,545	176,887,100	186,437,500	196,026,914	205,633,980	215,274,762	224,950,090
Correction to opening balance	415,402	-	-									
Depreciation provided in period	12,039,848	8,663,566	8,663,566	8,748,246	9,470,867	9,529,555	9,550,400	9,589,414	9,607,066	9,640,782	9,675,328	9,697,989
Write-off on djsposal	(6,762,691)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers	2,043,748	-	-	-	-	-	-	-	-	-	-	-
	140,474,866	141,402,124	149,138,432	157,886,678	167,357,545	176,887,100	186,437,500	196,026,914	205,633,980	215,274,762	224,950,090	234,648,079
Written down value at period end	573,767,072	577,527,481	612,198,801	619,095,250	622,261,057	622,928,947	617,025,687	614,278,856	607,782,040	604,093,946	600,541,840	594,876,592

15 Property plant and equipment												
	Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance	278,451,049	287,886,065	277,885,046	296,140,919	301,709,134	311,245,319	316,271,975	322,553,765	327,003,715	332,637,755	337,760,115	340,596,515
Correction to opening balance	550,631	-	-									
Additions at cost	2,373,200	19,639,163	19,726,173	7,111,444	10,765,152	6,856,826	7,923,000	5,902,500	7,771,000	6,943,000	4,182,000	4,960,000
Contributed assets at valuation	180,338	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs	(1,186,979)	(1,153,080)	(1,470,300)	(1,543,229)	(1,228,967)	(1,830,170)	(1,641,210)	(1,452,550)	(2,136,960)	(1,820,640)	(1,345,600)	(1,594,880)
Internal transfers	(2,483,193)	-	-	-	-	-	-	-	-	-	-	-
	277,885,046	306,372,148	296,140,919	301,709,134	311,245,319	316,271,975	322,553,765	327,003,715	332,637,755	337,760,115	340,596,515	343,961,635
Accumulated Depreciation												
Opening balance	142,753,536	154,323,144	146,230,294	151,325,913	156,469,437	161,868,523	167,311,207	172,807,942	178,342,593	183,924,923	189,550,234	195,199,164
Correction to opening balance	103,841	-	-									
Depreciation provided in period	5,678,783	5,095,619	5,095,619	5,143,524	5,399,086	5,442,684	5,496,735	5,534,651	5,582,330	5,625,311	5,648,930	5,676,835
Write-off on djsposal	(700,111)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers	(1,605,755)	-	-	-	-	-	-	-	-	-	-	-
	146,230,294	159,418,763	151,325,913	156,469,437	161,868,523	167,311,207	172,807,942	178,342,593	183,924,923	189,550,234	195,199,164	200,875,999
Written down value at period end	131,654,752	146,953,385	144,815,006	145,239,697	149,376,796	148,960,768	149,745,823	148,661,122	148,712,832	148,209,881	145,397,351	143,085,636

15 Property plant and equipment												
	Audit Act	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Asset Values	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening balance	219,960,213	236,559,722	229,060,073	232,037,353	263,188,901	266,615,042	269,201,476	270,423,796	274,759,316	276,901,636	280,110,156	283,435,076
Correction to opening balance	146,880	-	-									
Additions at cost	11,303,748	1,453,119	3,344,588	32,233,225	4,239,101	3,406,256	2,034,000	5,536,000	3,396,000	5,173,000	5,367,000	5,124,000
Contributed assets at valuation	146,303	-	-	-	-	-	-	-	-	-	-	-
Disposals and write-offs	(2,668,277)	(171,792)	(367,307)	(1,081,677)	(812,960)	(819,822)	(811,680)	(1,200,480)	(1,253,680)	(1,964,480)	(2,042,080)	(979,600)
Internal transfers	171,206	-	-	-	-	-	-	-	-	-	-	-
	229,060,073	237,841,049	232,037,353	263,188,901	266,615,042	269,201,476	270,423,796	274,759,316	276,901,636	280,110,156	283,435,076	287,579,476
Accumulated Depreciation												
Opening balance	70,018,369	75,695,749	73,228,162	76,835,197	80,684,358	84,607,434	88,549,538	92,500,591	96,483,316	100,481,567	104,502,982	108,548,264
Correction to opening balance	56,102	-	-									
Depreciation provided in period	4,434,571	3,607,035	3,607,035	3,849,161	3,923,076	3,942,104	3,951,053	3,982,725	3,998,251	4,021,415	4,045,282	4,074,857
Write-off on djsposal	(1,349,582)	-	-	-	-	-	-	-	-	-	-	-
Internal transfers	68,702	-	-	-	-	-	-	-	-	-	-	-
	73,228,162	79,302,784	76,835,197	80,684,358	84,607,434	88,549,538	92,500,591	96,483,316	100,481,567	104,502,982	108,548,264	112,623,121
Written down value at period end	155,831,911	158,538,265	155,202,157	182,504,544	182,007,609	180,651,939	177,923,206	178,276,001	176,420,070	175,607,175	174,886,813	174,956,356

For the periods ending 30 June -

For the periods ending 30 June -

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WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts

For the year ended 30 June

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
16 Intangible assets												
Computer software	-	4,542,240	3,013,843	4,012,227	4,012,227	3,393,227	2,774,227	2,155,227	1,536,227	917,227	298,227	(320,773)
	-	4,542,240	3,013,843	4,012,227	4,012,227	3,393,227	2,774,227	2,155,227	1,536,227	917,227	298,227	-
Movements in intangible assets were as follows:												
Computer software												
Opening balance	652,487	1,819,577	652,487	3,666,330	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714
Acquired direct into asset account and internally generated costs	-	3,375,150	3,013,843	998,384	-	-	-	-	-	-	-	-
Closing balance at cost	652,487	5,194,727	3,666,330	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714	4,664,714
Accumulated amortisation	(652,487)	(652,487)	(652,487)	(652,487)	(652,487)	(1,271,487)	(1,890,487)	(2,509,487)	(3,128,487)	(3,747,487)	(4,366,487)	(4,664,714)
Net book value at period end	-	4,542,240	3,013,843	4,012,227	4,012,227	3,393,227	2,774,227	2,155,227	1,536,227	917,227	298,227	-
17 Interest bearing liabilities												
Current												
Loans	5,114,670	-	5,317,457	5,554,299	5,803,296	6,065,373	6,341,279	6,186,079	6,176,242	6,363,043	5,940,247	5,940,247
	5,114,670	-	5,317,457	5,554,299	5,803,296	6,065,373	6,341,279	6,186,079	6,176,242	6,363,043	5,940,247	5,940,247
Non-Current												
Finance Lease Liabilities	1,852,078	-	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078
Loans	79,539,011	79,668,000	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941	25,908,694	19,968,447
	81,391,089	79,668,000	76,190,630	70,636,331	64,833,035	58,767,662	52,426,383	46,240,304	40,064,062	33,701,019	27,760,772	21,820,525
Movements in finance leases:												
Finance Lease Liabilities												
Balance at beginning of period	-	-	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078
New finance leases in period	468,579	-	-	-	-	-	-	-	-	-	-	-
Repayments made in period	(174,357)	-	-	-	-	-	-	-	-	-	-	-
Minimum lease payments	1,852,078	-	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078
Classified as:												
Non-Current	1,852,078	-	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078
	1,852,078	-	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078	1,852,078
Loans												
(ii) Queensland Treasury Corporation	84,653,681	79,668,000	79,656,009	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941	25,908,694
Classified as:												
Current	5,114,670	-	5,317,457	5,554,299	5,803,296	6,065,373	6,341,279	6,186,079	6,176,242	6,363,043	5,940,247	5,940,247
Non-current	79,539,011	79,668,000	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941	25,908,694	19,968,447
	84,653,681	79,668,000	79,656,009	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941	25,908,694
Movements in loans:												
(ii) Queensland Treasury Corporation												
Opening balance	80,714,971	84,665,672	84,653,681	79,656,009	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941
Loans raised	8,165,636	-	-	-	-	-	-	-	-	-	-	-
Principal repayments	(4,226,926)	(4,997,672)	(4,997,672)	(5,317,457)	(5,554,299)	(5,803,296)	(6,065,373)	(6,341,279)	(6,186,079)	(6,176,242)	(6,363,043)	(5,940,247)
Closing balance	84,653,681	79,668,000	79,656,009	74,338,552	68,784,253	62,980,957	56,915,584	50,574,305	44,388,226	38,211,984	31,848,941	25,908,694

WHITSUNDAY REGIONAL COUNCIL

Notes to and forming part of the Budgeted Accounts
For the year ended 30 June

	Audit Act 2020	Orig Bud 2021	AmendBud 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
18 Capital account												
Balance at beginning of period	650,333,474	714,955,135	690,354,058	791,274,209	808,855,979	808,801,933	808,146,917	806,568,098	809,027,347	809,832,134	811,337,640	811,265,870
	2,778,530	-	-									
Tranfers from (to) retained surplus for capital income and expenses:												
Capital income	63,764	427,537	950,771	636,318	581,965	582,513	310,505	1,597,089	886,791	1,328,500	747,000	365,785
Other capital expenses	(26,416,518)	(11,860,349)	(16,831,855)	(12,746,568)	(5,997,165)	(5,904,955)	(5,857,650)	(5,951,418)	(6,617,473)	(7,240,244)	(7,089,827)	(6,437,307)
Donated non current physical assets received	1,323,848	-	-	-	-	-	-	-	-	-	-	-
Capital payments funded from general revenue	(13,817,720)	2,515,960	4,000,014	3,223,843	3,771,104	3,435,381	2,157,780	4,556,152	4,175,992	4,507,611	3,855,634	4,966,225
Transfer from capital for unfunded depreciation	(5,441,098)	(4,208,934)	(6,565,484)	(2,705,923)	(2,092,955)	(2,092,955)	(1,997,954)	(1,588,574)	(811,523)	(290,361)	(395,577)	(1,184,542)
Adjustment to the working capital cash balance	495,163	-	-	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Transfers (to) from future capital sustainability reserve	-	(84,286)	-	-	-	-	-	-	-	-	-	-
Constrained Works reserve	36,892,209	41,275,045	40,271,643	11,848,190	3,408,005	3,050,000	3,533,500	3,571,000	2,896,000	2,925,000	2,536,000	2,584,000
NDRRA flood grant reserve	29,553,310	53,211,541	64,892,812	17,050,910	-	-	-	-	-	-	-	-
Insurance reimbursement reserve	-	2,616,000	2,616,000	-	-	-	-	-	-	-	-	-
Capital Works reserve	13,459,178	8,250,009	11,516,250	-	-	-	-	-	-	-	-	-
Insurance Restoration reserve	1,129,919	-	70,000	-	-	-	-	-	-	-	-	-
Total capital	690,354,058	807,097,658	791,274,209	808,855,979	808,801,933	808,146,917	806,568,098	809,027,347	809,832,134	811,337,640	811,265,870	811,835,031
19 Restricted capital reserves												
Future capital sustainability reserve												
Cash unspent (utilised) in period	-	84,286	-	-	-	-	-	-	-	-	-	-
Constrained grants and subsidies reserve												
Closing balance		1,889										
Constrained developer contributions reserve												
Closing balance	9,147,163	6,885,204	6,992,457	7,786,457	9,451,097	11,149,028	12,880,918	14,647,446	16,449,304	18,287,200	20,161,853	22,074,000
Total restricted capital reserves	9,147,163	6,971,379	6,992,457	7,786,457	9,451,097	11,149,028	12,880,918	14,647,446	16,449,304	18,287,200	20,161,853	22,074,000
20 Other capital reserves												
Insurance reimbursement reserve	3,029,621	413,621	413,621	413,621	413,621	413,621	413,621	413,621	413,621	413,621	413,621	413,621
Capital Works reserve	28,249,612	19,627,437	20,009,722	20,009,722	20,009,722	20,009,722	21,009,722	21,009,722	21,009,722	21,509,722	23,509,722	24,509,722
Insurance Restoration reserve	784,953	733,367	714,953	714,953	714,953	714,953	714,953	714,953	714,953	714,953	714,953	714,953
Total capital reserves	32,064,185	20,774,426	21,138,295	21,138,295	21,138,295	21,138,295	22,138,295	22,138,295	22,138,295	22,638,295	24,638,295	25,638,295
21 Recurrent reserves												
Operational Projects Reserve	3,124,896	3,157,730	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896
Total recurrent reserves	3,124,896	3,157,730	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896	3,124,896
Total of all cash reserves	44,336,244	30,903,534	31,255,648	32,049,648	33,714,288	35,412,219	38,144,109	39,910,637	41,712,495	44,050,391	47,925,044	50,837,191

Business Unit	Job Number	Description	Orginal Budget 2020.21	Sept 2020 Budget Movement	Q1 Revised Budget 2020.21
Airport	8594	Bowen Aerodrome Runway Reseal Project	500,000	-	500,000
Airport	8573	Whitsunday Coast Airport - Roof rectification Works	1,038,890	(10,967)	1,027,923
Airport	4829	Whitsunday Coast Airport - XRAY Machines	-	129,892	129,892
Community	8282	Campbell Creek - Bank Stabilisation - Cat D Funding	-	-	-
Community	5617	Flagstaff Redevelopment (Grant + Insurance) - C/W 18-19	3,486,383	(39,442)	3,446,941
Community	7881	Insurance - Bowen Community Hall - CW 1920	-	-	-
Community	7436	Library - Construction of Pop-Up Library - CW 18-19	-	1,426	1,426
Community	7821	Parking Airlie	130,570	-	130,570
Corporate	8761	21 Station St Collinsville (Requires Council Resolution)	-	16,403	16,403
Corporate	8649	Anglicare disabled ramp (Emergent works)	-	41,949	41,949
Corporate	8563	Authority 7.1 Upgrade	497,000	(28,035)	468,965
Corporate	8607	Bowen Aerodrome Amenities - Sewerage Treatment Plant Renewal	35,000	-	35,000
Corporate	8608	Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal	95,865	-	95,865
Corporate	8609	Cannonvale Depot Office Roof Replacement	119,000	-	119,000
Corporate	8610	Cannonvale Foreshore Hall - New Playground	41,000	-	41,000
Corporate	8611	Cannonvale Foreshore Hall - Roof Renewal	42,000	11,246	53,246
Corporate	5642	Cannonvale/Proserpine Depot - Beach Pit/Wash Down Bay to comply with Trade Wa	90,000	56,907	146,907
Corporate	7858	CCTV Cannonvale Beach & Airlie Boardwalk Safer Communities 18-20	-	-	-
Corporate	8612	Collinsville Youth Coalition - Amenities Renewal	99,000	-	99,000
Corporate	8613	Demolish 58-60 Horseshoe Bay Road Residences	82,500	-	82,500
Corporate	8614	Document Management Search Engine	80,000	-	80,000
Corporate	8615	ECM 4.03 Upgrade	105,000	-	105,000
Corporate	8616	Enterprise Management System (EMS)	110,000	-	110,000
Corporate	4850	ERP Replacement Project - C/W 17-18	652,858	(333,272)	319,586
Corporate	7960	Insurance - Bowen Basketball Courts - Demolish	-	70,000	70,000
Corporate	7892	Insurance - Cannonvale WRC Depot - CW 1920	-	-	-
Corporate	7895	Insurance - Collinsville Council Depot - CW 1920	-	11,114	11,114
Corporate	8617	Les Stag Oval - Grandstand Renewal	70,000	-	70,000
Corporate	4865	Paint and Renovate 33 Kelsey Creek Residence	-	-	-
Corporate	2089	Plant Purchases	2,530,637	1,749,638	4,280,275
Corporate	5640	Proserpine Administration Building Replacement - Stage 1 - C/W 18-19	3,724,794	(318,697)	3,406,097
Corporate	4926	Proserpine Entertainment Centre - Building Works in addition with TC Debbie Insura	14,992,277	(2,991,387)	12,000,889
Corporate	4959	Proserpine Entertainment Centre - Roof-Air Conditioner Platform (Out of Scope Insu	-	-	-
Corporate	8618	Proserpine Water & Sewer Admin Reroof	80,000	(11,246)	68,754
Corporate	8619	Tech 1 ERP Annual Software Upgrade - Version 2020B	60,000	-	60,000
Corporate	8620	Technology One - ERP Project Phase 1a	1,820,292	(100,000)	1,720,292
Corporate	7820	Upgrade outdoor undercover area to a multi-sport court - Collinsville	-	-	-
Corporate	8688	Website Upgrade and Content Management System	-	100,000	100,000
Engineering	7907	00007907 - W4Q - Bicentennial Park Fencing - CW 1920	8,243	(8,243)	-
Engineering	7909	00007909 - W4Q - Dingo Beach Footpath/Walkways - CW 1920	251	(251)	-
Engineering	7911	00007911 - W4Q - Gloucester Rainwater Tank - CW 1920	13,776	18	13,794
Engineering	7912	00007912 - W4Q - Halpannel Park Upgrade - CW 1920	252,211	76,883	329,094
Engineering	7913	00007913 - W4Q - Hansen Park Sound System - CW 1920	65,000	0	65,000
Engineering	7914	00007914 - W4Q - Henry Darwen Park Stage 2 - CW 1920	369,518	1,815	371,333
Engineering	7916	00007916 - W4Q - Lions Park, Bowen - CW 1920	280,461	(1,603)	278,858
Engineering	7918	00007918 - W4Q - Movie Screen - CW 1920	349,000	423	349,423
Engineering	7920	00007920 - W4Q - Whitsunday Gardens - CW 1920	104,195	27,695	131,890
Engineering	7921	00007921 - W4Q - Railway Road Stage 1 - CW 1920	446,509	(5,340)	441,169
Engineering	7922	00007922 - W4Q - Rotary Park, Proserpine - CW 1920	48,675	(557)	48,118
Engineering	7923	00007923 - W4Q - Fairy Tree Park Swing Installation - CW 1920	21,171	(21,171)	-
Engineering	7935	00007935 - W4Q - Bicentennial Boardwalk Lighting Improvement - CW 1920	3,784	(3,784)	-
Engineering	7979	Airlie beach Carparking Study	-	200,000	200,000
Engineering	8644	Argyle Street kerb and channel	400,000	-	400,000
Engineering	8529	Argyle Street Reconstruction Design	-	(18,066)	(18,066)
Engineering	8624	Armada Cresent Drainage Upgrade	200,000	(154,706)	45,294
Engineering	8625	Assets Renewal Parks and Gardens	386,787	-	386,787
Engineering	5635	Beautifying Bowen - CW 18-19	-	10,990	10,990
Engineering	8622	Betterment Reshaping table drains	147,000	-	147,000
Engineering	8600	Bowen Aquatic Facility - town pool amenity upgrade	367,235	-	367,235
Engineering	8601	Bowen Water Park renewal	100,000	-	100,000
Engineering	7869	Brisbane Street and Powell Street Blackspot Upgrade	-	391	391
Engineering	8661	Chapman Street Car park (Proserpine Admin)	-	1,050,702	1,050,702
Engineering	8602	Collinsville Aquatic Facility - town pool amenity and kiosk upgrade	142,610	-	142,610
Engineering	8626	Construction of Lagoon Deck and Shared Cycle Path	500,000	0	500,000

Business Unit	Job Number	Description	Orginal Budget 2020.21	Sept 2020 Budget Movement	Q1 Revised Budget 2020.21
Engineering	8627	Continuation of Pedestrian Path Lighting Airlie Foreshore	100,000	-	100,000
Engineering	5587	Conway Road Overlay Pavement - Ch 6.92 km to 8.76 km - CW 18-19	-	3,363	3,363
Engineering	8293	Conway Street Collinsville - Kerb & Replacement - CW 19-20 - JC7948	-	-	-
Engineering	5591	Cycleway funding - CW 18-19	-	3,342	3,342
Engineering	8330	De Salis Street Culvert - Ch 900 - ID 32015 - Stormwater	-	-	-
Engineering	8628	Dodd Street Shared Footpath	160,000	-	160,000
Engineering	Multi	DRFA Flood event 2019	20,147,590	4,194,739	24,342,329
Engineering	8623	DRFA Qld Monsoonal Flood Event 2020	1,000,000	7,050,910	8,050,910
Engineering	8629	Edgecumbe Heights Walking Tracks Upgrade (Design only)	27,500	-	27,500
Engineering	8642	Flagstaff Hill Roadworks	200,000	-	200,000
Engineering	8630	Forestry Road	1,000,000	-	1,000,000
Engineering	8631	Gloucester Avenue Culvert	200,000	-	200,000
Engineering	8621	Heavy Formation Grading Program	500,000	-	500,000
Engineering	8632	Hillview Road Kerb and Channel	250,000	-	250,000
Engineering	8062	Improving Beach Communities - Region Wide - W4Q 19- 20	-	487	487
Engineering	7880	Insurance - Bowen Cemetery - CW 1920	-	-	-
Engineering	7906	Insurance - Proserpine Parks and Pool - CW 1920	-	-	-
Engineering	8306	Inverdon Road Floodway - ID 11205-Storm Water Renewals - JC 7947	-	-	-
Engineering	8324	Kelsey Creek Road - ID 22320 - Ch 11.64 - 12.54, 14.8 -	-	-	-
Engineering	5632	Lake Proserpine Recreation Hub - Stage 1 - C/W 18-19	1,000,000	366,269	1,366,269
Engineering	8283	Magee Road - Ch 1.81 to 2.26 and Ch 2.4 to 3.134 -	-	-	-
Engineering	8633	Moonlight Drive Kerb and Channel	38,000	-	38,000
Engineering	8634	New Bowen Cemetery Columbarium Wall	30,000	-	30,000
Engineering	8362	Normanby Road - ID 31020 -Roads - JC 7946	-	-	-
Engineering	8635	Port of Airlie Transit Terminal Upgrade	40,000	10,000	50,000
Engineering	8300	Pretty Bend Road - Cattle road resheeting	-	20,034	20,034
Engineering	8085	Pros. Main Street Upgrade - Between Mill & Chapman St CW	-	380,676	380,676
Engineering	8090	Pros. Main Street Upgrade - Blair - Main St to Bruce Hwy Entry	-	64,907	64,907
Engineering	8089	Pros. Main Street Upgrade - Blair Street CW	-	108,961	108,961
Engineering	8086	Pros. Main Street Upgrade - Chapman & Herbert St CW	-	89,816	89,816
Engineering	8087	Pros. Main Street Upgrade - Chapman St Roundabout CW	-	35,356	35,356
Engineering	8084	Pros. Main Street Upgrade - Dobbins Lane C/W	200,000	(139,562)	60,438
Engineering	8088	Pros. Main Street Upgrade - Herbert & Blair St CW	-	35,461	35,461
Engineering	8603	Proserpine Aquatic Facility - residence demolition and kiosk renewal	313,800	-	313,800
Engineering	5575	Proserpine Main Street Upgrade - CW 18-19	-	12,636	12,636
Engineering	5576	Proserpine RV Park - CW 18-19	-	25,298	25,298
Engineering	8636	Reflect Application Redesign and Reimplementation	50,000	-	50,000
Engineering	8285	Reseal - Grays Bay Car Park - Chainage 1.81	-	-	-
Engineering	8637	Reseal Program	789,603	-	789,603
Engineering	8638	Reynolds Street Drain	25,000	-	25,000
Engineering	8341	Sanctuary Avenue - ID 21760 - Ch 0.01 - 0.17	-	-	-
Engineering	8296	Strathmore Road Collinsville - Rehabilitation program	-	-	-
Engineering	8645	Ted Cunningham Bridge Upgrade	2,200,000	-	2,200,000
Engineering	8299	Thurso Road - Cattle road resheeting	-	60,000	60,000
Engineering	8531	Tondarra Road, Bowen - Road ID 31060 - Repair Culvert	-	970	970
Engineering	8639	Unsealed Roads Creek Crossing Upgrade Program	300,000	-	300,000
Engineering	8640	Unsealed Roads Resheeting Program	800,000	-	800,000
Engineering	8323	Up River Road - ID 22655 - Ch 0.24 - 1.83, 9.34 - 11.8 -	-	-	-
Engineering	7937	W4Q - Bridge Upgrade on Bicentennial Boardwalk - CW 1920	-	89,932	89,932
Engineering	7936	W4Q - Cannonvale Lakes Boardwalk & Master plan stage 3 - CW 1920	488,794	(2,698)	486,096
Engineering	7908	W4Q - Cannonvale Lakes Stage 3 - CW 1920	-	-	-
Engineering	7917	W4Q - Cannonvale Playground Upgrade - CW 1920	-	-	-
Engineering	7910	W4Q - Gideon Pott Park Stage 2 - CW 1920	-	-	-
Engineering	7915	W4Q - Keith Johns Drive Park Stage 2 - CW 1920	-	55,106	55,106
Engineering	7919	W4Q - Park (Tree) Lighting - CW 1920	-	-	-
Engineering	7924	W4Q - Thomas Street Footpath - CW 1920	-	137,427	137,427
Engineering	8604	Wangaratta Caravan Park entrance upgrade	82,942	-	82,942
Engineering	8605	Wangaratta Caravan Park Swimming Pool refurbishment	75,600	-	75,600
Engineering	8606	Wilson Beach Swimming Enclosure Refurbishment	350,000	-	350,000
Engineering	8641	Wilson's Beach Rockwall	217,000	-	217,000
Sewer	4870	Bowen Recycled Water Network Renewal - CW 17-18 - Greening & Growing Bowen	-	-	-
Sewer	5603	Cannonvale PS1 Renewal - C/W 18-19	871,857	(69,268)	802,589
Sewer	5605	Dalrymple Point Sewer - CW 18-19	-	-	-
Sewer	8597	Emergent Works - Sewer	220,500	-	220,500

Business Unit	Job Number	Description	Original Budget 2020.21	Sept 2020 Budget Movement	Q1 Revised Budget 2020.21
Sewer	7931	Emergent works - Sewer	-	4,000	4,000
Sewer	7932	Emergent works - STP	-	390,116	390,116
Sewer	4931	New Bowen Sewerage Treatment Plant & Upgrades - CW 17-18-CW 18-19-CW 19-20	-	1,389,081	1,389,081
Sewer	5541	Sewer - Replace Obsolete Control Systems - CW 18-19	-	-	-
Sewer	5539	Sewer Pump Capacity Upgrades - Combined Rising Main - C/W 18-19	303,562	165,738	469,300
Sewer	7933	Sewer relining - North	-	6,802	6,802
Sewer	7934	Sewer relining - South	-	5,000	5,000
Sewer	8598	Thomas St Drain Sewer Replacement	57,200	-	57,200
Shute	Multi	Shute Harbour Redevelopment	34,679,951	155,807	34,835,758
Waste	8643	Leachate and storm water management - Bowen	480,000	-	480,000
Waste	8596	Leachate and storm water management - Kelsey Creek	480,000	-	480,000
Water	7925	BWTP Low Lift Pump Renewals - CW 1920	347,502	9,149	356,651
Water	5609	Cannonvale Bulk Potable Pipeline - Stage 1 - C/W 18-19 (requires LGIP Funds)	7,963,189	557,282	8,520,471
Water	8081	Cannonvale Water Network Augmentation - Stage 1A New	730,835	(89,077)	641,758
Water	8599	Emergent Works - Water	157,000	-	157,000
Water	7886	Insurance - Bowen Reservoir- CW 1920	552,767	1,109	553,876
Water	7897	Insurance - Collinsville Reservoir - CW 1920	356,621	(354,621)	2,000
Water	7896	Insurance - Collinsville Sewerage & Water Treatment Plants - CW 1920	482,960	67,206	550,166
Water	7901	Insurance - Proserpine Sewerage and Water - CW 1920	-	696	696
Water	5549	Land Purchase & Bulk Earthworks Cannon Valley Reservoir Site	8,374,800	(251,349)	8,123,451
Water	8080	LGGSP Grant Project - Delivery of CWNA Stage 1B, Coyne Road	673,489	139,057	812,546
Water	7926	Water - Emergent Works - CW 1920	-	460	460
Water	5558	Water - Generators-Trailers - (1) North & (1) South	-	7,794	7,794
Water	5552	Water - Upgrade to Automated Control System - CW 18-19	-	-	-
Water	7929	Water - Valve Replacement Program, North - CW 1920	-	-	-
Totals			122,007,554	14,249,135	136,256,688

WHITSUNDAY REGIONAL COUNCIL

Financial Ratios of the Budget

For the year ended 30 June :

[illegible]

11. Corporate Services

11.12 CORPORATE SERVICES MONTHLY REPORT - SEPTEMBER 2020

AUTHOR: Jason Bradshaw - Director Corporate Services

RESPONSIBLE OFFICER: Jason Bradshaw - Director Corporate Services

OFFICER'S RECOMMENDATION

That Council receive the Corporate Services Monthly Report for September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

To provide an overview the Corporate Services Directorate for the month of September 2020. The Directorate's purpose is to lead innovation and organisational change in information technology, information management, asset management, project management and procurement to improve organisational outcomes. It seeks to improve Council's organisational capability to augment resilience to future business disruption and increase productivity whilst demonstrating empathy where required.

BACKGROUND

The Corporate Services Directorate has a vision to positively contribute to a prosperous, liveable and sustainable Whitsundays.

The Directorate's vision is delivered by bringing together the functions of managing Assets, Procurement, Fleet, Property and Facilities, Project Management, Information Technology, Information Management, Rates and Finance, Strategic Finance and Governance.

STATUTORY/COMPLIANCE MATTERS

This report is provided to support enhanced transparency and accountability in accordance with the local government principles outlined in the Local Government Act 2009.

ANALYSIS

The month of September 2020 saw the finalisation of the year end reporting processes including the adoption of the Annual Report and Financial Statements which closes out the reporting cycle for the 2019/20 year.

From a financial perspective work commenced on the first budget review for the year with reporting generated to inform discussions with the Directors prior to assessing the progress further in formal reviews which will flow into October and the adoption at the second Ordinary Meeting in October where the budget review will be put to Council.

With the year-end reporting behind us the department has commenced a number of the operational improvements scheduled for the year including the setup of the budget module within One-Council to allow for a cleaner process for the upcoming 2022 budget.

More importantly we began life in the new Proserpine Administration Building with most of the staff now in place and corporate services predominantly functioning from the Bowen and

Proserpine Offices – aside from depot-based employees. This has been a significant achievement and as we head towards mid- October – the majority of rented office spaces have been handed back. The transition has been well planned and executed with Property and Facilities and ICT taking the lead role to ensure minimal disruption and continuity of services.

The ICT Steering Group has continued to meet and focus on the priorities for the coming year with appropriate governance around new initiatives and monitoring the program of works and the application roadmap implementation. A draft ICT Strategic Plan has been developed and is in the final phase of review with reporting to the Audit Committee and Council scheduled before the end of the year.

Governance has been focussed on the changes in legislation being introduced in October 2020 as part of the Belcarra reforms for improved accountability and integrity across the governance and decisions of local government. The internal audit function had been advertised and an assessment was undertaken to evaluate those tenders with a report to Council in October recommending the preferred tenderer for the next three years.

Property Services have been focussed on the planning and delivery of 'Works for Queensland' funded building and facilities projects along with transition of employees into the new Proserpine Administration Building and the return of the rented workspaces ahead of the scheduled December handover dates.

The Department continues to work towards delivering better solutions to ensure efficient and effective support to the operational and service delivery departments of Council.

STRATEGIC IMPACTS

Alignment to Corporate Plan

Outcome 1.1: Our leadership engages with the community and provides open, accountable and transparent local government

Alignment to Operational Plan

Strategy 1.1.1: Provide sound, competent leadership as to maximise the organisation's operational performance, productivity and efficiency

Financial Implications

Managed within existing budget allocations as amended.

Risk Management Implications

Regular reporting on the Department's progress and achievements ensures accountability and fosters a positive culture, whilst managing identified corporate risks.

CONSULTATION

Peter Shuttlewood - Executive Manager of Procurement & Assets

Melanie Humphries - Team Leader Operational Accounting

Patricia Jago - Rates Coordinator

Libby Humphreys - Assets and Project Management Coordinator

Scott Wilkinson - Information Technology Manager

Norman Garsden - Acting Manager Governance & Administration

Stephen Fernando - Chief Financial Officer/ Manager Financial Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

No action to be taken as this is an information only report.

ATTACHMENTS

Attachment 1 - Corporate Services Monthly Report - September 2020.



CORPORATE SERVICES

Information Technology
Information Management
Strategic Finance
Project and Asset Management
Procurement
Property & Facilities
Fleet Management
Governance

Monthly Report | September 2020

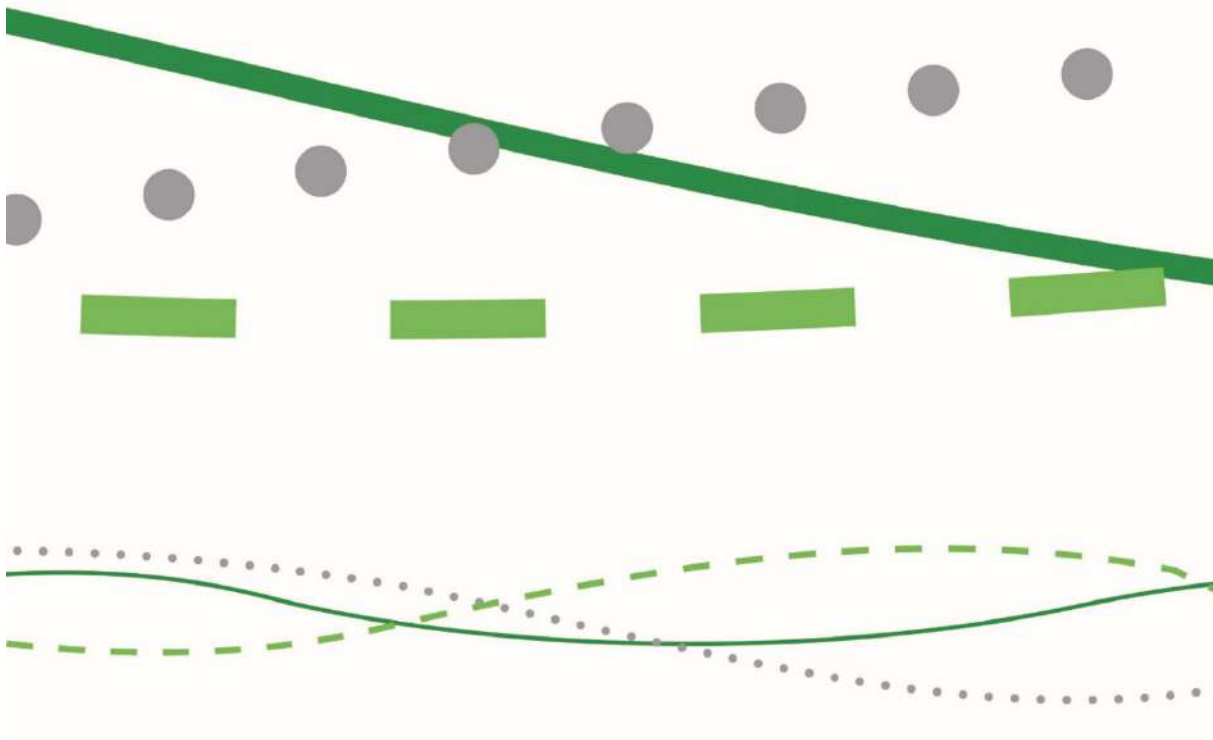


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Directors Report

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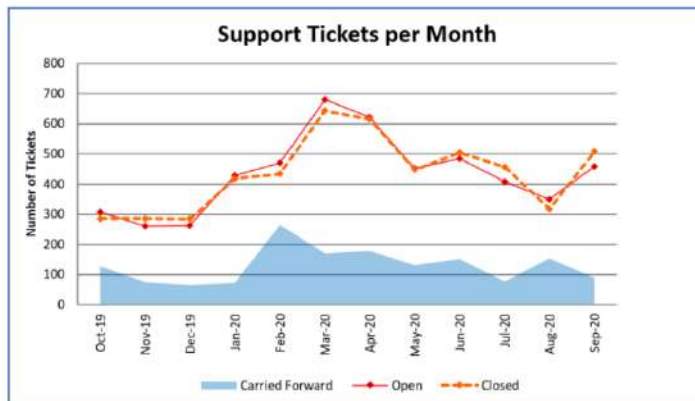
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Jason Bradshaw
Director Corporate Services

Information Technology

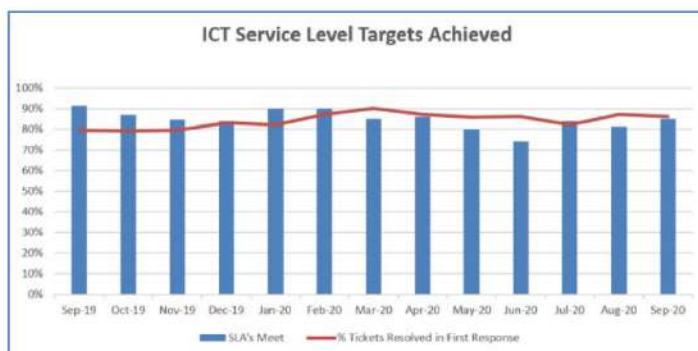
Support Tickets



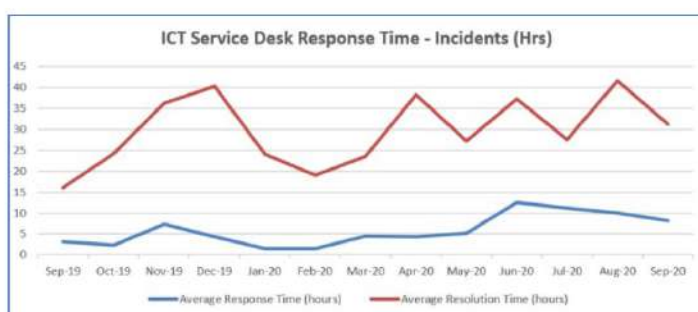
458 support requests for the month of September 2020, with 508 resolved.

A total of 90 support tickets remain open from the previous month.

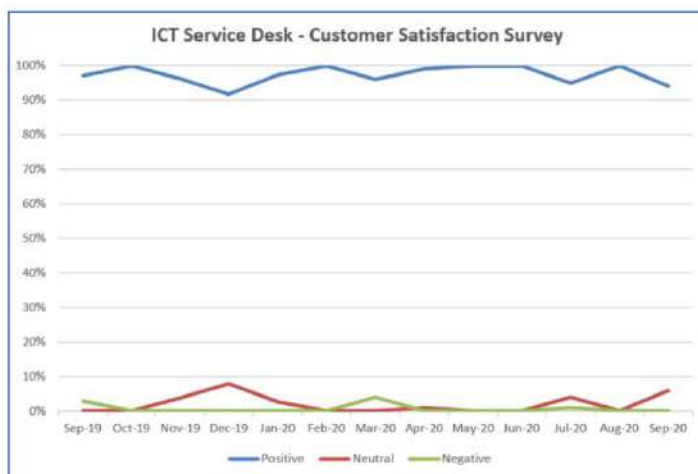
Top 10 Support Categories Opened				
CATEGORY	SEP	AUG	JUL	
Hardware	153	66	35	↑
Applications - Authority	28	20	41	↑
Applications - Other	94	74	84	↑
Applications - OneCouncil	14	7	15	↑
Phones	18	18	24	
Email	20	11	21	↑
Application - ECM	9	19	18	↓
Network	45	23	63	↑
Security/ Access	30	31	31	↓
Other	47	80	76	↓



SLA's target 90%, Issue was found with a team member managing tickets that were resolved by leaving the ticket open until they had received customer confirmation the problem was fixed. Improvements in statistics now reflected, increasing to 85%. 3 of the 4 team members exceeding +90% SLA's targets.



Reduction in the response and resolution times for Sept 2020. Reflecting the consolidation of 100 Council staff into the Proserpine administration building, where staff are more accessible for IT to resolve issues.



Customer satisfaction dropped to 94% in Sept 2020. This relates to the move into the new Proserpine administration building and resolution of teething issues for 100 staff.

Project Activities

Note: Information Technology run multiple projects at any given point in time. This report details major projects only.

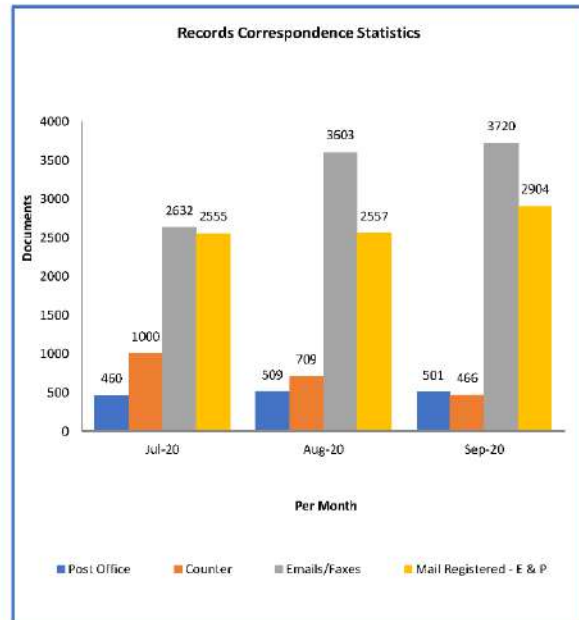
Completed Tasks	Upcoming Tasks	Project Status
Authority Upgrade		
Key User Training has commenced and project preparing for UAT Testing.	Software upgrade from Authority v6.9 to v7.1	Key User Training and UAT Testing

Information Management

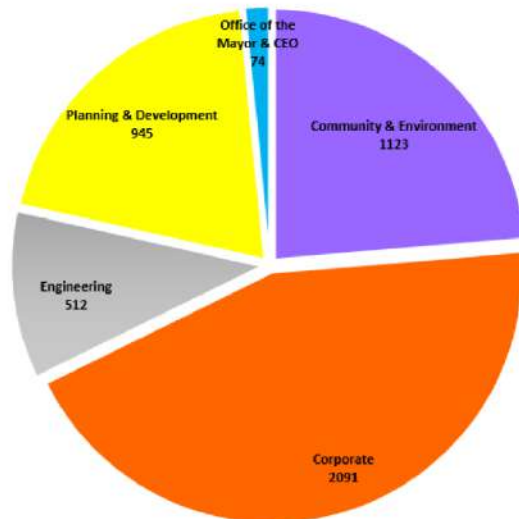
AUDIT / COMPLIANCE REQUIREMENTS		
Type	Frequency	Qtr 1
Sentencing and disposal	Quarterly	✓

DOCUMENTATION / PUBLICATIONS REVIEW		
Type	Frequency	Qtr 1
WRC Information Stds	Annual	95% dev
Physical Records Register	Quarterly	✓
Process & Sys Training	Bi-annually	80% dev
Enterprise Info Architect	Annual	50% dev
Information Asset Register	Annual	50% dev
IM Procedures	Annual	60% dev
Bus Info Continuity Plan	Annual	
Road Register	Bi-annually	50%
Map layer data register	Quarterly	Develop

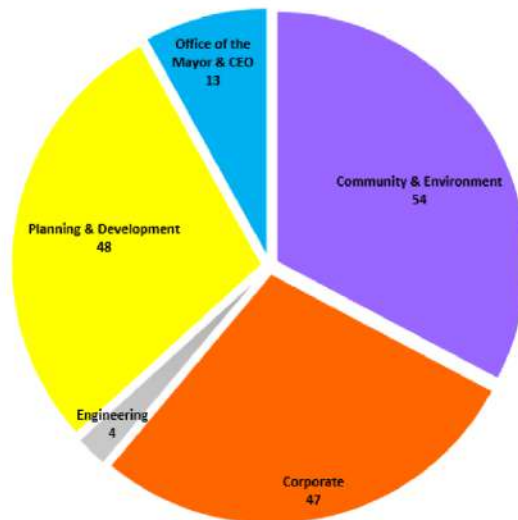
GIS ACTIVITIES			
	SEP	AUG	JUL
Asset Data Mtce (Hrs)	92	83	62
SSA Changes (Hrs)	21	5	24
GIS requests (No.)	27	34	53
Map layers mtce (no.)	30	26	25
New layers approved (no.)	3	-	-
Training (staff attended)	-	-	-
GIS STATISTICS			
Total Mapping Layers	2103		
RECORDS ACTIVITIES			
Search & CCTV requests	33	28	31
Record Dept Tasks	34	32	39
Training (staff attended)	1	-	3
NAR adjustments	1004	1210	1615



Document Management Tasks Completed by Department (September)



Average Documents Registered per Person by Department (September)



Projects

Records System Review Project	
This project aims to modernise the recordkeeping systems to improve usability and compliance across the organisation.	
Review and recommendation	Investigation of available systems against Council's current applications architecture and functionality. A business requirements specification report has been reviewed by the ICT Governance committee and progressed to undertaking a proof of concept of the preferred solution.

Name and Address Data Improvement Project		
This project aims to implement software that will improve the quality of customer and address data captured and maintained in Councils systems. It does this by forcing validation on addresses when they are entered, running processes to identify duplicate records and facilitating merging, standardizing the method of data presentation and adding additional checks to prevent duplicate data entry. This will improve customer experience as we will have better quality information available for communication and reduce administrative overhead as we will spend less time fixing incorrect address details.		
NAR data formatting cleanse		
Data format cleanse	✓	27852 records fixed / 82075 total records
Audit data changes	65% complete	
NAR record duplication		
Identify no. of duplicate records	700 records	
Research duplicates and merge	183 unique records merged	
Delete records (no docs / ephemeral / infringement docs attached)	118 deleted	24600 records have no link in Authority, potentially half of these can be deleted if no significant documentation recorded in ECM

Physical Storage / Scanning	Sep-20	Aug-20	Jul-20	Jun-20	May-20	Apr-20	Mar-20	Feb-20
Boxes Scanned / Sentenced and Destroyed	20	-	-	155	8 boxes 7216 planning	21	8	59
Boxes at Council	257	277	278	278	278	316 Found 48 boxes at Bowen	321	261
Boxes at Remote Storage	1618	1618	1617	1617	1772	1742	1710	1708
Discs to review and register	-	-	-	-	-	-	76	111
Scanned files for registration	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Preparing files for registration	58,000	58,000
Plans scanned and registered	-	-	-	3000 plans registered	-	277 / 3000	245 / 3000	155 / 3000

The team is continuing to work with the Water & Sewerage team to improve mapping of valves and fire hydrant asset data, roads team to map footpath asset data and the plumbing team to link House Connection Plans to each property. In Proserpine the team completed organising storage in the new building for all staff and digitising personnel files.

Financial Services

Financial Reporting

The month end process continues to be completed within 5 business days of the end of the month.

The financial statements for the month of August was presented to Council at the ordinary Meeting on the 23rd of September.

The ten-year long-term financial forecast (LTFF) model was submitted to the Department of Local Government (DLG).

Information was provided to Queensland Treasury Corporation (QTC) for a review being conducted by QTC on the impact of the pandemic and related travel restrictions on local governments.

Budgeting

The 2020/21 budgets reviewed by the departments based on first quarter results have been submitted to finance. The quarter 1 revised budget is expected to be presented for adoption by Council by the end of October.

Carry overs from 2019/20 will be incorporated into the 2020/21 capital budget through the quarter 1 budget review process. Subsequent to carry overs of around \$14 million, the total revised capital budget for 2020/21 will be approximately \$ 139 million.

The schedule for the 2021/22 budget process is under development.

Borrowings & Treasury Management

No additional borrowings are envisaged for 2020/21. All excess cash is invested with the Queensland Treasury Corporation (QTC).

Initial preparatory work for the credit review to be conducted by the (QTC) is underway.

More details of the proposed refinancing arrangements announced by the state government has been informally received. The details are not yet formally available through the Department of Local Government (DLG) website. Based on the initial indication, there is unlikely to be a case for WRC to undertake any refinancing of it existing loans.

Credit Applications – September 2020

Name	Approved Limit
Hollywood Earthmoving Pty Ltd	\$2,000.00
Story Enterprises TA Home & Garden Whitsundays	\$500.00
Coastal Arborist Services	\$500.00
WBHO Infrastructure Pty Ltd	\$5,000.00

Systems

Implementation of the budgeting module is well underway. The initial configurations have been tested and subsequently loaded into the live environment. Key user consultations have taken place and user training is being scheduled.

The ICT Steering Committee has approved the finance proposal to implement the purchase card module of the technology 1 ERP system, which will enable automation of managing the acquittal of purchases undertaken using corporate credit cards. Some other minor automations related to expense management is also being explored.

The initial work for the upgrade of the Authority Property & Rates system (used for property & rating as well as general debtor invoicing and receipting) from the current version to the latest version is underway.

Debtor Management

Rates & Charges Debtors

Month	2020/21		2019/20		2018/19 Outstanding
	Outstanding	%	Outstanding	%	
June			4,509,658	10%	3,844,767
May			5,739,965	13%	5,151,143
April			6,676,360	14%	6,368,476
March			8,782,286	20%	8,297,513
February			28,950,351	67%	14,745,314
January			44,476,445	96%	44,828,908
December			2,774,538	6%	3,905,999
November			5,085,705	12%	4,692,691
October			5,833,001	12%	5,798,615
September	9,841,158	20%	7,601,554	16%	7,791,985
August	40,432,288	83%	13,344,529	29%	9,778,676
July	3,440,135	8%	41,728,111	92%	43,825,116
Gross Revenue Budget	88,656,616		88,669,880		89,276,298

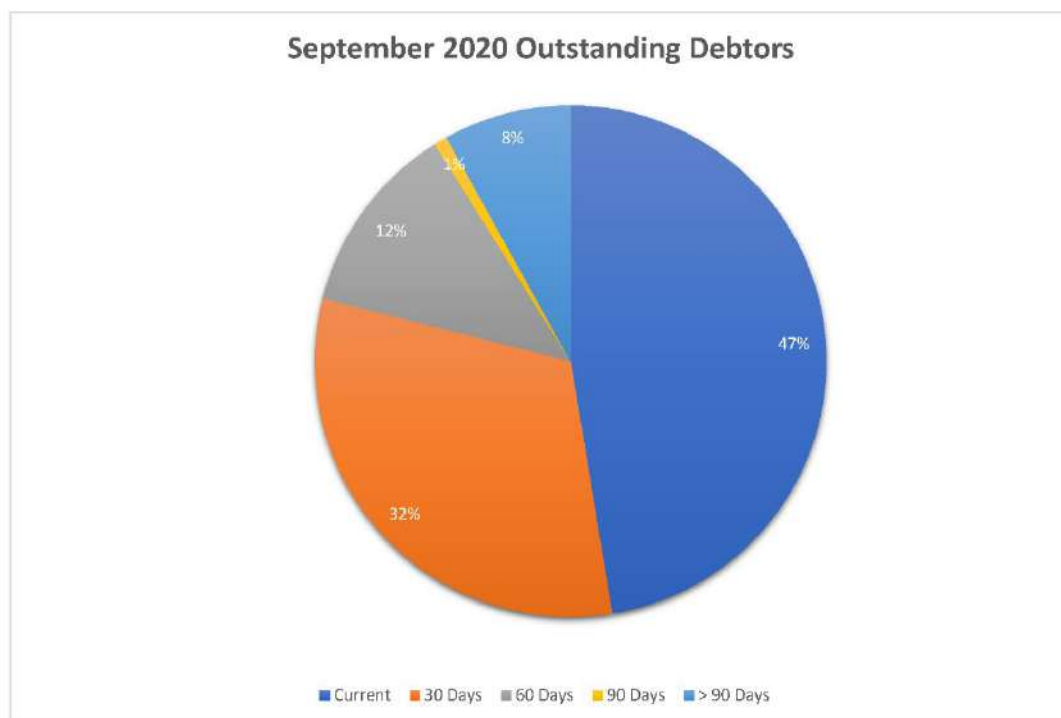
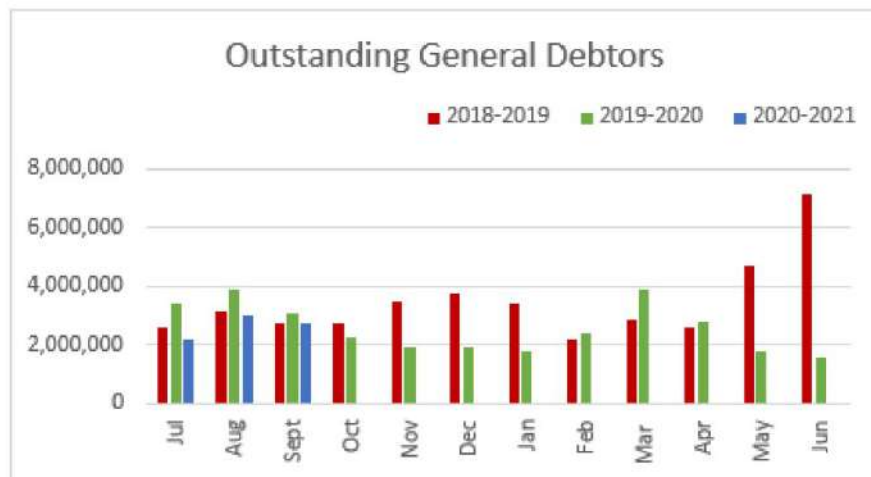
Note: The above amounts are net of rates credits.

No noticeable change is the collection of the first Rates Notice for 2020/21 or the second Water Notice for 2019/20 has been observed. Initial reminder letters have been sent for Rates Notices that remain unpaid. Similar reminders for the Water Notice will go out in the second half of October.

General Debtors

Month/Period	Current	30 Days	60 Days	90 Days	>90 Days	TOTAL
2020/2021						
September	1,298,056	517,567	514,613	-13,088	435,297	2,752,445
August	1,814,612	590,500	160,936	262,467	175,909	3,004,424
July	1,046,675	696,390	268,234	18,326	178,000	2,207,625
June 2019/20	912,558	370,906	79,621	40,848	169,202	1,573,135
June 2018/19	5,408,713	1,549,732	90,492	19,341	56,372	7,124,650
June 2017/18	4,825,162	549,066	63,996	5,154	158,649	5,602,027

Note: All Infringement debtors are included as "Current".



Insurance

Insurance Claims	Pub. Liability & Professional Indemnity	Third Party Damages	Motor Vehicle	Property	Theft	Total
2020/2021 YTD						
September 2020	1	0	1	0	0	2
August 2020	1	0	1	0	0	2
July 2020	1	2	1	1	0	5
2019/2020	12	30	25	8	0	75
2018/2019	18	36	19	7	0	80
2017/2018	19	0	71	13	1	104

Claims not Finalised – September 2020	
Public Liability	13
Professional Indemnity	1
Property	2
Motor Vehicle	0
Total	16

Other

All finance and assets staff are now located in the new Proserpine Administration Building.

Asset Management

Asset Management

Capitalisation

The capitalisation process did not commence in September but has progressed from October onwards.

Asset Valuation

The desktop asset re-valuation report, undertaken by an independent third party has been received and Council is in the process of evaluating the results and the recommendations. It is possible that some asset capitalisation and disposal practices may see changes going forward.

Asset Management Leadership Advisory Group (AMLAG)

The director Corporate Services and Director Infrastructure Services have been tasked with reviewing the format, composition, and structure of AMLAG. Based on the changes recommended by the two directors, the terms of reference may also see changes.

Project Management

Project Management Framework (PMF)

The process for reviewing the PMF is being assessed by the Director of Corporate Services together with the Director of Infrastructure.

Capital Project Delivery

The capital program will be updated to reflect the carry over values from 2019/20 to 2020/21 after the quarter 1 budget revisions have been adopted by Council. Summary progress report will be incorporated into this report from October onwards.

Procurement

Procurement Activity (Tenders and Significant Quotations)

Corporate Services

Contract Number	Details	Type	Status
500.2020.0063	Provision of Internal Audit Services	RFT	Closed on 20 th August 2020 and currently being evaluated
500.2020.0069	Senior Project Management Services for Council's ICT Projects	RFQ	Closed on 10 th August 2020 and currently being evaluated
500.2020.0074	Provision of Fire System Maintenance System	RFT	Closed on 5 th August 2020 and currently being evaluated
500.2020.0077	Sale of Asset - 7833 Bowen Developmental Road, Collinsville Lot 72 on CPDK189	RFT	Awarded on 2 nd September 2020
500.2020.0080	W4Q – Roofing Package – Proserpine and Cannonvale	RFQ	Awarded on 25 th September 2020
500.2020.0082	Demolition of Residence – 7 Chapman Street, Proserpine	RFQ	Awarded on 4 th September 2020
500.2020.0089	Provision of Fleet Management Telemetric System	RFT	Released on 10 th September 2020 and due to close on 1 st September 2020
500.2020.0098	Sale of Land – 9D Darymple Street, Bowen – Lot 3 on SP149002	RFT	Released on 25 th September 2020 and due to close on the 19 th October 2020
500.2020.0099	Supply and Delivery of One (1) 4WD Wagon	RFQ	In draft
500.2020.0101	Supply and Delivery of Five (5) 4WD Utilities	RFQ	In draft

Community Services

Contract Number	Details	Type	Status
500.2020.0088	Strategies to Enable Mitigation to Reduce Loss and Quicken Community Recovery	RFQ	Awarded on 7 th September 2020

Development Services

Contract Number	Details	Type	Status
500.2020.0092	Structural Integrity Engineering Report – 29-31 Main Street, Proserpine Q 4800	RFQ	Awarded on 25 th September 2020

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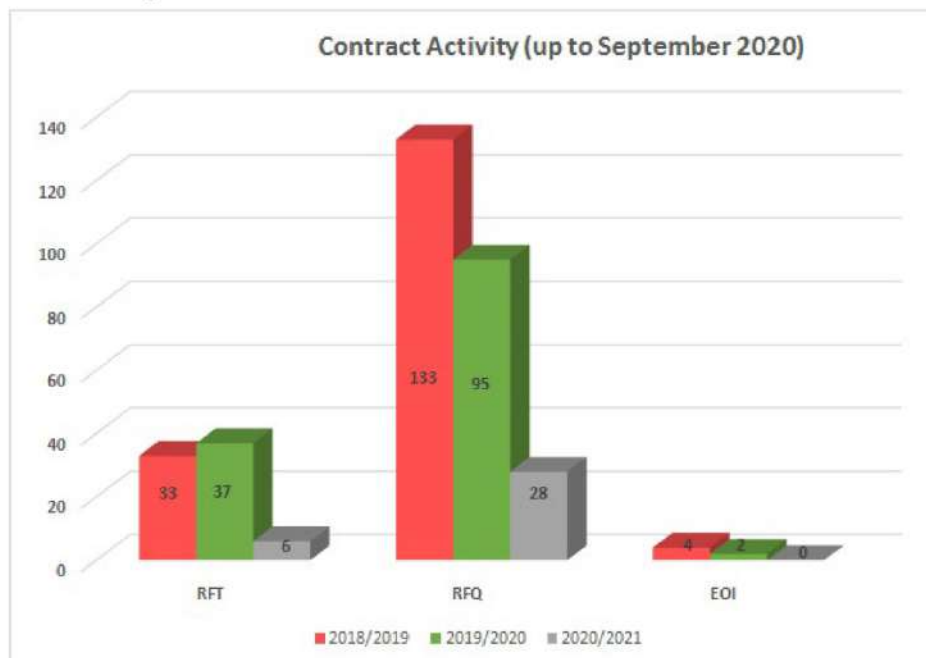
Contract Number	Details	Type	Status
500.2020.0066	Shute Harbour Marine Commercial Opportunity	EOI	Closed on 24 th July 2020 and currently being evaluated
500.2020.0095	Whitsunday Coast Airport – Roof Restoration	RFQ	In draft

Infrastructure Services

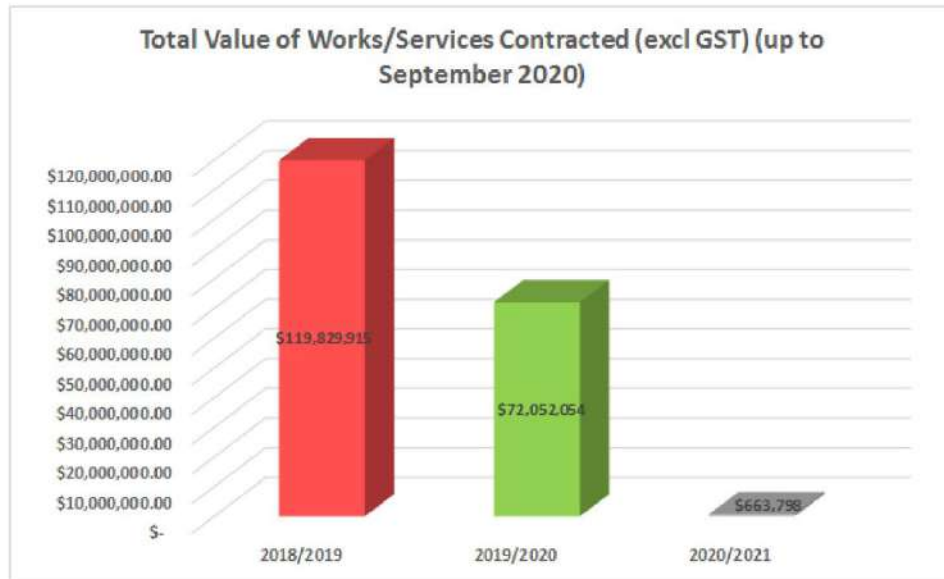
Contract Number	Details	Type	Status
500.2020.0067	Development of Traffic Control Guidance Scheme	RFQ	Cancelled due to submissions received not aligning with Council's requirements
500.2020.0068	W4Q – Supply of a Mobile LED Screen	RFQ	Cancelled due to scope changes and will be retendered with the changes
500.2020.0070	Supply and installation of Pedestrian Bridge – Whisper Bay (near VMR)	RFQ	Closed on 20 th August 2020 and currently being evaluated
500.2020.0071	Supply and Installation of Retainer Wall – Gloucester Sports and Recreation	RFQ	Cancelled due to budget
500.2020.0073	Supply of Cemetery Memorial Plaques	RFQ	Awarded on 25 th September 2020
500.2020.0081	Design and Construct – Flagstaff Hill Cultural and Conference Centre	RFT	Closed on 24 th September 2020 and currently being evaluated
500.2020.0083	W4Q – Supply and Delivery of Playground Equipment – Cannonvale After School Care	RFQ	Awarded on 23 rd September 2020
500.2020.0084	W4Q – Shade Sail Package – Proserpine	RFQ	Closed on 24 th September 2020 and is currently being evaluated
500.2020.0085	W4Q – Supply and Installation of Lighting – Airlie Beach Foreshore	RFQ	In draft
500.2020.0086	W4Q – Whitsunday Gardens Playground Upgrade	RFQ	Closed on 24 th September 2020 and is currently being evaluated
500.2020.0087	W4Q – Halpannel Park Playground Upgrade	RFQ	Closed on 24 th September 2020 and is currently being evaluated
500.2020.0090	Provision of Superintendency Services for Cannonvale Bulk Pipeline Projects	RFQ	Awarded on 16 th September 2020
500.2020.0091	W4Q – Design – Aquatic Facilities Building & Amenities – Regional	RFQ	Awarded on 29 th September 2020

500.2020.0093	W4Q – Design and Supply Amenities Building – Collinsville Youth Coalition Centre	RFQ	Closed on 25 th September 2020 and currently being evaluated
500.2020.0094	Flagstaff Hill Access Road Geotechnical Investigation	RFQ	Closed on 25 th September 2020 and currently being evaluated
500.2020.0096	W4Q – Supply of a Mobile/Portable LED Screen	RFT	Released on 30 th September 2020 and due to close on 22 nd October 2020
500.2020.0097	W4Q – Landscaping and Irrigation – Henry Darwen Park, Bowen	RFQ	Released on 30 th September 2020 and due to close on 21 st October 2020
500.2020.0100	Proserpine Entertainment Centre (PEC) War Memorial – Supply and Install	RFQ	Currently being evaluated and contract being prepared
500.2020.0102	Molongle Creek Boat Channel Dredging	RFQ	Released on 30 th September 2020 and due to close on 21 st October 2020

Contract Activity



Value of Works/Services Contracted



Property & Facilities

Covid19 Works for Queensland Projects

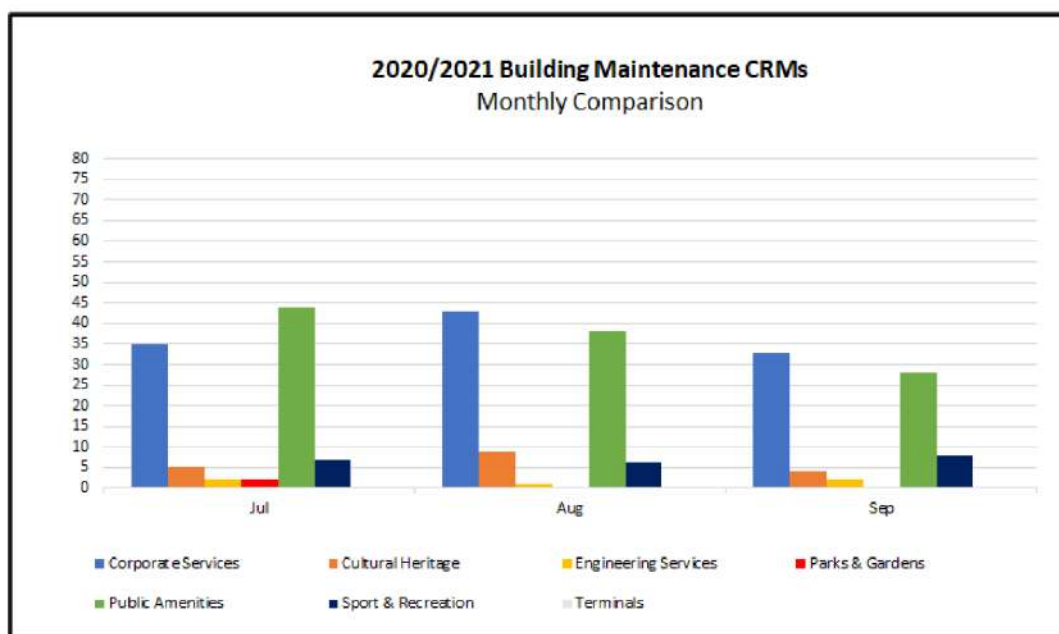
Consultation meetings have been held with asset owners and stakeholders to coordinate work packages. During the month of September 2020, the following Covid19 Works for Queensland Projects have progressed:

Project	Status	% Complete
Wangaratta Caravan Park Pool Refurbishment	Scoping	50%
Proserpine Aquatic Facility Residence Demo & Kiosk Renewal	Design	0%
Bowen Aquatic Facility Town Pool Amenity Upgrade Stage 1 & 2	Design	0%
Cannonvale Depot Office Roof Replacement	Construction	0%
Les Stagg Oval Grandstand Renewal	Scoping	50%
Collinsville Youth Coalition Amenities Renewal	Design	25%
Bowen Water Park Renewal	Scoping	25%
Cannonvale Foreshore Hall Roof Renewal (PCYC)	Construction	0%
Cannonvale Foreshore Hall New Playground (PCYC)	Construction	0%
Proserpine Water & Sewer Admin Roof Renewal	Construction	0%
Bowen Aerodrome Sewerage Treatment Renewal	Design	25%
Collinsville Pool Amenity & Kiosk Upgrade	Design	0%

Operational

Building Maintenance CRMs	YTD	July	Aug	Sep	Oct	Nov	Dec	Monthly Trend
Corporate Services								
CRM Received	111	35	43	33				↓
CRM Completed	91	27	36	28				↓
Cultural Heritage								
CRM Received	18	5	9	4				↓
CRM Completed	13	3	7	3				↓
Engineering Services								
CRM Received	5	2	1	2				↑
CRM Completed	4	2	1	1				-
Parks & Gardens								
CRM Received	2	2	0	0				-
CRM Completed	2	2	0	0				-
Public Amenities								
CRM Received	110	44	38	28				↓
CRM Completed	103	42	34	27				↓
Sport & Recreation								
CRM Received	21	7	6	8				↑
CRM Completed	17	5	5	7				↑

Building Maintenance CRMs	YTD	July	Aug	Sep	Oct	Nov	Dec	Monthly Trend
Terminals								
CRM Received	0	0	0	0				-
CRM Completed	0	0	0	0				-
Total CRMs - Building Maintenance								
CRM Received	267	95	97	75				↓
CRM Completed	230	81	83	66				↓

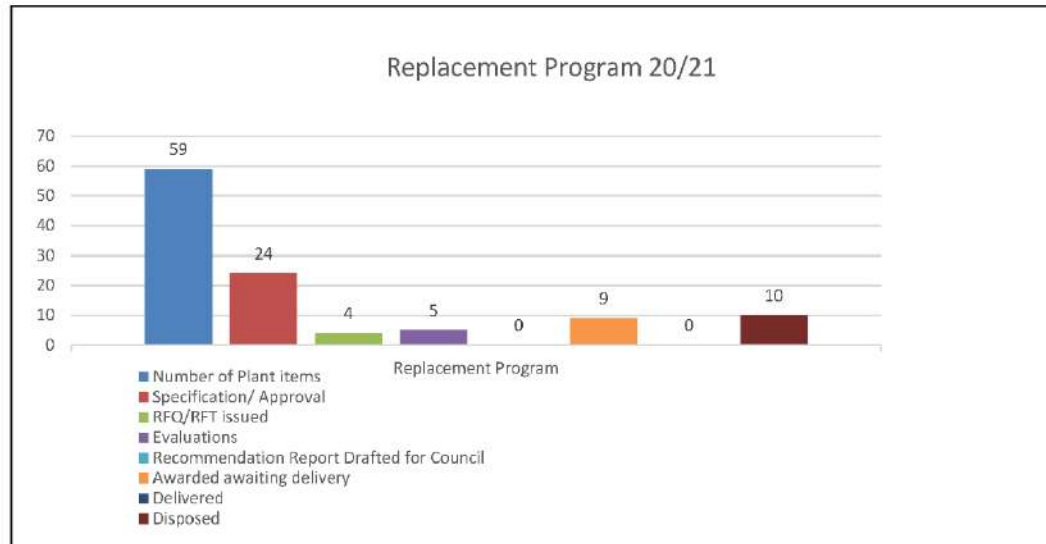


Lease Update

Lease in action	Under Negotiation	Out for execution	Lease awaiting lodgment	Due to expire within 6 Months	Comments
Bowen Seagulls Rugby League	•				Draft lease under discussion with Council and the Bowen Seagulls Legal Advisor
Proserpine Rugby League Football Club		•			Meeting held with Lessee, they are currently reviewing the lease terms
Collinsville Pony Club	•				Meetings being held in October 2020
Collinsville Rodeo Club	•				Meetings being held in October 2020
Bowen Tennis Association				•	Have advised Council they would like to renew lease - Council Meeting Report drafted
Whitsunday Tennis Association				•	Have advised Council they would like to renew lease - Council Meeting Report drafted
Collinsville Community Association				•	Have advised Council they would like to renew lease, waiting for their State Government Funding Agreement to determine lease dates
Anglicare Mackay Whitsunday Region				•	
Proserpine BMX				•	Lease to expire in 6 months – Contact made with Lessee to determine if they would like to renew lease

Fleet Management

Fleet Replacement Program



Preventative Maintenance



Governance & Administration

Norman Garsden has been engaged as the Manager Governance and Administration until 30 June 2021.

Legal Services

In February 2018, Council moved to a model to entirely outsource legal services and repurposed the internal staff positions. This model was further refined in August 2018 when after briefing council, the CEO entered into a trial arrangement with McKays Solicitors for the provision of core legal services, at a largely fixed cost of \$400,000 per annum. 12 issues are currently and actively being considered by McKays and the arrangement is being reviewed to ensure Council is receiving value for money and meeting other Key Performance Indicators (KPIs).

Council Policies

Council has adopted policies to support its vision for the region and allow for good decision-making processes. At the conclusion of June 2020 Council had 89 Council policies, of which 15 are under review internally and to be reported to Council in due course. These are:

- Briefing Session Policy (combined with Standing Orders and Meeting Policy)
- Code of Conduct for Councillors (to be repealed, the Minister's Code of Conduct now applies)
- Community Engagement Policy
- Council Committees Policy
- Council Meeting Standing Orders (draft completed, briefing scheduled prior to adoption)
- Councillor Conduct Investigation Policy
- Councillors Acceptable Request Policy (draft completed, briefing scheduled prior to adoption)
- Discount on Rates when Special Circumstances Apply Policy
- Education, Compliance and Enforcement Policy
- Financial Reserves Policy
- Motor Vehicle Use Policy
- Notice to Purchasers of Land in Rural and Rural Residential Areas Policy
- Procurement Policy
- Road Register Policy
- Uniform Policy

It is noted that several of the above policies have formed part of the induction process and amended or updated versions of the documents will be presented to Council for consideration and adoption in due course.

Delegations

To enable local governments to focus on strategic issues, reduce the amount of meeting time required and address circumstances in which the majority of Councillors must leave a council meeting due to a material

personal interest or conflict of interest, local governments can delegate many of those decisions by resolution. The Chief Executive Officer can delegate most powers to an appropriately qualified local government employee.

The CEO did not delegate any powers to officers within the organisation during August 2020.

The Delegations are currently under active review and a report will be prepared for a meeting in September 2020.

Right to Information and Information Privacy Access Applications

The Right to information Act is the Queensland Government's approach to ensure that the community is provided with greater access to information held by government agencies – unless on balance it is contrary to the public interest to provide that information. The following are the relevant statistics for June – September 2020:

Opening Balance of Applications	Applications Received	Applications Finalised	Closing Balance of Applications	Hours dedicated to task	Pages of documents released
Year to Date	5	3	2	25.75	2,157
July 2020	0	0	0	0	0
August 2020	1	1	0	5.25	411
September 2020	4	2	2	20.5	1746

Councillor Requests – September 2020

	Unresolved - Brought Forward from 30 June	Received (New)	Resolved	Carry Forward - Unresolved
Year to Date	0	147	141	6
July 2020	0	37	37	0
August 2020	0	60	60	0
September 2020	0	50	44	6

Registers of Interest

Councillor	Days since updated Register of Interest (as at 31 July 2020)
Andrew Willcox	112
Jan Clifford	539
Al Grundy	154
John Collins	843
Michelle Wright	37
Gary Simpson	83
Mike Bruner	126

Note: New Registers of Interest will need to be submitted (on new Forms) from 12 October 2020, following the amendment of the Local Government Act 2020.

Corporate and Operational Plans

Council's 5-year Corporate Plan 2016-2019 and 2020/21 Operational Plan have now been adopted by Council. Planning has been commenced to develop a Council's 5-year Corporate Plan 2021-2026, Community Engagement is planned for September – November 2020.

Annual Report

Council's Annual Report has been published on Council's web page.

Agenda and Minutes Software

Council has recently acquired Doc Assembler, a new web-based technology from Harbour Software developed specifically for local government, and is designed for creating reports, compiling agenda and taking minutes at meetings.

Doc Assembler will be used for Council, Briefing Sessions and Executive Leadership Team meetings, but can also be used for other meetings across the organisation in the future. Doc Assembler will gradually go-live over the next few weeks. The companion software – Docs on Tap will be the application for distribution and access of agendas. Training for Councillors will be made available in September 2020.

Changes to legislation

The Governor in Council made the Local Government Legislation Amendment Regulation (No. 1) 2020 on 1 October 2020.

This Regulation contains amendments for some matters as part of the broader local government reforms agenda, as well as amendments in response to the COVID-19 public health emergency, and other emerging needs. This includes the following:

- Amended procedures for the sale of land by councils to recover overdue rates or charges.
- Requirements for Councils to publish audited financial statements of their controlled entities and to notify the Minister of changes relating to their controlled entities.
- Modernised advertising requirements for community notification about contracting and procurement-related activities and sale of land processes.
- Enabling Councils to make an extraordinary decision about levying rates and charges outside of the annual budget meeting for the remainder of the 2020–21 financial year in response to COVID-19.
- Improving transparency by requiring councils to publish an extract of a councillor's register of interests on the council's website showing the councillor's current interests.

Councillors, CEOs and Senior Executive Employees will be required to submit updated registers of interests forms within 30 days (by 11 November 2020).

New Public Interest Disclosure Standards guide to preparing for, assessing and managing PIDs

New mandatory standards have been introduced to assist Councils to preparing for, assess and manage PIDs:

- Public Interest Disclosure Standard No. 1/2019 – Public Interest Disclosure Management Program
- Public Interest Disclosure Standard No. 2/2019 – Assessing, Investigating and Dealing with Public Interest Disclosures
- Public Interest Disclosure Standard No. 3/2019 – Public Interest Disclosure Data Recording and Reporting.

The new standards are intended to:

- reflect best practice developments in PID management since the previous standard was issued;
- provide clearer guidance on implementing the PID Act;
- focus on three key areas for agencies to manage:
 - organisational systems and procedures;
 - assessment and management of PIDs; and
 - and record-keeping and reporting obligations.



12. Development Services

12.1 ESTABLISHING A REGIONAL JOBS BOARD SERVICE

AUTHOR: Ry Collins - Project Coordinator RSIS

RESPONSIBLE OFFICER: Neil McGaffin - Director Development Services

OFFICER'S RECOMMENDATION

That Council resolves to award under Section 235 (b) of the Local Government Regulation 2012 to a sole supplier being Uworkin Pty Ltd to supply regional jobs board and talent community website service under our own Whitsunday Regional Council brand and control.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

With significant change occurring within the Whitsunday Region workforce and employment market it is proposed Council implements new technology to assist local industry, business and jobseekers connect and enhance the region's ability to promote its job opportunities to a wider audience.

PURPOSE

To inform Council of a proposed Regional Jobs Board software solution and vendor identified to assist in mitigating the regional workforce challenges introduced by the COVID-19 crisis. The solution will also support future workforce management and attraction in the region.

BACKGROUND

Report to Council was made on 27 May 2020 also titled 'Establishing a Regional Jobs Board Service'.

COVID-19 has caused significant loss and displacement of local jobs. Retention and management of the regional workforce is critical to helping the region recover stronger than before. Recent consultation with pillar industries and local employment and training providers has shown the need for a locally based online tool that would assist local employers looking to hire workers as well as stood down workers, to explore opportunities for alternative work without leaving the region.

To address this current and immediate concern, several software-based solutions that can be deployed by Council to support the workforce management needs of regional employers, job seekers and the work being done by local employment services business have been investigated. At the recommendation of GW3, RDA, Mackay Regional Council and Isaac Regional Council, the Uworkin jobs and talent community platform has been investigated.

STATUTORY/COMPLIANCE MATTERS

Section 235 (b) Local Government Regulation 2012 makes provision for sole supplier services when the circumstances warrant this approach.

“A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if – the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders”

ANALYSIS

The Uworkin solution provides a regional online Jobs Board that performs the following functions:

- Local employers can create profiles and directly advertise their job vacancies at no charge, through a private Uworkin Council site. (named Whitsunday Job Connect or Job Link)
- Local jobseekers and volunteers can upload their resume and readily apply for vacancies in the region as they become available.
- Employment and training providers, Community groups and non-profits, can see and share job vacancies.
- Option to market and promote regional liveability initiatives presenting a welcoming perception of the region as a place to live and work.
- The Platform will also provide information on job and employment statistics that has been tailored to inform state and federal government on regional trends and needs.

The platform ‘scrapes’ other job sites, the internet and government employment sites to collate and aggregate a comprehensive list of vacancies in the region offering a one-stop site for Whitsunday Regional employment opportunities. For administrator functionality the platform will provide:

- A new Whitsunday Regional Council Portal web page accessible from our website for business and community to search all jobs available.
- Council ‘Branded’ Email Alerts - Users who register and select to receive email alerts will receive email alerts with Whitsunday Regional Council branding and information.
- Statistics and Analytics - Access to analytics will help keep track of the platform’s success in matching efforts and the communities up take of the platform, helping to provide reports and measure return on investment.

Total cost to establish the platform is \$12,000 (ex-GST) with an annual subscription fee of \$9,000 (ex-GST). Total year one costs are \$21,000 (ex-GST).

Review of Procurement Options

A review was undertaken of a number of vendors in the marketplace offering online based software as a service platform (SaaS) that focus on business, employment and jobs promotion. Each platform is unique and offers differing functionality, a list of these other options and the analysis is listed in **attachment 5**:

Advice was sought from a number of other local government organisations on their pathway to developing a service and their choice to utilise the Uworkin platform. Summary points for selecting Uworkin as their platform provider includes;

- Solution is specific in its purpose to governments and regions and there are no other obvious Australian providers who offer a Regional Jobs Board and Talent Community with their functionality and experience working with Australian Council’s.

- The uWorkin portal is a proven technology solution that is being used by multiple other municipalities, regional organisations, industry associations and State and Federal Government agencies.
- uWorkin provides a cost-effective solution as there are no clear competitors in the marketplace, a comparative specialised site would need to be built.
- uWorkin provides a labour effective solution. It was identified that on-line solutions can be very labour intensive and therefore costly if they require the manual inputting of data and constant monitoring. The platform automatically 'scrapes' jobs from other websites and its user interface is easy to use which means updating it is easy.

Indicative costs on utilisation of a Software developer to custom build a platform with similar functionality were approximately \$140,000 (ex-gst) with no subscription model. Future enhancements or maintenance would result in additional costs.

STRATEGIC IMPACTS

Theme five of Whitsunday Regional Council's Economic Development Strategy highlights the importance of developing a skilled workforce and prosperous small business sector to the future success of the Whitsunday Region's pillar industries as well as emerging sectors.

Financial Implications - The cost for initial setup of the platform is \$12,000 with first year's subscription to the platform an additional \$9,000 which is available within the current year operational budget for Economic Development against budget code 10-0-4170-6360-63304. Ongoing years will be \$9,000 pa. with further options at cost to shape the service to deliver additional functions over time.

Economic Development Implications - Providing this new service aims to enhance economic recovery and future growth of the region by improving the likelihood of retaining and attracting resident workers. This will provide economic benefit for Council, and the business and community organisations in the Whitsunday.

Stakeholder Relations Implications - A Jobs Board platform is external facing. It will be an additional service provided by Council to be utilised by the Whitsunday Regional community. The platform will be branded and marketed as a service offering of Whitsunday Regional Council.

CONSULTATION

Neil McGaffin - Director Development Services

Jason Bradshaw - Director Corporate Services

Julie Wright - Director Community Services

Peter Shuttlewood - Executive Manager Procurement & Assets

ICT Committee -1 October 2020

Paul Hanlon - Economic Development Research Officer

Julia Wheway - QAWN Officer - Bowen Gumlu Growers

Nadine Connelly - Economic Development - Mackay Regional Council

Jan Anfruns - Manager Economy and Place - Livingstone Shire Council

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

There is a need for Council to have a greater degree of control in promoting regional workforce opportunities and engaging with local employers to assist with regional attraction and industry development. The post COVID-19 business environment will offer a once in a generation opportunity for regions to attract workers that previously may not have considered leaving a metropolitan area. Having a tool such as that offered by Uworkin Pty Ltd can be used to collate and market regional job opportunities. This will assist in ensuring the region is competitive and support our key industries in targeting the workers required to create an increased level of economic diversity in the future.

ATTACHMENTS

Attachment 1 - List of Local Councils and other utilising uWorkin jobs board platform

Attachment 2 - Sample of Jobs Board interface

Attachment 3 - Potential Platform benefits provided by vendor

Attachment 4 - Procurement Options

Attachment 1 - List of Local Councils and other utilising uWorkin jobs board platform

- Logan City Council
- Ipswich City Council and RDA Ipswich
- Bayside City Council
- Isaac Regional Council & Central Highlands development corporation
- Mackay Regional Council
- Mitchell Shire Council
- Adani Carmichael project
- Livingstone Shire Council
- Vic Roads
- Tafe Victoria
- City of Greater Dandenong
- National road transport association
- Woodside petroleum and City of Karratha

Attachment 2 - Sample of Jobs Board interface

The screenshot displays the Mackay Region Joblink website. The top banner features the text "MACKAY The Perfect Region to Live, Work and Play" and "MAKE THE MOVE JOIN THIS COMMUNITY". Below this is a "JOB SEARCH" section with a search bar and a "GO" button. The "LATEST JOBS" section lists several positions, including "Outbye Electrician", "Mobile Plant Operator", "Experienced Shotfirer", and "Specialist (Hse, Hr, Supply, Finance)".

The search results page shows "1 to 20 of 297 JOBS MATCHING 'ALL JOBS' IN 'Any Industry'". A "JOB ALERTS" section allows users to receive the latest jobs via email. The results list includes:

Rank	Job Title	Location	Employer	Details
8	Mechanical Engineer - Chpp (Fixed-term)	MRM - Hail Creek, QLD	MRM	DETAILS
7	Business Administration Trainee	Private Company - Emerald, QLD	Private Company	DETAILS
7	Maintenance Planner - Chpp	MRM - Hail Creek, QLD	MRM	DETAILS
7	Cleaner And Yard Works	410 - Blackwater, QLD	410	DETAILS
6	Au Pair / Housekeeper / Horse Feederupperor	Mayne - Springsure, QLD		DETAILS

Attachment 3 - Potential Platform benefits provided by vendor

BENEFITS FOR JOBSEEKERS



- Practical pathways from unemployment to employability and work.
- Access to free job searches
- Exclusive access to current information about local job vacancies and associated training opportunities. E.g. resident-only access to online talent communities, social media updates, skills development courses and job trials.
- Exclusive or priority access to some job vacancies.

BENEFITS FOR EMPLOYERS



- Direct and fast access to the local labour force.
- The local people applying for positions genuinely want to work.
- A neutral, non-commercial recruitment partner able to assist with future workforce planning needs.
- Employees with strong connections into the local community. Research indicates that people who live and work locally are more likely to stay in their jobs and be happy in their jobs.
- The opportunity to adopt a 'hire local' policy as a sign of business loyalty to the local community.

BENEFITS FOR WRC



- Improved collaboration and resourcing between local, state and federal government agencies.
- A stronger platform for engaging with the business community.
- An additional 'point of difference' and incentive to attract developers and investors to the area.
- A broader approach and higher profile for council's economic development team within the community.
- Improved engagement with disadvantaged and potentially isolated residents.
- The ability to be proactive in addressing high unemployment and breaking the grip of intergenerational welfare dependency in local families.

BENEFITS FOR THE COMMUNITY



- More empowered local families, deeper local connections and improved social cohesion.
- Increased participation of residents in the local workforce, generating substantial economic benefits. More of the income earned locally will be spent in local businesses.
- Better coordination and collaboration between local stakeholders involved in employment, education, vocational training and social support services.
- Stronger relationships between the local business community and local residents.

Attachment 4 - Procurement Options

Localised - Vendor provides an online platform for delivering community business to business services including job listing platform. The localised platform specification had some basic job posting, application functionality and subscription structure however demonstration concluded a number of features were not deliverable that had been identified as essential in developing the scope for the platform including;

- Platform does not have the capability to aggregate and 'scrape' job vacancies which was deemed to be essential in creating critical volume of listings in the service to create the required outcomes and benefits expected of the project.
- Platform price structure was segmented and failed to provide confidence in total product development and implementation costs.
- Platform maturity appeared to be less developed with only a small number of councils utilising the job's board functionality specifically.
- End-user contribution to developing the platform's content appeared to be much higher and contributed to the belief that user uptake of the service would be slower, particularly by businesses that are time constrained.

Job board - Vendor Software is a cloud-based, mobile focused platform offering applicant tracking, recruiting, and job board solution. Job Board Software purports to automating hiring processes, including shortlisting, screening, and hiring candidates. Review concluded a number of features were not deliverable that had been identified as essential in developing the scope for the platform including;

- Platform highlighted functionality was suitable for small staffing and recruiting agencies and businesses in technology however no detail on usage by local government organisations.
- Platform does not have the capability to aggregate and 'scrape' job vacancies which was deemed to be essential in creating critical volume of listings in the service to create the required outcomes and benefits expected of the project.
- Platform holder appeared to be based in the United states and only recently offered in Australia. Analysis could not determine local capability to offer product support.
- Platform price structure was segmented and failed to provide confidence in total product development and implementation costs. Base functionality appeared to restrict number of total users before attracting additional cost.

12. Development Services

12.2 GRANT OPPORTUNITY - LOCAL GOVERNMENT LEVY READY ROUND 2

AUTHOR: Elouise Lamb - Project Officer Economic Development & Major Grants

RESPONSIBLE OFFICER: Neil McGaffin - Director Development Services

OFFICER'S RECOMMENDATION

That Council resolves to support a submission to the Queensland Government's Levy Ready Round 2 funding opportunity to request \$150,480 with a Council co-contribution of \$37,620 to enable the closure of the Mt Coolon Landfill and establishment of a Waste Transfer Station at Mt Coolon on Lot 3M7216.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Funding is available under the Queensland Government's Levy Ready Round 2 program to support the Mt Coolon Landfill, as a classified 325 small site, to transition to become a compliant waste site under the *Waste Reduction and Recycling Act 2011* (the Act).

Options have been reviewed and it is recommended that Council submit a proposal to attain funds to close the current Mt Coolon Landfill and establish a new waste transfer station. This option has been identified as the most cost effective for Council to ensure compliance under the Act and continue to maintain waste services to the Mt Coolon community.

PURPOSE

To advise of steps to be taken to ensure the Mt Coolon waste services are compliant with the Act by the 30 June 2021 and the opportunity to attain funds via the Queensland Government's Levy Ready Round 2 program to assist the process.

BACKGROUND

Council report 10/10/18 - Local government get waste levy ready grant.

The Queensland Government has made funding available to assist Local Governments to undertake necessary infrastructure upgrades to make waste disposal sites compliant with the requirements of the Act. Round 1 of the funding was released in 2018-19 and Council attained funds to modify Kelsey Creek and Bowen landfills sites which recorded over 35,000 tonnes of waste in the 2019/20 FY (\$243k in funds attained for 80% of costs).

The Mt Coolon Landfill was ineligible to apply under Round 1 as it was classified as a small disposal site due to the environmental authority to dispose of waste being less than 2,000 tonnes. Small sites could elect to delay some legislative obligations regarding the measuring and recording of waste by notifying the Department of Environment and Science of their intention to use an alternate methodology to measure and record waste. Mt Coolon was granted the temporary exemption and is classified as a small site. The temporary exemption expires on 30 June 2021.

STATUTORY/COMPLIANCE MATTERS

The Act provides a regulatory framework to administer waste management activities within a local government area. This allows local governments to designate areas for the collection of general waste and green waste, and to determine the frequency of those collections.

The Act also contains a suite of measures to reduce waste generation and landfill disposal and encourage recycling. The legislation establishes a new framework to modernise waste management and resource recovery practices in Queensland.

Currently Mt Coolon Landfill does not comply with the Act. The exemption it is currently operating under will expire 30 June 2021.

ANALYSIS

Round 2 of the Grant Program will provide funding to eligible Local Governments to upgrade or close small sites to ensure legislative compliance.

Funding is competitive with \$1M available in total. Five (5) Local Governments with a total 16 classified landfills have been identified as eligible to apply including the Mt Coolon Landfill.

A co-contribution of 20% or more is required. Submissions are due 6 November 2020 with projects to be completed by 30 June 2021.

Mt Coolon Landfill

The landfill is located on Collinsville-Mt Coolon Rd approximately 700 metres east of the centre of the Mt Coolon township. The site occupies one allotment: Lot 2 on Plan AP7703.

The Mt Coolon Landfill currently provides waste services to 40 residences in the Mt Coolon area. This a WRC service intended for residents only. Commercial businesses are required to utilise a waste transfer supplier as is the process across the region.

The landfill costs WRC \$33,606 a year on average, where only \$4,480 is recovered via the refuse facility charge, leaving Council to cover the cost of \$29,126. The current waste from residents is approximately 32.5 tonne per annum.

In recent months there has been a rapid increase in Commercial operators accessing the un-manned site and disposing of commercial waste. This has resulted in operational costs for the site rising to \$11,587 ex GST in the first quarter 20/21 FY.

If no actions are taken the site will continue to have an estimated operating cost of \$50,000 or more and is anticipated to begin to attract fines from DES from 30 June 2021 for non-compliance.

Project Proposal:

Options were reviewed that could achieve compliance with the Act through producing accurate calculation of Council's levy liability, achieving compliance with the environmental authority and regulatory requirements and ensuring accurate annual statutory reporting to the Department of Environment Services.

Three options have been identified that can be achieved by 30 June 2021 that will enable waste services to continue in Mt Coolon:

- Option 1: Landfill site upgrade to achieve compliance
- Option 2: Reclassification to a transfer station

- Option 3: Close Site & Establish Transfer Station at Lot 3M7216

These options are reviewed in Attachment 1. Option 3 is recommended as it has a demonstrated lower long-term operational cost including reduced environmental risk.

Option 3 includes establishment of a new transfer site on Lot 3M7216 (see map in attachment 2) with an estimated cost of \$188,100. The ongoing operational costs are anticipated to be \$57,600 based on a monthly collection as recommended to reduce potential health and environmental risks from waste. While this is \$15k higher than past operational costs, those previous costs are no longer achievable under the requirements imposed by the Act. The transfer station will incorporate waste and resource recovery collection areas as outlined in attachment 3. The benefits of option 3 include:

- Compliance with the Waste Reduction and Recycling Act 2011 and accurate calculation of Council's waste levy liability
- Reduced capital renewal costs
- Compliance with Council's Environmental Authority EPPR00920813
- Reduced operational costs including road infrastructure maintenance; quarterly and annual statutory surveys, landfill development, landfill management, and future landfill site and infrastructure costs.
- Reduced legacy landfill remediation costs
- Promoted resource recovery in line with the Queensland Government Waste Management and Resource Recovery Strategy

STRATEGIC IMPACTS

Environment - Delivery of Option 3 promotes resources recovery, reduces environmental impacts on the community and reduces future landfill legacy liability.

Waste Services Provision - Option 3 continues to provide Waste Services in alignment with Customer Service Standards 2020-2025 obligations and comply with the Act in the most cost-effective manner.

Financial implications - The funding will provide an opportunity to deliver the necessary capital and operational site changes at Mt Coolon Landfill to ensure future compliance with the Act and accurate calculations for the levy. The ongoing operational cost is estimated to be \$57,600 with a capital contribution to the fund required in 2020/2021 of \$37,670 which is requested to be allocated from the Waster Reserve (currently ~\$1M).

CONSULTATION

Neil McGaffin - Director Development Services

Troy Pettiford - Chief Operating Officer Whitsunday Water

David De Jager - Manager Waste Services

Tatiana Samuel - Waste and Recycling Management Officer

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

This funding provides the opportunity to enable the Mt Coolon Landfill, which is a small site, to become compliant with the Act by 30 June 2021.

ATTACHMENTS

Attachment 1 - Options Analysis

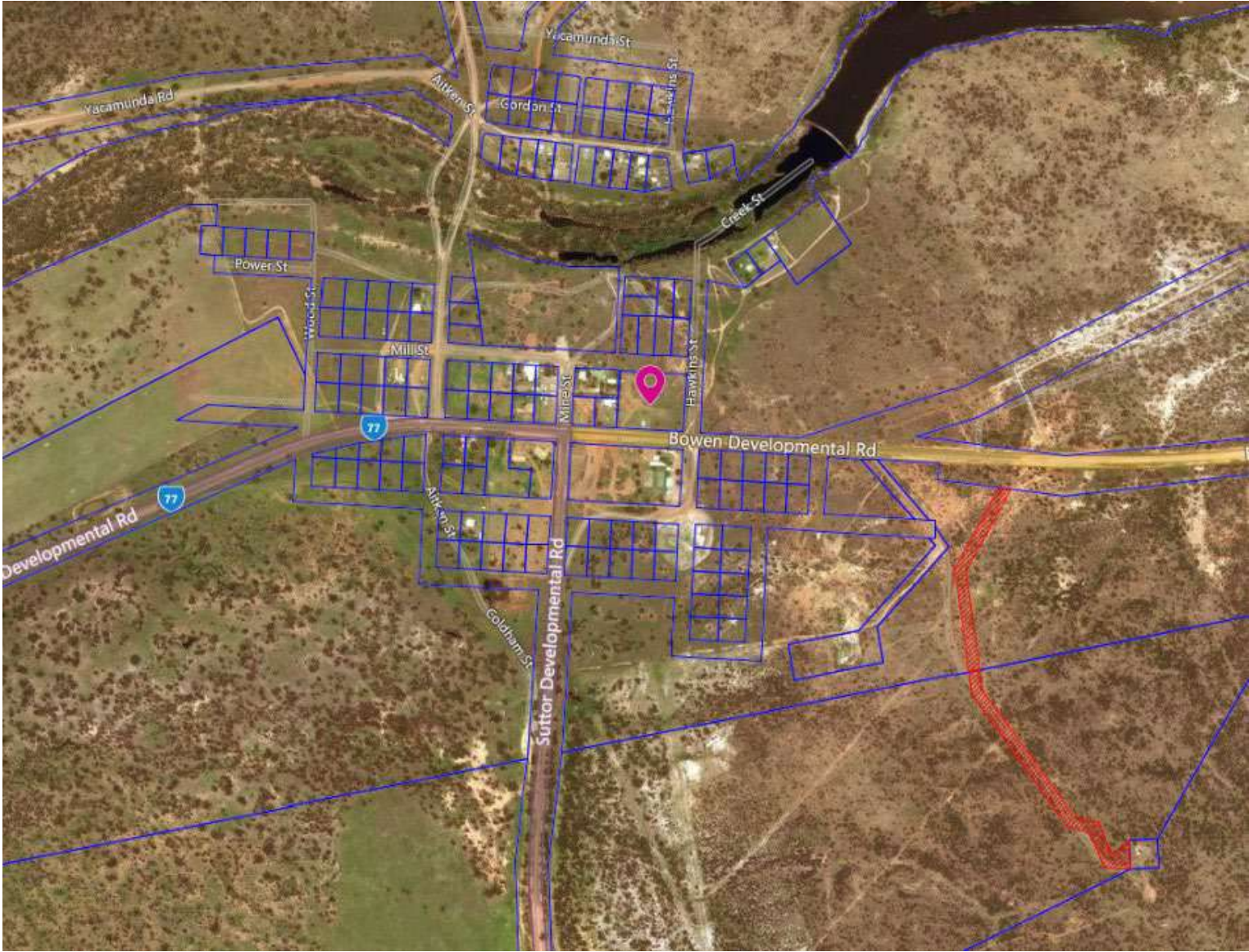
Attachment 2 - New proposed Mt Coolon Transfer Station Location

Attachment 3 - Mt Coolon Transfer Station Layout Proposal

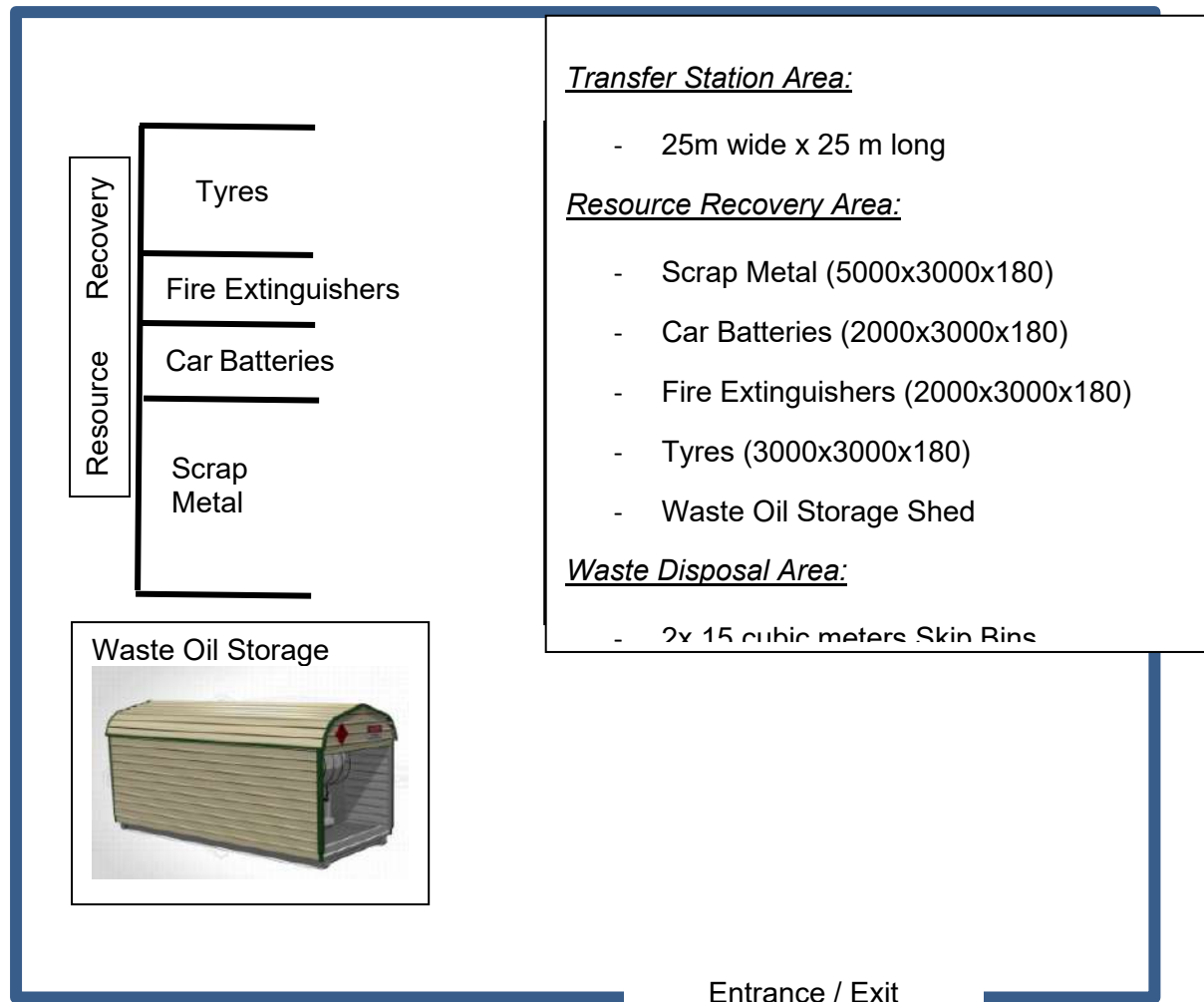
Attachment 1 - Options Analysis

	OPTION 1: Landfill Site Upgrade.		OPTION 2: Reclassify to a Transfer Station		OPTION 3: Close Site & Establish Transfer Station at Lot 3M7216	
Description	To achieve compliance the site will have to install a weighbridge and necessary communications and technology to accurately record waste volumes and categories to determine Council's waste levy liability. Installation of this equipment will require capital investment and will significantly increase operational costs as the site will likely require a supervisor. Noting the current cell is close to capacity a new site will soon be required to continue to provide landfill services.		An alternate option that will meet regulatory requirements and reduce future operating costs will be to undertake works to reclassify the landfill site as a waste transfer station. The site would be remodelled to incorporate waste transfer station infrastructure to support monthly skip bin removal and require resource recovery waste areas to be established (fortnightly use has been included based on high waste levels in 20/21 FY). The road to the site would require an upgrade to enable higher freight transport. CCTV would be installed to assist with monitoring users and reducing illegal dumping activities.		This option provides the same infrastructure and services as option 2 to deliver a compliant transfer station. This option has been identified as it will allow the waste transfer site to leverage exiting sealed roads and enables greater rehabilitation of the current landfill site.	
Capital Costs 2020/21	Item	Cost	Item	Cost	Item	Cost
	Weighbridge	\$500,000.00	Build Access Road	\$200,000.00	Landfill Intermediate Capping	\$40,000.00
	Mandalay Terminal & Printer	\$5,000.00	Landfill Intermediate Capping	\$40,000.00	Landfill Post Closure Plan	\$15,000.00
	Network Connection Establishment	\$17,000.00	Landfill Post Closure Plan	\$15,000.00	Landfill Closure Signage	\$10,000.00
	Generator	\$19,000.00	Transfer Station Hardstand	\$10,000.00	Landfill Perimeter Fence & Gate	\$5,500.00
	Water Bores Installation	\$50,000.00	Area Perimeter fence & gate	\$20,600.00	Transfer Station Area Perimeter fence & gate	\$20,600.00
	Landfill Development Plan	\$15,000.00	Resource Recovery Area Fenced Bays	\$10,000.00	Transfer Station Resource Recovery Area Fenced Bays	\$10,000.00
	Future Engineered Cell	\$2,000,000.00	Waste Oil Storage Shed	\$20,000.00	Transfer Station Hardstand	\$10,000.00
	Leachate Evaporation Pond	\$1,000,000.00	Landfill Closure Signage	\$10,000.00	Transfer Station Signage	\$15,000.00
	Storm Water Evaporation Pond	\$800,000.00	Transfer Station Signage	\$10,000.00	Transfer Station CCTV Camera/s	\$25,000.00
	Demountable Building Office	\$35,000.00	CCTV Camera/s	\$25,000.00	Waste Oil Storage Shed	\$20,000.00
	CCTV Camera/s	\$25,000.00	Network Connection Establishment	\$17,000.00	Network Connection Establishment	\$17,000.00
	Demountable Building Office Transport	Unknown	Power to the site	Unknown	Power to the site	Unknown
	Future landfill site identification & Development	Unknown	TOTAL	\$377,600.00	TOTAL	\$188,100.00
	Power to the site	Unknown				
	Water Tanks / Sewerage System / Plumbing	\$50,000.00				
	TOTAL	\$4,516,000.00				
Ongoing Operational Costs	Item	Annual Cost	Item	Annual Cost	Item	Annual Cost
	Site Coordinator (2-3 Days)	\$100,000	Monthly Skip Bin Transport to Landfill	\$44,000.00	Monthly Skip Bin Transport to Landfill	\$44,000.00
	Landfill Operations (2-3 Days)	\$150,000	Processing & Disposal Resource Recovery/Recycling	\$20,000.00	Processing & Disposal Resource Recovery/Recycling	\$20,000.00
	Weighbridge Calibration	\$20,000	Repairs & Maintenance	\$10,000.00	Repairs & Maintenance	\$10,000.00
	Mandalay Software Licence	\$8,000	Network Connection	\$3,600.00	Network Connection	\$3,600.00
	EA Approvals	\$4,000	Ongoing Road Maintenance	\$15,000.00	Utilities- Electricity	Unknown
	Water Bores Quarterly Testing	\$20,000	Utilities-Electricity	Unknown	TOTAL	\$57,600.00
	Day Cover Material	\$16,000	TOTAL	\$72,600.00		
	Network Connection	\$3,600				
	Repairs & Maintenance	\$10,000	WITH Fortnightly Skip Bin Removals	\$136,600.00	WITH Fortnightly Skip Bin Removals	\$121,600.00
	Utilities-Electricity, Water, Sewerage	Unknown				
	TOTAL	\$331,600.00				
Benefits	Compliance with new legislation requirements		- Promoting Resources Recovery - Reducing Environmental impact on community - On demand collection - Compliance with new legislation requirements		- Promoting Resources Recovery - Reducing Environmental impact on community - On demand collection - Enables rehabilitation of Landfill site to ensure compliance with EA - Utilises existing road infrastructure - Easier to manage as an unsupervised site due to location visible from main road - Compliance with new legislation requirements	

Attachment 2 - New proposed Mt Coolon Transfer Station Location



Attachment 3 - Mt Coolon Transfer Station Layout Proposal



12. Development Services

12.3 20200377 - DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT FOR NON-RESIDENT WORKFORCE ACCOMMODATION (192 ROOMS) – MILL, AITKEN & BARCLAY STREET MT COOLON – CAPRICORN PROPERTY DEVELOPMENTS PTY LTD

AUTHOR: Matthew Twomey - Senior Development Assessment Officer

RESPONSIBLE OFFICER: Neil McGaffin - Director Development Services

OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Material Change of Use for Non-Resident Workforce Accommodation (192 Rooms), made by Capricorn Property Developments Pty Ltd As TTE, on L: 101 MPH: 20088, L: 102 MPH: 20088, L: 103 MPH: 20088, L: 108 MPH: 20088, L: 109 MPH: 20088, L: 110 MPH: 20088 and located at Mill Street, Barclay Street and Aitken Street, Mount Coolon, subject to the conditions outlined in Attachment 1.

The following report has been submitted for inclusion into Council's Ordinary Council Meeting to be held on 28 October 2020.

SUMMARY

Council is in receipt of a development application for the construction of a 192-room temporary workforce accommodation camp. Despite the sites rural zoning the Mount Coolon location is suitably located to service the construction workforces of current and proposed major projects. Restrictions have been placed on the development limiting the use of the camp for construction activities only in order to achieve compliance with a key strategic intent of the Planning Scheme relating to the use of non-resident workforce accommodation in the region. The site is unserviced and therefore is required to provide transportation and storage solutions in terms of water supply and sewerage disposal. The application is recommended for approval, subject to reasonable and relevant conditions.

Additional information was sought from SARA regarding the need to impose further conditions on the development relating to any upgrade of the State Controlled Road and dust suppression. Advice received does not provide a recommendation for any conditions to be imposed relating to these matters.

PURPOSE

Development Applications requiring decisions which are outside the Council officer delegated authority require Council consideration.

BACKGROUND

The report was presented to the Ordinary Council meeting on 14 October 2020 and tabled pending further consultation with SARA in relation to the proposed cartage of all services to and from the site and the impact on State roads.

There is no previous Council decision relating to this matter.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Development Application for Development Permit for Material Change of Use for Non-Resident Workforce Accommodation (192 Rooms)
Landowner	Capricorn Property Developments Pty Ltd
Property Address:	Mill Street, Barclay Street and Aitken Street, Mount Coolon
Property Description:	L: 101 MPH: 20088, L: 102 MPH: 20088, L: 103 MPH: 20088, L: 108 MPH: 20088, L: 109 MPH: 20088, L: 110 MPH: 20088
Area of Site:	1.2138ha
Planning Scheme Zone:	Rural Zone
Level of assessment	Impact Assessable
Overlays:	Infrastructure Overlay Code
Existing Use:	Vacant
Existing Approvals:	Nil.
Public Notification:	20 August 2020 – 9 September 2020
Submissions received:	Nil.
State referrals:	State transport corridor – within 25m of a state-controlled road State transport threshold
Infrastructure charges:	\$789,400.70

2. Site Details

2.1. Location

The proposed development is located over six (6) titles in the centre of Mount Coolon.

2.2. Zoning

The subject site is zoned Rural under the Whitsunday Regional Council Planning Scheme 2017.

2.3. Site description

The subject site is vacant and has been cleared of all significant vegetation. The topography of the land is generally flat with unformed drainage pathways traversing the site which join into the road reserve.

2.4. Access

The site has three road frontages to Mill Street, Aitken Street and Barclay Street. Access is proposed to be gained via vehicle crossovers to Mill Street and Aitken Street.

2.5. Surrounding uses

The site is located adjoining the Mount Coolon Hotel. No other notable uses adjoin the premises.

3. **Proposal Details**

The proposal is for a purpose-built Non-resident workforce accommodation camp to be constructed over four (4) stages. The camp will consist of 192 single rooms in the form of 48 demountable buildings, each containing four (4) rooms. In addition to the accommodation rooms the camp facilities will include:

- Gym
- Kitchen
- Amenities
- Laundry
- Theatre

One-hundred and one (101) car parking spaces will be provided onsite, with an access point to Mill Street and exit point to Aitken Street. A bus bay will be provided on Mill Street for space for four (4) commercial buses.

As there is no reticulated water or sewerage network in the township of Mount Coolon. The applicant proposes to provide water to the development via water tanks with potable water transported to the site on a regular basis. Onsite sewerage storage tanks are proposed with collection via a private contractor from the site and disposed of at a Council treatment plant. Refuse from the site will be collected via private contractor and transported from the site and disposed of at a Council refuse disposal site.

4. **Planning Assessment**

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is considered to be generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for its proximity to the state-controlled road network and exceeding the state-controlled road network threshold for development. Conditions of approval issued by the State Assessment Referral Agency (SARA) have been included as Attachment 3 to this report. The Department of Transport and Main Roads (TMR) did not provide conditions for the upgrade of nor restrict the use of Bowen Developmental Road.

Additional information was sought by Council from TMR to clarify the decision to impose minimal conditions on the development. Council was advised the proposal as a whole does not attract trucks with the majority of associated vehicles being light vehicles and up to four (4) buses. The number of trucks required to deliver water and fuel, and remove waste, is unlikely to exceed 5% of the Equivalent Standard Axels (ESA) of existing heavy vehicles on the State Controlled Road (SCR) and therefore does not trigger TMR for road impact assessment. The existing intersections are of wide gravel configuration. TMR did not consider works were required to upgrade these intersections. Bowen Developmental Road is two lane bitumen surfaced configuration (no sealed shoulders) in Mt Coolon. There are no warrants for the Proponent to upgrade or maintain the SCR. It was not considered reasonable to impose a dust suppression condition on a single development in that environment. The dust issues

are most likely coming from the Adani haulage operations and are not the responsibility of this application for the accommodation camp.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application.

State Interest - Water Quality

As the site is zoned Rural the SPP for Water Quality does not apply.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan (MIWRP) was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The MIWRP identifies the role in which non-resident workforce accommodation plays in the region and the associated issues as the trend has increased. Across the Bowen Basin the use is acknowledged to have triggered a range of social and demographic changes and challenges for existing resource communities as the prevalence of drive-in/drive-out (DIDO) and fly-in/fly-out has increased. The location of the development in Mount Coolon is understood to be in response to a number of large resource projects within the area. There is extremely limited accommodation options available to support these projects and therefore accommodation in the form of a temporary accommodation camp is considered appropriate. The social impact on Mount Coolon from the proposal is considered to be significant and therefore a social management plan is to be prepared prior to the commencement of the use.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Intent

Liveable communities and housing

The Planning Scheme creates a clear position on non-resident workforce accommodation that it is only to be associated with the construction phase of a project and shall not be permitted for workers associated with the operational phase of a project. The applicant has identified nine (9) projects within the region where Mount Coolon is suitably located to cater for workers associated with construction activities. The application material discusses providing accommodation for any other use which may require accommodation. The need for such flexibility is acknowledged. A condition is therefore to be imposed restricting the use of the camp for construction activities only while not locked to specific projects.

Economic growth

The applicant has advised the development is to directly support the delivery of key resource projects in the region.

Environment and heritage

The subject development will have a minimal environmental impact on the locality with conditions of approval imposed for the removal of all wastes from the site. Council has been advised the subject site is of cultural significance. Suitable conditions of approval have been imposed required all matters of cultural heritage to be address prior to the commencement of any work on site or for all works to immediately stop should any matters be discovered during works.

Safety and resilience

The subject site is not impacted upon by any mapped natural hazards. The development has the potential to create adverse health and safety impacts within the development and to the Mount Coolon township. Appropriate conditions of approval have been imposed to mitigate these impacts to tolerable levels.

Infrastructure

Conditions of approval have been imposed to mitigate the impact upon Council's infrastructure networks.

4.4.2. Overlay Codes

Infrastructure overlay

The subject site is located within a road noise corridor. The development was referred to SARA for its proximity to a state-controlled road with conditions imposed to address the impact of road noise on habitable rooms.

4.4.3. Zone Code

Rural zone code

The proposed development is considered to present conflicts with the Rural zone code, however it is important to note the subject allotments are not typical rural allotments in terms of size, scale and function and therefore opportunities for non-rural uses are presented. The Rural zone code seeks to limit non-rural uses to uses which do not compromise the long-term use of the land for rural purposes and for uses which complement rural activities and minimises conflicts. It is clear the site has not been established to function for rural uses and therefore consideration of alternative uses of the land is appropriate as the purpose of the rural zone will not be compromised.

The proposal is acknowledged to introduce an accommodation activity greater than envisaged by the zone. On the basis there is significant demand for such a use in the locality and the site is a suitable location to cater for the use, the increased scale, intensity and nature of the use is supported. The built form of the development will be significant for the context of Mount Coolon. Conditions of approval have been imposed required landscaping and fencing to mitigate this impact. Minimal infrastructure is available to the township of Mount Coolon and therefore it is necessary for the applicant to provide and manage private infrastructure to service the use.

4.4.4. Development Codes

Infrastructure code

The site is not located within the Priority Infrastructure Area and there is no reticulated water supply or sewerage network available. An engineering services report has been provided examining the provision of water and sewerage treatment for the development.

Potable water supply will be provided by daily carting of potable water by truck to storage facilities within the site. Non-potable supply will be obtained through the treatment and storage of non-potable water from a number of sources. These include a 5ML/annum allocation from Police Creek and allocations from 2 existing bores. The development is conditioned two days water supply at peak daily demand.

Sewage from the development will be discharged via internal house drainage to a chamber in the proposed storage area in the north west corner of the site. A lift pump within the chamber will transfer the flow to the proposed storage tanks in that area. The storage tanks will be emptied by daily trucking of the sewage to the sewage treatment plant at Collinsville. Storage volumes will vary in accordance with any proposed staging of the development. Ultimate storage volumes should be a minimum of 2 days at Average Daily Waste Flow plus overflow storage of 6 hours at ADWF.

Stormwater from the development will be discharged to a lawful point of discharge being the Aitken Street road reserve which conveys water to Police Creek. Stormwater quality improvements will occur from vegetative swales and buffer areas. As noted above, compliance with the SPP is not required.

Appropriate conditions of approval have been imposed to ensure all infrastructure is constructed and managed to the necessary standards which are fit for purpose.

Transport and parking code

The applicant proposes 101 car parking spaces to service the development, a short fall of five (5) spaces from the Planning Scheme rates. This short fall is accepted by Council Officers on the basis the operational requirements of the use will be met. Conditions of approval have been provided requiring the internal car parking area, site access and bus parking location to be constructed in accordance with Council's Development Manual and Australian Standards. Conditions of approval have also been included requiring the local road network servicing the development to be upgraded in accordance with Council's Development Manual.

Landscaping code

The proposal plans submitted by the applicant demonstrate a suitable area of the site to be landscaped to soften the visual impact of the development. Conditions of approval have been imposed requiring the applicant to submit a detailed landscaping plan in accordance with Council's landscaping planning scheme policy.

5. Public Submissions

The development application was placed on public notification between 20 August 2020 and 9 September 2020 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 18 September 2020. No submissions were received during this period of Public Notification.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

The following is a breakdown on the Infrastructure Charges for the development:

	Credit				
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
MCU	Accommodation (short term) *	192	\$10,478.40 for each suite with 2 or less bedrooms	\$2,011,852.80	
Total Adopted Charge				\$2,011,852.80	
	Credit				
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more-bedroom dwelling	6	\$29.339.55	43%	\$75,696.04
MCU – Water N/A	Accommodation (short term) *	192	\$10,478.40 for each suite with 2 or less bedrooms	30%	\$603,555.84
MCU – Sewer N/A	Accommodation (short term) *	192	\$10,478.40 for each suite with 2 or less bedrooms	27%	\$543,200.26
Total Credit					\$1,222,452.10
Total Levied Charge					\$789,400.70
Current Amount of Levied Charge		\$789,400.70			

* Non-resident workforce accommodation is listed as an 'Other use' under Council's Adopted Infrastructure Charges Resolution (No. 1 of 2019) (AICR). The AICR nominates the adopted charge is the charge for another use within another Development Category that Council determines should apply based on that other use having a similar demand for infrastructure. Council Officers determine the use with the most similar demand from the AICR is Accommodation (short term).

STRATEGIC IMPACTS

Alignment to Corporate Plan

Outcome 3.1: Our built environment is well planned, effectively managed and protects our region's heritage and character

Outcome 3.2: Our Natural environment is valued and sustainable

Outcome 3.3: Our infrastructure supports our region's current and future needs

Alignment to Operational Plan

KPI: Development Applications are decided within statutory timeframes

Financial Implications – The applicable infrastructure charges totals \$789,400.70.

Risk Management Implications – N/A

Strategic Impacts – N/A

CONSULTATION

Doug Mackay – Manager Development Assessment

Neil McGaffin – Director Development Services

Public Notification 15 business days per Planning Act 2016 requirements

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is considered to be generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

ATTACHMENTS

Attachment 1 – Conditions of Approval

Attachment 2 – Locality Plan

Attachment 3 – Zoning Plan

Attachment 4 – Proposal Plan

Attachment 5 – State Agency Referral Agency (SARA) Response

Attachment 1 – Conditions of Approval

1.0 **ADMINISTRATION**

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Proposal Plan	Capricorn Survey Group CQ	6660-02-MCU-C	03/08/2020
Staging Plan	Capricorn Survey Group CQ	6660-02-MCU-A	10/08/2020
Traffic Impact Statement	RMA Engineers	15732	31/07/2020
Stormwater Management Plan	RMA Engineers	15732	04/08/2020
Water and Sewer Assessment Report	RMA Engineers	15732	04/08/2020

- 1.2 The applicant is to comply with the Department of State Development, Manufacturing, Infrastructure and Planning's conditions as outlined in the Department's correspondence dated 12 May 2020.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Works:
 - Roadworks;
 - Access and Parking
 - Stormwater drainage; and
 - Erosion Prevention and Sediment Control.
 - Plumbing and Drainage Works;
 - Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 The development is to be staged in accordance with Staging Plan 6660-02-MCU-A.

2.0 **CLEARING, LANDSCAPING AND FENCING**

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
- a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 A 1.8m high timber paling fence is to be constructed around the perimeter of the site.
- 2.4 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.
- 2.5 The applicant shall submit, with the first Operational Works application, a detailed landscaping Plan that:
- (a) Is prepared in accordance with Planning Scheme Policy SC 6.4.5;
 - (b) No weeds species are permitted;
 - (c) Water urban sensitive design (WUSD) principles must be used where possible;
 - (d) Any detention basin must incorporate species from Table 6 in accordance with Council's Stormwater Quality guideline.
- 2.6 Prior to the commencement of the use, the landscaping works shown on the endorsed plans must be carried out and completed. The landscaping shown on the endorsed plans must be maintained to including that any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
- a) Pedestrian pathways between buildings and car parks must be generous in proportions with a minimum width of 1.2 metres, well-lit and provide continuous accessible paths of travel.
 - b) Access to parking areas to be via a surveillance entry point;
 - c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive;
 - d) The main entrances/exits must be obvious, well lit, sign posted, free from obscuring landscaping and signage etc.

5.0 LIGHTING AND NOISE

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.
- 5.2 In the event Council receives a noise related complaint related to the development it deems non-vexatious and justified, the operator may be required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The result of the noise report is to be submitted to

Council within 14 days (14) days of the completion of the report. The monitoring must take into consideration:

- a) The level and frequency or occurrence of impulsive or tonal noise;
- b) The atmospheric conditions including wind speed and direction;
- c) Effects due to extraneous factors such as traffic noise; and
- d) Location, date and time of recording.

5.3 Recommendations made from the noise report must be implemented by the operator to the satisfaction of Council.

6.0 WATER INFRASTRUCTURE

6.1 Design and construct a potable water supply to site in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.

6.2 Provide and maintain adequate numbers of drinking water tanks to hold two (2) days of drinking water at peak daily demand. Ensure the tanks are constructed out of appropriate material to store drinking water. It is requested proof of the tanks suitability to hold drinking water be provided to council.

6.3 Store drinking water tanks on an impervious paved floor and in a way that it is protected from contamination.

6.4 It is the owner's responsibility to ensure the water supply is potable, meets the Australian Drinking Water Guidelines and Australian Standard 3500.1 – Plumbing and Drainage Water Services.

6.5 All plumbing associated with the site's water supply must be approved by the local government prior to commencement of use.

6.6 Non-reticulated water is required to be tested by a NATA accredited laboratory at least once a year to demonstrate potability. The water should be tested for the following parameters at a minimum: E.coli, arsenic, cadmium, chromium, copper, fluoride, lead, manganese, mercury, nickel, nitrate, nitrite, pH and turbidity.

6.7 Any drinking water delivered to the premises must be from a licensed water carrier.

7.0 EFFLUENT DISPOSAL

7.1 On site sewerage holding tanks must be designed and constructed as per AS1546.1 and be fitted with lockable, airtight access openings and be permanently labelled with the words "SEWERAGE STORAGE TANKS – NOT TO BE USED FOR ANY OTHER PURPOSE".

7.2 On site sewerage holding tanks must be pumped out by a contractor/person holding a license for an Environmentally Relevant Activity 57 (ERA57) issued by the Department of Environment and Science. Wastewater transported off-site must be disposed of at an approved Sewage Treatment Plant and written approval from the local government must be obtained. A copy of the Regulated Waste Transport licence needs to be provided to Council.

7.3 Written approval from the operator of the disposal facility must be supplied to Council's Development Services Department prior to removal of any wastewater from the site.

7.4 Wastewater shall not be released to stormwater, ground water, waterbodies or onto the ground.

7.5 Provide and maintain adequate numbers of wastewater tanks that are sufficient in size to hold the wastewater produced. Ultimate storage volumes should be a minimum of 2 days at Average Daily Waste Flow plus overflow storage of 6 hours at ADWF. Tanks must always be in good state of repair.

- 7.6 Store wastewater tanks on an imperviously paved floor, under a covered area and within a bunded area. The net capacity of the bunded compound shall be no less than the capacity of the largest tank or package plus 25% of the storage capacity up to 10,000L together with 10% of the storage capacity above 10,000L.
- 7.7 All plumbing associated with the site's wastewater must be approved by the local government prior to commencement of use.
- 7.8 Prior to the commencement of the use of the kitchen and/or laundry a Trade Waste Permit from Council must be acquired.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.2 The external access from the pavement of Aitken Street and Mill Street to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 8.3 All internal accesses and parking bays are to be provided generally as indicated on Concept Plan Carpark Design Drawing 6660-02-MCU-C and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.4 Internal light vehicle queuing at accesses and interaction with articulated service vehicles must comply with the requirements of AS2890.1.
- 8.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.6 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.7 Sixty-three (63) car parking spaces must be provided on site prior to the commencement of Stage 1. A temporary turn around must be provided.
- 8.8 One-hundred and one (101) car parking spaces must be provided on site prior to the commencement of Stage 4.
- 8.9 All vehicle manoeuvring and car parking areas must be sealed prior to any use.
- 8.10 With the exception of the approved external bus bay no vehicles associated with the use of the premises may be parked on a road under the control of the local government.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Stormwater Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

- 9.2 External stormwater drainage in Mill and Aitken Streets must be reconstructed in accordance with the requirements of the Whitsunday Regional Council Development Manual to accommodate all flows up to and including the Q100 event.
- 9.3 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.5 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.6 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that the roof and allotment drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, the Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ROADWORKS

- 10.1 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site. Any application for Operational Works (Roadworks) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.
- 10.2 A 1.5-metre-wide concrete footpath, including tactile indicators in accordance with AS1428.4, must be provided for the full frontage of the proposed development in Mill, Aitken and Barclay Streets prior to commencement of the use.
- 10.3 Mill and Aitken Streets must be reconstructed to a Collector Street Standard so as to comply with the requirements of Table D1.1 Street and Road Hierarchy of The Whitsunday Regional Council Development Manual prior to the commencement of the use.
- 10.4 External bus bay must be constructed so as to comply with the requirements of The Translink Public Transport Infrastructure Manual (DTMR 2016) prior to the commencement of the use.
- 10.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all works comply with the requirements of the Whitsunday Regional Council Development Manual.

11.0 ELECTRICITY AND TELECOMMUNICATIONS

- 11.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:
 - (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created development; or
 - (b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created development, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created development, then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created development prior to commencement of the use.

12.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 12.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control Management Plan) must be obtained prior to commencement of work on site.
- 12.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the site.
- 12.3 The plan must be prepared in accordance with Council's Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 12.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 12.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 12.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

13.0 ENVIRONMENTAL HEALTH

- 13.1 Application must be made to the local government to establish and conduct a food business in accordance with the requirements of the Food Act 2006.
- 13.2 Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the Food Act 2006 and the Food Standards Code.
- 13.3 The proprietor must apply for and hold plan approval prior to commencing fit out of any area intended for the storage, preparation handling, packing and/or service of food.
- 13.4 The proprietor must hold a current Food Licence with respect to the food handling activities conducted at the premises, prior to the commencement of use.
- 13.5 Application must be made to the local government to establish a shared accommodation facility in accordance with the requirements of Whitsunday Regional Council Local Law No 1 (Administration) 2014, and Whitsunday Regional Council Subordinate Local Law No 1 (Administration) 2014, Schedule 17.
- 13.6 The premises must comply with with the requirements of Whitsunday Regional Council Subordinate Local Law No 1 (Administration) 2014, Schedule 17 prior to occupation.
- 13.7 All flammable and combustible liquids, including but not limited to: oils, waste oil, solvents, waste solvent and paints must be stored in an impervious, bunded and covered area.
- 13.8 All bunding must be constructed of materials which are impervious to the materials stored. The net capacity of the bunded compound shall be no less than the capacity of the largest tank or package plus 25% of the storage capacity up to 10,000L together with 10% of the storage capacity above 10,000L.
- 13.9 Where it is impractical to completely roof a bunded area the onus is on the holder of this site to ensure that any stormwater captured within the bund is free from contaminants or wastes prior to any release.

13.10 Establish, document and implement emergency response procedures for responding to emergencies and incidents, including environmental spillage response and clean up procedures. Procedures must be communicated to all employees. Materials and equipment to respond to emergency and spillage situations must be held on site at all times.

13.11 Waste oil and other waste materials and chemicals must not be used as weed killers.

13.12 The premises must provide a cleaner's store room where all cleaning associated chemicals and materials are stored. The cleaner's store room needs to be provided with:

- an appropriate cleaner's sink that is supplied with hot and cold water, and
- automatic liquid doses for chemicals.

14.1 OPERATING PROCEDURES

14.1 Prior to the commencement of the use, the applicant is to provide Council with a copy of the Workforce Management Plan, including the Code of Conduct, for employees stationed at the Camp.

14.2 Prior to the commencement of the use, the applicant is to provide Council an Emergency Management Plan for the Camp.

14.3 Prior to the commencement of the use, the applicant is to provide to Council a Site Rehabilitation Plan.

14.4 Prior to the commencement of the use, a Site Based Management Plan is to be provided to Council that includes but not limited to the following:

- Emergency procedures
- Risk management
- Environmental Management (Light, Air, Noise)
- Erosion and Sediment Control
- Monitoring and Maintenance Reports
- Dangerous Goods Storage and Handling Management
- Solid Waste Management
- Wastewater Management
- Water Supply Management
- Record Keeping
- Communications

15.0 WASTE

15.1 Written approval from the operator of the refusal disposal facility must be supplied to Council's Development Services Department prior to removal of any refuse from the site. Refuse is not permitted to be taken to the Mount Coolon or Collinsville landfills.

15.2 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

- 15.3 The bin storage area is to be temporarily located at the southern end of the Stage 1 car park and relocated to its permanent position in Stage 4 as shown on Proposal Plan 6660-02-MCU-C.

16.0 MISCELLANEOUS

- 16.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au

- 16.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 16.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 16.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 16.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

17.0 ADVISORY NOTES

17.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

17.2 Dust Control

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

17.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

17.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

17.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is

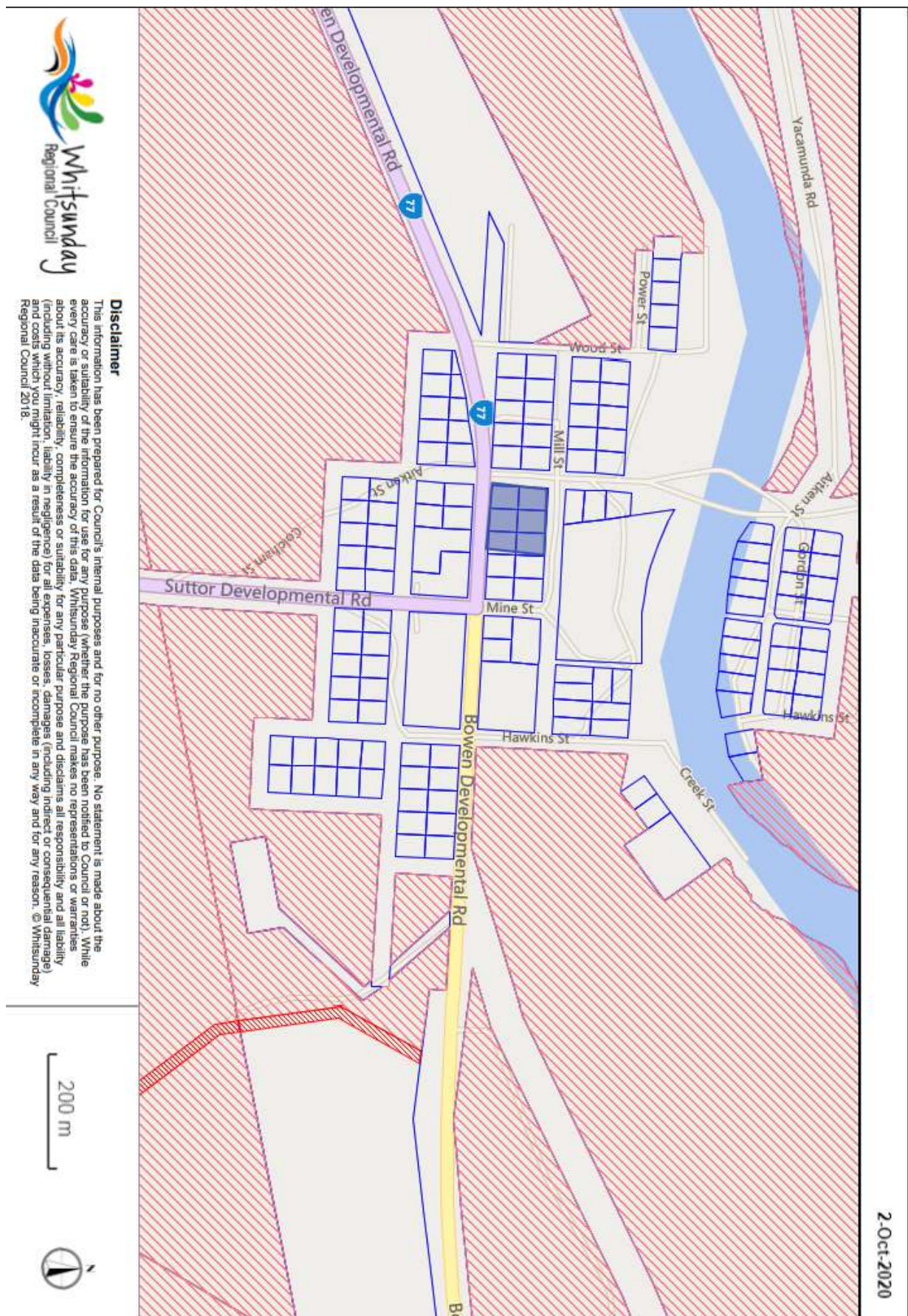
planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

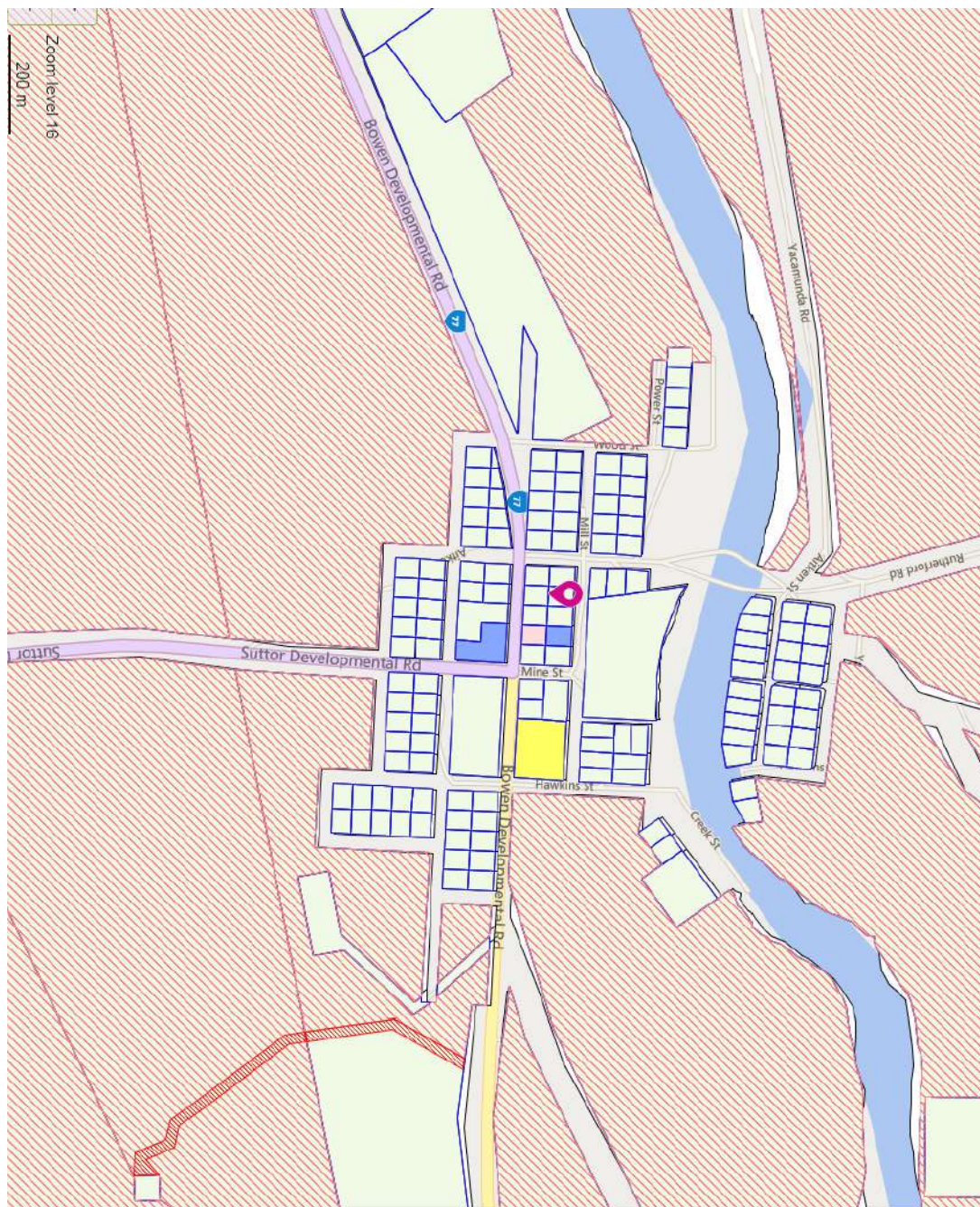
It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 17.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

Attachment 2 - Locality Plan

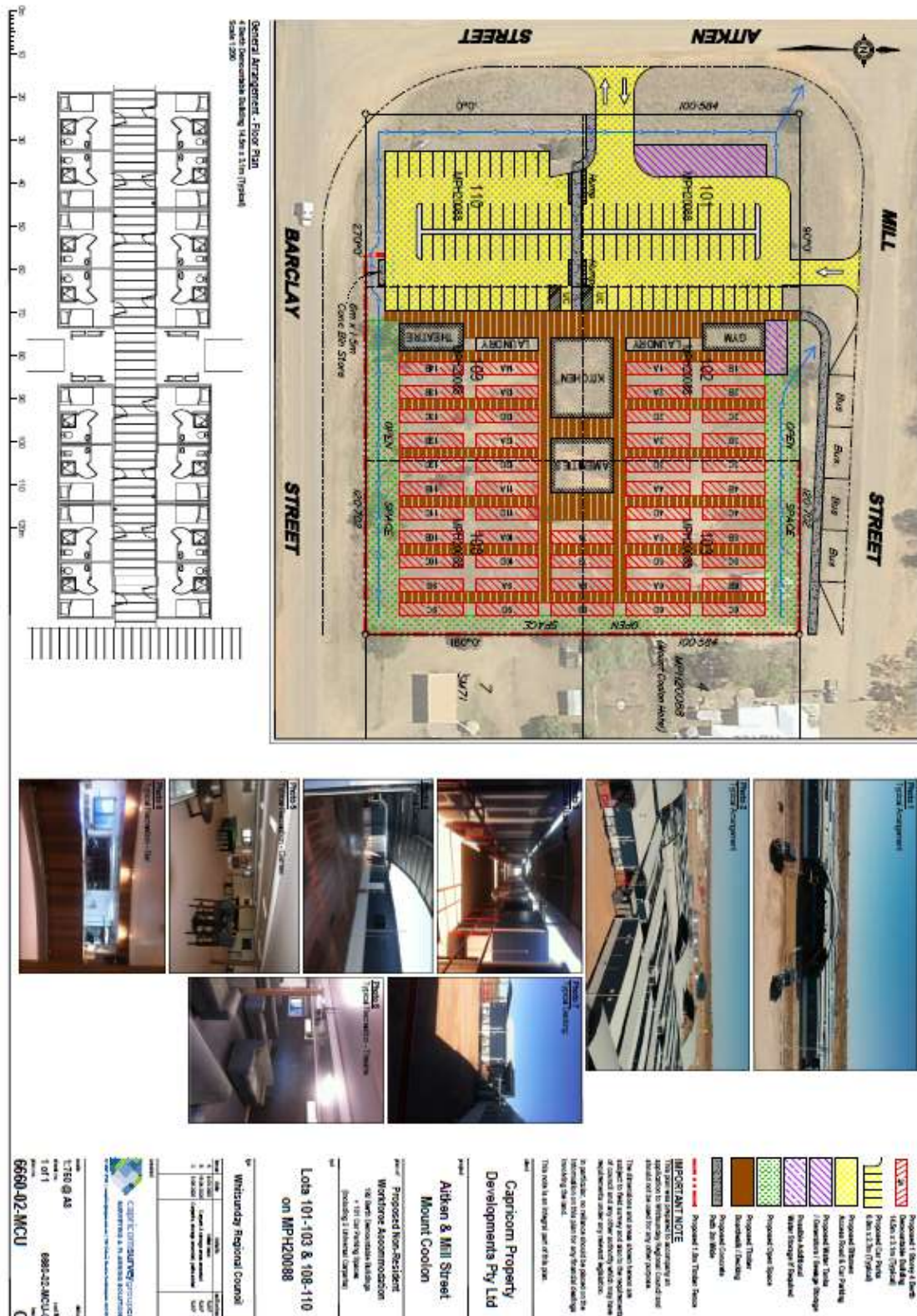


Attachment 3 - Zoning Plan



- Community facilities
- District centre
- Emerging community
- Environmental management and conservation
- High impact industry
- Industry investigation area
- Local centre
- Low density residential
- Low impact industry
- Low-medium density residential
- Major centre
- Medium impact industry
- Mixed use
- Neighbourhood centre
- Recreation and open space
- Road
- Rural
- Rural residential
- Special industry
- Tourist accommodation
- Waterfront and marine industry

Attachment 4 - Proposal Plan



Attachment 5 - State Agency Referral Agency (SARA) Response

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

SARA reference: 2004-16506 SRA
Council reference: 20200377
Applicant reference: 6660

12 May 2020

Chief Executive Officer
Whitsunday Regional Council
PO Box 104
PROSERPINE QLD 4800
info@whitsundayrc.qld.gov.au

Attention: Mr Matthew Twomey

Dear Mr Twomey

SARA response—Mill Street, Mount Coolon; Barclay Street, Mount Coolon (Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 24 April 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	12 May 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2.
Reasons:	The reasons for the referral agency response are in Attachment 3.

Development details

Description:	Development permit	Material change of use for Non-Resident Workforce Accommodation (192 Rooms)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – Development Application for a Material Change of Use for an aspect of development stated in Schedule 20.	
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning	

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Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

Regulation 2017) – Development Application for a Material Change of Use for where the premises are within 25m of a State transport corridor.

SARA reference: 2004-16506 SRA
Assessment Manager: Whitsunday Regional Council
Street address: Mill Street, Mount Coolon; Barclay Street, Mount Coolon
Real property description: Lot 101 on MPH20088; Lot 102 on MPH20088; Lot 103 on MPH20088; Lot 108 on MPH20088; Lot 109 on MPH20088; Lot 110 on MPH20088
Applicant name: Capricorn Property Developments Pty Ltd
c/-Capricorn Survey Group
Applicant contact details: PO Box 1391
Rockhampton QLD 4700
reception@csgcq.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Leah Harris, A/Principal Planning Officer, on (07) 4898 6815 or via email MIWSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Patrick Ruettjes
Manager (Planning)
Mackay Isaac Whitsunday Regional Office

cc Capricorn Property Developments Pty Ltd, reception@csgcq.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Plans referred to in the referral agency response

Attachment 1—Referral agency conditions

(Under section 58(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application.)

(Copies of the plans and specifications referenced below are found at Attachment 5.)

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.1.1.1 and 10.9.4.2.4.1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: General Arrangement – Floor Plan prepared by Capricorn Survey Group cq dated 15 April 2020, reference 6660-02-MCU and revision Issue B.	Prior to the commencement of use and to be maintained at all times.
2.	Noise attenuation measures to achieve the following noise criteria must be provided: - Compliance with Acceptable Outcome 23.4 and Acceptable Outcome 24.2 and Acceptable Outcome 24.3 in accordance with the State Development Assessment Provisions version 2.6, State code 1, Table 1.2.2 – Environmental Emissions – Noise and as detailed below: - AO23.4 Buildings (other than a relevant residential building or relocated building) are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria: ≤35 dB(A) Leq (1 hour) (maximum hour over 24 hours). Note: Noise levels from a State-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. - AO24.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a State-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure. - AO24.3 Each dwelling with a balcony directly exposed to noise from a State-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- Conditions can be included which ensure acceptable noise levels are achieved, in accordance with the State code requirements.
- The proposed development complies with or can be conditioned to comply with the Performance Outcomes of State code 1: Development in a State-controlled road environment.
- The proposed development complies with or can be conditioned to comply with the Performance Outcomes of State code 6: Protection of State Transport Networks.
- The proposed development includes access to Aitken Street and Mill Street only which are local roads.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

12. Development Services

12.4 20180816 - DEVELOPMENT APPLICATION FOR PRELIMINARY APPROVAL FOR VARIATION APPROVAL PURSUANT TO SECTION 50 OF THE PLANNING ACT 2016; DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT; DEVELOPMENT PERMITS FOR MATERIAL CHANGE OF USE (VARIOUS USES); AND OPERATIONAL WORKS FOR BULK EARTHWORKS, BRUCE HIGHWAY, MOUNT GORDON, MCDONALD CLOSE & OCEAN VIEW DRIVE, BOWEN, HOMELAND PROPERTY DEVELOPMENTS PTY LTD

AUTHOR: Matthew Twomey - Senior Development Assessment Officer

RESPONSIBLE OFFICER: Neil McGaffin - Director Development Services

OFFICER'S RECOMMENDATION

That Council;

- a) approve the application for Preliminary Approval for Variation Approval pursuant to Section 50 of the *Planning Act 2016*; and Development Permit for Reconfiguration of a Lot – Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Park; Road and Access Easements; and Development Permit for Material Change of Use – Food and Drink Outlet x 2; Hotel; Outdoor Sport and Recreation; Service Station and Food and Drink Outlet; Shopping Centre including Child Care Centre; Food and Drink Outlet x 2; Heath Care Services; Shop x 5 and Supermarket; and Operational Works – Bulk Earthworks, made by Homeland Property Developments Pty Ltd, on L: 1 SP: 172275, L: 1 SP: 303790, L: 2 SP: 172275, L: 959 SP: 194473, L: 958 SP: 194473, L: 902 SP: 212269, L: 900 SP: 225370, L: 15 SP: 194473 and located at McDonald Close Mount Gordon, Turquoise Way Bowen, Ocean View Drive Bowen, Bruce Highway Mount Gordon, subject to the conditions outlined in Attachment 1; and
- b) delegate its power to the Chief Executive Officer under section 89 of the *Planning Act 2016* to note the development approval on the *Whitsunday Regional Council Planning Scheme 2017* due to the approval including a Preliminary Approval for a Variation Approval given under section 61 of the *Planning Act 2016*; and to give notice of the notation and the premises to which the note relates to the Chief Executive of the State planning authority.

The following report has been submitted for inclusion into Council's Ordinary Council Meeting to be held on 28 October 2020.

SUMMARY

The application proposes to develop the Whitsunday Paradise Estate in accordance with a Master Plan. The application comprises four main elements:

- a) Preliminary Approval for Variation Approval to allow development to occur over the whole site in accordance with the provisions of a master plan and development code which varies certain provisions of the Planning Scheme.
- b) Development Permit for Stage 3 - Reconfiguring a Lot for a 4 into 198 lots, including residential, commercial, drainage reserve, park, roads and access easements; and
- c) Development Permit for Stage 3 - Material Change of Use - Food and Drink Outlet x 2; Hotel; Outdoor Sport and Recreation; Service Station and Food and Drink Outlet;

- Shopping Centre including Child Care Centre; Food and Drink Outlet x 2; Heath Care Services; Shop x 5 and Supermarket; and
- d) Development Permit for Stage 3 - Operational Works – Bulk Earthworks.

The Preliminary Approval covers the whole site, and development permits are sought to develop Stage 3 (Stages 1 and 2 being undertaken by the previous developer).

Stage 3 includes 188 residential sites, a multiple unit site and a small commercial centre adjoining a large sports field with player facilities. The development will be connected to municipal services with upgrades to the road intersections with the Bruce Highway.

The application was publicly advertised for a period of 30 business days with three (3) submissions and one (1) not properly made submission received focusing on concerns about environment, traffic and the nature/density of the development. Infrastructure charges in the amount of \$6.26m are triggered, allowing for applicable credits for existing uses.

Having assessed the development application and considered the submissions received, it is recommended that the application be approved subject to conditions.

PURPOSE

Development Applications requiring decisions which are outside the Council officer delegated authority require Council consideration.

BACKGROUND

The estate has an extensive history of approvals relating to developments on the site over the last 20 years, but there is only one development permit still current which relates to the existing lots and the sewerage treatment facility.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

Proposal:	- Preliminary Approval for Variation Approval pursuant to Section 50 of the <i>Planning Act 2016</i>; and - Development Permit for Reconfiguration of a Lot – Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Park; Road and Access Easements; and - Development Permit for Material Change of Use - Food and Drink Outlet x 2; Hotel; Outdoor Sport and Recreation; Service Station and Food and Drink Outlet; Shopping Centre including Child Care Centre; Food and Drink Outlet x 2; Heath Care Services; Shop x 5 and Supermarket; and - Operational Works – Bulk Earthworks
Landowner	Homeland Property Developments Pty Ltd

Property Address:	Bruce Highway, Mount Gordon, McDonald Close & Ocean View Drive, Bowen
Property Description:	The site comprises four lots: Lot 900, SP225370; Lots 1 & 2, SP 172275; Lot 902, SP 212269; Lots 15, 958 & 959, SP194473.
Area of Site:	234.7ha
Planning Scheme:	Whitsunday Regional Council Planning Scheme 2017 Version 3.5
Planning Scheme Zone:	Low density residential; and Local centre zones
Level of assessment	Impact assessable
Overlays:	• Acid sulfate code • Bushfire hazard • Coastal environment • Environmental significance • Flood hazard • Infrastructure • Landslide hazard
Existing Use:	The site is mostly undeveloped, with the exception of a recreational park created as part of the previous subdivision and the private sewer treatment plant currently servicing the existing residential development.
Existing Approvals:	DA03/138 – Development Permit for Reconfiguring (Residential Estate – Stage 1) And Material Change of Use (Environmentally Relevant Activity) For A Sewage Treatment Plant
Public Notification:	25/10/2018 – 05/12/2018
Submissions received:	Properly Made – Three (3) Not Properly Made – One (1)
State referrals:	• Reconfiguration of a Lot within 25m of state-controlled road • Reconfiguration of a Lot within 100m of state-controlled road intersection • Development application that exceeds the threshold stated in Schedule 20 • Material change of use within 25m of a state-controlled road; and • Work within a coastal management district.
Infrastructure charges:	Variation Approval: • No charges levied. Stage 3: • Reconfiguration of a Lot - \$5,486,495.85 • Material Change of Use - \$773,987.97 Total – \$6,260,483.82

1. Site Details

1.1. Location

The subject site is located approximately 11kms south of Bowen town centre, on elevated land including Mt Bramston.

1.2. Site description

The land is undulating, rising from sea level in the north to 113 metres at Mt Bramston in the south east and levelling out to the Bruce Highway at approximately 15metres. The site is largely undeveloped except for a private sewerage treatment plant servicing the existing residential development. The terrain of the site is dominated by Mount Bramston with remnant vegetation, several waterbodies and ephemeral gully lines occurring throughout the site.

1.3. Access

The current access to the site is achieved via Ocean View Drive which connects to the Bruce Highway. The applicant proposes to create two additional access points to the development; one at Adelaide Point Road and the other on the Bruce Highway, near the proposed service station.

1.4. Surrounding uses

The site forms the balance area of a previously approved integrated development known as Whitsunday Shores. To the west, across the Bruce Highway, there is a mix of rural residential and rural lots with single dwellings. Land to the south, across Adelaide Point Road is rural, and to the east there are large rural residential lots mostly undeveloped. To the north and east, the site adjoins the earlier 2 stages of the estate, coastal wetlands and the sea.

2. **Applicable local planning instrument**

Section 45(7) of the *Planning Act 2016* (the Act) requires the assessment manager must assess the development application against, or having regard to, the statutory instrument in effect when the development application was properly made. The development application was properly made to Council 15 June 2018. The local planning instrument in effect at the time was the *Whitsunday Regional Council Planning Scheme 2017 Version 3.5* (herein referred to as 'the Scheme').

It is relevant that the application was lodged prior to the adoption of the Local Government Infrastructure Plan (LGIP) into the Planning Scheme by way of an amendment on 29 June 2018. The LGIP included all parcels of the site within the Priority Infrastructure Area (PIA) and identified two (2) items of trunk infrastructure on the site: a water reservoir and connecting pipes. Prior to the adoption of the LGIP the site was only partly located within the PIA with no trunk infrastructure identified on the site.

Section 45(8) of the Act provides the assessment manager may give weight to an amended planning instrument if it is considered appropriate. In this case, it is recommended that Council not give weight to the subsequent amendment which adopted the LGIP for two reasons:

- water demand in the Bowen area has been significantly reduced by Council initiatives, resulting in the need to remove the identified W8 reservoir and pipes from the LGIP. On 14 October 2020, Council resolved to undertake an Interim LGIP Amendment to achieve this; and
- the existing on-site sewerage treatment plant is scheduled to be removed by the applicant to achieve the proposed additional residential lots in the estate.

3. **Proposal Details**

The application comprises four (4) key elements:

Preliminary Approval for a Variation Request

This will enable development to occur over the subject site in accordance with the provisions of the proposed development code and Concept Master Plan for an integrated residential and commercial estate. The Preliminary Approval proposes variations to the wording and acceptable outcomes in the following sections of the Planning Scheme:

- Overriding in full, the reconfiguring a lot code;
- Overriding in part, the low-density residential zone code;
- Overriding in part, the local centre zone code;
- Overriding in full, the environmental significance overlay code; and
- Overriding in part, the tables of assessment.

Details of the proposed variations are discussed in **Attachment 6**. The application relies on the variations in the Preliminary Approval.

Development permits for material change of use:

- Food and drink outlet x 2;
- Hotel, outdoor sport and recreation;
- Service station and food and drink outlet;
- Shopping centre including a child-care centre;
- Health care services; and
- Shop x 5 and supermarket.

Development permit for Reconfiguring a Lot:

- Four lots into 198 lots, including residential, commercial, drainage reserve, park, roads and access easements.

Operational Works for Bulk Earthworks for Stage 3.

4. Whitsunday Paradise Development Plans

To guide the future development a Precinct Plan, Concept Master Plan, Height Plan, Density Plan and Circulation Plan are proposed and included at **Attachment 4**. These are discussed briefly:

Precinct Plan

The development will be undertaken in 5 'precincts' which are similar to the zones in the Planning Scheme. These precincts are:

- Precinct 1 – Residential A: Low density residential precinct with a minimum lot size of 600m². Provisions for dual occupancies on corner allotments.
- Precinct 2 – Mixed Residential: Medium density residential precinct for multi-dwelling unit, terraced housing and retirement living development. Provisions for increased development heights to 12 metres in select areas and a minimum lot size of 800m².
- Precinct 3 – Local Activity Centre: Commercial precinct to provide for a range of goods and services, including a shopping centre, service station and food and drink outlets. Provision for increased development heights.
- Precinct 4 – Recreation and Open Space: Community and sporting precinct to include the provision of sporting facilities, club house, community hall and local

parks. A hotel/tavern development is proposed within the main precinct area which will provide dining and entertainment opportunities within the vicinity of the sporting facilities.

- Precinct 5 – Environmental Management and Conservation Precinct: Mount Bramston and foreshore areas to be retained as environmentally significant landscape features of the site.

Concept Master Plan

A master plan to guide future development applications for the site. The master plan includes local road networks, location of open space and precinct boundaries.

Height Plan

Development within the mixed residential precinct and local activity centre precincts are identified for greater building heights. The height plan provides for a maximum building height of 12 metres in the mixed residential precinct and local activity precinct (currently 8.5m or 2 storeys in the Scheme).

Circulation Plan

The circulation plan identifies the primary access locations to the site and the primary vehicular and pedestrian networks for the development.

5. Whitsunday Paradise Urban Locality Preliminary Approval Document (PAD)

The PAD will operate in conjunction with the Planning Scheme to regulate development within the estate and includes:

- assessment benchmarks (codes) which are based on the existing codes in the Planning Scheme, as varied by the Preliminary Approval (refer Attachment 6); and
- varied levels of assessment for development, which generally 'lower' the level of assessment in the Planning Scheme.

NOTE: The remainder of the planning assessment is located in Attachment 8 because of its length.

6. Public Submissions

The development application was placed on public notification between 25 October 2018 and 5 December 2018 in accordance with the relevant provisions of the Act. The Notice of Compliance was received on 6 December 2020. Three (3) submissions were received during this period of Public Notification. One (1) submission was received outside of this period.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
Submitter 1	
Questions about the zoning of the land	The zoning of the subject site was changed from Rural to Low Density Residential and Local Centre with the adoption of the Scheme. The Draft Planning Scheme underwent extensive public consultation prior to its adoption.
Awareness of development	The previous developer of the site did not commence the approval for the golf course development and it subsequently lapsed. The new developer has lodged a different development application which has undergone the required period of public notification. The

	Draft Planning Scheme underwent more than the required public consultation prior to its adoption.
Environment impact	An Ecological Assessment Report has been prepared by the applicant to address the impact upon land identified as environmentally significant. The PAD proposed by the applicant secures the protection of Mount Bramston and the immediate foreshore area with future clearing to be carried out in accordance with the Whitsunday Paradise Vegetation Management Plan.
Impacts on regional society through lack of need and increased residential densities	The requirement for the applicant to demonstrate need for the development was effectively removed when the whole site was included in urban zones in the Planning Scheme. The original application proposed allotment sizes significantly below those nominated for the Low Density Residential Zone. The amended application lodged in May 2020 resulted in a change to the application increasing the lot sizes to those consistent with the Planning Scheme. It is noted adjoining the commercial precinct a pocket of medium density land has been identified which is considered appropriate due to its proximity to commercial uses and public transport.
Impacts on regional economy and impact on existing real estate values	On approval of Stage 3 the developer will lawfully be able to commence construction and the release of 198 allotments. The potential impact on the Bowen residential market is unknown but need for the increased number of residential lots has not been demonstrated. This is discussed immediately above.
Submitter 2	
Previous development justification	The previous development concept and approval lapsed in 2018 and the current application is a new application.
Current project justification	The original development application proposed a development which was inconsistent with provisions of the Planning Scheme, requiring the applicant to demonstrate need for the non-compliances. The applicant has declined to demonstrate need, and in May 2020 amended the application to remove those components which triggered the demonstration of need. The application now generally complies with the Planning Scheme and grounds for refusal would not be sustainable.
The social impact on the existing value structures in Bowen; impact on services provided in Bowen; and impact on economic viability of current families.	The impacts of the proposal on Bowen are unknown. The applicant has promoted the economic benefits that would result, should the development go ahead. The site is zoned appropriately for the proposed development.
Water supply	The development will not place an unmanageable impact on the region's water supply. Infrastructure charges will be collected from the developer to fund the region's trunk infrastructure upgrades.
Impacts on matters of national environmental significance and other matters protected	This is a matter which the applicant must separately address with the Federal Department of Agriculture, Water and Environment.

under the provisions of the EPBC Act.	

Submitter 3	
Impact of the development on the Bruce Highway	The applicant has entered into an Infrastructure Agreement with TMR for the upgrades that will be required to cater for the increased demand the development will place on the Bruce Highway.

7. Infrastructure Charges

Adopted Infrastructure Charges Resolution - The calculation of the infrastructure charges applicable to the development is included in **Attachment 7**. The applicable infrastructure charges for the development totals:

- Stage 3 reconfiguration of a lot: \$5,486,495.85
- Stage 3 material change of use: \$773,987.97

Total: \$6,260,483.82

STRATEGIC IMPACTS

Alignment to Corporate Plan

Outcome 3.1: Our built environment is well planned, effectively managed and protects our region's heritage and character

Outcome 3.2: Our Natural environment is valued and sustainable

Outcome 3.3: Our infrastructure supports our region's current and future needs

Alignment to Operational Plan

KPI: Development Applications are decided within statutory timeframes

Financial Implications - The applicable infrastructure charges to be levied upon all items applied for within the development application total \$6,260,483.00.

Risk Management Implications - The developer may appeal the conditions imposed by Council in the Planning & Environment Court.

Strategic Impacts - Council runs a reputational risk in approving another 'white elephant' development in Bowen.

CONSULTATION

Doug Mackay - Manager Development Assessment

Neil McGaffin - Director Development Services

Shane Neville - Manager Strategic Planning

Matthew Fanning - Director Infrastructure Services

Troy Pettiford - Chief Operating Officer Whitsunday Water

Yestin Hughes - Principle Engineer Whitsunday Water

Public Notification 30 Business Days per Planning Act 2016 requirements.

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme*. The proposal is considered to be consistent with the higher-order outcomes in the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

ATTACHMENTS

Attachment 1 - Conditions of Approval

Attachment 2 - Locality Plan

Attachment 3 - Zoning Plan

Attachment 4 - Proposal Plan

Attachment 5 - State Agency Referral Agency (SARA) Response

Attachment 6 - Table of Variations to *Whitsunday Regional Council Planning Scheme 2017*

Attachment 7 - Infrastructure Charges Notices

Attachment 8 - Planning assessment

ATTACHMENT 1 – Conditions of Approval

PART A – PRELIMINARY APPROVAL

1.0 ADMINISTRATION

- 1.1 This is a preliminary approval to vary the effect of the *Whitsunday Regional Council Planning Scheme 2017* given under Section (49(2) of the *Planning Act 2016*.
- 1.2 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan / Document Name	Prepared by	Plan Number	Dated
Whitsunday Paradise Urban Locality Preliminary Approval Document	Planit Consulting Pty Ltd		June 2020
Whitsunday Paradise Development Plans – Precinct Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Concept Master Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Height Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Circulation Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Open Space Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Road Hierarchy Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise Development Plans – Staging Plan	Planit Consulting Pty Ltd		March 2020
Whitsunday Paradise - Overall Statement Of Landscape Intent	Planit Consulting Pty Ltd		
Stormwater Management Plan	Planit Consulting Pty Ltd	J5526-SMP_3	26/06/2020
Whitsunday Paradise Stormwater Management Plan – Addendum 1	Planit Consulting Pty Ltd	J5526-ADD-001	09/04/2020
Cover Sheet & Locality Plan	Planit Consulting Pty Ltd	SK01 Rev D	26/06/20

Basin Location Plan	Planit Consulting Pty Ltd	SK02 Rev D	26/06/20
Basin Details	Planit Consulting Pty Ltd	SK05 Rev B	26/06/20
Typical Road Cross Sections	Planit Consulting Pty Ltd	0300 Rev D	25/05/20
Sediment And Erosion Control Sequencing Plan	Planit Consulting Pty Ltd	APP_B3 Rev B	26/06/20
Sediment And Erosion Control Layout Plan	Planit Consulting Pty Ltd	SK03 Rev D	26/06/20
Sediment And Erosion Control Notes & Details	Planit Consulting Pty Ltd	SK04 Rev D	26/06/20
Basin Location Plan	Planit Consulting Pty Ltd	APP_C1 Rev B	26/06/20
Stormwater Quality Device Sequencing Plan	Planit Consulting Pty Ltd	APP_C3 Rev B	26/06/20
Reservoir Layout Plan	Planit Consulting Pty Ltd	SK046 Rev C	19/06/20
Reservoir Access Road Longitudinal Section	Planit Consulting Pty Ltd	SK047 Rev A	19/06/20
Sewer Servicing Report	Planit Consulting Pty Ltd	J5525-RPT002-Rev03	June 2020
Index And Locality Plan	Planit Consulting Pty Ltd	J5525 – 0001 Rev C	17/07/20
Sewer Servicing Plans – Overall Layout	Planit Consulting Pty Ltd	J5525 – 0100 Rev C	17/07/20
Sewer Servicing Plans – Layout Sheet 1 Of 4	Planit Consulting Pty Ltd	J5525 – 0101 Rev C	17/07/20
Sewer Servicing Plans – Layout Sheet 2 Of 4	Planit Consulting Pty Ltd	J5525 – 0102 Rev C	17/07/20
Sewer Servicing Plans – Layout Sheet 3 Of 4	Planit Consulting Pty Ltd	J5525 – 0103 Rev C	17/07/20
Sewer Servicing Plans – Layout Sheet 4 Of 4	Planit Consulting Pty Ltd	J5525 – 0104 Rev C	17/07/20

Sewer Servicing Plans – Ultimate System Configuration	Planit Consulting Pty Ltd	J5525 – 0110 Rev C	17/07/20
Water Supply Servicing Report	Planit Consulting Pty Ltd	J5525-RPT01-Rev03	June 2020
Water Servicing Plans - Overall Layout	Planit Consulting Pty Ltd	J5525 – 0200 Rev C	17/07/20
Water Servicing Plans - Layout Sheet 1 Of 4	Planit Consulting Pty Ltd	J5525 – 0201 Rev C	17/07/20
Water Servicing Plans - Layout Sheet 2 Of 4	Planit Consulting Pty Ltd	J5525 – 0202 Rev C	17/07/20
Water Servicing Plans - Layout Sheet 3 Of 4	Planit Consulting Pty Ltd	J5525 – 0203 Rev C	17/07/20
Water Servicing Plans - Layout Sheet 4 Of 4	Planit Consulting Pty Ltd	J5525 – 0204 Rev C	17/07/20
Sewer Rising Main Servicing Plans - Overall Layout	Planit Consulting Pty Ltd	J5525 – 0300 Rev C	17/07/20
Ecological Assessment	Planit Consulting Pty Ltd		April 2018
Open Space Management Statement	Planit Consulting Pty Ltd		June 2018
Traffic Impact Assessment	Planit Consulting Pty Ltd	J5526-TIA_0	April 2018

- 1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans/documents, the requirements of the written condition(s) will prevail. For clarity the written condition(s) prevail over the Preliminary Approval Document (PAD).
- 1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the relevant works and/or for the duration of the approval.
- 1.5 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time required by a condition of approval.
- 1.6 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

2.0 CONCURRENCE AGENCY CONDITIONS

- 2.1 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

3.0 OTHER DEVELOPMENT PERMITS

3.1 Other development permits which may be required to allow development to be undertaken are listed below and these conditions do not affect the need to obtain such permits, namely:

- Development Permit(s) for Material Change of Use;
- Development Permit(s) for Building Works;
- Development Permit(s) for Reconfiguring a Lot;
- Development Permit(s) for Operational Works;
- Plumbing and Drainage Works

3.2 The developer must also obtain all other permits, approvals and authorities required by other legislation.

4.0 CURRENCY PERIOD

4.1 In accordance with section 85 of the *Planning Act 2016*, the Variation Approval has a currency period of 10 years.

5.0 COMPLETION PERIOD

5.1 In accordance with section 88 of the *Planning Act 2016*, The Variation Approval lapses to the extent the development is not completed within twenty (20) years from the date of the decision notice.

6.0 STAGING

6.1 The development is to be completed in accordance with the staging nominated within the Concept Master Plan.

6.2 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

7.0 WATER INFRASTRUCTURE

7.1 All lots created as a result of an approval for Reconfiguring a Lot or Material Change of Use are to be connected to Council's Water Infrastructure. Detailed design drawings must be provided with any application for Reconfiguring a Lot or Material Change of Use demonstrating compliance with Council's Development Manual (current at the time of development).

Stage 3

7.2 Prior to sealing the first plan of survey for Stage 3, the applicant must construct a minimum 2ML (megalitre) reservoir no higher than RL80.0 meters top water level, in accordance with the requirements of the Whitsunday Regional Council Development Manual. Connection to the reservoir must be via a DN450mm water main connected to Council's Bulk Supply Water Main. The applicant must provide a minimum 10 metre easement at no cost to Council for the full length of the DN450mm water main.

Stages 4, 5, 6, 7, 8, 9, 10

7.3 A detailed water network analysis (prepared at no cost to Council) must be undertaken and submitted with any application for Reconfiguring a Lot to demonstrate the proposed demand can be adequately serviced by the reticulated water network. Should the capacity of the 2ML reservoir be exceeded the applicant at its cost is to provide additional storage.

Ultimate Development

7.4 Upon ultimate development, the applicant must construct a 10ML (megalitre) reservoir no higher than RL80.0 meters top water level, in accordance with the requirements of

the Whitsunday Regional Council Development Manual. Connection to the reservoir must be via a second DN450mm water main connected to Council's Bulk Supply Water Main. The applicant must provide a minimum 10 metre easement at no cost to Council for the full length of the DN450mm water main.

8.0 SEWERAGE INFRASTRUCTURE

- 8.1 All lots created as a result of an approval for Reconfiguring a Lot or Material Change of Use are to be connected to Council's Sewerage Infrastructure. Detailed design drawings must be provided with any application for Reconfiguring a Lot or Material Change of Use demonstrating compliance with Council's Development Manual (current at time of development).

Stage 3

- 8.2 Prior to the sealing the first plan of survey for Stage 3, the applicant must connect all existing lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots in Stage 3 to Council's reticulated sewer network via a DN225mm rising main in accordance with the requirements of Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 8.3 Prior to sealing the first plan of survey for Stage 3, the applicant must construct an adequately sized sewer pump station on the subject land to service all flows from the existing lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots in Stage 3, in accordance with Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 8.4 All sewage pump station switchboards must be constructed in accordance with the requirements of the Construction Specification for Electrical Switchboards section of the Whitsunday Regional Council Development Manual.
- 8.5 A detailed sewerage reticulation network analysis (prepared at no cost to Council) must be undertaken and submitted as part of the first Operational Works permit, to determine:
- a) The impact of the proposed development on the existing sewerage reticulation network in Bowen from the connection point at Sewer Pump Station No. 13 to Lot 186 B6624 Pump Station No. 1; and
 - b) The extent and timing of any external works which will be required to be undertaken to ensure the Bowen reticulated sewerage network has capacity to accommodate the development prior to the establishment of the sewer network connection.
- 8.6 If as a result of the network analysis it is determined that works are required to upgrade the Bowen reticulated sewerage network, to accommodate the additional demand on the existing system by the development, then such work must be carried out at the applicant's cost prior to the connection of the site into the Bowen reticulated sewerage network.
- 8.7 The applicant must provide in accordance with Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual a non-corrosive pipe installed for the length of sewer to the next downstream manhole and will require the provision of an inert lining to all internal surfaces of all rising main discharge manholes.
- 8.8 Prior to the sealing of the first plan of survey or commencement of operational works (whichever occurs first), the applicant shall decommission the existing onsite Sewerage Treatment Plant.
- 8.9 The applicant is to provide to Council a Decommission and Remediation Management Plan, which is to include a Contaminated Land Assessment and temporary effluent disposal solution with the first operational works application.

Stages 4, 5, 6, 7, 8, 9, 10

- 8.10 A detailed sewerage reticulation network analysis (prepared at no cost to Council) must be undertaken and submitted with any application for Reconfiguring a Lot, to determine:
- a) The impact of the proposed development on the existing sewerage reticulation network in Bowen from the connection point at Sewer Pump Station No. 13 to Lot 186 B6624 Pump Station No. 1;
 - b) If the proposed demand can be adequately serviced by the sewer pump station and DN225 rising main constructed in Stage 3; and
 - c) The extent and timing of any external works which will be required to be undertaken to ensure the Bowen reticulated sewerage network has capacity to accommodate the development.
- 8.11 If as a result of the network analysis it is determined that works are required to upgrade the Bowen reticulated sewerage network, to accommodate the additional demand on the existing system by the development, then such work must be carried out at the applicant's cost prior to the connection of the site into the Bowen reticulated sewerage network.

Ultimate Development

- 8.12 Upon ultimate development, the applicant must connect all existing Stage 1 lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots in to Council's reticulated sewer network via a DN225mm and DN300mm rising main in accordance with the requirements of Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 8.13 The applicant must construct an adequately sized sewer pump station on the subject land to service all flows from the existing Stage 1 lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots, in accordance with the requirements of Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 8.14 All sewage pump station switchboards must be constructed in accordance with the requirements of the Construction Specification for Electrical Switchboards section of the Whitsunday Regional Council Development Manual.
- 8.15 The applicant must provide in accordance with the requirements of Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual a non-corrosive pipe installed for the length of sewer to the next downstream manhole and will require the provision of an inert lining to all internal surfaces of all rising main discharge manholes.

9.0 ACCESS AND PARKING

- 9.1 All accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas must be designed and constructed as to comply with Council's Development Manual (current at the time of development) and with the criteria described in AS2890 and AS1426.

10.0 STORMWATER AND FLOODING

- 10.1 All lots created as a result of an approval for Reconfiguring a Lot or Material Change of Use must be provided with a lawful point of discharge. Detailed design drawings must be provided with any application for Reconfiguring a Lot or Material Change of Use demonstrating compliance with Council's Development Manual (current at the time of development) and the Queensland Urban Drainage Manual (QUDM).

11.0 ROADWORKS

- 11.1 All roadworks must be designed and constructed as to comply with Council's Development Manual (current at the time of development) and the Queensland Urban Drainage Manual (QUDM). Detailed design drawings must be provided with any application for Reconfiguring a Lot or Material Change of Use demonstrating compliance.
- 11.2 Adelaide Point Road must be upgraded to ensure Q100 storm surge and flooding immunity is achieved prior to sealing the first plan of survey of Stage 6.

12.0 ELECTRICITY AND TELECOMMUNICATIONS

- 12.1 All lots must be provided with underground electricity and telecommunications connection to the requirements of the relevant authority.

13.0 OPEN SPACE

- 13.1 Proposed Lot 39 is to be owned and maintained as a freehold allotment under private ownership.

14.0 BULK EARTHWORKS

- 14.1 Bulk earthworks are limited to generally conform with the relevant substage footprint or adjacent area to achieve a suitable interface.
- 14.2 Retaining walls are constructed in accordance with Council's Development Manual (current at the time of development).

15.0 LOCAL ACTIVITY CENTRE PRECINCT INFRASTRUCTURE

- 15.1 All infrastructure within the Local Activity Centre Precinct is to be private infrastructure and will not be owned and managed by Council.
- 15.2 At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.
- 15.3 The internal car park for proposed Lots 1 and 2 must be constructed in full prior to the commencement of the first change of use for the Lots.
- 15.4 The internal car park for proposed Lots 3 and 4 must be constructed in full prior to the commencement of the first change of use for the Lots.
- 15.5 The internal car park for proposed Lots 5 and 6 must be constructed in full prior to the commencement of the first change of use for the Lots.

16.0 MISCELLANEOUS

- 16.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

- 16.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 16.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite

supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

- 16.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 16.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

17.0 ADVISORY NOTES

- 17.1 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the *Planning Act 2016*.
- 17.2 Should any change to the Variation Approval be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
- 17.3 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accept the application and its supporting material as constituting a representation by the applicant as to its accuracy and completeness. In so far as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the Council harmless in respect of any claim so arising.

PART B – RECONFIGURATION OF A LOT

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan / Document Name	Prepared by	Plan Number	Dated
Lot Masterplan - Title Page & Drawing Schedule	Planit Consulting Pty Ltd	001 Rev 04	19/08/20
Existing Cadastre	Planit Consulting Pty Ltd	004 Rev 02	22/06/20
Engineering Assessment – Stage 3 Residential Development	Planit Consulting Pty Ltd	J5530 – EA01-RevE Ver E	01/09/2020
Engineering Assessment – Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD Ver D	01/09/2020

Plan / Document Name	Prepared by	Plan Number	Dated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	01/09/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01 Ver D	01/09/2020
Cover Sheet and Locality Plan	Planit Consulting Pty Ltd	0001 Rev F	31/08/20
GENERAL NOTES AND EXISTING SITE LAYOUT PLAN	Planit Consulting Pty Ltd	0010 Rev E	27/08/20
TREE CLEARING PLAN	Planit Consulting Pty Ltd	0020 Rev B	27/08/20
BULK EARTHWORKS LAYOUT KEY PLAN	Planit Consulting Pty Ltd	0200 Rev F	27/08/20
ROADWORKS LAYOUT KEY PLAN	Planit Consulting Pty Ltd	0300 Rev E	31/08/20
TYPICAL ROAD CROSS SECTIONS	Planit Consulting Pty Ltd	0310 Rev E	31/08/20
MAIN STREET TYPICAL CROSS SECTIONS - SHOPPING CENTRE PRECINCT	Planit Consulting Pty Ltd	0311 Rev E	31/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 1	Planit Consulting Pty Ltd	0100 Rev F	27/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 2	Planit Consulting Pty Ltd	0101 Rev F	31/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 3	Planit Consulting Pty Ltd	0102 Rev F	27/08/20
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	Planit Consulting Pty Ltd	0110 Rev E	27/08/20
CATCHMENT & BASIN LOCATION PLAN	Planit Consulting Pty Ltd	SK020 Rev C	24/06/20
TREATMENT TRAIN - CATCHMENT PLAN	Planit Consulting Pty Ltd	APP_C3 Rev B	

Plan / Document Name	Prepared by	Plan Number	Dated
Bioretention Basin Typical Details	Planit Consulting Pty Ltd	SK05 Rev A	13/02/19
Basin 1, 9 & 10 Detailed Layout Plan	Planit Consulting Pty Ltd	SK029 Rev B	15/02/19
Basin 1, 9 & 10 Sections	Planit Consulting Pty Ltd	SK030 Rev B	15/02/19
Basin 2 Detailed Layout Plan	Planit Consulting Pty Ltd	SK031 Rev B	15/02/19
Basin 2 Sections	Planit Consulting Pty Ltd	SK032 Rev B	15/02/19
Preliminary Stormwater Network Layout	Planit Consulting Pty Ltd	SK045 Rev D	27/08/20
PROPOSED STORMWATER QUALITY TREATMENT PLAN - COMMERCIAL PRECINCT	Planit Consulting Pty Ltd	SK021 Rev E	27/08/20
Whitsunday Paradise Stage 3 - Statement of Landscape Intent	Planit Consulting Pty Ltd		2020
Sewer Servicing Report	Planit Consulting Pty Ltd	J5525-RPT002-Rev03	June 2020
INDEX AND LOCALITY PLAN	Planit Consulting Pty Ltd	J5525 – 0001 Rev C	17/07/20
SEWER SERVICING PLANS – OVERALL LAYOUT	Planit Consulting Pty Ltd	J5525 – 0100 Rev C	17/07/20
SEWER SERVICING PLANS – LAYOUT SHEET 1 OF 4	Planit Consulting Pty Ltd	J5525 – 0101 Rev C	17/07/20
SEWER SERVICING PLANS – LAYOUT SHEET 2 OF 4	Planit Consulting Pty Ltd	J5525 – 0102 Rev C	17/07/20
SEWER SERVICING PLANS – LAYOUT SHEET 3 OF 4	Planit Consulting Pty Ltd	J5525 – 0103 Rev C	17/07/20

Plan / Document Name	Prepared by	Plan Number	Dated
SEWER SERVICING PLANS – LAYOUT SHEET 4 OF 4	Planit Consulting Pty Ltd	J5525 – 0104 Rev C	17/07/20
SEWER SERVICING PLANS – ULTIMATE SYSTEM CONFIGURATION	Planit Consulting Pty Ltd	J5525 – 0110 Rev C	17/07/20
Water Supply Servicing Report	Planit Consulting Pty Ltd	J5525-RPT01-Rev03	June 2020
WATER SERVICING PLANS - OVERALL LAYOUT	Planit Consulting Pty Ltd	J5525 – 0200 Rev C	17/07/20
WATER SERVICING PLANS - LAYOUT SHEET 1 OF 4	Planit Consulting Pty Ltd	J5525 – 0201 Rev C	17/07/20
WATER SERVICING PLANS - LAYOUT SHEET 2 OF 4	Planit Consulting Pty Ltd	J5525 – 0202 Rev C	17/07/20
WATER SERVICING PLANS - LAYOUT SHEET 3 OF 4	Planit Consulting Pty Ltd	J5525 – 0203 Rev C	17/07/20
WATER SERVICING PLANS - LAYOUT SHEET 4 OF 4	Planit Consulting Pty Ltd	J5525 – 0204 Rev C	17/07/20
SEWER RISING MAIN SERVICING PLANS - OVERALL LAYOUT	Planit Consulting Pty Ltd	J5525 – 0300 Rev C	17/07/20
Open Space Management Plan	Planit Consulting Pty Ltd	Version 1.1	03.03.2020
Traffic Impact Assessment	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

1.2 The applicant is to prepare and submit amendments to the plans listed below for confirmation they constitute approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to the commencement of any works on site:

Plan / Document Name	Prepared by	Plan Number	Dated
Stage 3.1 – Lot Masterplan – Stage 1	Planit Consulting Pty Ltd	100 Rev 04	19/08/20

Plan / Document Name	Prepared by	Plan Number	Dated
Stage 3.1 – Lot Masterplan – Stage 1	Planit Consulting Pty Ltd	101 Rev 04	19/08/20
Stage 3.1 – Lot Masterplan – Stage 1	Planit Consulting Pty Ltd	102 Rev 01	19/08/20
Stage 3.1 – Lot Masterplan – Stage 1	Planit Consulting Pty Ltd	103 Rev 01	19/08/20
Stage 3.2 – Lot Masterplan – Stage 2	Planit Consulting Pty Ltd	200 Rev 04	19/08/20
Stage 3.2 – Lot Masterplan – Stage 2	Planit Consulting Pty Ltd	201 Rev 04	19/08/20
Stage 3.2 – Lot Masterplan – Stage 2	Planit Consulting Pty Ltd	202 Rev 01	19/08/20
Stage 3.3 – Lot Masterplan – Stage 3	Planit Consulting Pty Ltd	300 Rev 04	19/08/20
Stage 3.3 – Lot Masterplan – Stage 3	Planit Consulting Pty Ltd	301 Rev 04	19/08/20
Stage 3.4 – Lot Masterplan – Stage 4	Planit Consulting Pty Ltd	400 Rev 04	19/08/20
Stage 3.4 – Lot Masterplan – Stage 4	Planit Consulting Pty Ltd	401 Rev 04	19/08/20
Stage 3.5 – Lot Masterplan – Stage 5	Planit Consulting Pty Ltd	500 Rev 04	19/08/20
Stage 3.5 – Lot Masterplan – Stage 5	Planit Consulting Pty Ltd	501 Rev 04	19/08/20
Stage 3.5 – Lot Masterplan – Stage 5	Planit Consulting Pty Ltd	502 Rev 01	19/08/20
Stage 3.6 – Lot Masterplan – Stage 6	Planit Consulting Pty Ltd	600 Rev 04	19/08/20
Stage 3.6 – Lot Masterplan – Stage 6	Planit Consulting Pty Ltd	601 Rev 04	19/08/20
Stage 3.7 – Lot Masterplan – Stage 7	Planit Consulting Pty Ltd	700 Rev 04	19/08/20
Stage 3.7 – Lot Masterplan – Stage 7	Planit Consulting Pty Ltd	701 Rev 04	19/08/20

The amended plans must include:

- a) Amend all road reserve widths to comply with minimums listed in table D1.1 of Council's Development Manual for the road hierarchy nominated in Table 2 of the Engineering Assessment – Stage 3 Residential Development Document No. J5530-EA01-RevE.

Note: Proposed lot sizes must not be reduced below 600m2.

Note: This is not applicable to private road networks

- b) realign the proposed property boundary for Proposed Lots 5 and 6 in the commercial precinct to include the carparking within Easements G and H.
- 1.3 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.
 - 1.4 The following further development permits are required prior to commencement of work on site or commencement of the use:
 - Operational Works:
 - Roadworks;
 - Access and Parking;
 - Landscaping;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.5 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.6 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.7 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.8 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.
- 1.9 The development is to be completed in accordance with the nominated staging.
- 1.10 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or

- b) removed off the site to an approved disposal location.
- 2.3 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.
- 2.4 During construction, a Tree Protection Zone is to be implemented in accordance with AS4970 to protect vegetation outside the footprint of Stage 3 and the bushfire safety buffer.
- 2.5 No invasive plants (Biosecurity Act, 2014) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.
- 2.6 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.

3.0 OPEN SPACE

- 3.1 The applicant shall dedicate at no cost to Council proposed Lots 16, 17 and 23 as referenced on the approved plans of subdivision as Open Space for Drainage and Access purposes. The land must be dedicated to Council at the time of registering the plan of subdivision with the Department of Natural Resources, Mines and Energy (DNRME) as part of the relevant substage.
- 3.2 A Development Permit for Operational Works (Landscaping) must be obtained prior to the commencement of any landscaping works for each substage.
- 3.3 A detailed Landscaping Plan is to be submitted with each Operational Works application that includes the following:
- a) The Landscaping Plan must comply with SC6.4 Landscaping planning scheme policy; and
 - b) Be in accordance with DG10 – Landscaping - Council's Development Manual.
- 3.4 Prior to plan sealing for each sub-stage, landscaping is to be provided in accordance with the approved landscaping plan.
- 3.5 The applicant shall establish and maintain landscaping and associated features as identified in the approved detailed landscaping plans for a maintenance period of twelve (12) months.
- 3.6 Ensure all open space areas are separated from adjacent roadways with barriers to restrict unauthorised access by vehicles/motorcycles. Any such barriers must be constructed to the satisfaction of Council. Access points for maintenance vehicles must be incorporated at appropriate locations.

4.0 EARTHWORKS

- 4.1 A Development Permit for Operational Works (Earthworks) must be obtained prior to commencement of work on site for Stage 3.1 for Stage 3.
- 4.2 Any application for Operational Works (Earthworks) must be accompanied by detailed engineering design drawings of any proposed retaining walls, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 4.3 All structural retaining walls must be constructed on the property boundary so as to retain and contain all earthworks within the property in accordance with section DG2.13 Retaining Walls of the Whitsunday Regional Council Development Manual.
- 4.4 No retaining walls will be permitted to be constructed until all sewer and rear of allotment drainage has been installed.

- 4.5 At the completion of works on the site and prior to the signing of the survey plan, engineering certification must be submitted to Council.
- 4.6 Acid sulphate soils are not to be disturbed during the works unless an Acid Sulfate Soils Management Plan that complies with Planning Policy SC6.2.4: Acid sulfate soils management plan, is submitted and approved by Council.

5.0 WATER INFRASTRUCTURE

Stage 3.1

- 5.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.1.
- 5.2 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.3 Prior to sealing the first plan of survey for Stage 3, The applicant must construct a minimum 2ML (megalitre) reservoir no higher than RL80.0 meters top water level, in accordance with the requirements of the Whitsunday Regional Council Development Manual. Connection to the reservoir must be via a DN450mm water main connected to Council's Bulk Supply Water Main. The applicant must provide a minimum 10-meter easement at no cost to Council for the full length of the DN450mm water main.
- 5.4 Each residential lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.5 Each commercial precinct lot must be connected to Council's water supply network via a manifold water meter assembly prior to signing of the Survey Plans.
- 5.6 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.7 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.2

- 5.8 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.2.
- 5.9 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.10 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.11 Proposed Lots 38, 39 & 40 must be connected to Council's water network with an appropriately sized connection to service the future intended use of the Lots.
- 5.12 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.13 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been

designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.3

- 5.14 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.3.
- 5.15 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.16 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.17 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.18 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.4

- 5.19 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.4.
- 5.20 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.21 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.22 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.23 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.5

- 5.24 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.5.
- 5.25 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.26 Each lot must be connected to Council's water supply network via a manifold water meter assembly prior to signing of the Survey Plans.
- 5.27 Individual services must be constructed from the manifold water meter assembly to each lot to be created.

- 5.28 Separate dedicated fire main must be constructed so as to provide sufficient fire coverage to all lots and proposed uses.
- 5.29 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.30 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.6

- 5.31 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.6.
- 5.32 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.33 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.34 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.35 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

Stage 3.7

- 5.36 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site for Stage 3.7.
- 5.37 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, detailed network calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 5.38 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 5.39 Water infrastructure installed as part of this stage of development must be sized accordingly to service future stages.
- 5.40 Proposed Lot 1 (Medium Density Residential Lot) must be provided with an appropriately sized water connection to service the future use of the Lot.
- 5.41 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday regional Council Development Manual.

6.0 SEWERAGE INFRASTRUCTURE

Stage 3.1

- 6.1 Prior to the sealing the first plan of survey for Stage 3 the applicant must connect all existing lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots in Stage 3 to Council's reticulated sewer network via a DN225mm rising main in accordance with the requirements of Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 6.2 Prior to sealing the first plan of survey for Stage 3 the applicant must construct an adequately sized sewer pump station on the subject land to service all flows from the existing lots as shown on Concept Master Plan Dated February 2020 Rev 01 and all proposed lots in Stage 3, in accordance with Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual.
- 6.3 All sewage pump station switchboards must be constructed in accordance with the requirements of the Construction Specification for Electrical Switchboards section of the Whitsunday Regional Council Development Manual.
- 6.4 A detailed sewerage reticulation network analysis (prepared at no cost to Council) must be undertaken and submitted as part of the first Operational Works permit, to determine:
 - a) The impact of the proposed development on the existing sewerage reticulation network in Bowen from the connection point at Sewer Pump Station No. 13 to Lot 186 B6624 Pump Station No. 1; and
 - b) The extent and timing of any external works which will be required to be undertaken to ensure the Bowen reticulated sewerage network has capacity to accommodate the development prior to the establishment of the sewer network connection.
- 6.5 If as a result of the network analysis it is determined that works are required to upgrade the Bowen reticulated sewerage network, to accommodate the additional demand on the existing system by the development, then such work must be carried out at the applicant's cost prior to the connection of the site into the Bowen reticulated sewerage network.
- 6.6 The applicant must provide in accordance with Section DG 6 Sewerage System of the Whitsunday Regional Council Development Manual a non-corrosive pipe installed for the length of sewer to the next downstream manhole and will require the provision of an inert lining to all internal surfaces of all rising main discharge manholes.
- 6.7 Prior to the sealing of the first plan of survey or commencement of operational works (whichever occurs first), the applicant shall decommission the existing onsite Sewerage Treatment Plant.
- 6.8 The applicant is to provide to Council a Decommission and Remediation Management Plan, which is to include a Contaminated Land Assessment and temporary effluent disposal solution with the first operational works application.
- 6.9 The development must be connected to Council's sewerage network prior to signing of the Survey Plan.
- 6.10 The commercial precinct development must be connected to Council's sewerage network using a single point of connection prior to signing of the Survey Plan.
- 6.11 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 6.12 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.1.
- 6.13 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.

- 6.14 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.15 Easement documentation must be provided free of cost to Council.
- 6.16 The existing sewer pump station located in Proposed Lot 14 and rising main from the sewerage pump station must be relocated clear of all proposed Stage 3.1 residential lots.
- 6.17 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.18 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.2

- 6.19 The development must be connected to Council’s sewerage network prior to signing of the Survey Plan.
- 6.20 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.2.
- 6.21 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.22 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.23 Easement documentation must be provided free of cost to Council.
- 6.24 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.25 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.3

- 6.26 The development must be connected to Council’s sewerage network prior to signing of the Survey Plan.
- 6.27 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.3.
- 6.28 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.29 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.

- 6.30 Easement documentation must be provided free of cost to Council.
- 6.31 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.32 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.4

- 6.33 The development must be connected to Council’s sewerage network prior to signing of the Survey Plan.
- 6.34 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.4.
- 6.35 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.36 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.37 Easement documentation must be provided free of cost to Council.
- 6.38 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.39 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.5

- 6.40 The development must be connected to Council’s sewerage network with a single point of connection prior to signing of the Survey Plan.
- 6.41 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 6.42 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.5.
- 6.43 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.44 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.45 Easement documentation must be provided free of cost to Council.

- 6.46 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.47 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.6

- 6.48 The development must be connected to Council’s sewerage network prior to signing of the Survey Plan.
- 6.49 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.6.
- 6.50 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.51 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.52 Easement documentation must be provided free of cost to Council.
- 6.53 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.
- 6.54 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council’s Development Manual.

Stage 3.7

- 6.55 The development must be connected to Council’s sewerage network prior to signing of the Survey Plan.
- 6.56 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site for Stage 3.7.
- 6.57 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 6.58 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 6.59 Easement documentation must be provided free of cost to Council.
- 6.60 Sewerage infrastructure must be constructed to comply with Section DG6 “Design Guidelines – Sewerage System” of the Whitsunday Regional Council Development Manual and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council’s Development Manual and the Sewerage Code, the requirements of Council’s Development Manual will prevail.

- 6.61 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

7.0 ACCESS AND PARKING

Stage 3.1

- 7.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 7.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.3 The external access from the pavement of Proposed Road 1 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 7.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Turn Path Stage 3.1 Drawing No J5529-SK049 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 7.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 7.6 Prior to signing of the survey plan, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

Stage 3.3

- 7.7 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 7.8 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.9 The external access from the pavement of proposed Road 1 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 7.10 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 7.11 Prior to signing of the survey plan, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

Stage 3.5

- 7.12 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 7.13 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.14 The external access from the pavement of Ocean View Drive and Proposed Road 1 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to signing of the Plan of Survey.
- 7.15 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Local Activity Centre Precinct Sequence Plan Rev 3 dated 19/08/2020 and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 7.16 Prior to signing of the survey plan or commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

8.0 STORMWATER AND FLOODING

Stage 3.1

- 8.1 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.1.
- 8.2 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.3 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.4 Stormwater infrastructure designed to provide a Lawful Point of Discharge for future Catchment 10 as shown on J5529-SK021 Rev E must be installed in proposed road 2 as part of this stage.
- 8.5 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.6 Easement documentation must be provided free of cost to Council.
- 8.7 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.8 Stormwater connections must be provided to all exiting lots on Fairway drive and will form part of the rear of allotment stormwater drainage for Stage 3.1.

- 8.9 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.10 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.11 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

Stage 3.2

- 8.12 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.2.
- 8.13 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.14 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.15 Stormwater infrastructure designed to provide a Lawful Point of Discharge for future Catchment 10 as shown on J5529-SK021 Rev E must be installed in proposed road 2 as part of this stage.
- 8.16 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.17 Easement documentation must be provided free of cost to Council.
- 8.18 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.19 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.20 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 8.21 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure. Stormwater connections must be provided to all exiting lots on Fairway drive and will form part of the rear of allotment stormwater drainage for Stage 3.1.

Stage 3.3

- 8.22 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.3.
- 8.23 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.24 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.25 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.26 Easement documentation must be provided free of cost to Council.
- 8.27 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.28 Stormwater connections must be provided to all exiting lots on Fairway drive and will form part of the rear of allotment stormwater drainage for Stage 3.3.
- 8.29 Stormwater drainage through proposed Lots 14 and 21 must be piped from the existing stormwater system in Fairway Drive to Proposed stormwater system in Road 4, the only overland flows permitted will be for the major event.
- 8.30 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.31 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.32 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

Stage 3.4

- 8.33 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.4.
- 8.34 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.35 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.36 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.37 Easement documentation must be provided free of cost to Council.
- 8.38 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.39 Stormwater connections must be provided to all exiting lots on Fairway drive and will form part of the rear of allotment stormwater drainage for Stage 3.4.
- 8.40 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream or downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.41 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.42 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

Stage 3.5

- 8.43 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.5.

Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.44 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.

- 8.45 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.46 Easement documentation must be provided free of cost to Council.
- 8.47 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.48 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream or downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.49 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.50 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

Stage 3.6

- 8.51 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.6.
- 8.52 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.53 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.54 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.55 Easement documentation must be provided free of cost to Council.
- 8.56 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.57 Stormwater connections must be provided to all exiting lots on Fairway drive and will form part of the rear of allotment stormwater drainage for Stage 3.6.

- 8.58 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.59 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.60 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

Stage 3.7

- 8.61 A Development Permit for Operational Works (Stormwater Drainage) must be obtained prior to commencement of work on site for Stage 3.7.
- 8.62 Any application for Operational Works (Stormwater Drainage) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 8.63 The stormwater design for this stage is to provide for the fully developed flows from all proposed lots and be adequately sized to cater for the final fully developed flows in all catchments that affect this stage.
- 8.64 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
- 8.65 Easement documentation must be provided free of cost to Council.
- 8.66 An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over all interallotment drainage systems. The design criteria shall be in accordance with the Queensland Urban Drainage Manual and the Whitsunday Regional Council Development Manual.
- 8.67 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 8.68 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 8.69 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage

Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

9.0 ROADWORKS

Stage 3.1

- 9.1 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.1.
- 9.2 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.3 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.1 Drawing No X0000_101 and 102 or 100 Rev 4 dated 19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 2 Sub Arterial

Road Reserve Width - 26m

Pavement Width - 2 x 5.5 metre carriageway and 5.0 metre median

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

Road 1 Trunk Collector

Road Reserve Width - 24.0m

Pavement Width - 10.0m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Roads 3, 4 and 5 Collector Streets

Road Reserve Width - 20m

Pavement Width - 7.5m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

- 9.4 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.

- 9.5 Dilapidation report is to be prepared by a suitably qualified person and submitted with the first Operational Works application detailing the condition of all existing roads impacted by this stage of the development.
- 9.6 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.7 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.8 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.9 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.
- 9.10 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.11 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.12 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

Stage 3.2

- 9.13 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.2.
- 9.14 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.15 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.2 Drawing No X0000_201 Rev 4 dated 19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 2 Sub Arterial

Road Reserve Width - 26m

Pavement Width 2 x 5.5 metre carriageway and 5.0 metre median

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

Road 1 Trunk Collector

Road Reserve Width - 24.0m

Pavement Width - 10.0m
Edge Treatment - Kerb and Channel
Surface - Asphalt

Road 5 Collector Street

Road Reserve Width - 20m
Pavement Width - 7.5m
Edge Treatment - Kerb and Channel
Surface - Asphalt
Verge Width - 5.0m

- 9.16 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.
- 9.17 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.18 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.19 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.20 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.
- 9.21 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.22 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.23 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

Stage 3.3

- 9.24 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.3.
- 9.25 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.26 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.3 Drawing No X0000_301 Rev 4 dated

19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 4 Collector Street

Road Reserve Width - 20m

Pavement Width - 7.5m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

- 9.16 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.
- 9.17 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.18 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.19 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.20 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.
- 9.21 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.22 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.23 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

Stage 3.4

- 9.24 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.4.
- 9.25 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.26 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.4 Drawing No X0000_401 Rev 4 dated 19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 4 and 5 Collector Street

Road Reserve Width - 20m

Pavement Width - 7.5m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

Road 6 Access Street

Road Reserve Width - 15m

Pavement Width - 6.0m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 4.5m

- 9.27 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.
- 9.28 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.29 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.30 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.31 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.
- 9.32 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.33 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.34 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

Stage 3.6

- 9.35 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.6.

- 9.36 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.37 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.6 Drawing No X0000_601 Rev 4 dated 19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 9 Trunk Collector

Road Reserve Width - 24.0m

Pavement Width - 10.0m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Road 4 & 8 Collector Street

Road Reserve Width - 20m

Pavement Width - 7.5m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

Road 7 Access Street

Road Reserve Width - 15m

Pavement Width - 6.0m

Edge Treatment- Kerb and Channel

Surface - Asphalt

Verge Width - 4.5m

- 9.38 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.
- 9.39 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.40 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.41 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.42 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.

- 9.43 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.44 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.45 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

Stage 3.7

- 9.46 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site for Stage 3.7.
- 9.47 Any application for Operational Works (Roadworks) must be accompanied by detailed engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.48 Prior to signing of Plan of Survey the applicant must design and construct the proposed roads as indicated on Lot Masterplan Stage 3.7 Drawing No X0000_701 Rev 4 dated 19/08/2020 in accordance with the criteria and specifications in the Whitsunday Regional Council Development Manual.

Road 2 Sub Arterial

Road Reserve Width – 26m

Pavement Width - 2 x 5.5 metre carriageway and 5.0 metre median

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge - 5.0m

Road 9 Trunk Collector

Road Reserve Width - 24.0m

Pavement Width - 10.0m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Road 5 & 8 Collector Street

Road Reserve Width - 20m

Pavement Width - 7.5m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 5.0m

Road 7 Access Street

Road Reserve Width -15m

Pavement Width - 6.0m

Edge Treatment - Kerb and Channel

Surface - Asphalt

Verge Width - 4.5m

- 9.49 All proposed streets must be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 of the Whitsunday Regional Council Development Manual.
- 9.50 Street lighting is to be provided in accordance with the requirements of Section DG9.8 & 9.9 of the Whitsunday Regional Council Development Manual.
- 9.51 A minimum 1.5-metre-wide concrete footpath including tactile indicators in accordance with AS1428.4 must be provided for the full frontage of all proposed internal streets.
- 9.52 A sealed temporary turnaround must be provided to all streets proposed to be constructed as part of this stage.
- 9.53 All stormwater drainage works associated with the road design must be designed and constructed in accordance with the Whitsunday Regional Council Development Manual and the Queensland Urban Drainage Manual and be adequately sized to cater for the final fully developed flows in the catchment.
- 9.54 Street trees must be established in all new road reserve's and be incorporated into Raingarden tree pits as part of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.55 Sealed temporary turnaround areas to be provided on all proposed road at the stage boundary in accordance with the requirements of the Whitsunday Regional Council Development Manual.
- 9.56 Prior to signing of Plan of Survey, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the

acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

General

- 11.1 Existing site vegetation outside the footprint of Stage 3 and the safety buffer is to be maintained in accordance with the approved Vegetation Management Plan.
- 11.2 Basin 2 (filter media size of 3 970 sqm), as indicated on J5526-Rev B, by Planit Consulting and dated June 2020, must be fully in operation prior to the completion of works within catchment 8.
- 11.3 For the commercial components of sub-stages 3.1, 3.2, and 3.5. Each lot must be able to individually contain its own treatment train that complies with the objectives of the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline.
- 11.4 All roads must be treated to comply with the objectives of the State Planning Policy (SPP), State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline.
- 11.5 Offsetting water quality by oversizing bio-basins in other catchments is not acceptable. All developable areas are to be treated to comply with the objectives of the State Planning Policy (SPP) for Water Quality.
- 11.6 Prior to the commencement of the use of any stormwater quality devices and supporting infrastructure, those shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.

Proprietary Devices

- 11.7 Proprietary devices are only allowed on privately owned land.
- 11.8 Any proprietary devices are to be constructed in accordance with the approved Stormwater Quality Management Plan (SQMP) for each sub-stage and are to be constructed as per the instructions of the manufacturers.
- 11.9 Prior to the commencement of use, for any proprietary devices, a Commissioning Certificate is to be submitted to Council.
- 11.10 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).
- 11.11 Prior to commencement of the use of any proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Filter Media

- 11.12 All bio-retention devices must be protected from sediment damage during construction and earthworks.
- 11.13 Any filter media for bio-retention devices that is to be installed must comply with the requirements set out in Council's Stormwater Quality Guideline.
- 11.14 Detailed design of the proposed stormwater quality initiatives must be compliant with Council's Development Manual and with section 5.1.1 of Council's Stormwater Quality Guideline.

Stage 3.1

- 11.15 Prior to the first operational works for Stage 3.1, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - (c) For proposed Lot 1 (Service Station):
 - (i) Provide a minimum of 11 x 690 PSORB Stowmater 360 device or;
 - (ii) Provide a minimum of 104 sqm of effective filter media; or
 - (iii) Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - (iv) Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - (v) Should proprietary devices be provided, lifecycle cost is to be provided.
 - (d) For proposed Lot 2 (Food and Drink Outlet):
 - (i) Provide a minimum of 9 x 690 PSORB Stowmater 360 device or;
 - (ii) Provide a minimum of 64 sqm of effective filter media; or
 - (iii) Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - (iv) Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - (v) Should proprietary devices be provided, lifecycle cost is to be provided.
 - (e) For the proposed residential development:
 - (i) Provide engineering details to demonstrate how stormwater will drain to bio-basin 2 north or bio-basin 2 south;
 - (ii) Provide details as to the timing of construction of the various cells of bio-basin 2 north and bio-basin 2 south;
 - (iii) Demonstrate how legal access to bio-basin 2 north and south is to be maintained;

- (iv) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach bio-basin 2 north and south; and
 - (f) All areas dedicated to road reserve are to be treated in accordance with State Planning Policy (SPP), July 2017, State interest for Water Quality;
 - (g) Include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline.
 - (h) A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
 - (i) Prior to plan sealing, legal access to bio-basin 2 north and south is to be demonstrated;
- 11.16 Prior to Plan Sealing of Stage 3.1, all stormwater quality devices as per the amended report submitted in condition 11.15 including bio-retention devices (e.g. bio-basins, bio-swales) and proprietary devices are to be constructed and in operation.

Stage 3.2

- 11.17 Prior to the first operational works for Stage 3.2, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - (c) For proposed Lot 38 (tavern):
 - (i) Provide a MUSIC model (including the .sqz file) to determine the number of cartridges necessary for proposed Lot 38. Combining Lot 38 and 39 is not appropriate as this will create maintenance issues; or
 - (ii) Provide a minimum of 113 sqm of effective filter media; or
 - (iii) Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - (iv) Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - (v) Should proprietary devices be provided, lifecycle cost is to be provided.
 - (d) For proposed Lot 39 (Outdoor Sport and Recreation),
 - (i) Provide a MUSIC model to (including the .sqz file) to determine the number of cartridges necessary for proposed Lot 39. Combining Lot 38 and 39 is not appropriate as this will create maintenance issues;
 - (ii) Provide a minimum of 695 sqm of effective filter media for the clubhouse; or
 - (iii) Provide a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and

- (iv) Provide engineering details as to how catchment 8 west (for the oval) will freely drain to bio-basin 2 north and/or south; and
- (v) Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
- (vi) Should proprietary devices be provided, a lifecycle cost is to be provided;
- (e) For proposed 40 (future commercial):
 - (i) Provide details of water quality treatment for an interim measure prior to the ultimate development of Lot 40.
- (f) For proposed residential development:
 - (i) Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 North and/or South;
 - (ii) Provide details as to the timing of construction of the various cells for bio-basin 2 north and bio-basin 2 south.
 - (iii) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach bio-basin 2 north and/or south;
- (g) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
- (h) A landscaping plan specific to any bio-retention device is to be submitted in accordance with WRC's Stormwater Quality Guideline.

11.18 Prior to Plan Sealing of Stage 3.2, all stormwater quality devices as per the amended report submitted in condition 11.17 including bio-retention devices (e.g. bio-basins, bio-swales), and proprietary devices are to be constructed and in operation.

Stage 3.3

11.19 Prior to the first operational works for Stage 3.3, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
- (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
- (c) For proposed residential development:
 - (i) Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 north and/or bio-basin 2 south;
 - (ii) Provide details as to the timing of construction of bio-basin 2 north and bio-basin 2 south;
 - (iii) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach the bio-basin 2 north and south.
- (d) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline

- (e) A landscaping plan specific to any bio-retention device is to be submitted in accordance with WRC's Stormwater Quality Guideline.

11.20 Prior to Plan Sealing of Stage 3.3, all stormwater quality devices as per the amended report submitted in condition 11.19 including bio-retention devices (e.g. bio-basins, bio-swales), and proprietary devices are to be constructed and in operation.

Stage 3.4

11.21 Prior to the first operational works for Stage 3.4, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
- (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
- (c) For proposed residential development:
 - (i) Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 north or bio-basin 2 south;
 - (ii) Provide details as to the timing of construction of bio-basin 2 north and bio-basin 2 south;
 - (iii) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach the bio-basin 2 north/south
- (d) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline
- (e) A landscaping plan specific to bio-retention device is to be submitted in accordance with WRC's Stormwater Quality Guideline.

11.22 Prior to Plan Sealing of Stage 3.4, all stormwater quality devices as per the amended report submitted in condition 11.21 including bio-retention devices (e.g. bio-basins, bio-swales) and proprietary devices are to be constructed and in operation.

Stage 3.5

11.23 Prior to the first operational works for Stage 3.5, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
- (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
- (c) For proposed Lot 40 (Commercial):
 - (i) Provide a minimum of 50 x 690 PSORB Stormwater 360 device if the totality of the developable area is to remain within private ownership. Otherwise, no proprietary devices are allowed on public land, or;

- (ii) Provide a minimum of 298 sqm of effective media filter for the whole developable area; or
- (iii) If there is no common property. Each Lot must provide the following:

Lot #	Lot size (sqm)	Filter media size (sqm)
1	2245	34
2	3715	56
3	2635	40
4	2454	37
5	890	13
6	835	13
Road	7096	107

Or;

- (iv) Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
- (v) Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
- (vi) Should proprietary devices be provided, lifecycle cost is to be provided;
- (d) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline
- (e) A landscaping plan specific to any bio-retention devices is to be submitted in accordance with WRC's Stormwater Quality Guideline.

11.24 Prior to Plan Sealing of stage 3.5, all stormwater quality devices as per the amended report submitted in condition 11.23 including bio- retention devices (eg. bio-basins, bio-swales), and proprietary devices are to be constructed and in operation.

Stage 3.6

11.25 Prior to the first operational works for Stage 3.6, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and
- (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline
- (c) For proposed residential development:

- (i) Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 north or bio-basin 2 south;
 - (ii) Provide details as to the timing of construction of bio-basin 2 north and bio-basin 2 south;
 - (iii) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach the bio-basin 2 north and/or bio-basin 2 south;
- (d) For proposed Lot 1 cancelling Lot 54:
- (e) Provide details of water quality treatment for an interim measure prior to the ultimate development of Lot 1;
- (f) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
- (g) A landscaping plan specific to any bio-retention devices is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 11.26 Prior to Plan Sealing of Stage 3.6, all stormwater quality devices as per the amended report submitted in condition 11.25 including bio- retention devices (eg. bio-basins, bio-swales) and proprietary devices are to be constructed and in operation. Bio-basin 2 north and bio-basin 2 south are to be in fully constructed and in operation.

Stage 3.7

- 11.27 Prior to the first operational works for Stage 3.7, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- (a) the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - (b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - (c) For proposed residential development:
 - (i) Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 north and/or bio-basin 2 south;
 - (ii) How bio-basin 2 north and bio-basin 2 south is to be fully constructed;
 - (iii) Demonstrate how runoff from catchment 11 will traverse stage 3 and will reach the bio-basin 2 north and south.
 - (iv) Provide details of water quality treatment for an interim measure prior to the ultimate development of Lot 1;
 - (d) include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline
 - (e) A landscaping plan specific to any bio-retention device is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 11.28 Prior to Plan Sealing of Stage 3.7, all stormwater quality devices as per the amended report submitted in condition 11.27 including bio- retention devices (e.g. bio-basins, bio-swales), and proprietary devices are to be constructed and in operation.

12.0 BUSHFIRE

- 12.1 Prior to plan sealing for each sub-stage, a 50m safety buffer is to be established on the edges of the relevant sub-stages which does not abut already developed areas unless a Bushfire Management Plan as per SC6.5.4 (Bushfire Hazard Management Plan) is provided to the satisfaction of Council.
- 12.2 The safety buffers are to be maintained until such times as abutting stages are developed.

13.0 MISCELLANEOUS

- 13.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

- 13.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 13.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 13.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 13.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

14.0 ADVISORY NOTES

14.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

14.2 Dust Control

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

14.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to

prevent soil erosion and contamination of the stormwater drainage system and waterways.

14.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

14.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

14.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART C – MATERIAL CHANGE OF USE – SERVICE STATION & ANCILLARY SHOP & FOOD AND DRINK OUTLET (PROPOSED LOT 1)

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Cover Page	Push Architects	0000 Issue B	09/04/2018
Site Plan	Push Architects	0001 Issue B	09/04/2018
Service Station Plan	Push Architects	1000 Issue B	09/04/2018
Roof Plan	Push Architects	1001 Issue B	09/04/2018
Elevation 1	Push Architects	2000 Issue B	09/04/2018
Elevation 2	Push Architects	2001 Issue B	09/04/2018
Section	Push Architects	2002 Issue B	09/04/2018
External View 1	Push Architects	9000 Issue B	09/04/2018
External View 3	Push Architects	9001 Issue B	09/04/2018
External View 2	Push Architects	9002 Issue B	09/04/2018

External View 4	Push Architects	9003 Issue B	09/04/2018
External View 5	Push Architects	9004 Issue B	09/04/2018
Noise Impact Assessment	Live It Acoustics	1073d2-B	11/04/2018
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development

approvals as a result of this development approval have been complied with at the time of commencement of the use.

- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the first Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.2.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;
 - c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 AMENITY

- 6.1 Conduct loading and unloading activities between 7:00am and 7:00pm.
- 6.2 Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:
- Refuse storage areas.
 - Service equipment.
 - Mechanical ventilation.
 - Refrigeration units.
 - Storage areas for machinery, materials, vehicles or the like
- 6.3 A double-boarded screen fence of a minimum height of 2.0 metres, must be provided and/or retained along the southern, eastern and northern property boundaries as detailed in the Approved Plans. The fence must be designed to protect the amenity of adjoining residential uses and assist with noise attenuation to the broader residential areas. Details of the fence are to be included in the Landscape Plan as detailed in condition 2.3.

7.0 WATER INFRASTRUCTURE

- 7.1 The development must be connected to Council's water network via a manifold water meter assembly prior to commencement of the use.
- 7.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 7.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 7.4 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 SEWERAGE INFRASTRUCTURE

- 8.1 The development must be connected to Council's sewerage network prior to commencement of the use.
- 8.2 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 8.3 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 8.4 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

9.0 ACCESS AND PARKING

- 9.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.

- 9.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 9.3 The external access from the pavement of Proposed Road 1 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 9.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Car Park Dimensions Drawing No J5529-SK053 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 9.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 9.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 "Manual of uniform traffic control devices" and Australian Standard AS2890.1 "Parking facilities – Off-street car parking".
- 9.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 "Manual of uniform traffic control devices".
- 9.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 9.9 Prior to the commencement of the use, the applicant is to provide 26 car parking spaces, 1 AV parking space and 1 SRV parking space onsite.
- 9.10 Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.
- 9.11 A vehicle waiting to be loaded or unloaded must stand entirely within the site.
- 9.12 All vehicles must enter and exit the site in a forward gear.
- 9.13 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

10.0 STORMWATER AND FLOODING

- 10.1 A Development Permit for Operational Works (Stormwater) must be obtained prior to commencement of work on site.
- 10.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 10.3 The construction of all stormwater must be carried out so as to comply with Section SG4 "Stormwater Drainage" of the Whitsunday Regional Council Development Manual.

- 10.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 10.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.
- 10.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 10.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 10.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 10.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 10.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 10.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream or downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 10.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

11.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 11.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 11.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 11.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).

- 11.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 11.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 11.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

12.0 CATCHMENT AND LAND MANAGEMENT

- 12.1 Prior to the first operational works for the service station, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- a. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a minimum of 11 x 690 PSORB Stormwater 360 device or;
 - d. Provide a minimum of 104 sqm of effective filter media; or
 - e. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - f. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - g. Should proprietary devices be provided, lifecycle cost is to be provided;
 - h. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
 - i. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 12.2 Prior to commencement of use, all stormwater quality devices as per the amended report submitted in condition 12.1 including bio-basins, bio-swales, and proprietary devices are to be constructed and in operation.

Proprietary Devices

- 12.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 12.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and

Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.

- 12.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 12.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).
- 12.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Devices

- 12.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 12.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 12.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

13.0 ENVIRONMENTAL HEALTH

13.1 - Notification of Contaminant Release

Any release of contaminants not in accordance with the conditions of this Permit must be reported by telephone to:

- (a) Council for any such release to be reported as soon as is practicable, no later than 24 hours, after becoming aware of the release;
- (b) The Department of Environment and Science's Pollution Hotline as soon as is practicable, no later than 24 hours, after becoming aware of the release;
- (c) Council and other relevant government departments must be notified in the event that a leak or spill from an underground petroleum storage system is causing or is likely to cause material harm to the environment or human health.

13.2 Information about Spills

- (a) A written notice detailing the following information must be provided to Council within 14 days of any advice:
 - i. the name of the operator;
 - ii. the name and telephone number of the designated contact person;
 - iii. quantity and substance released;
 - iv. person's involved;
 - v. the location and time of the release;

- vi. the suspected cause of the release;
 - vii. a description of the effects of the release;
 - viii. the results of any sampling performed in relation to the release;
 - ix. actions taken to mitigate any environmental harm caused by the release; and
 - x. proposed actions to prevent a recurrence of the release.
- (b) All hazards associated with bulk fuel delivery operations shall be identified and all reasonable measures shall be taken to prevent spills from entering Council stormwater infrastructure or otherwise leaving the site. Practicable measures such as protecting down-gradient storm drains during the filling process and the use of drip pans under hose connections shall be considered.

13.3 Emergency Spillage Response Plan

A documented Emergency Spillage Response Plan (ESRP) for spilt fuels and other hazardous materials shall be developed and implemented on-site. The ESRP will establish procedures to respond to identified hazards and to contain and dispose of spilt chemicals. All spilt materials must be contained to prevent the spread of the material, the affected area cleaned, and the material recycled, reused or disposed in a manner which prevents further contamination of surface, ground waters, or soil. The ESRP should include, but not be limited to the following matters:

- (a) all actions to be taken by staff upon discovery of an incident
- (b) activation of emergency shut-off systems
- (c) use of spill clean-up kits
- (d) covering of drain entrances and bunding of impacted waterways
- (e) notification of emergency services where necessary
- (f) an accurate set of drainage plans which identify all containment and treatment systems and all potential points of access to Council stormwater infrastructure. Drainage plans shall clearly trace the flow of any potential spillage and shall identify the location of the outlet point (eg. creek, river, etc.). A copy of the drainage plan shall be placed in the HAZMAT Box for the use of emergency responders
- (g) a flow chart providing an overview of actions to be taken in the event of a spill shall be prepared and posted in a clearly visible location. It shall include a list of emergency telephone numbers
- (h) notification of Council as soon as practicable where a spill presents actual or potential environmental harm (e.g. a spill that leaves the site and enters stormwater or natural drainage systems).

13.4 Stormwater

- (a) Rainfall and stormwater runoff which may contact wastes or contaminants on the site must not be released to any stormwater drain, roadside gutter or waters.
- (b) All spillage of wastes, contaminants, or other materials must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants, or material to any stormwater drainage system, roadside gutter, or waters.

13.5 Wastewater

Wastewater and solid waste shall not be released to stormwater, ground water, water-bodies or onto the ground.

13.6 Storage of Flammable and Combustible Liquids

All flammable and combustible liquids must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and maintained in accordance with the current edition of AS 1940 – Storage and Handling of Flammable and Combustible Liquids.

13.7 Design and Installation

The new underground petroleum storage system must not be commissioned unless:

- (a) it has been designed and installed to comply with AS 4897– The Design, Installation and Operation of Underground Petroleum Storage Systems, and manufacturer's instructions;
- (b) a copy of the design and installation certifications are provided to Council.

13.8 Equipment Integrity Testing (EIT)

- (a) The new underground petroleum storage system must undergo EIT in compliance with AS 4897;
- (b) A copy of the test certification, as certified by a suitably qualified company or person, must be provided to Council.

13.9 Leak Detection

- (a) All practicable measures must be taken to prevent loss of containment from any underground petroleum storage system, alongside documented loss monitoring procedures to identify and investigate any discrepancies.
- (b) A leak detection system must be installed, maintained and documented in compliance with AS 4897 and manufacturer's instructions to ensure operation is of sufficient frequency, sensitivity and reliability to provide a high level of confidence that a release of a petroleum product will be detected.
- (c) As soon as possible after becoming aware of any discrepancy detected by the loss monitoring procedure for a storage system, action must be taken:
 - i. to investigate the discrepancy as per AS 4897;
 - ii. if the discrepancy cannot be attributed to anything other than a leak, to confirm the existence of a leak; and
 - iii. if the existence of a leak is confirmed, to identify the source of the leak and cease using the tank until the leak is appropriately fixed.

13.10 Tank Pit Observation Wells

- (a) Monitor tank pit observation wells every six (6) months for the presence of vapour.
- (b) Ensure the water present in a tank observation well is checked every six (6) months for the presence of petroleum product. If product is detected the water must be sampled and analysed.

13.11 Mandatory Pollution Protection Equipment

The new underground petroleum storage system must not be commissioned unless the system includes the following mandatory pollution protection equipment:

- (a) non-corrodible tank/s and non-corrodible piping;
- (b) secondary containment for tank/s and piping;
- (c) dispenser sump/s;
- (d) fill point spill containment equipment;
- (e) overfill protection equipment;

- (f) tank pit observation well/s;
- (g) equipment that earths a storage system

13.12 Repairs and Replacements

All repairs to the underground petroleum storage system and its equipment shall be repaired or replaced in compliance with AS 4897 and manufacturer's instructions to ensure that the storage system is both structurally sound and fully functional.

13.13 Repairs and Replacements – Contamination Assessment Report

Where an underground petroleum storage system is repaired, removed or replaced after the discovery of a leak, the repaired storage system must not be commissioned unless the site is investigated for contamination by a suitably qualified and experienced person.

An assessment report stating suitability or unsuitability to continue shall be submitted to Council no later than 60 days of

- (a) the repair, removal or replacement of an underground petroleum storage system if no soil or groundwater remediation is required; or
- (b) the completion of any remediation associated with the repair, removal or replacement of an underground petroleum storage system if remediation is required.

13.14 Covered Forecourt Areas

- (a) Install a blind sump of suitable capacity to capture runoff from the covered forecourt area around dispensing pumps. The covered forecourt area around the dispensing pumps must be paved and grated such that runoff discharges into the treatment device. The design must ensure stormwater does not ingress this area and all spillages and wash down waters are collected from the general forecourt area.
- (b) Covered Forecourt areas shall be delineated by painted line-work on the ground, roll over bunds, or a different colour concrete.
- (c) Forecourts are not to be hosed down or cleaned with the use of emulsifying detergents. Dry cleaning methods appropriate for forecourt areas include:
 - i. industrial class brooming;
 - ii. mechanical or powered sweepers;
 - iii. industrial vacuum units;
 - iv. industrial absorbents.

13.15 Noise

- (a) This Service Station can be operated 24 hours a day, 7 days a week.
- (b) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (c) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (d) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.

- (e) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (f) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

13.16 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.
- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) Utilise and maintain stage 1 Vapour Recovery System (VRS) for all tanks used for the storage of motor spirit products on the site to return displaced vapour to the delivery vehicle during filling of the underground petroleum storage system. The Vapour Recovery System shall be designed, installed and maintained in compliance with the following:
 - i. mixing of product must be prevented in pipework common to more than one tank;
 - ii. spring-loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser;
 - iii. the vapour recovery point must be located within 2 metres of the respective fill point; and
 - iv. procedures for operation and maintenance according to manufacturer's specifications.
- (e) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.17 Miscellaneous

- (a) All flammable and combustible liquids, including but not limited to: oils, waste oil, solvents, waste solvent and paints must be stored in an impervious, bunded and covered area.
- (b) All bunding must be constructed of materials which are impervious to the materials stored. The net capacity of the bunded compound shall be no less than the capacity of the largest tank or package plus 25% of the storage capacity up to 10,000L together with 10% of the storage capacity above 10,000L.

- (c) Where it is impractical to completely roof a bunded area the onus is on the holder of this site to ensure that any stormwater captured within the bund is free from contaminants or wastes prior to any release.
- (d) Establish, document and implement emergency response procedures for responding to emergencies and incidents, including environmental spillage response and clean up procedures. Procedures must be communicated to all employees. Materials and equipment to respond to emergency and spillage situations must be held on site at all times.
- (e) Waste oil and other waste materials and chemicals must not be used as weed killers.

14.0 WASTE

14.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

14.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

14.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a. Waste, except in waste containers;
- b. Recycled matter, except in containers;
- c. Grease; or
- d. Other visible matter.

14.4 Waste and recycling facilities must be screened from all public roads.

15.0 MISCELLANEOUS

15.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

15.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

15.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

- 15.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 15.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

16.0 ADVISORY NOTES

16.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

16.2 Dust Control

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

16.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

16.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

16.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 16.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART D – MATERIAL CHANGE OF USE – FOOD & DRINK OUTLET x2 (PROPOSED LOT 2)

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Proposed Floor Plan Typical	Planit Consulting Pty Ltd	A101	14/05/2018
Elevations	Planit Consulting Pty Ltd	A102	14/05/2018
Site Plan	Planit Consulting Pty Ltd	A103 Rev 03	24/08/2020
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

- 1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
 - Plumbing and Drainage Works;

- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.2.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;

c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network via a manifold water meter assembly prior to commencement of the use.
- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network prior to commencement of the use.
- 7.2 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.3 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.4 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 The external access from the pavement of Proposed Road 1 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 8.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct

Car Park Dimensions Drawing No J5529-SK054 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

- 8.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices” and Australian Standard AS2890.1 “Parking facilities – Off-street car parking”.
- 8.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 8.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer’s design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.9 Prior to the commencement of the use, the applicant is to provide 34 car parking spaces onsite.
- 8.10 Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.
- 8.11 A vehicle waiting to be loaded or unloaded must stand entirely within the site.
- 8.12 All vehicles must enter and exit the site in a forward gear.
- 8.13 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council’s Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant’s cost.

- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for Food and Drink Outlet, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- a. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a minimum of 9 x 690 PSORB Stormwater 360 device or;
 - d. Provide a minimum of 64 sqm of effective filter media; or
 - e. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - f. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - g. Should proprietary devices be provided, lifecycle cost is to be provided.
 - h. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline.
 - i. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.

- 11.2 Prior to the commencement of use of the Food and Drink Outlet, all stormwater quality devices as per the amended report submitted in condition 11.1 including bio-basins, bio-swales, and proprietary devices are to be constructed and in operation.

Proprietary Devices

- 11.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 11.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 11.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).
- 11.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals

to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Basin

- 11.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time or recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.
- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.

- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 WASTE

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 MISCELLANEOUS

14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees

and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART E – MATERIAL CHANGE OF USE – OUTDOOR SPORT AND RECREATION (PROPOSED LOT 39)

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Lot 39 – Site Plan (2)	Planit Consulting Pty Ltd	B101	22/06/2020
Proposed Floor Plan	Planit Consulting Pty Ltd	A101	06/02/2018
Elevations	Planit Consulting Pty Ltd	A102	06/02/2018
Noise Impact Assessment	Live It Acoustics	1073d4-A Rev A	14/05/2018
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

- 1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
 - Plumbing and Drainage Works;
 - Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.4 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;
 - c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network prior to commencement of the use.
- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 7.2 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.3 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.4 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 The external access from the pavement of Proposed Road 1 and Road 2 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 8.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Lot 39 – Site Plan (2) Drawing No B101 Rev 03 and must be designed and constructed so as to comply with

the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

- 8.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices” and Australian Standard AS2890.1 “Parking facilities – Off-street car parking”.
- 8.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 8.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer’s design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.9 Prior to the commencement of the use, the applicant is to provide 66 car parking spaces onsite.
- 8.10 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council’s Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant’s cost.
- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council’s Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.

- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for the Sporting Ground, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- a. the recommendations of Stormwater Management Plan, Stage 3 J5526-S3- SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - d. Demonstrate how all the development area will be treated;
 - e. Provide engineering details to demonstrate how stormwater will freely drain to bio-basin 2 North and/or bio-basin 2 South;
 - f. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline
 - g. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 11.2 Prior to Plan commencement of use, all stormwater quality devices that are proposed to treat the development area as per the amended report submitted in condition 11.1 including bio-basins, bio-swales are to be constructed and in operation. This includes bio-basin 2 North and/or bio-basin 2 south.

Bio-retention Devices

- 11.3 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.4 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve

the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:

- i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.
- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 **WASTE**

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 **MISCELLANEOUS**

- 14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

- 14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work

is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART F – MATERIAL CHANGE OF USE – HOTEL (PROPOSED LOT 38)

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Cover Page	Push	0000 Issue A	09/04/2018
Site Plan	Push	0001 Issue A	09/04/2018
Ground Floor Plan	Push	1000 Issue A	09/04/2018
Roof Plan	Push	1001 Issue A	09/04/2018
Elevations 1	Push	2000 Issue A	09/04/2018
Elevations 2	Push	2001 Issue A	09/04/2018
Section	Push	2002 Issue A	09/04/2018
External View 1	Push	9000 Issue A	09/04/2018
External View 2	Push	9001 Issue A	09/04/2018
External View 3	Push	9002 Issue A	09/04/2018
External View 4	Push	9003 Issue A	09/04/2018
Main Entry View	Push	9004 Issue A	09/04/2018
External View 6	Push	9005 Issue A	09/04/2018
External View 7	Push	9006 Issue A	09/04/2018

Noise Impact Assessment	Live It Acoustics	1073d4-A Rev A	14/05/2018
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.

1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the

stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.2.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;
 - c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network prior to commencement of the use.

- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 7.2 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.3 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.4 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 The external access from the pavement of Easement B of proposed lot 40 to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 8.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Site Plan 1129.17 Drawing No 0001 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 "Manual of uniform traffic control devices" and Australian Standard AS2890.1 "Parking facilities – Off-street car parking".

- 8.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 8.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer’s design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.9 Prior to the commencement of the use, the applicant is to provide 59 car parking spaces, 1 HRV space and 1 MRV space onsite.
- 8.10 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council’s Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.
- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant’s cost.
- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council’s Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.

- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for the clubhouse, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- a. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a MUSIC model to (including the .sqz file) to determine the number of cartridges necessary for proposed development area. Combining Lot 38 and 39 is not appropriate as this will create maintenance issues; or,

- d. Provide a minimum of 695 sqm of effective filter media; or,
 - e. Provide a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and
 - f. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - g. Should proprietary devices be provided, a lifecycle cost is to be provided.
- 11.2 Prior to the commencement of use, all stormwater quality devices as per the amended report submitted in condition 11.1 including bio-basins, bio-swales, and/or proprietary devices are to be constructed and in operation.

Proprietary Devices

- 11.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 11.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 11.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).
- 11.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-detention Devices

- 11.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.10 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.

- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.
- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 **WASTE**

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;

- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 MISCELLANEOUS

14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART G – MATERIAL CHANGE OF USE – SHOPPING CENTRE (SHOP x2, SUPERMARKET AND FOOD AND DRINK OUTLET) (PROPOSED LOT 3)

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Lot 3 Plan	Planit Consulting Pty Ltd	Aug Set 03	19/08/2020
Lot 3 Setback Plan	Planit Consulting Pty Ltd	Aug Set 03	19/08/2018
Lot 3 Elevations	Planit Consulting Pty Ltd	Final Set – June 200 Rev_A	22/06/2020
Streetscape Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020

Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.

1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

1.8 The use of the premises is not permitted to commence until such time as the adjoining car park on Proposed Lot 4 has been constructed.

2.0 CLEARING, LANDSCAPING AND FENCING

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:

- a) stored neatly on site and shredded within sixty (60) days of clearing; or
- b) removed off the site to an approved disposal location.

- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 A 3.2m to 4m awning is provided to the pedestrian footpath.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;
 - c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 AMENITY

- 6.1 Conduct loading and unloading activities between 7:00am and 7:00pm.
- 6.2 Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:
 - Refuse storage areas.
 - Service equipment.
 - Mechanical ventilation.
 - Refrigeration units.
 - Storage areas for machinery, materials, vehicles or the like

- 6.3 A double-boarded screen fence of a minimum height of 2.0 metres, must be provided and/or retained along the southern, eastern and northern property boundaries as detailed in the Approved Plans. The fence must be designed to protect the amenity of adjoining residential uses and assist with noise attenuation to the broader residential areas. Details of the fence are to be included in the Landscape Plan as detailed in condition 2.3.

7.0 WATER INFRASTRUCTURE

- 7.1 The development must be connected to Council's water network prior to commencement of the use.
- 7.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 7.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 7.4 Each lot must be connected to Council's water supply network via a manifold water meter assembly prior to commencement of the use.
- 7.5 Individual services must be constructed from the manifold water meter assembly to each lot.
- 7.6 Separate dedicated fire main must be constructed so as to provide sufficient fire coverage to all lots and proposed uses.
- 7.7 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 SEWERAGE INFRASTRUCTURE

- 8.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 8.2 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 8.3 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 8.4 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 8.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

9.0 ACCESS AND PARKING

- 9.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional

Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.

- 9.3 The external access from the pavement of the private internal easement to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 9.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Car Park Dimensions Drawing No J5529-SK051 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 9.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 9.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices” and Australian Standard AS2890.1 “Parking facilities – Off-street car parking”.
- 9.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 9.9 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 9.10 Prior to the commencement of the use, the applicant is to provide 22 car parking spaces and one taxi rank space onsite.
- 9.11 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

10.0 STORMWATER AND FLOODING

- 10.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 10.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 10.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 10.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 10.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.
- 10.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an

acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.

- 10.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 10.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 10.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 10.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 10.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream or downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 10.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 10.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

11.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 11.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 11.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 11.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 11.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 11.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 11.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust

generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

12.0 CATCHMENT AND LAND MANAGEMENT

- 12.1 Prior to the first operational works for the shopping centre, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- a. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a minimum of 40 sqm of effective filter media; or,
 - d. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - e. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - f. Should proprietary devices be provided, lifecycle cost is to be provided;
 - g. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
 - h. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 12.2 Prior to the commencement of use of the Shopping Centre, all stormwater quality devices as per the amended report submitted in condition 11.2 including bio-basins, bio-swales, and proprietary devices are to be constructed and in operation.

Proprietary Devices

- 12.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 12.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 12.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 12.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).
- 12.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals

to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Devices

- 12.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 12.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 12.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

13.0 ENVIRONMENTAL HEALTH

13.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

13.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.
- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.

- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

14.0 WASTE

14.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

14.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

14.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

14.4 Waste and recycling facilities must be screened from all public roads.

15.0 MISCELLANEOUS

15.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

15.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

15.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

15.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

15.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees

and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

16.0 ADVISORY NOTES

16.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

16.2 Dust Control

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

16.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

16.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

16.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

16.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART H - MATERIAL CHANGE OF USE – CHILD CARE CENTRE (PROPOSED LOT 4)

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Lot 4 Plan	Planit Consulting Pty Ltd	Aug Set Rev 03	19/08/2020
Lot 4 Setback Plan	Planit Consulting Pty Ltd	Aug Set Rev 03	19/08/2020
Lot 4 Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Streetscape Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.
- 1.8 The use of the premises is not permitted to commence until such time as the adjoining car park on Proposed Lot 3 has been constructed.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 A 3.2m to 4m awning is provided to the pedestrian footpath.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;
 - b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;

c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network prior to commencement of the use.
- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Each lot must be connected to Council's water supply network via a manifold water meter assembly prior to commencement of the use.
- 6.5 Individual services must be constructed from the manifold water meter assembly to each lot.
- 6.6 Separate dedicated fire main must be constructed so as to provide sufficient fire coverage to all lots and proposed uses.
- 6.7 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 7.2 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 7.3 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.4 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.

- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 The external access from the pavement of proposed private easement to the property boundary must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawings prior to commencement of the use.
- 8.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Car Park Dimensions Drawing No J5529-SK051 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.5 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.6 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 "Manual of uniform traffic control devices" and Australian Standard AS2890.1 "Parking facilities – Off-street car parking".
- 8.7 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 "Manual of uniform traffic control devices".
- 8.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.9 A set down and pick up area must be provided at the entry to the building.
- 8.10 Prior to the commencement of the use, the applicant must provide 24 car parking spaces and one taxi rank space onsite.
- 8.11 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council's Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 "Stormwater Drainage" of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.

- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for the Child Care Centre, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- a. the recommendations of Stormwater Management Plan, Stage 3 J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - b. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - c. Provide a minimum of 37 sqm of effective filter media; or,
 - d. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline;
 - e. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - f. Should proprietary devices be provided, lifecycle cost is to be provided.
 - g. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
 - h. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 11.2 Prior to commencement of use of the Child Care Centre, all stormwater quality devices as per the amended report submitted in condition 11.1 including bio-basins, bio-swales, and/or proprietary devices are to be constructed and in operation.

Proprietary Devices

- 11.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 11.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 11.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).

- 11.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Devices

- 11.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.

- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 WASTE

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 MISCELLANEOUS

14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

- 14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART I – MATERIAL CHANGE OF USE – HEALTH CARE SERVICES (PROPOSED LOT 5)

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Lot 5 Plan	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Lot 5 Setback Plan	Planit Consulting Pty Ltd	Aug Set Rev 03	19/08/2020
Lot 5 Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Streetscape Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

- 1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.
- 1.8 The use of the premises is not permitted to commence until such time as the adjoining car park on Proposed Lot 6 has been constructed.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.2.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 A 3.2m to 4m awning is provided to the pedestrian footpath.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;

b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;

c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network prior to commencement of the use.
- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Each lot must be connected to Council's water supply network via a manifold water meter assembly prior to commencement of the use.
- 6.5 Individual services must be constructed from the manifold water meter assembly to each lot.
- 6.6 Separate dedicated fire main must be constructed so as to provide sufficient fire coverage to all lots and proposed uses.
- 6.7 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 7.2 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 7.3 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.4 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Car Park Dimensions Drawing No J5529-SK052 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.4 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.5 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices” and Australian Standard AS2890.1 “Parking facilities – Off-street car parking”.
- 8.6 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 8.7 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer’s design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.8 Prior to the commencement of the use, the applicant must provide 14 car parking spaces onsite.
- 8.9 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council’s Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.

- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for the Medical Centre, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
- j. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
 - k. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
 - l. Provide a minimum of 13 sqm of effective filter media; or,
 - m. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline; and,
 - n. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
 - o. Should proprietary devices be provided, lifecycle cost is to be provided;
 - p. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline;
 - q. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.
- 11.2 Prior to the commencement of use of the Medical centre, all stormwater quality devices as per the amended report submitted in condition 11.1 including bio-basins, bio-swales, and proprietary devices are to be constructed and in operation.

Proprietary Devices

- 11.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 11.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 11.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).

- 11.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Devices

- 11.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.

- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 WASTE

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 MISCELLANEOUS

14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

- 14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART J – MATERIAL CHANGE OF USE – SHOP x3 AND FOOD & DRINK OUTLET (PROPOSED LOT 6)

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Lot 6 Plan	Planit Consulting Pty Ltd	Aug Set Rev 03	19/08/2020
Lot 6 Setback Plan	Planit Consulting Pty Ltd	Aug Set Rev 03	19/08/2020
Lot 6 Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Streetscape Elevations	Planit Consulting Pty Ltd	Final Set – June 2020 Rev_A	22/06/2020
Engineering Assessment Stage 3 Commercial Precinct	Planit Consulting Pty Ltd	J5529-EA01-REVD	September 2020
State of Landscape Intent - Stage 3	Planit Consulting Pty Ltd	N/A	Undated
Stormwater Management Plan Stage 3	Planit Consulting Pty Ltd	J5529-S3-SMP_3	September 2020
Proposed Stormwater Quality Treatment Plan – Commercial Precinct	Planit Consulting Pty Ltd	SK021 Rev E	27/08/2020
Traffic Impact Assessment – Commercial Precinct	Planit Consulting Pty Ltd	J5529-TIA01	September 2020

- 1.2 The applicant is to comply with the Queensland Treasury conditions as outlined in the Department's correspondence dated 9 July 2020.

- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Roadworks;
 - Access and Parking;
 - Erosion Prevention and Sediment Control;
 - Stormwater drainage; and
 - Water Infrastructure;
 - Sewerage Infrastructure.
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.
- 1.8 The use of the premises is not permitted to commence until such time as the adjoining car park on Proposed Lot 5 has been constructed.

2.0 CLEARING, LANDSCAPING AND FENCING

- 2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.
- 2.2 All vegetative waste cleared as part of the development of the site is to be either:
 - a) stored neatly on site and shredded within sixty (60) days of clearing; or
 - b) removed off the site to an approved disposal location.
- 2.3 The applicant shall submit, with the Operational Works Application, a detailed Landscaping Plan that complies with Planning Scheme Policy SC6.4.
- 2.4 Prior to commencement of use, landscaping is to be provided in accordance with the approved landscaping plan.
- 2.5 The landscaping shown on the approved plans must be maintained at all times and any dead, diseased or damaged plants are to be replaced.

3.0 BUILDING

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 A 3.2m to 4m awning is provided to the pedestrian footpath.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 4.1 The development, including all buildings, access ways, car parks, and driveways must be designed and managed to incorporate the principles and recommendations of the Crime Prevention through Environmental Design – Guidelines for Queensland. The design and management must include, but not be limited to, the following:
 - a) Landscaping of all car parking areas and pedestrian and/or vehicular access ways must be suitable to enhance safety while removing reasons for loitering;

b) Security surveillance cameras must be installed in all areas where the public has general access during all parts of the day, including the car park and pedestrian access ways;

c) Internal and external lighting of toilets must be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.

5.0 LIGHTING

- 5.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

6.0 WATER INFRASTRUCTURE

- 6.1 The development must be connected to Council's water network prior to commencement of the use.
- 6.2 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 6.3 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with the Whitsunday regional Council Development Manual and this Decision Notice.
- 6.4 Each lot must be connected to Council's water supply network via a manifold water meter assembly prior to commencement of the use.
- 6.5 Individual services must be constructed from the manifold water meter assembly to each lot.
- 6.6 Separate dedicated fire main must be constructed so as to provide sufficient fire coverage to all lots and proposed uses.
- 6.7 Prior to commencement of use on the site, the applicant must lodge with Council a civil RPEQ engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

7.0 SEWERAGE INFRASTRUCTURE

- 7.1 The development must be connected to Council's sewerage network using a single point of connection prior to commencement of the use.
- 7.2 All sewers constructed as part of and located within the commercial precinct will be privately owned assets.
- 7.3 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 7.4 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with the Whitsunday Regional Council Development Manual and this Decision Notice.
- 7.5 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and the Whitsunday Regional Council Development Manual.

8.0 ACCESS AND PARKING

- 8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.
- 8.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with the Whitsunday Regional Council Development Manual, Australian Standard AS2890, AS1428 and this Decision Notice.
- 8.3 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Commercial Precinct Car Park Dimensions Drawing No J5529-SK050 – SK054 Rev A and must be designed and constructed so as to comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.4 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 8.5 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices” and Australian Standard AS2890.1 “Parking facilities – Off-street car parking”.
- 8.6 Road signage and pavement markings must be installed in accordance with Australian Standard AS1742.1 “Manual of uniform traffic control devices”.
- 8.7 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer’s design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 8.8 Prior to the commencement of the use, the applicant is to provide 14 car parking spaces onsite.
- 8.9 Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.

9.0 STORMWATER AND FLOODING

- 9.1 A Development Permit for Operational Works (Stormwater Quality) must be obtained prior to commencement of work on site.
- 9.2 Any application for Operational Works (Stormwater Quality) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual, Whitsunday Regional Council’s Development Manual and this Decision Notice.
- 9.3 The construction of all stormwater must be carried out so as to comply with Section SG4 “Stormwater Drainage” of the Whitsunday Regional Council Development Manual.
- 9.4 The proposed bioretention devices, bio-retention basins, swales and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans and the Whitsunday Regional Council Development Manual.
- 9.5 The filter media use in the bio-basins must be in accordance with Section 5.1.7 (sourcing filter media) of the Whitsunday Regional Council Stormwater Quality Guideline.

- 9.6 Prior to the commencement of the use the bioretention basin, supporting infrastructure and landscaping must be inspected by the applicants engineer and Council Officers. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 9.7 All stormwater quality devices (bio-basins, swales) are to be appropriately maintained at all times.
- 9.8 Additional species taken from Table 7 of Council's Stormwater Quality guideline are to be included to provide additional height to achieve different visual interest and optimal effectiveness of the filter media.
- 9.9 The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
- 9.10 The applicant must design and construct Roof and Allotment drainage system for the development so as to comply with (Level V of Table 7.13.1) of the Queensland Urban Drainage Manual as a minimum. No uncontrolled discharge will be permitted within the developed site.
- 9.11 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at all locations either upstream of downstream where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.12 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 9.13 Prior to commencement of the use for this stage, the applicant must lodge with Council, a design and construction certification prepared by an RPEQ Engineer. The certification must be addressed to Council and must certify that all stormwater drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual, Whitsunday Regional Council Development Manual and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 10.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site-based Erosion Prevention and Sediment Control Plan for the relevant stage.
- 10.3 The plan must be prepared in accordance with the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 10.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 10.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

- 10.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 Prior to the first operational works for the Food and Beverage use, an amended/expanded Stormwater Quality Management Plan (SQMP) is to be submitted to include additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:

- r. the recommendations of Stormwater Management Plan, Stage 3, J5526-S3-SMP_3 by Planit Consulting and dated September 2020 and any relevant conditions of the development approval; and,
- s. Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline;
- t. Provide a minimum of 13 sqm of effective filter media; or,
- u. Provide an alternate solution with a MUSIC model (including the .sqz file) that complies with the Whitsunday Regional Council Stormwater Quality Guideline;
- v. Provide a plan that details impervious/pervious surfaces, catchments and lawful point of discharge;
- w. Should proprietary devices be provided, lifecycle cost is to be provided;
- x. include a detailed description of the construction and establishment method to be used as per Section 7 of Council's Stormwater Quality Management Guideline
- y. A landscaping plan specific to any bio-basin or swale is to be submitted in accordance with WRC's Stormwater Quality Guideline.

- 11.2 Prior to the commencement use, all stormwater quality devices as per the amended report submitted in condition 11.1 including bio-basins, bio-swales, and proprietary devices are to be constructed and in operation.

Proprietary Devices

- 11.3 The stormwater quality devices included in the approved Stormwater Quality Management Plan (SQMP) are to be constructed as per the instructions of the manufacturers.
- 11.4 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.5 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 11.6 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management plan (SQMP).

- 11.7 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.

Bio-retention Devices

- 11.8 The proposed bioretention devices and associated infrastructure are to be constructed and maintained in accordance with the Approved Plans, Council's Development Manual (current version at the time of development) and with the Whitsunday Regional Council Stormwater Quality Guideline to the satisfaction of Council.
- 11.9 Prior to commencement of use, the bioretention basin, supporting infrastructure and landscaping shall be inspected by the applicants' engineer and Council. Should the bioretention basin, supporting infrastructure and landscaping not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 11.10A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.

12.0 ENVIRONMENTAL HEALTH

12.1 Noise

- (a) The construction and operation of the development must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance under the *Environmental Protection Act 1994*.
- (b) Locate and house the compressors used in conjunction with the activities of the premises in acoustically designed and treated enclosures, or in other such way to minimise noise disturbance to other premises.
- (c) Maintain equipment maintenance schedule and associated staff training on the correct usage of the maintenance schedule.
- (d) In the event Council receives a noise related complaint it deems non-vexatious and justified, the operator is required to organise noise monitoring by a suitably qualified consultant/engineer. The noise consultant must liaise with and involve the complainant in the noise monitoring. The monitoring must demonstrate compliance with the limits as per condition N3 and must also take into consideration:
 - i. the level and frequency or occurrence of impulsive or tonal noise;
 - ii. atmospheric conditions including wind speed and direction;
 - iii. effects due to extraneous factors such as traffic noise; and
 - iv. location, date and time of recording
- (e) In the event a noise study and report is undertaken, the operator is to implement the recommendation as made in the approved Noise Report to Council's satisfaction.

12.1 Air

- (a) The vehicle manoeuvring areas of the premises must be sealed.
- (b) The access road and traffic areas must be maintained in a dust free condition and sealed with concrete as soon as practicable.

- (c) Spills of aggregate and other materials likely to generate dust on the access roads and traffic areas must be cleaned up as soon as practicable using dry methods where appropriate.
- (d) No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols shall cause or be likely to cause an environmental nuisance beyond the boundaries of the premises.

13.0 WASTE

13.1 Waste and recycling facilities must be provided in accordance with the following provisions:

- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
- b) Waste storage areas for waste containers must be constructed of a solid concrete base or acceptable equivalent; and
- c) Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.

13.2 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed road.

13.3 Ensure that all reasonable and practicable measures are taken to ensure that waste storage area is kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

13.4 Waste and recycling facilities must be screened from all public roads.

14.0 MISCELLANEOUS

14.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

14.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

14.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

14.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in road reserve or adjoining land unless written permission from the owner of that land and Council is provided.

- 14.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

15.0 ADVISORY NOTES

15.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

15.2 Dust Control

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

15.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

15.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

15.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

- 15.6 Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure as described under section 145 of the Planning Act 2016.

PART K – OPERATIONAL WORKS – BULK EARTHWORKS

1.0 ADMINISTRATION

- 1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan / Document Name	Prepared by	Plan Number	Dated
COVER SHEET & LOCALITY PLAN	Planit Consulting Pty Ltd	0001 Rev F	31/08/20
GENERAL NOTES AND EXISTING SITE LAYOUT PLAN	Planit Consulting Pty Ltd	0010 Rev E	27/08/20
TREE CLEARING PLAN	Planit Consulting Pty Ltd	0020 Rev B	27/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 1	Planit Consulting Pty Ltd	0100 Rev F	27/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 2	Planit Consulting Pty Ltd	0101 Rev F	31/08/20
SEDIMENT AND EROSION CONTROL LAYOUT PLAN - SHEET 3	Planit Consulting Pty Ltd	0102 Rev F	27/08/20
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	Planit Consulting Pty Ltd	0110 Rev E	27/08/20
BULK EARTHWORKS LAYOUT KEY PLAN	Planit Consulting Pty Ltd	0200 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 1	Planit Consulting Pty Ltd	0201 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 2	Planit Consulting Pty Ltd	0202 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 3	Planit Consulting Pty Ltd	0203 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 4	Planit Consulting Pty Ltd	0204 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 5	Planit Consulting Pty Ltd	0205 Rev F	27/08/20
BULK EARTHWORKS LAYOUT PLAN - SHEET 6	Planit Consulting Pty Ltd	0206 Rev F	27/08/20

BULK EARTHWORKS CUT-FILL DEPTHS 1.0m INTERVALS - SHEET 1	Planit Consulting Pty Ltd	0210 Rev F	27/08/20
BULK EARTHWORKS CUT-FILL DEPTHS 1.0m INTERVALS - SHEET 2	Planit Consulting Pty Ltd	0211 Rev F	27/08/20
BULK EARTHWORKS CUT-FILL DEPTHS 1.0m INTERVALS - SHEET 3	Planit Consulting Pty Ltd	0212 Rev F	27/08/20
BULK EARTHWORKS SECTIONS - SHEET 1	Planit Consulting Pty Ltd	0220 Rev C	24/02/20
BULK EARTHWORKS SECTIONS - SHEET 2	Planit Consulting Pty Ltd	0221 Rev C	24/02/20
BULK EARTHWORKS NOTES AND DETAILS	Planit Consulting Pty Ltd	0230 Rev D	14/07/20
ROADWORKS LAYOUT KEY PLAN	Planit Consulting Pty Ltd	0300 Rev E	31/08/20
ROADWORKS PLAN - SHEET 1 OF 5	Planit Consulting Pty Ltd	0301 Rev E	27/08/20
ROADWORKS PLAN - SHEET 2 OF 5	Planit Consulting Pty Ltd	0302 Rev E	27/08/20
ROADWORKS PLAN - SHEET 3 OF 5	Planit Consulting Pty Ltd	0303 Rev E	27/08/20
ROADWORKS PLAN - SHEET 4 OF 5	Planit Consulting Pty Ltd	0304 Rev E	27/08/20
ROADWORKS PLAN - SHEET 5 OF 5	Planit Consulting Pty Ltd	0305 Rev E	27/08/20
TYPICAL ROAD CROSS SECTIONS	Planit Consulting Pty Ltd	0310 Rev E	31/08/20
MAIN STREET TYPICAL CROSS SECTIONS - SHOPPING CENTRE PRECINCT	Planit Consulting Pty Ltd	0311 Rev E	31/08/20
Geotechnical Investigation Whitsunday Paradise Residential Development – Stages 2 and 3	Butler Partners	018-160B	22 February 2019
Lot Masterplan – Stage 1	Planit Consulting Pty Ltd	No X0000_100 Rev 4	19/08/2020

Lot Masterplan – Stage 2	Planit Consulting Pty Ltd	No X0000_201 Rev 4	19/08/2020
Lot Masterplan – Stage 3	Planit Consulting Pty Ltd	X0000_301 Rev 4	19/08/2020
Lot Masterplan – Stage 4	Planit Consulting Pty Ltd	No X0000_401 Rev 4	19/08/2020
Lot Master Plan – Stage 6	Planit Consulting Pty Ltd	X0000_601 Rev 4	19/08/2020
Lot Masterplan – Stage 7	Planit Consulting Pty Ltd	X0000_701 Rev 4	19/08/2020

- 1.2 The approved development must be carried out in accordance with Section CP “Construction Procedures” of the Whitsunday Regional Council Development Manual.
- 1.3 A pre-start meeting must be arranged and held, in accordance with Section CP1.09 of the Whitsunday Regional Council Development Manual, prior to commencement of any operational works, including clearing of any vegetation.
- 1.4 All works must be certified by an engineer registered with the Board of Professional Engineers of Queensland (RPEQ status) in a suitable area of engineering (see Professional Engineering Act 2002) who is independent of the contractor for the works. Where a hold point, witness point, milestone or any other inspection is required for the certification process, these activities must be supervised by the nominated RPEQ.
- 1.5 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.6 All conditions of this approval must be complied with in full to Council’s satisfaction prior to the release of the survey plan or the commencement of the use, whichever is the sooner.

2.0 GEOTECHNICAL

- 2.1 All site works for all substages must be designed and constructed in accordance with the recommendations of the Geotechnical Investigation Report by Butler Partners Pty Ltd dated 22 February 2019.

3.0 EARTHWORKS

- 3.1 Bulk earthworks for Stage 3.1 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_100 Rev 4. No works external to the boundaries of this stage will be permitted.
- 3.2 Bulk earthworks for Stage 3.2 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_201 Rev 4. No works external to the boundaries of this stage will be permitted.
- 3.3 Bulk earthworks for Stage 3.3 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_301 Rev 4. No works external to the boundaries of this stage will be permitted.
- 3.4 Bulk earthworks for Stage 3.4 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_401 Rev 4. No works external to the boundaries of this stage will be permitted.

- 3.5 Bulk earthworks for Stage 3.6 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_601 Rev 4. No works external to the boundaries of this stage will be permitted.
- 3.7 Bulk earthworks for Stage 3.7 are limited to the stage boundaries as shown on drawing Lot Masterplan Drawing No X0000_701 Rev 4. No works external to the boundaries of this stage will be permitted.
- 3.8 No retaining walls are approved to be constructed as part of this bulk earthworks approval, the construction of any retaining walls will be conditioned as part of future operational works applications.
- 3.9 All cut/fill batter slopes are to be protected in an acceptable manner at the completion of the bulk earthworks to minimise the risk of erosion and are stable and will remain so over the long term.
- 3.10 All fill is to be placed, trimmed and compacted as a minimum to standards identified in AS 3798. Level 1 compaction test results are to be submitted to Council prior to the signing of the survey plan.
- 3.11 Prior to signing of the first plan of survey for the applicable stage, the applicant must lodge with Council, a RPEQ design and construction certification. The certification must be addressed to Council and must certify that all earthworks have been carried out in accordance with the requirements of AS 3798, Whitsunday Regional Council Development Manual and this Decision Notice.
- 3.12 Acid sulphate soils are not to be disturbed during the works unless an Acid Sulfate Soils Management Plan that complies with Planning Policy SC6.2.4: Acid sulfate soils management plan, is submitted and approved by Council.

4.0 EROSION AND SEDIMENT CONTROL

- 4.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control Plan) must be obtained prior for the relevant stage prior to commencement of work on site.
- 4.2 The stage specific Erosion and Sediment Control Plan must be designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008) prior to the commencement of any works on site. Install, monitor and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.
- 4.3 All site surfaces must be effectively stabilise using methods which achieve effective short-term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.
- 4.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 4.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to

reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

5.0 MISCELLANEOUS

- 5.1 It is to be noted that the checking and approval of these drawings is on an Audit Basis only. The “Statement of Compliance” submitted with the Drawings is to be the certification on which the approval is given.
- 5.2 It is the certifying/supervising Engineer’s responsibility to ensure that the design as submitted takes into account all site conditions and complies in all respect with Council’s Development Approval Decision Notice Conditions, Policies, Development Manual and accepted Engineering Design and Practice.
- 5.3 Any non-compliant aspects of the work including Engineering Design, Safety and Planning Issues identified by Council Inspectors during and at the completion of this work are to be redesigned, submitted for approval and included in the Scope of Work, prior to acceptance of the work by Council.
- 5.4 Prior to the commencement of any site works the applicant is to provide a Construction Management Plan to Council.

6.0 ADVISORY NOTES

- 6.1 The approved development is also required to comply with Council’s Local Laws from time to time and other controls.

6.2 Hours of work

It is the developer’s responsibility to ensure compliance with Section 440R of the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

6.3 Dust Control

It is the developer’s responsibility to ensure compliance with Section 15 – Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

6.4 Sedimentation Control

It is the developer’s responsibility to ensure compliance with Section 440ZD to 440ZG of the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

6.5 Noise During Construction and Noise in General

It is the developer’s responsibility to ensure compliance with Section 363C(3) of the Environmental Protection Act 1994.

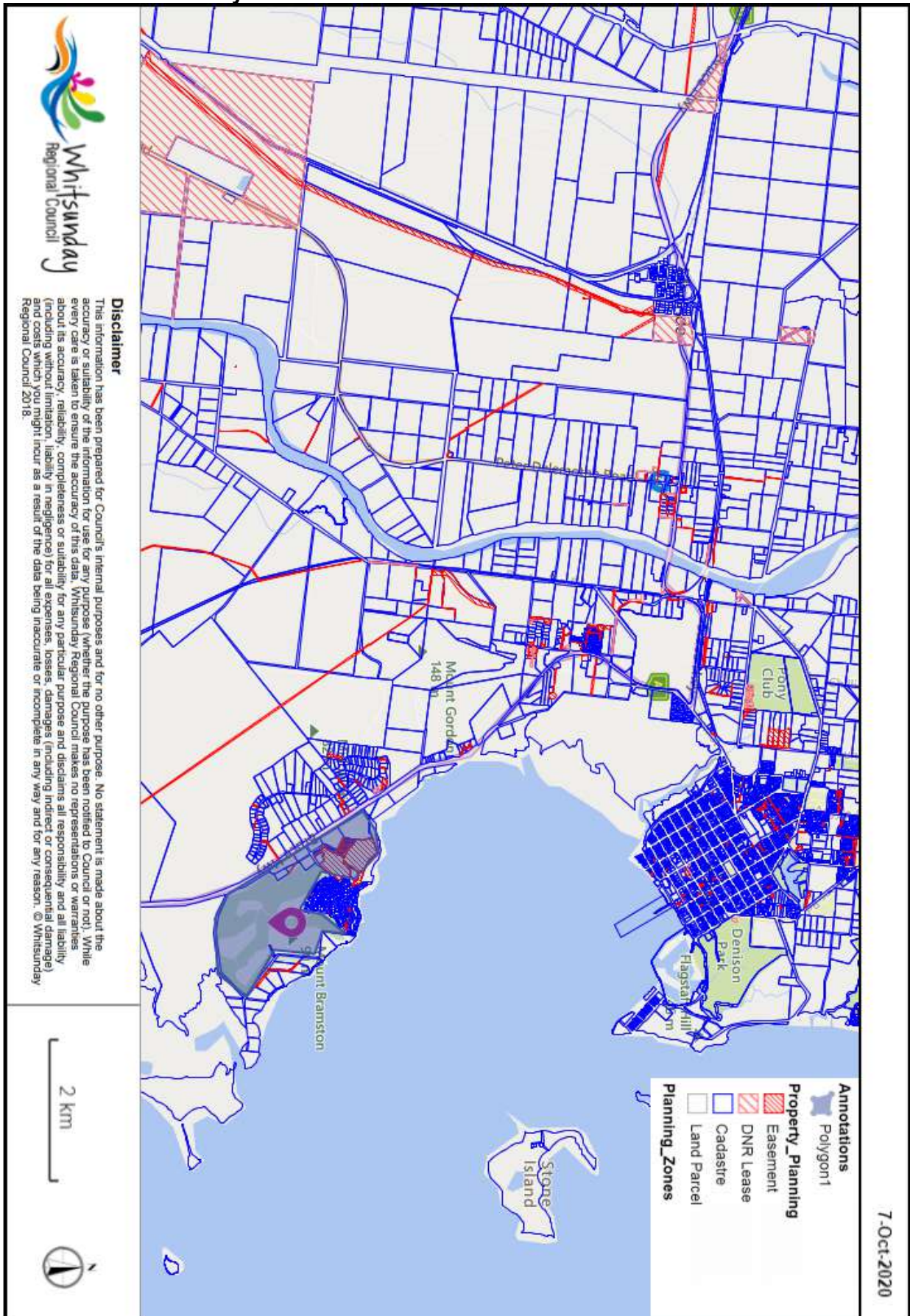
6.6 General Safety of Public During Construction

It is the project manager’s responsibility to ensure compliance with Work Health and Safety Act 2011. Section 20 states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

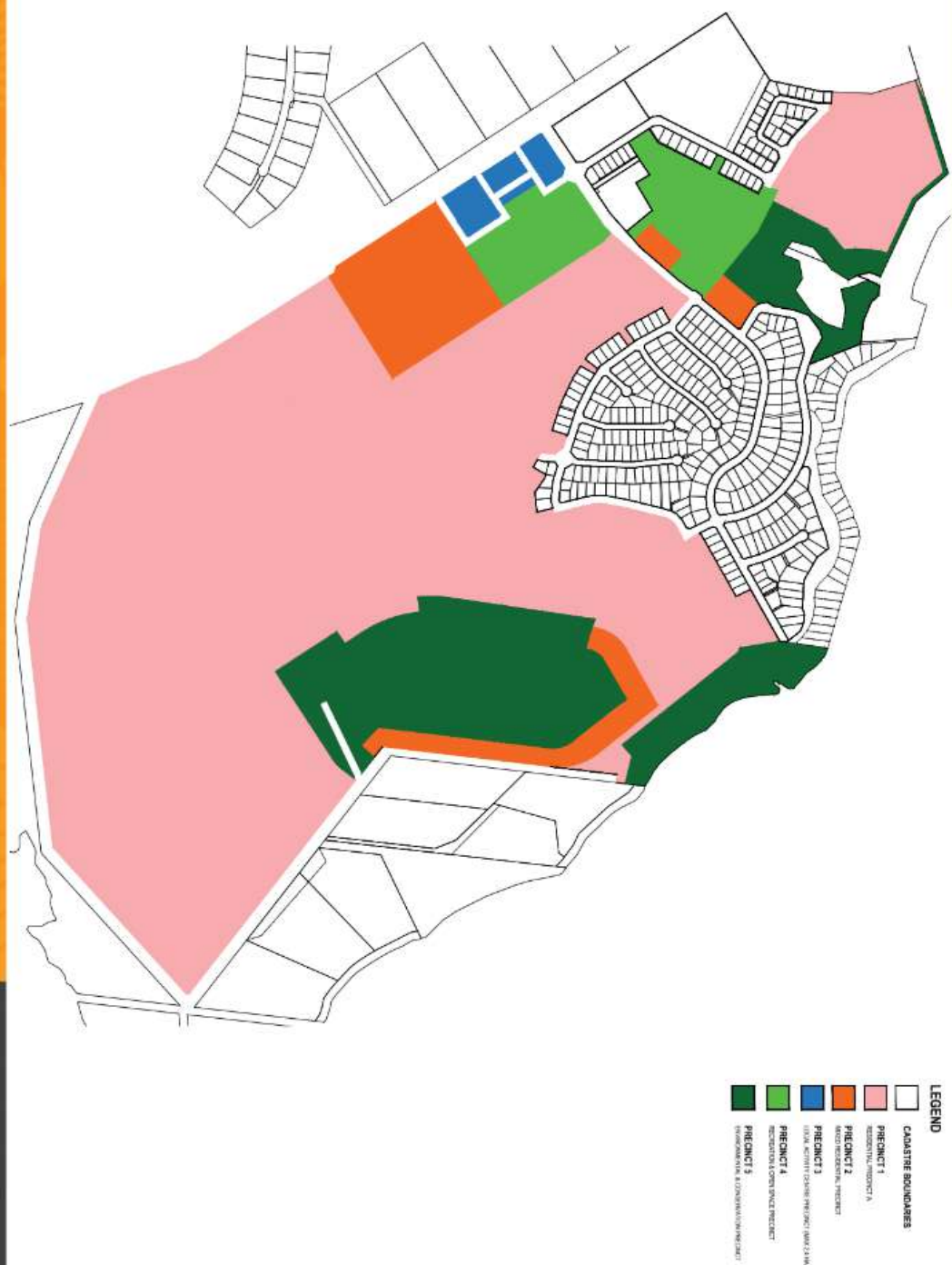
It is the principal contractor's responsibility to ensure compliance with Section 20 of the Work Health and Safety Act 2011. Section 20 states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with Section 20 of the Work Health and Safety Act 2011. Section 20 states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

Attachment 2 – Locality Plan



- 



An aerial photograph of a residential neighborhood. A specific area is outlined with a red dashed line. This outlined area contains a large yellow lot on the left, a large green lot in the center, and several smaller blue lots at the top. The rest of the visible area is composed of numerous small, rectangular red lots arranged in a grid-like pattern. The background is a light gray aerial view of the terrain.

LEGENDED

RESIDENTIAL PRECINCT	MINIMUM LOT SIZE 800M ²	TOTAL NUMBER OF LOTS 181
LOCAL ACTIVITY CENTRE	TOTAL AREA 2.4HA	
MEDIUM DENSITY PRECINCT	MINIMUM LOT SIZE 800M ²	GROSS DENSITY 33 DWELLINGS PER HA
	TOTAL NUMBER OF DWELLINGS 280	
OPEN SPACE		

[illegible]



WHITSUNDAY PARADISE SERVICE STATION

OCEAN VIEW DRIVE



DEVELOPMENT SUMMARY

GFA	
STATION SHOP	225 m ²
SHOP 1	56 m ²
SHOP 2 (TAKAWAY)	209 m ²
TOILET & SERVICES	64 m ²
CAR PARKING	555 m²
CAR PARKING:	38 CARS

DRAWING NO:	DRAWING TITLE:
0000	COVER PAGE
0001	SITE PLAN
1000	SERVICE STATION PLAN
1001	ROOF PLAN
2000	ELEVATION 1
2001	ELEVATION 2
2002	SECTION
3000	EXTERNAL VIEW 1
3001	EXTERNAL VIEW 3
3002	EXTERNAL VIEW 2
3003	EXTERNAL VIEW 4
3004	EXTERNAL VIEW 5

WHITSUNDAY PARADISE SERVICE STATION

OCEAN VIEW DRIVE

Push

Task
COVER PAGE

Scale: Date: Job Number:
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 JT DA 0000 B.

WHITSUNDAY PARADISE TAVERN

OCEAN VIEW DRIVE



DEVELOPMENT SUMMARY

SITE AREA: 50,337 m²

GFA

TAVERN	1113 m ²
OUTDOOR DECK	194 m ²
BOTTLE SHOP	122 m ²

CAR PARKING: 63 CARS

DRAWING NO.	DRAWING TITLE
0000	COVER PAGE
0001	SITE PLAN
1000	GROUND FLOOR PLAN
1001	POOL PLAN
2000	ELEVATION 1
2001	ELEVATION 2
2002	SECTION
3000	EXTERNAL VIEW 1
3001	EXTERNAL VIEW 2
3002	EXTERNAL VIEW 3
3003	EXTERNAL VIEW 4
3004	EXTERNAL VIEW 5
3005	EXTERNAL VIEW 6
3006	EXTERNAL VIEW 7

WHITSUNDAY PARADISE TAVERN

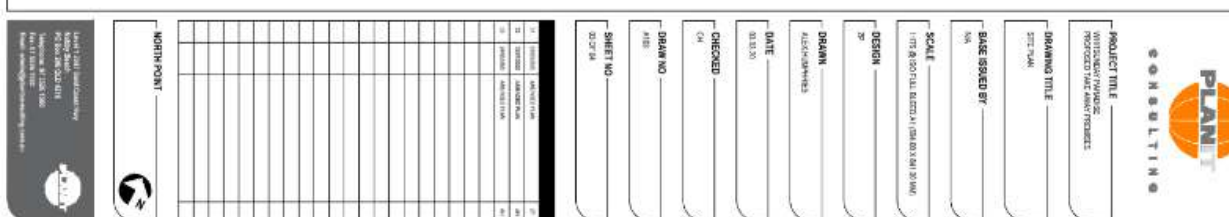
OCEAN VIEW DRIVE

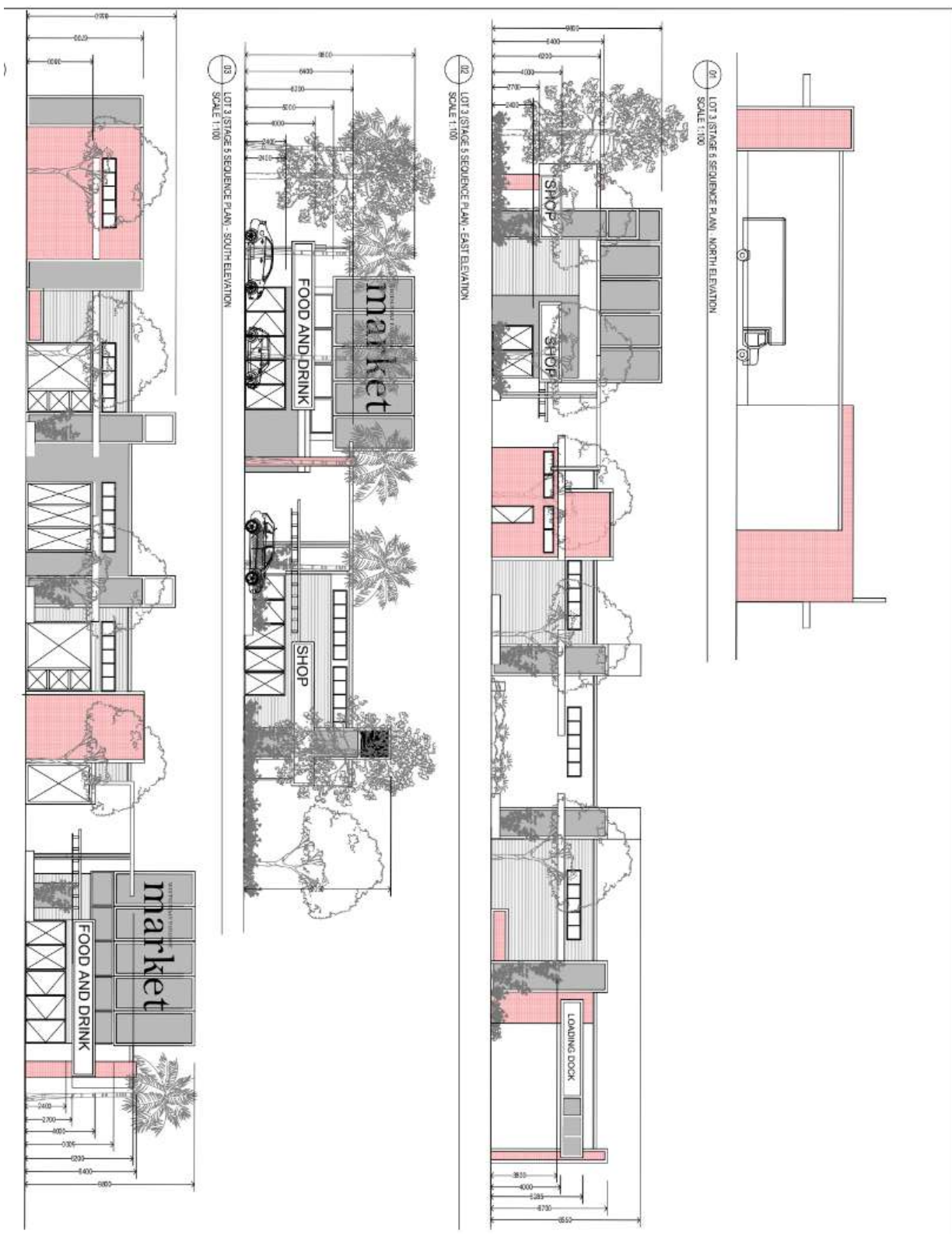
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COVER PAGE

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Date: 0000
A.







Level 2 2017 Civil Design Plan
 Whitsunday Regional Council
 PO Box 200 QLD 4670
 Tel: 07 4631 1000
 Email: info@whitsundayregionalcouncil.com.au

CONSULTING

Project: WHITSUNDAY PROPOSED
 Property ID: XXXXXXXX
 Client: XXXXXXXX
 Site Description: XXXXXXXX

Rev	Date	Description	Rev	Date
01	10/10/20	FOR APPROVAL	01	10/10/20
02	22/10/20	AMENDED PLAN	02	22/10/20

Scale Bar
 SCALE 1:100 @ A1 1:200 @ A2
 Project No. 20200

Approved: [Signature]
 APPROVED: [Signature]
 Date: 22/10/20

Drawn: [Signature]
 LOT 1 ELEVATIONS



Level 1200 One Coast Hwy
Newport Beach
PO Box 200 OLB 4215
Telephone: 714 554 1380
Fax: 619 260 1580
E-mail: info@jpl.com

WHITSLUNDY PAPERBOAT

1000

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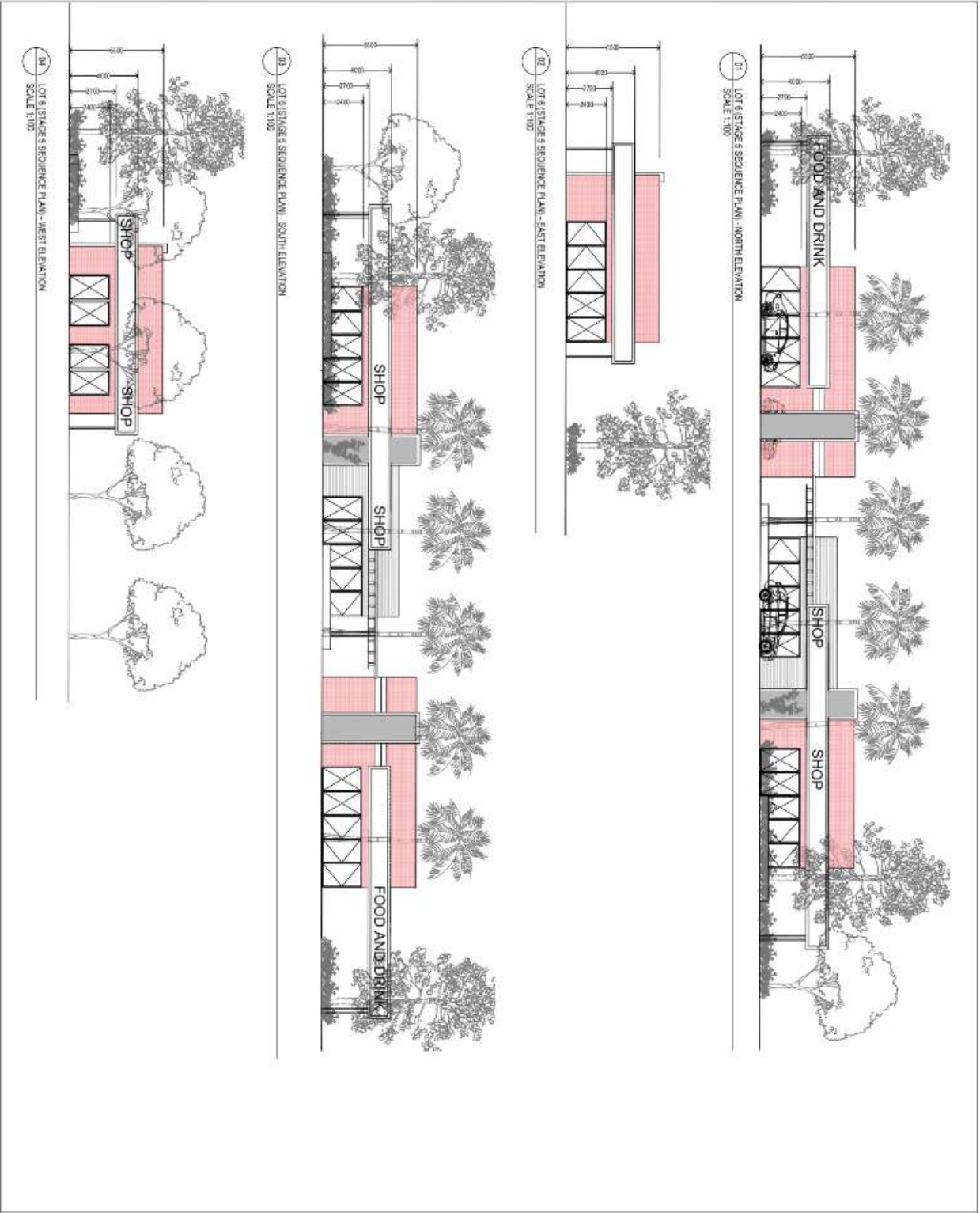
FROM

APPENDIX A: 2005

1997-1998

000000

2002 SEP - JUNE 2003152 J.A.



PLAN CONSULTING
 Level 1 224 South Coast Hwy
 Wollongong NSW 2520
 Phone: 02 800 1500
 Fax: 02 800 1501
 Email: info@planconsulting.com.au

Project: WOLLONGONG PROPOSED
Property ID:
Drawn: XXXXXXXX
Date Created: XXXX
Scale: XXXX

No.	Date	Description	Drawn	Check
01	10/10/20	FOR APPROVAL	XXX	XXX
02	22/10/20	APPROVED PLAN	XXX	XXX

Design: FOR APPROVAL

Approved Details: APPROVAL NO. 0000

Drawing: LOT 5 ELEVATIONS

Scale: 1:100 (A) 1:100 (B) 1:100 (C) 1:100 (D) 1:100 (E) 1:100 (F) 1:100 (G) 1:100 (H) 1:100 (I) 1:100 (J) 1:100 (K) 1:100 (L) 1:100 (M) 1:100 (N) 1:100 (O) 1:100 (P) 1:100 (Q) 1:100 (R) 1:100 (S) 1:100 (T) 1:100 (U) 1:100 (V) 1:100 (W) 1:100 (X) 1:100 (Y) 1:100 (Z)

Project No.: 0000

Drawing No.: 0000

Rev. No.: 0000

Rev. No.: 0000

David J. Smith David Coast Hwy
Newly Beach
PO Box 286 CA 94718
dsmith@nbc.37.com 1980
Fax: 07 5026 1902
Email: david@smithcoast.com.au

Project No. _____
20203

This is page 359 of the Agenda of Council's Ordinary Meeting to be held on Wednesday 28 October 2020

Attachment 5 – State Agency Referral Agency (SARA) Response



Queensland Treasury

RA6-N
SARA reference: 1806-8009 SRA
Council reference: 20180816

9 July 2020

Chief Executive Officer
Whitsunday Regional Council
PO Box 104
Proserpine Qld 4800
info@whitsundayrc.qld.gov.au

Attention: Matthew Twomey

Dear Matthew

SARA response—Bruce Highway, Bowen; Mcdonald Close, Bowen; and Ocean View Drive, Bowen

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment Referral Agency (SARA) on 28 June 2018.

Response

Outcome:	- Referral agency response – with conditions - Under section 56(2)(a) of the <i>Planning Act 2016</i>, SARA advises it has no requirements to the extent the application is for a variation request
Date of response:	9 July 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Preliminary approval	Material change of use for a preliminary approval that includes a variation request pursuant to section 50 of the <i>Planning Act 2016</i> . The variation request is to allow

DA Advisory Team (DAAT)
Level 13, 1 William Street
Brisbane QLD 4000
PO Box 15009 City East QLD 4002

Page 1 of 13

	development to be assessed in accordance with the provisions of the Whitsunday Paradise Urban Locality Preliminary Approval Document (PAD)
Development permit	Material change of use (staged) for a Food and Drink Outlet, Hotel, Outdoor Sport and Recreation, Service Station, Shopping Centre, Child Care Centre, Health Care Services and Shop
Development permit	Reconfiguration of a lot (staged) for 3 into 198 lots, drainage reserve, park, road and access easements
Development permit	Operational works for bulk earthworks (excavation and filling)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 17, Division 3, Table 5, Item 1 (Planning Regulation 2017) Reconfiguring a lot in a coastal management district Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) Development impacting on state transport and thresholds Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) Reconfiguring a lot within 25m of State transport corridor Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (Planning Regulation 2017) Reconfiguring a lot if all or part of the premises are adjacent to a road that intersects with a State-controlled road and is within 100m of the intersection Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) Material change of use within 25m of State transport corridor
SARA reference:	1806-6009 SRA
Assessment Manager:	Whitsunday Regional Council
Street address:	Bruce Highway, Bowen; McDonald Close, Bowen; and Ocean View Drive, Bowen
Real property description:	Lot 900 on SP225370; Lot 1 on SP172275; Lot 2 on SP172275; Lot 902 on SP212269; Lot 958 on SP194473; and Lot 959 on SP194473
Applicant name:	Homeland Property Developments Pty Ltd C/- Planit Consulting Pty Ltd
Applicant contact details:	PO Box 206 NOBBY BEACH QLD 4218 boyd@planitconsulting.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: • Approved • Reference: TMR18-024943

- Date: 8 July 2020

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at mackay.office@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in Attachment 4.

A copy of this response has been sent to the applicant for their information.

For further information please contact Duncan Livingstone, Principal Planner, on 34527180 or via email DAAT@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Kate Wall
Director

cc Homeland Property Developments Pty Ltd C/- Planit Consulting Pty Ltd, boyd@planitconsulting.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Preliminary approval Material change of use		
Schedule 10, Part, 9, Division 4, Subdivision 1, Table 1, Item, Development impacting on state transport and thresholds —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The Infrastructure Agreement entitled Whitsunday Paradise Infrastructure Agreement 2020 between the State of Queensland represented by the Department of Transport and Main Roads and Homeland Property Developments Pty Ltd executed on 25 June 2020, must be complied with.	In accordance with the terms of the Infrastructure Agreement
2.	The new road access locations to the Bruce Highway, are to be located generally in accordance with the Concept Master Plan, prepared by Planit Consulting, Date: March 2020, Rev 01, as amended in red in by SARA.	At all times
3.	Stormwater management must be carried out generally in accordance with the following plans: - Basin Location Plan, prepared by Planit Consulting, Date 26/06/2020, Drawing No: SK02, Rev D - Sediment and Erosion Control Layout Plan, prepared by Planit Consulting, Date 26/06/20, Drawing No. SK03, Rev D.	At all times
4.	(a) Construct a 2.9 metre high noise barrier as shown on Figure 14 - Acoustic Fence contained within the Road Traffic Noise Assessment, prepared by live it Acoustics, Date 18/04/2018, Document Number #1073d1-D, Revision D, as amended in red by SARA. (b) The noise barrier must achieve a minimum mass of 15kg/m² and have no holes or gaps and be designed in accordance with: (i) The Department of Transport and Main Roads' Traffic Noise Management Code of Practice, Chapter 5' Specifications MRS15 and MRTS15 (c) RPEQ certification must be provided to the District Director (Mackay/Whitsunday) within the Department of Transport and Main Roads, at Mackay.Whitsunday.IDAS@tmr.qld.gov.au, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	Prior to commencement of the use of the use of the Mixed Residential Precinct lot or submitting the Plan of Survey to the local government for approval of and Stages 4A and 4B of Residential Precinct A, and to be maintained at all times
5.	The 'Potential bus route' shown on the Concept Master Plan, prepared by Planit Consulting, Date: March 2020, Rev 01, as amended in red in SARA, and any roadworks (including intersection upgrades) to the Bruce Highway and Ocean View Road, must be designed and constructed to be in accordance with the following to	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage

	accommodate a single unit rigid bus of 12.5m in length: • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016) • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6) • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and • Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018).	
Development Permit – Material Change of Use for Food and Drink Outlet, Hotel, Outdoor Sport and Recreation, Service Station, Shopping Centre, Child Care Centre, Food and Drink Outlet, Health Care Services and Shops Development Permit - Reconfiguring a Lot –4 Lots Into 198 Lots, Park, Roads, And Access Easements		
Schedule 10, Part, 9, Division 4, Subdivision 2, Table 1, Item 1, Reconfiguring a lot within 25m of State transport corridor - Schedule 10, Part, 9, Division 4, Subdivision 2, Table 3, Item 1, Reconfiguring a lot if all or part of the premises are adjacent to a road that intersects with a State-controlled road and is within 100m of the intersection - Schedule 10, Part, 9, Division 4, Subdivision 2, Table 4, Item 1, Material change of use within 25m of State transport corridor — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
6.	The Infrastructure Agreement entitled Whitsunday Paradise Infrastructure Agreement 2020 between the State of Queensland represented by the Department of Transport and Main Roads and Homeland Property Developments Pty Ltd executed on 25 June 2020, must be complied with.	In accordance with the terms of the Infrastructure Agreement
7.	(a) Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters and other works involving ground disturbance must not encroach or destabilise the state-controlled road including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts. (b) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit within the Department of Transport and Main Roads, Mackay Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au), confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times (b) Prior to the commencement of use for the relevant stage or prior to submitting the Plan of Survey to the local government for approval for the relevant stage, whichever comes first
8.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the Bruce Highway. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the Bruce Highway (ii) interfere with and/or cause damage to the existing stormwater drainage on the Bruce Highway (iii) surcharge any existing culvert or drain on the Bruce	(a) and (b) At all times (c) Prior to the commencement of use or prior to submitting the Plan of Survey to the local government

	(iv) Highway reduce the quality of stormwater discharge onto the Bruce Highway. (c) RPEQ certification with supporting documentation must be provided to Program Delivery and Operations Unit, Department of Transport and Main Roads, Mackay Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au), confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	for approval for the relevant stage, whichever comes first
9.	The new road access location to the Bruce Highway and the local road access locations within 100m of the Bruce Highway intersection, are to be located generally in accordance with the Stage 3 Subdivision Plan 01, prepared by Planit Consulting, Date 22.06.20, Draw No x0000_700 Rev No. 01, as amended in red by SARA.	At all times
10.	(a) Provide for two indented bus stop bays at the locations shown on the Local Activity Centre Precinct Parking Plan, prepared by Planit Consulting, Date 22/06/20, Drawing No: June 2020-Final Set, Rev No. REV_03, as amended in red by SARA. (b) Each indented bus bay must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components in accordance with the Department of Transport and Main Roads' TransLink <i>Public Transport Infrastructure Manual 2015</i>: • Provision for the set down of a single unit rigid bus of 12.5m in length in accordance with Section 5.6.3.1 – 'Bus stop length requirements' and 'Table 5.7: Minimum bus stop length requirements' (pages 28-29) of Chapter 5 – 'Bus stop infrastructure'. • Provision of a minimum bus bay width of 3m, excluding cycle lanes, in accordance with Table 5.4: 'Bus stop arrangements - Indented bus bay' (page 23) of Chapter 5 – 'Bus stop infrastructure.' (c) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, Mackay Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au), confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	Prior to the commencement of use or prior to submitting the Plan of Survey to the local government for approval for the relevant stage, whichever comes first
11.	(a) Provide a dedicated taxi rank parallel to the kerb at the location shown on the Local Activity Centre Precinct Parking Plan, prepared by Planit Consulting, Date 22.06.20, Drawing No: June 2020- Final Set, Rev No. REV_03, as amended in red by SARA. (b) The dedicated taxi rank must be designed and constructed to include the following: • a minimum of two (2) taxi parking bays in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking	(a) and (b) Prior to the commencement of the relevant stage uses and to be maintained at all times (c) Prior to the commencement of use

	- of the taxi bays provided, at least one (1) must be of a length and width suitable for use by people with disabilities in accordance AS1428.1 - Design for access and mobility and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities - two taxi zone signs R5-21, placed at either end of the dedicated taxi rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls - lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements - accessibility in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. (c) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, Mackay Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au), confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	
12.	To ensure active transport connectivity to public passenger transport, the development must provide the 'Pedestrian movement routes' generally in accordance with the Local Activity Centre Precinct – Pedestrian Circulation Stage 3, Plan No: A00, as amended in red by SARA.	Prior to the commencement of use and to be maintained at all times
13.	The 'Potential bus route' shown on the Stage 3 - Road Circulation, prepared by Planit Consulting, Date 22.06.20, Draw No B101, as amended in red by SARA, and any roadworks (including intersection upgrades) to the Bruce Highway and Ocean View Road, must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 12.5m in length: - Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); - Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and - Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018).	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage
Schedule 10, Part 17, Division 3, Table 5, Item 1, Reconfiguring a lot in a coastal management district —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		

14.	The subdivision should be undertaken in accordance with the Stage 3 – Location Plan, prepared by Planit Consulting Pty Ltd, Date 22/06/20, Draw No A101, Revision 04.	Prior to submitting the Plan of Survey to the local government for approval
15.	Provide an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matters of state environmental significance being 21.3 hectares of Protected Wildlife Habitat (Koala – <i>Phascolarctos cinereus</i>).	Prior to commencing any works that impact on protected wildlife habitat

Attachment 6 – Table of Variations to Whitsunday Regional Council Planning Scheme 2017

Variation	Applicant's Justification	Officer comment
- Infrastructure overlay code i. Performance outcome PO10 and Acceptable outcome AO10.1 in Table 8.2.10.3.1 of the Infrastructure overlay code. ii. Performance outcome PO11 and Acceptable outcome AO11.1 in Table 8.2.10.3.1 of the Infrastructure overlay code. <i>Bulk water supply pipelines and buffers are protected with adequate setbacks from buildings and structures.</i>	These provisions relate to trunk water pipelines and buffers to these. The Concept plan generally illustrates proposed buffers between development and trunk water supply infrastructure. Additionally the future reservoir, within the site and trunk connection between this and the water supply pipeline within the Bruce Hwy are retained in either open space as is the case for the reservoir or open space and road reserve in the case of the connecting pipe line. Plans for the future reservoir are contained in within the application material. The Concept Plan illustrates the spatial land use response i.e open space and road configuration separating development from the water infrastructure.	Supported. Wording change only. The PAD retains separation distances from infrastructure within public land.

Variation	Applicant's Justification	Officer comment
- Local centre zone code i. Purpose and Overall outcome 6.2.7.2 (3)(f) of the Local centre zone code. <i>maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%</i>	The controls in the provision are overridden by the proposed increase in height to 12m or 3 storeys. This is in response to modern commercial built form and enables greater flexibility in delivering varied rooflines, structures and commercial character distinct from the principally low rise estate.	Supported. These are small areas of increased height to provide for greater flexibility in design.
Low residential density zone code i. Purpose and Overall outcome 6.2.8.2 (3)(a) of the Low density residential zone code. <i>development provides for low density housing types, primarily in the form of dwelling houses that</i>	Whitsunday Paradise Urban Locality Code and supporting Plans makes redundant the listed provisions. This provision is able to be deleted due to the controls in the PAD/Code and Plans. Specifically, the Plans limit the extent of residential Low density housing and retains the minimum allotment size. The concept plan illustrates a Low density estate. The PAD/ Code	Supported. Wording change only. Supported. Wording change only. Lot sizes are now the same as the Planning Scheme.

<i>promote variety in housing size and choice;</i> ii. Purpose and Overall outcome 6.2.8.2 (3)(n) of the Low density residential zone code. <i>vehicle movement networks are provided that facilitate convenient connections to centres and Community activities, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes</i> iii. Purpose and Overall outcome 6.2.8.2 (3)(o) of the Low density residential zone code <i>development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network.</i> iv. Purpose and Overall outcome 6.2.8.2 (3)(p) of the Low density residential zone code development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;	prescribes alternate housing choices in the Precinct to Dual occupancy dwellings and only where on an allotment over 800m2 and a corner allotment. This provision is largely not relevant as the development has a constructed egress to the Bruce Hwy. A second access is proposed at the reorganised Adelaide Point Rd intersection with the Bruce Hwy. Additionally an IA with the DTMR has been arrived at to ameliorate traffic impacts from the development and to an extent other increases in traffic volumes on the Bruce Hwy from other zoned land. The Road Hierarchy Plan, Circulation Plan and Concept Master Plan in the PAD demonstrate the outcome has been met. The PAD/Plans and Code provide for an efficient road layout supported by a traffic report. A feature of this is the upgraded intersections of the existing local roads to the Bruce Hwy. As identified an IA with DTMR has also been entered into for interaction/interface with the state-controlled road network. The Road Hierarchy Plan, Circulation Plan and Concept Master Plan in the PAD demonstrate the outcome has been met. The provision is redundant. The PAD/Plans and Code outlines the achievement of this provision. Specifically, the reduction in zoned land to preserve Mt Bramston and the series of peaks forming the ridge line from any form of residential development. This will see the slopes and ridgelines above RL 55m retained in a natural state. The Code contains Purpose statements and provisions to limit	Supported. Wording change only. Direct property access to the Bruce Highway is eliminated. Supported. Wording change only. The estate is master planned and the road hierarchy is integrated. Supported. Wording change only. The estate is master planned to restrict development to areas appropriate for development.

	the height of residential allotments and the servicing of residential allotments to preserve this element. Similarly, the plans remove the potential for development in foreshore areas. The Plans and Code controls strengthen/ provide greater controls to achieve this provision than the Planning Scheme.	

Variation	Applicant's Justification	
vi. Purpose and Overall outcome 6.2.8.2 (3)(t) of the Low density residential zone code The safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.	As outlined above the Concept plan generally illustrates proposed buffers between development and trunk water supply infrastructure. Additionally the future reservoir, within the site and trunk connection between this and the water supply pipeline within the Bruce Hwy are retained in either open space as is the case for the reservoir or open space and road reserve in the case of the connecting pipe line. Plans for the future reservoir are contained in the application material. The Concept Plan illustrates the spatial land use response i.e open space and road configuration separating development from the water infrastructure and other infrastructure contained in the Bruce Hwy corridor. As also identified the existing STP on site is to be removed and sewer connections to WRC's reticulated network made. It is considered this provision can be deleted.	Supported. Wording change only. The development is master planned to provide sufficient space for necessary infrastructure.
• Recreation and open space zone code Purpose and Overall outcome 6.2.15.2 (3)(b) of the Recreation and open space zone code.	The Precinct Plans provides for a number of parcels to be 'zoned' open space for recreational and environmental purposes. Additional open space areas are contemplated in the Circulation Plans. These areas will contribute to the overall open space network and be suitably	Supported. Inclusion of additional supported land uses. The development is master planned to provide open space and recreation areas, including the

development may provide for limited other Community and Entertainment activities where they provide support for the predominant Recreation activity. Such uses include community uses, emergency services, clubs and function facilities as well as further supporting infrastructure, such as amenities blocks, shelters, spectator stands and picnic tables. Lighting infrastructure may be established in the zone where it supports the ongoing safe, comfortable and efficient operation of Recreation activities.	embellished for their intended purpose. A revised Open Space Management Plan (OSMP) for the development is present in the application material. Dealing specifically with the proposed District /Local park adjacent to the Local Activity Centre, this is intended to accommodate a local club site. AFL QLD have identified a desire to occupy the new site club site/facility. The concept for this is provided in the application material. Features of this park as proposed include a club house / change rooms for the future AFL team, large playground for children, a tavern use (Hotel/tavern), all overlooking the constructed field. A shared carpark is provided for, which includes set down for team buses and emergency vehicles. These activities are designed to provide a strong social and recreational node within the development. The open space has high street frontage and exposure within the future development as illustrated in the Plans. These uses will activate the open space and ensure ownership of the space by the community. Accordingly, the provision is overridden by the more specific Code in respect to the outcome in the Planning Scheme. The park in to be developed as Part of Stage 3, and earthworks would be undertaken would be undertaken concurrent with the first substage.	provision of related amenities including an AFL clubhouse supported by a Hotel/Tavern. The location of these additional uses adjoining key recreation and commercial areas is considered appropriate.

Variation	Applicant's Justification	
	The park and lot for the Hotel is created with substage 2. The	

	Table of Assessment for the Park and Recreation Precinct has been amended to include Hotel use.	
- Dual occupancy code i. Performance outcome PO1 and Acceptable outcomes AO1.1 and AO1.2 in Table 9.3.4.3.1 of the Dual occupancy code. The dual occupancy is located on a lot in the Low-medium density residential zone or a centre zone.	The variation seeks to enable Dual occupancy dwellings within the residential use areas of the development and not limited to the Low-medium Density residential zone as is in the WRSPC. This is to provide dwelling diversity and choice. This use is sought in both the Mixed-Use Residential Precinct and Low-Density Residential Precincts. This use is restricted in the Low-Density Residential Precincts to allotments which are over 800m² and also on a corner allotment. Through this the dual use may read as 2 separate dwellings as access is derived for each dwelling for a separate street. Three are proposed in the Stage 3 application. The PAD Code addresses this allotment control size and design aspect resulting in a 'peppering' of these uses.	Supported. The inclusion of dual occupancy development is accepted as the estate has been master planned to provide the uses on lot sizes and locations which will not compromise a low density residential neighbourhood amenity.
- Construction management code i. Performance outcome PO6 and Acceptable outcome AO6.1 in Table 9.4.2.3.1 of the Construction management code. Vegetation clearing, other than exempt vegetation clearing: (a) does not occur; or (b) where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, rehabilitation is undertaken in accordance with D2: Site	These provisions are sought to be deleted in response to the detailed design process to arrive at an acceptable development footprint within the previously zoned residential land and /or more restrictive provisions are within the PAD. Specifically; This PO deal with ecological aspects and vegetation clearing. The PAD contains provisions to limit the extent of Precinct 1 to below 55m RL and Precinct 2 to have no more than 15% of allotments above RL55m. Allotments also have a servicing limit a the frontage of an allotment of 50m. Slopes of the	Supported. Technical environmental and geotechnical reporting has been provided to support the proposed earthworks design while protecting sufficient land within the estate from development. Conditions of approval have been imposed restricting the amount of clearing to be undertaken for each substage.

regrading and D9: Landscaping of PSP SC6.8 WRC development manual.	site give rise to the level differences. Above these heights limited clearing is proposed, except for infrastructure. We note the Plans also indicate an Environmental and Conservation Precinct which is intended to retain native vegetation. This precinct is approximately 33ha or 15 % of the site. That is of the currently zoned low-density zoned land in the Planning Scheme, the PAD now seeks to retain 15% of this for conservation purposes. Additionally, the Plans also indicate potential other buffers and recreational open space areas where vegetation retention may also be achieved subject to earthworks and likely take the figure to approximately 20%. The proposed Environmental and Conservation Precinct, which are the result of the detailed ecological assessment satisfy the outcomes of this code provision.	
Variation	Applicant's Justification	
	PO and AO in the PAD achieve the intent of the former scheme. It should also be noted clearing is proposed to be limited to the extent necessary for each Precinct and the detailed Tree Clearing Plan is presented in the application material for Stage 3. Note the site is not to be cleared in 1 action. The Tree Clearing Plan also includes the Vegetation Management Plan for the stage and site to guide clearing	
Performance outcome PO7 and Acceptable outcome AO7.1 in Table 9.4.2.3.1 of the Construction management code.	This provision deals with clearing on slopes. The proposal will involve clearing on slopes and slopes in excess of 15%. This is unavoidable within the currently zoned residential land. The PAD has introduced a	Supported. Technical environmental and geotechnical reporting has been provided to support the proposed earthworks design

Vegetation clearing on slopes 15% or greater is avoided or where unavoidable, minimised.	control to limit the height residential development can occur to which is 55m for Precinct 1 and no more than 10% of lots in Precinct 2 can occur above this limit. Clearing and earthworks on slopes and slopes in excess of 15% is also necessary to comply with WRS Development Manual. As identified the development is required to connect to existing streets and ensure roads meet suitable grades as specified in the Development Manual DG 1.0.4 – 7. This dictates cutting and filling to meet acceptable grades for this infrastructure and other infrastructure such as stormwater as IPWEA (Institute of Public Works Engineers Australia). These desired grades also facilitate non-motorised and accessible access throughout the development, this is not a feature in some areas of the existing developed stages of the estate. The proposed cutting and filling is also necessary to resolve stormwater interface issues with the existing stages, which continue to discharge stormwater in an unsustainable manner resulting in downstream erosion and sedimentation. It should also be noted clearing is proposed to be limited to the extent necessary for each Precinct and a detailed earthworks and corresponding tree clearing plan would be provided at these intervals. The entire site is not to be cleared in 1 action. The revised earthworks plans for Stage 3 are submitted with this submission. These revised plans have reduced the extent of	while protecting sufficient land within the estate from development. The PAD includes adequate controls to guide future development of the master plan.

	clearing required and cut/fill volume by approximately 45% from the original submission. A revised sediment and erosion control plan has been provided in the application material. The original stormwater report has not been amended as the discharge locations and treatment approach has not changed. The proposed treatment device exceeds the required efficiencies for the stage and ameliorate some of the impacts from the previous developed stages.	

Variation	Applicant's Justification	
iii. Performance outcome PO8 and Acceptable outcomes AO8.1 – AO8.2 in Table 9.4.2.3.1 of the Construction management code. Construction activities and works provide for: (a) the protection of the aesthetic and ecological values of retained vegetation; and (b) impacts on fauna to be minimised.	A Vegetation Management Plan (VMP) is provided in the application material. This addresses the management measures to be addressed through clearing. This document is also referenced in the PAD making the provision redundant and complies with the Note within AO8.1. Aspects related to weed removal are addressed in the Open Space Management Plan. The site is partially developed and as illustrated in various reports the natural stormwater flows have been varied. These varied flows are resulting in erosion on site and sedimentation on and off site. The proposed development provides for ratification of these previous issues through appropriately engineered landform modification and water sensitive urban design devices.	Supported. Wording change only. The key elements of the code are reflected within the Vegetation Management Plan.
iv. Performance outcome PO9 and Acceptable outcome AO9.1 in Table 9.4.2.3.1 of the Construction management code. Following any vegetation clearing, natural stormwater flows within the site are identified, captured and diverted to a lawful point of discharge.	All post modification stormwater flows will be to a legal point of discharge and the current discharges into the site, causing erosion, from the Bruce Highway are also addressed. These are addressed through armouring and natural channel design features and easements.	Supported. The conflict between the performance outcome and ability to develop the site is noted. The PAD includes adequate stormwater control provisions to guide the delivery of the masterplan.

	Post clearing all stormwater discharges travel through accepted engineered structures consistent with the Planning Scheme Development Manual and the IPWEA Standard Drawings. Refer to Stage 3 drawing set which illustrates compliance with the Code and rectifies previous engineering faults within the site. These faults are a product of the approval and design requirements which existed at the time of the applications. In addition, the site is zoned for urban development. A literal interpretation of the PO would require no development or a form of development which is not consistent with the zoning. Subsequent development applications are required which will further comply with the PAD provisions which address the PO and AO issue, enabling deletion of this provision.	
- Excavating and filling code i. Performance outcome PO2 and Acceptable outcome AO2.1 in Table 9.4.3.3.1 of the Excavating and filling code; and Excavation and filling: (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintains natural landforms as far as possible; and (d) is stable in both the short and long term.	The Development Manual provides guidance on how development is to be delivered across sites and criteria to meet. As identified the proposal augments with existing constructed stages of the estate. These external roads predetermine the required road design and geometry in adjoining stages. As is illustrated in the plans for Stage 3 the proposed development achieves the required design criteria. The stage provides for an integrated layout within an area that is partially cleared, does not contain vegetation of significance as determined by the state or WRSPS.	Supported. Conditions of approval have been imposed restricting the manner in which earthworks may be undertaken per substage. The PAD has adequate controls for future stages to be delivered in accordance with the master plan.
	Additionally, the site is essentially not affected by mapping designations under the Planning Scheme Environmental Significance Overlay. The PAD proposes a greater extent of environmental protection than the Planning Scheme. As noted,	

	approximately 15% of the site is protected from development. This includes Mt Bramston, the ridge line that this form and the forested slopes below this. The proposal has removed the Preliminary Approval for earthworks component from the applications, but still seeks approval for Stage 3 earthworks. These earthworks have been amended to reduce excavation/filling. These earthworks do not occur in any mapped WSPS Environmental designated land. The proposed earthworks in Stage 3 do have cut and fill greater than 1.5m and works on slopes greater than 15%. This is to achieve an urban form which ties in with existing stages, achieves the intended zoning and strategic designation of the site and meets the design manual requirements for roads. Development of the site without earthworks in excess of 1.5m or on slopes greater than 15% would result in large sections of the site not developing and current roads ending at stubs. The earthworks would also not enable corrective works to drainage on site from previous approvals which have and do cause sedimentation and erosion on site and downstream. The PAD contains provisions which enable this PO /AO to be removed. The proposed earthworks associated with stage 3 will not impact on the visual amenity of the area as urban development will occur within the strategically identified and zoned urban area. The Plans for the PAD protect significant features of the site, in excess of that mapped in the Planning Scheme and deliver an urban form on a modified landform which achieves the WSR Development Manual requirements.	

	We note that the reduction in the extent of Low density residential land increased environmental conservation areas and changes to the earthworks in Stage 3 will ensure the general landform of the site would be retained post works. This modified landform will have cuts and fill greater than 1.5m but will have a more gentle form to accommodate access and mobility, and rectify stormwater issues as illustrated in the application material. All works will conform with the stormwater strategy, staged clearing/earthworks for the site and sediment and erosion control measures to ensure environmental harm does not occur	
Variation	Applicant's Justification	
ii. Performance outcome PO3 and Acceptable outcome AO3.1 of the Excavation and filling code Any filling or excavation does not restrict or interfere with overland flow	As has been outlined the previous approvals and works have modified the natural overland flow paths in the south west of the site and in association with the Bruce Hwy. The proposal seeks to align the modified drainage to the new concept plans such that existing sedimentation and erosion for the existing drainage ceases and drainage is directed into purpose-built conveyance system and treatment devices which will be compliant with the Planning Scheme Design Manual. The proposal does not seek to alter the drainage at the property boundary and will direct stormwater into drainage lines, tidal water and /or roads. The Stage 3 works compliant with the PAD demonstrate this. Future applications for future stages will be assessed against the same criteria and thus enable this PO/AO to be removed. As noted, development of the site for its intended and zoned use will	Supported. The PAD includes adequate stormwater control provisions to guide the delivery of the masterplan.

	result in modifications to landform and drainage. This puts the zoning intention in conflict with the current PO/AO. The PO / AO is worded that 'any filling or excavation does not restrict or interfere with natural / overland flow. Given the prohibition in the wording of 'any' filling or excavation adds further weight to deletion of this PO/AO. The cutting in or filling for a road which meets the Design Manual requirements would, as an example, require an Alternate Outcome and may be considered in conflict with the PO. The reduction in the extent of Low density residential land increased environmental conservation areas and changes to the earthworks in Stage 3 will ensure the general landform of the site would be retained post works. This modified landform will have cuts and fill greater than 1.5m but will have a gentler form to accommodate access and mobility, integrate with the existing subdivision, rectify and treat stormwater as illustrated in the application material.	
Variation	Applicant's Justification	
- Infrastructure code i. Performance outcome PO3 and Acceptable outcome AO3.1 in Table 9.4.4.3.1 of the Infrastructure code. The development of stormwater management infrastructure is designed in accordance WRC development manual.	As outlined above maintaining the pre existing drainage will continue to result in erosion and sedimentation on site and the surrounding environment. Earthworks and stabilisation works will be undertaken to improve on site drainage and ensure discharges at the boundary are in accordance with Planning Scheme Development Manual requirements. This is also ensuring partial treatment to existing developed areas from a stormwater quantity and quality perspective. All stormwater from the development will be treated to accepted standards before discharge from the site. The PAD embeds this requirement and a stormwater management strategy/plan is	Supported. Wording change only. Requirements now reflected within the PAD.

	provided enabling this provision to be deleted.	
ii. Performance outcome PO5 and Acceptable outcome AO5.1 in Table 9.4.4.3.1 of the Infrastructure code. The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	As outlined above an SMP for the site has been prepared and guides the responses each Precinct needs to do. The PAD embeds this requirement and a stormwater management strategy/plan is provided enabling this provision to be deleted.	Supported. Wording change only. Requirements now reflected within the PAD.
- Landscaping code i. Performance outcome PO2 and Acceptable outcomes AO2.1 – AO2.2 in Table 9.4.5.3.1 of the Landscaping code. Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	The PAD deals with landscaping of the site and protection of native vegetation on site. As outlined 15-18% or 35ha of the site is retained as environmental conservation areas or within buffers and other open space. Landscape works will integrate native species into landscape works as well as other species (Native and Exotic) to provide a high amenity landscaped estate and relevant for purpose. The site Statement of Landscape Intent is provided for the overall development outlining landscape treatments and a suite of species for parks and streetscape plantings. The list is not exhaustive but the document and PAD provide greater certainty / specification than the Planning Scheme and can be overridden.	Supported. The site has been master planned to retain 35ha of existing vegetation. The outcomes are now reflected within the PAD.
ii. Performance outcome PO9 and Acceptable outcomes AO9.1 – AO9.2 in Table 9.4.5.3.1 of the Landscaping code. Development provides for landscaped separation buffers that: (a) effectively protect matters of environmental significance or the edges of existing native vegetation; and (b) provide separation between	An Open Space Management Plan for the site which deals with development interface aspects, revegetation and broad landscaping. This document provides guidance for responses each Precinct must consider address. The PAD addresses this issue.	Supported. Wording change only. The PAD reflects the requirements of the overall outcome.

incompatible land uses or between major infrastructure elements, such as State controlled roads, and land uses.		
- Reconfiguring a lot code i. Performance outcome PO6 and Acceptable outcomes AO6.1 in Table 9.4.6.3.1 of the Reconfiguring a lot code. Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values and development.	The PAD and series of Plans provide for an integrated development with high connectivity and opportunity for mobility. The Layout provides for a modified grid as outlined in the Panning Scheme Code (f) and avoids cul-de-sac style urban development. In delivering the footprint constraints such as vegetation and any overlay mapping was considered. The site retains approximately 15% of the site now in an environmental and conservation precinct compared with the existing zoning. The PAD introduces controls on the location and servicing of lots to contain the footprint. The layout responds appropriately to this retaining the dominant ridgeline associated with Mt Bramston and its forested slopes generally below 55m. Landform and drainage were also considered in arriving at the integrated and desired layout. The site will require earthwork to deliver the desired zoning and strategic outcomes of the Planning Scheme.	Supported. Wording change only. The estate has been master planned to provide a logical layout to facilitate orderly development whilst maintaining key ecological values of the site.

Variation	Applicant's Justification	
	These earthworks will retain the general landform albeit at slopes within the development footprint to accommodate existing roads and infrastructure connections and provide for mobility. The earthworks will also resolve previous drainage issues which have resulted in erosion and sedimentation on and external to the site.	

	The layout provides a legible layout and affords road frontage to the majority of the recreational park frontages. The modified landform enables easy mobility through the network of open spaces. The controls and provisions in the plan ensure the future reconfiguration meets this requirement and enable it to be deleted.	
ii. Performance outcome PO7 and Acceptable outcome AO7.1 in Table 9.4.6.3.1 of the Reconfiguring a lot code. Development is appropriately planned, encompassing best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development.	As outlined the concept master plan and suite of supporting plans when read in conjunction with the PAD will deliver a responsive design. The PO seeks to deliver an efficient design which connects with the existing and planned development. The site delivers a modified grid layout on a modified landform. The planned development connects with existing roads, enables mobility and provides for a legible layout with neighbourhoods clustered around open space nodes with high accessibility and road frontage. This feature and the large district park and environmental park centred on Mt Bramston are designed to foster a sense of community and identity for future residents. The constraints of the site have been acknowledged and the efficient use of the zoning has been delivered. The controls in the PAD will see 15% of the site not developed for urban purposes as envisaged by the strategic plan and current zoning. This is through retention of Mt Bramston and the dominant ridgeline through the site. This site landscape and environmental feature is not identified on any the Planning Scheme overlays.	Supported. Wording change only. The concept master plan and PAD achieves the intent of the performance outcome.

	Through adoption of the minimum Planning Scheme lot sizes and or having larger lots than is permitted, as is the case in Precinct 2, a high level of amenity will be achieved as contemplated by the PO and AO.	

Variation	Applicant's Justification	
	The PAD plan set also illustrate how stages of the development can occur, consistent with infrastructure requirements. The PAD and plans provide suitable controls to achieve the PO and AO enabling its deletion.	
iii. Performance outcome PO9 and Acceptable outcome PO9.1 in Table 9.4.6.3.1 of the Reconfiguring a lot code. Development provides for public parks and open space for the enjoyment of residents and visitors that add to the character and amenity of future and existing surrounding development.	The PAD and plan set outline the requirement for an integrated open space network of active, passive and environmental open space areas distributed throughout the site. This network, illustrated in the PAD plan set and referenced in various PAD controls, facilitates the clustering of neighbourhoods around open space features. The open space elements of the development serve to preserve the character of the site and the dominant landscape features of the site, these being Mt Bramston, the dominate ridgeline encompassing Mt Bramston, the forested foothills of Mt Bramston and the natural forested foreshore areas of the site. The network also provides a strong community /social focal point through the delivery of the district level opens space node. This will integrate existing residents with new residents, through features such as the club and hotel and general recreational opportunities this space will provide. Its integration with high density residential areas and the local activity centre further	Supported. Wording change only. The concept master plan and PAD achieves the intent of the performance outcome.

	establish this open space as a focal point in the layout and community. This open space and associated uses occur in the first stage of the development. This ensures the community connections are established early. The open space and open space networks are to be suitably embellished and landscaped to meet their purpose. The PAD, Statement of landscape Intent in and Open Space Management Plans provide sufficient details to guide the delivery of the open space network. This enables this PO and AO to be deleted from assessment of the subsequent applications for reconfiguring a lot.	

The PAD also varies the Tables of Assessment in the Planning Scheme as follows;

Variation	Applicant's Justification	
Precinct 1 Residential Precinct A		
Dual Occupancy To be included in the table of assessment.	As outlined the PAD enables Dual Occupancy development in the former Planning Scheme Low-Density Residential Areas on lots greater than 800m2 and also where on a corner. This relates to Precinct 1 Residential Precinct A areas and assigns the use Code Assessable Three of these are achievable in Stage 3 of the development. These provide, as evidenced, a small number of different dwelling opportunities and are appropriately sited on corner allotments to reduce perceived dwelling intensity.	Supported. The inclusion of dual occupancy development is accepted as the estate has been master planned to provide the uses on lot sizes and locations which will not compromise a low density residential neighbourhood amenity.
Precinct 3 Local Activity Centre Precinct		
Office To be included in the table of assessment.	The PAD has introduced a tenancy size that will trigger higher level of assessments than the Planning Scheme of 100m2 this is to ensure the local centre does not compete with the Bowen. An office is Accepted development where below the trigger and Code assessable where not accepted development but still below the trigger threshold	Supported. The restriction of office space is considered appropriate to avoid the commercial precinct competing with the higher order centres of Bowen.
Shop To be included in the table of assessment.	The PAD has introduced a tenancy size and this is used to trigger higher level of assessments than the Planning Scheme of 100m2 this is to ensure the local centre does not compete with the Bowen.	Supported. The restriction of shop floor space is considered appropriate to avoid the commercial precinct competing with the higher order centres of Bowen.

	A shop is Accepted development where below the trigger and Code assessable where not accepted development but still below the trigger threshold.	
Supermarket To be included in the table of assessment.	The PAD further defines a Supermarket, as a shop use, and limits its size to 1000m2, which is less than a full line traditional supermarket. This tenancy size and the definition are to ensure the centre does not compete with Bowen. A supermarket is Code Assessable where meeting the trigger provisions. The PAD also identifies that Impact Assessment is required where a second supermarket is proposed. This again is to ensure the centre does not compete with Bowen.	Supported. The restriction of the size of supermarkets is considered appropriate to avoid competing with the higher order centres of Bowen. The inclusion of second supermarket as impact assessable development is considered appropriate requiring a demand to be demonstrated within a proposal.
Shopping Centre To be included in the table of assessment.	The PAD has installed the maximum size of a shopping centre as specified in the Planning Scheme, but has also included the triggers on tenancy size and supermarket use. These are a higher trigger provision than the Planning Scheme. This is to ensure the local centre does not compete with the Bowen.	Supported. The restriction of the size of a Shopping Centre is considered appropriate to avoid competing with the higher order centres of Bowen.
Variation	Applicant's Justification	
Precinct 4 Recreation and Open Space Precinct		
Sales Office To be included in the table of assessment.	The table has been amended to include a Sales Office as a use permitted in the Recreation and Open Space Precinct. This use was not previously a listed use under the Planning	Supported. The inclusion of a Sales Office is acceptable on the basis it is time limited.

	Scheme Recreation and Open Space Zone. The use is to facilitate sale of allotments and be clear of any construction works on lots. The use is time limited to ensure the underlying use is retained where Accepted Development. The PAD also includes the timeframes trigger.	
Hotel To be included in the table of assessment.	The PAD includes a Hotel use within the Precinct. This was previously not a listed use in the Recreation and Open Space Precinct. The PAD includes provisions /amendments in the Business Activities Code such that this use is limited to a site in Stage 3 and compliments the intended active sports and social facilities proposed in the district park. Plans for the use are referenced in the PAD. The Plans for the use are found in the application material.	Supported. The inclusion of a Hotel within the Recreation and Open Space is acceptable on the basis the estate has been master planned with the proposal complementing the objectives of the precinct.
Precinct 5 Environmental and Conservation Management Precinct	Precinct 5 Environmental and Conservation Management Precinct	
Utility Installation To be included in the table of assessment.	The table has been amended to enable the developer to undertake the works of installing a utility on behalf of Council. This is to facilitate the delivery of the water reservoir.	Supported. Accepted in order to facilitate the delivery of key infrastructure to the site.

The PAD also varies the minimum lot size provisions of the Planning Scheme Table 9.4.6.3.2 as outlined below this is to simplify the assessment and planning process. This is also to deliver an urban form appropriate to the site conditions and intended land uses as contemplated by the PAD.

Variation	Applicant's Justification	
Precinct 2 Mixed Residential Precinct	The PAD lists the minimum lot size in this precinct as 800m2. The minimum lot size in the corresponding zone in the Planning Scheme is 450m2. As noted, the increase in lot size is in response to site	Supported. The increase in allowable lot sizes in the low medium density precinct is accepted to allow sufficient sized allotments to provide for increased densities.

	constraints, urban form and the intended uses. The PAD envisages dwelling houses, dual occupancy dwellings multiple dwellings and short-term accommodation on those allotments flanking Mt Bramston. Thus a lot size in excess of 800m is desired to create 'luxury' dwellings high end short term accommodation uses. The existing minimum 450m² block is not response to the site conditions of the desired built form/landuse. The other areas designated in this Precinct are intended to be for Multiple dwellings, residential care facility, relocatable home park and Short-term accommodation uses. The minimum lot size is less relevant to these types of uses given their location and intended form.	
Precinct 5 Environmental and Conservation Management Precinct	The Planning Scheme currently states subdivision is not applicable in the zone. A 2ha minimum has been listed, solely to accommodate a future lot for the proposed reservoir on Mt Bramston.	Supported. The minimum lot size is accepted to facilitate the delivery of key infrastructure to the site.

The PAD Minimum lot size also introduces titling aspects to facilitate town house multiple dwelling outcomes which is currently not in the Planning Scheme 9.4.6.3.2 .

The PAD includes a height provision for Building works to simplify the assessment and compliance aspects of future development. The Buildings Works Table collates the various height references within the Planning Scheme.

Variation	Applicant's Justification	
The Building Works Table identifies a maximum height of 8.5m above ground or 10m where located on slopes exceeding 15% across all Precinct, except	Simplifies the provisions of the scheme into a singles table applicable to the development.	Supported. Accepted as it reflects the increased heights permitted for each precinct.

where shown as having a maximum height of 15m on the PAD height Plan.

Heights are consistent with the Planning Scheme except for in the former Local Activity Centre area. Here the height is permitted to 12m.

Attachment 7 - Infrastructure Charges

Material Change of Use – Service Station, ancillary Shop and Food and Drink Outlet

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.1 (Proposed Lot 1) – Service Station, ancillary Shop and Food and Drink Outlet

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Commercial (retail)	554	\$188.60		\$104,484.40
Total Adopted Charge					\$104,484.40
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
Total Credit					\$29,339.55
Total Levied Charge					\$75,144.85

Current Amount of Levied Charge	\$75,144.85

Material Change of Use - Food and Drink Outlet

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.1 (Proposed Lot 2) - Food and Drink Outlet

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Commercial (retail)	505.2	\$188.60		\$95,280.72
Total Adopted Charge					\$95,280.72
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
Total Credit					\$29,339.55
Total Levied Charge					\$65,941.17

Current Amount of Levied Charge	\$65,941.17

Material Change of Use – Hotel

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.2 (Proposed Lot 38) – Tavern (Hotel and Bottleshop)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Entertainment	1,113	\$209.55		\$233,229.15
MCU	Commercial (retail)	122	\$188.60		\$23,009.20
Total Adopted Charge					\$256,238.35
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
Total Credit					\$29,339.55
Total Levied Charge					\$226,898.80

Current Amount of Levied Charge	\$226,898.80

Material Change of Use - Outdoor Sport and Recreation Use

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.2 (Proposed Lot 39) – Outdoor Sport and Recreation

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Places of assembly*	654	\$73.35		\$41,369.40
Total Adopted Charge					\$41,369.40
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
Total Credit					\$29,339.55
Total Levied Charge					\$12,029.85

Current Amount of Levied Charge	\$12,029.85

Material Change of Use – Shopping Centre and Food and Drink Outlet

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.5 (Proposed Lot 3) – Shopping Centre and Food and Drink Outlet

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
MCU	Commercial (retail)	1,125	\$188.60	\$212,175.00	
<i>Total Adopted Charge</i>					<i>\$212,175.00</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$182,835.45</i>

Current Amount of Levied Charge	\$182,835.45

Material Change of Use – Child Care Centre

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.5 (Proposed Lot 4) – Child Care Centre

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
MCU	Educational Facility	1,125	\$146.70	\$165,037.50	
<i>Total Adopted Charge</i>					<i>\$165,037.50</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$135,697.95</i>

Current Amount of Levied Charge	\$135,697.95

Material Change of Use – Health Care Services and Shop (Pharmacy)

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.5 (Proposed Lot 5) – Health Care Services and Shop (Pharmacy)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Essential Services	310	\$146.70		\$45,477.00
MCU	Commercial (retail)	170	\$188.60		\$32,062.00
Total Adopted Charge					\$77,539.00
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
Total Credit					\$29,339.55
Total Levied Charge					\$48,199.45

Current Amount of Levied Charge	\$48,199.45

Material Change of Use – Food and Drink Outlet and Shop

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Material Change of Use - Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket
Stage	3.5 (Proposed Lot 6) – Food and Drink Outlet and Shop

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
MCU	Commercial (retail)	300	\$188.60	\$56,580.00	
<i>Total Adopted Charge</i>					<i>\$56,580.00</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$27,240.45</i>

Current Amount of Levied Charge	\$27,240.45

Reconfiguration of a Lot – Stage 3.1

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.1 (24 Residential lots + 2 Non-residential lots + Lot 28, Lot 29 and Lot 30)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	29	\$29.339.55	\$850,846.95	
<i>Total Adopted Charge</i>					<i>\$850,846.95</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	5	\$29.339.55	N/A	\$146,697.75
<i>Total Credit</i>					<i>\$146,697.75</i>
<i>Total Levied Charge</i>					<i>\$704,149.20</i>

Current Amount of Levied Charge	\$704,149.20

Reconfiguration of a Lot – Stage 3.2

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.2 (36 Residential lots + 2 Non-residential lots + Lot 41 + Private Park)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	39	\$29.339.55	\$1,144,242.45	
<i>Total Adopted Charge</i>					<i>\$1,173,582.00</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	2	\$29.339.55	N/A	\$58,679.10
<i>Total Credit</i>					<i>\$58,679.10</i>
<i>Total Levied Charge</i>					<i>\$1,085,563.35</i>

Current Amount of Levied Charge	\$1,085,563.35

Reconfiguration of a Lot – 3.3

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot: Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.3 (21 Residential lots + Lot 25)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	22	\$29,339.55	\$645,470.10	
<i>Total Adopted Charge</i>					<i>\$645,470.10</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$616,130.55</i>

Current Amount of Levied Charge	\$616,130.55

Reconfiguration of a Lot – Stage 3.4

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.4 (14 Residential lots + Lot 16)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	15	\$29.339.55	\$440,093.25	
<i>Total Adopted Charge</i>					<i>\$440,093.25</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29.339.55	N/A	\$29.339.55
<i>Total Credit</i>					<i>\$29.339.55</i>
<i>Total Levied Charge</i>					<i>\$410,753.70</i>

Current Amount of Levied Charge	\$410,753.70

Reconfiguration of a Lot – Stage 3.5

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.5 (6 Non-residential lots)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	6	\$29,339.55	\$176,037.30	
<i>Total Adopted Charge</i>					<i>\$176,037.30</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$146,697.75</i>

Current Amount of Levied Charge	\$146,697.75

Reconfiguration of a Lot – Stage 3.6

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.6 (53 Residential lots + Lot 54)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	54	\$29,339.55	\$1,584,335.70	
<i>Total Adopted Charge</i>					<i>\$1,584,335.70</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$1,554,996.15</i>

Current Amount of Levied Charge	\$1,554,996.15

Reconfiguration of a Lot – Stage 3.7

Details of Calculation	
Application Number	20180816
Type of Approval	Development Permit for Reconfiguration of a Lot - Four (4) Lots into One Hundred and Ninety-Eight (198) Lots; Private Park; Road and Access Easements
Stage	3.7 (34 Residential lots)

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge	
ROL	Residential – 3 or more bedroom dwelling house	34	\$29,339.55	\$997,544.70	
<i>Total Adopted Charge</i>					<i>\$997,544.70</i>
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU	Residential – 3 or more bedroom dwelling house	1	\$29,339.55	N/A	\$29,339.55
<i>Total Credit</i>					<i>\$29,339.55</i>
<i>Total Levied Charge</i>					<i>\$968,205.15</i>

Current Amount of Levied Charge	\$968,205.15

ATTACHMENT 8 - PLANNING ASSESSMENT

Assessment of the application is included below in 5 Parts:

Section 1 – Assessment of the application as a whole

Section 2 – Assessment of the Preliminary Approval for variation approval

Section 3 – Development permits for Material Change of Use

Section 4 – Development permit for reconfiguring a lot

Section 5 – Development permit for operational works – bulk earthworks

Because of the repetition or similarity between requirements of State and local planning instruments, and the fact that there are four separate, but related aspects to the application, an attempt has been made to minimise duplication of assessment statements.

SECTION 1 – ASSESSMENT OF THE APPLICATION AS A WHOLE

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is considered to be consistent with the higher-order outcomes in the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (**Attachment 1**).

1 State Assessment and Referral Agency (SARA)

The Application was referred to SARA for the following matters of state interest:

- Reconfiguration of a Lot within 25m of state-controlled road;
- Reconfiguration of a Lot within 100m of state-controlled road intersection;
- Development application that exceeds the threshold stated in Schedule 20;
- Material change of use within 25m of a state-controlled road; and
- Work within a coastal management district.

Conditions of approval issued by SARA have been included as Attachment 5 to this report. The applicant and the Department of Transport and Main Roads (TMR) have entered into an Infrastructure Agreement for the timing of required upgrades to the Bruce Highway to cater for the additional traffic that the development will create.

2 State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Scheme, the following is an assessment of the development against the relevant State interests in the SPP.

2.1 State Interest – Liveable Communities

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

The development will provide for a mix of residential uses, supported by commercial and community facilities which have been designed to create safe and accessible neighbourhoods.

2.2 State Interest – Mining and Extractive Resources

Not Applicable.

2.3 State Interest – Water Quality

The environmental values and quality of Queensland waters are protected and enhanced.

The applicant has provided an overall Stormwater Management Plan (SMP) and a Stage 3 SMP. The overall SMP is proposed to be delivered within the PAD as an assessment benchmark for future development. A total of 10 bio-basins are proposed throughout the site. For Stage 3, the residential component complies with Council' Stormwater Quality Guideline in that it provides for more than 1.5% of the catchment area as bio-retention filter media. As the sub-stages are completed, it is expected that the number of cells will increase as needed. The timing of the construction of the cells will need to be detailed at the Operational Works stage as well as how and when runoff from the existing development (catchment 11) will be connected to bio-basin 2. For the commercial component of Stage 3, the applicant has provided alternative options for the proposed treatment strategy. Some plans show on-site bio-treatment and some show proprietary devices being used. Conditions have been provided for both options. It is noted that some issues are raised with the proprietary devices for Lots 38 and 39 (Tavern and clubhouse for stage 3.2) with a joint treatment train. Each treatment train should be contained within its own lot as the cost for maintaining proprietary devices can be substantial, separating the cost between different owners could easily create issues.

2.4 State Interest – Natural Hazards, Risks and Resilience

Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.

Part of the development is located within the erosion prone areas of the coastal management district. The applicant has addressed the impact in its response to the State Development Assessment Provisions (SDAP) Module 8, which has been accepted by SARA in its referral agency response.

The development is located within pockets of identified hazards, being bushfire prone areas, flood hazard areas, landslide hazard areas, storm tide inundation areas and erosion prone areas. The proposal is considered to generally comply with the assessment benchmarks of the SPP as the development ameliorates the identified hazards to an acceptable level or maintains the necessary assessment benchmarks for future development. Detailed overlay discussion is contained in the overlay assessment.

2.5 State Interest – Strategic Airports and Aviation Facilities

Not Applicable.

3 Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan provides the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise.

3.1 Sustainability, Climate Change and Natural Hazards

The proposed development appropriately mitigates the identified site hazards.

3.2 Environment

The whole site is zoned for urban purposes in the Planning Scheme (i.e. low-density residential, a small portion of low-medium density residential and local centre zoning) which enables the whole site to be developed. Whilst some areas of the site are proposed to be retained in a natural state, all parts of the site proposed for urban development will be completely cleared.

Conditions of approval have been imposed by SARA requiring the applicant to provide an environmental offset to counterbalance the significant residual impact on matters of state environmental significance over 21.3ha of Koala habitat.

3.3 Regional Landscapes

The proposed development will significantly affect the natural landscape on the undeveloped portion of the estate, but this has been permitted by the zoning.

3.4 Natural Resource Management

The proposal does not impact on the management of the region's natural resources.

3.5 Strong Communities

The region is made up of many local communities, each with its own unique character and identity. The proposed development is generally consistent with the Planning Scheme Strategic Framework and zones and will provide for an integrated residential estate. Concerns have been expressed by residents of the earlier stages of the estate that the proposed golf course and community facilities were never provided. There are approximately 90 vacant lots in the Whitsunday Paradise estate at present, with sales and construction of new dwellings at low levels.

Despite the land being zoned for urban purposes in the Planning Scheme, requests have been made to the applicant to demonstrate the demand for housing in the locality. An Economic Assessment report was submitted which quantifies hypothetical economic benefits which would flow from the full development of the estate but does not establish a demand based on recent growth trends or projected employment in the Bowen area. The development is not supported by conventional economic considerations, and it remains to be seen whether the proposed community facilities will be constructed.

3.6 Strong Economy

Economic viability is a key element in ensuring the region's sustainability and growth. The principal drivers for attaining sustainable economic development include population growth, business and industry opportunities and diversity, a skilled workforce and good environmental management. The current economic conditions are different from those pertaining at the time

that the Regional Plan was published in 2012. Mining activity inland from Bowen continues in response to commodity prices but the development of the Abbot Point State Development area is yet to be realised. Council has raised concerns with the applicant about the economic viability of the development in the light of declining population growth and employment in Bowen. Subdivision of land significantly ahead of dwelling demand could expose Council to unprogrammed maintenance costs and this aspect will be considered at operational works stage.

3.7 Managing Growth

The region's settlement pattern consists of dispersed urban areas, creating inefficiencies in the provision and maintenance of urban services. The site was first promoted for urban development in 2002 and because of its separation from the urban settlement of Bowen, was required to provide its own sewerage treatment. Water supply was provided from the main located in the Bruce Highway. The site has been reflected in subsequent planning schemes as the preferred long-term urban growth area for Bowen, partly to recognise historical circumstances and partly because the site is not flood-affected. The on-site sewage treatment facility was not adequately maintained by the previous developer of the estate and the current proposal is to connect the existing and proposed dwellings in the estate to the Bowen reticulated sewerage network. The existing sewage treatment plant will be de-commissioned and the site decontaminated.

3.8 Urban Form

The priority of the regional plan is to contain growth in existing urban areas or those immediately adjacent to urban areas. The history of this estate is discussed above.

3.9 Infrastructure and Servicing

A review of the water and sewer servicing strategy was undertaken. The review identifies that the proposed decommissioning of the Whitsunday Shores STP will place a large increase in load on the Bowen STP and associated infrastructure. Any augmentations required will be the responsibility of the developer. The development will require a water supply reservoir within Mount Bramston internal to the development site to be fully funded the developer. Detailed discussion regarding the development infrastructure is contained within the Preliminary Approval assessment.

4. Whitsunday Regional Council Planning Scheme, 2017

4.1 Strategic Intent

In 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region where people live, work, play and invest. The region, extending over 23,862 square kilometres, will be built on the integration of the unique attributes and competitive advantages of Airlie Beach, Bowen, Collinsville, Proserpine and their surrounds as shown in Strategic framework map - SFM - 01:05 (Strategic framework maps).

The subject has been identified to cater for the future urban expansion of Bowen, supported by small scale commercial growth. The development proposes to fully develop the whole estate over time.

The Region's major townships and communities have a strong and proud social identity, being sustainable and well supported through the provision of a variety of housing and lifestyle options and appropriate community and utility infrastructure. Risks to the community (including

life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.

The various elements of the proposal aim to deliver variety of housing options joined with community and utility infrastructure. Risks to the community have been ameliorated by design.

The major townships of the Region operate as a network of centres, each maintaining relatively strong levels of growth supported by the ongoing strengthening and development of the key economic sectors of agriculture, mining and tourism and associated development and construction activities. The strength of these industry sectors will continue to be supported by maintaining and protecting the resources and values upon which these sectors rely, promoting business innovation and increasing accessibility to robust road, rail, port and aviation facilities.

When the application was first lodged in 2018 it contained small lot and other development proposals which required the assessment of need, as they were not supported by the planning scheme provisions. (These conflicting elements were removed when the application was partly re-lodged in May 2020). Council commissioned an Economic Need and Impact Assessment by Norling Consulting. It was noted that *“Whilst recommencement of this residential estate could stimulate the local economy, ultimately an increase in permanent local jobs will be required for the initial stimulus to be sustainable”*. As noted earlier in this report, demand for the proposed development has not been established and economic benefits from the construction stage will not necessarily lead to the strong economic growth envisaged in the Strategic Intent.

The promotion and protection of the Region’s cultural heritage and unique aquatic, coastal and inland environmental values continues as developmental and environmental pressures increase cumulatively. All matters of ecological, environmental and scenic value (including key urban gateways, views and vistas) are valued and preserved, ensuring the health and resilience of the region’s overall biodiversity.

The developer has proposed an environmental and conservation precinct for the protection of ecological, environmental and scenic value. Because the site is located adjacent to the Bruce Highway, the State has required the construction of a 2.9m high acoustic fence, which will largely screen the development from view from the road.

4.2 Strategic Outcomes

Liveable Communities and Housing: The life-enriching (educational, health, cultural and recreational) capacities and resilience of the community and community infrastructure are enhanced or restored for present and future generations in a way which supports the region’s settlement pattern and hierarchy of centres.

The proposed development is consistent with the land use strategies sought by the strategic outcome whereby new residential expansion is located in Mount Bramston (to the south of Bowen). The commercial precinct proposed is consistent with the hierarchy of centres sought for business activities within the region.

Economic Growth: The economic resilience, wealth creating and employment generating capacities of the Region’s key sectors are protected and enhanced for present and future generations.

The proposed development is not supported by demonstrated growth in the employment generating sectors of the regional economy (i.e. mining, tourism, agriculture). The absence of

this growth will greatly impact on the developments potential to meet the objective of the strategic outcome to promote economic resilience, wealth creating and employment generating opportunities beyond construction.

Environment and Heritage: The cultural heritage and life-supporting capacities of air, ecosystems, soil and water are conserved, enhanced or restored for present and future generations and biological resilience is protected.

The development protects Mount Bramston and the immediate foreshore area. Stormwater will be managed and treated before discharge to the sea.

Safety and Resilience to Hazards: The safety of the community, property and infrastructure is protected and enhanced for present and future generations and the community's resilience to hazards is enhanced.

The proposal has been designed in a manner to ameliorate the identified site hazards.

Infrastructure: The service-supporting capacities of infrastructure are coordinated, efficient and orderly. Infrastructure provision and operation are financially sustainable.

The development will be required to provide all of the necessary infrastructure services to Council's standards. Inefficiencies associated with the location of the site are acknowledged.

5. Overlay Codes

Acid Sulfate Soils Overlay Code:

A significant portion of the site contains acid sulfate soils and proposed Stage 3 is all located on acid sulfate soils. The applicant will be required to ensure acid sulfate soils are avoided or managed in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014). As such, a condition of approval will be imposed on all works within Stage 3. The variation approval request does not propose to vary the acid sulfate soils overlay of the Planning Scheme, therefore ensuring future works will be required to address and mitigate the hazard.

Bushfire Hazard Overlay Code

The subject site is extensively covered by medium bushfire hazard risk, with small pockets of high and very high bushfire risk. Ultimately the whole site will be cleared with the exception of the Mt Bramston environmental area, but interim stages of development will be required to address adjoining bushfire hazard in accordance with the bushfire hazard overlay code of the Planning Scheme. Stage 3, for which development permits are sought will be cleared and developed such that all lots have ready access to water supply and suitable evacuation route to the Bruce Highway.

Coastal Environment Overlay Code

The development site is generally free of coastal hazards, with the exception of the undeveloped portion of Stage 2 and Adelaide Point Road. The applicant advises Stage 2 will consist of allotments sufficiently large to allow for structures to be built free of the erosion prone footprint. Adelaide Point Road has been identified as a primary evacuation route for the site and therefore it is necessary for the road to be passable during a defined storm tide event. A condition of approval has been imposed on the Preliminary Approval requiring Adelaide Point Road to be constructed to achieve immunity during a Q100 storm tide event.

Environmental Significance Overlay Code

An Ecological Assessment Report has been prepared by the applicant to address the impact upon land identified as environmentally significant. The applicant proposes to vary of the effect of the environmental significance overlay code such that it no longer applies to future development. The PAD proposed by the applicant secures the protection of Mount Bramston and the immediate foreshore area with future clearing to be carried out in accordance with the Whitsunday Paradise Vegetation Management Plan.

Flood Hazard Overlay Code

The subject site is partially affected by the flood hazard overlay, most significantly in the footprint of Stage 2. The applicant has provided a Hydrological Impact Assessment to support the application which identifies future development can be carried with minimal impact from flooding hazard. The variation approval request does not propose to vary the flood hazard overlay of the Planning Scheme, therefore ensuring future works will be required to address and mitigate the hazard.

Infrastructure Overlay Code

The subject site is located within the infrastructure overlay for transport infrastructure and utility infrastructure. The PAD includes provisions to ensure present and future bulk water supply pipelines are protected.

Landslide Hazard Overlay Code

The slopes of Mount Bramston are identified as being subject to landslide hazard. The applicant has provided a Geotechnical Investigation to support stages 2 and 3. The report provides a series of recommendations which will form part of conditions of approval. The variation approval does not propose to override the landslide hazard code for future development and therefore all future works will be required to comply with Planning Scheme requirements.

SECTION 2 – ASSESSMENT OF THE PRELIMINARY APPROVAL FOR VARIATION APPROVAL

The application seeks approval for the *Whitsunday Paradise Urban Locality Preliminary Approval Document* (PAD), which will provide alternative provisions to some of the provisions in the Planning Scheme. A detailed list of variations is provided in **Attachment 6**.

The majority of the variations will not result in significant changes from the current Planning Scheme provisions. The estate is proposed to be developed in accordance with the Concept Master Plan and the PAD (which effectively is a mini- Planning Scheme just for the estate). Most of the variations sought, comprise different wording which is more specific than the equivalent sections of the Planning Scheme.

It is relevant, that the variations now sought, are different from what was originally presented to Council. The original application proposed a number of provisions which were not supported by Council officers, including:

- Sub-minimum residential lot sizes
- Dual occupancies on lots less than 800m²
- Inadequate lower-order parks and walkways
- Extensive earth moving
- A commercial centre larger than the zoned Local Centre area

When the revised application was lodged in May 2020, these unsupported provisions were amended to reflect the Planning Scheme requirements. The remaining land use variations are supported (e.g. small areas of three storeys instead of two).

Some of the technical variations to the development manual standards are not supported, and where relevant, these have been conditioned to comply with the development manual (e.g. narrower road reserves). These are not supported as there has been no overriding need presented to adopt differing standards. To address the non-supported variations, conditions of approval have been included within the Preliminary Approval to override the PAD.

Infrastructure

To support the Preliminary Approval the applicant has provided several network servicing reports for the needs of the development. The findings of these reports have informed the infrastructure required to service ultimate demand of the development.

Water supply

The ultimate development will require a 10ML reservoir to meet the water supply and desired standards of service demands of the development. The capacity of the service reservoir was calculated to be 10ML utilising Council's design criteria, including the average day allowance of 500L per equivalent person. Hydraulic modelling carried out by the applicant found that it is possible to service the whole of the development under gravity flow from the proposed service reservoir and satisfy all of Council's design criteria for Peak Hour Demand and Firefighting Demands. The service reservoir top water level was set at RL80m in accordance with technical advice from Whitsunday Water and the water pressure requirements of the development.

Sewerage

It is proposed to decommission the existing sewage treatment plant and to connect into the Bowen reticulated sewerage network. This proposal has been considered by Whitsunday Water and is not opposed from a technical perspective. The proposal to connect the site into the Bowen network will require the replacement of the existing treatment plant with a centralised major Sewerage Pump Station (SPS) and dual rising main. The pump station and mains will be sized for the proposed Stage 3 development and established lots in Stages 1 and 2 which are currently connected to the STP. The smaller diameter main will be commissioned first. Connection will be made to the nearest available manhole located in front of the Caltex service station on the Bruce Highway. Some upgrades may be required to the existing sewer network.

The existing Bowen sewage treatment plant has recently undergone augmentation to increase its treatment capacity sufficient to account for the anticipated additional demand. A rising main with minimum diameter of 225mm will be able to cater for up to approximately 3,200 equivalent persons. Chlorine dosing may be required along the pipe. When more than 3,200 equivalent persons are connected to the system, a second 300mm rising main will be required which will provide capacity for the full development.

Stormwater

A Stormwater Management Plan has been prepared which identifies that there are several drainage channels which will need to be redirected over the course of the development with sufficiently sized stormwater infrastructure. The stormwater treatment train will consist of inlet ponds, vegetated swales, bio-retention basins and proprietary products designed to receive flows from up until the peak 1-year ARI event.

Traffic

A Traffic Impact Assessment has been completed identifying the proposed movement, access, and generation of traffic throughout the development. Three access points are proposed into the estate, which at full capacity will be developed as follows:

- The Bruce Highway/Ocean View Drive intersection - a dual lane roundabout to increase the intersection capacity of the main entrance;
- An additional access location near the Service Station - a left-in/left-out only intersection and connection to Road 1;
- The Bruce Highway/Adelaide Point Road intersection - realign the road to create a squarer approach angle for the interest of safety.

Open Space

The applicant has prepared an Open Space Management Plan to support the development with the following parks proposed”

- Three environmental parks totalling approximately 35 hectares to facilitate the conservation of identified environmentally significant and/or sensitive areas.
- Several Local Linkage parks to increase connectivity and encourage alternative means of transport (i.e. walking, cycling, etc.).
- Three District Parks to provide a range of passive and active recreation.
- One District Sports Park, which is nominally indicated as an AFL Field.

Trunk versus non-trunk infrastructure

In accordance with section 145 of the *Planning Act, 2016* all infrastructure proposed to be delivered by the applicant to service the ultimate development is defined as non-trunk infrastructure:

trunk infrastructure, for a local government, means—

- (a) development infrastructure identified in a LGIP as trunk infrastructure; or*
- (b) development infrastructure that, because of a conversion application, becomes trunk infrastructure; or*
- (c) development infrastructure that is required to be provided under a condition under section 128(3).*

With reference to the sub-sections above:

- (a) there is no identified trunk infrastructure to service the site;
- (b) a conversion application has not been approved
- (c) infrastructure servicing development is not consistent with the assumptions in the LGIP (AICR) about type, scale, location and timing of development.

The AICR (No. 2 of 2015) did not provide planning assumptions, however it is clear from the infrastructure planning undertaken by Council since 2015, based on revised growth projections, that the proposed development is inconsistent with the expected timing of development.

The proposal to provide a District Sports Park (as a trunk infrastructure item) is not supported. Bowen is adequately serviced by district sports facilities and there is no immediate or mid-term need for such a facility based on current growth projections. In addition, the funding to maintain such a facility is not included in the long term financial strategic plan. As an alternative it is recommended that the MCU component of the application relating to sports facilities be approved, but the land not be contributed to Council. The sports field and facilities can be developed, owned and managed as a private sports park.

Summary

The alternative tables of assessment and assessment benchmarks proposed in the PAD are supported in the context of the size of the development and the detail provided to support the application. The variations sought are not inconsistent with the strategic outcomes of the Planning Scheme. Conditions have been imposed addressing the timing and delivery for the development to ensure it does not become an unreasonable burden on Council and ratepayers.

Conditions of approval have been imposed on the Variation Approval for ultimate development infrastructure. The ultimate development infrastructure involves the following:

Network	Development Infrastructure – Ultimate Development
Water Supply	Dual 450mm water supply mains from WRC network to new reservoir 10ML reservoir Reticulation network (various 100mm – 450mm)
Sewerage	Sewer pump station No 1, No 2 & No3 Dual DN225/300 rising mains to external network Gravity sewer mains Rising mains - internal Decommissioning of existing sewer treatment plant (STP) servicing Stage 1
Stormwater	Bio-retention basins, including inlet ponds (number to be determined) Stormwater quality treatment devices (GPTs) Stormwater pipes Culverts under roads
Roads	Primary road network - Road 01 (Main Street), Road 02 (between Bruce Hwy and Road 03), Road 03 (north-south) and unidentified road parallel with Road 02

	Local access streets Intersection upgrades at Ocean View Drive / Bruce Hwy (dual land roundabout) and Adelaide Point Road (realignment) and a new left in/out T junction south of the commercial precinct (Road 02) Pedestrian and cycle paths
Parks	One (1) district level sport park (5.4Ha) Six (6) district level recreation parks (11.9Ha) Passive recreation linkage parks (5.5Ha)

SECTION 3 – ASSESSMENT OF THE DEVELOPMENT PERMITS FOR MATERIAL CHANGE OF USE

Whitsunday Paradise Urban Locality Code

The development permits for material change of use applied for are generally in accordance with the Whitsunday Paradise Development Plans. The proposed supermarket will not exceed 900m² GLFA and shops will not exceed 100m² Gross Leasable Floor Area (GLFA).

The built form and landscaping of the proposed commercial and recreation uses is consistent with the development plans nominated in the acceptable outcomes of the code. The proposed plans identify shared access and car parking areas reducing the number of crossovers. The elevations of the proposed buildings comply with the Building Height Map within the PAD. The uses proposed within the recreation and open space precinct are considered to provide a high-quality amenity for both built and soft form which integrate with the proposed open space areas. Conditions of approval have been imposed for servicing, access and stormwater quality.

Local Centre Zone Code

The uses proposed within the commercial precinct provide for a range of Business activities that service the local level convenience needs of residents and offer locally based employment opportunities. The commercial precinct also proposes a range of complementary community activities which support the health, safety and wellbeing of local residents. The scale and intensity of the uses proposed are consistent with the intended role and function of the local centre zone. Whilst minimal architectural information has been submitted by the applicant it is evident a modern urban form is proposed. The proposal plans identify an active and articulated streetscape with connectivity to surrounding land uses. Conditions of approval have been imposed where necessary to ensure the proposed land uses do not result in an unreasonable amenity impact to adjoining uses.

Business Activities Code

With the exception of the service station and drive through food and drink outlets, all buildings in the commercial precinct are located close to the street frontage to create a mostly continuous edge. Generally, the main pedestrian entrances are located on the primary street frontage with car parking access separated from pedestrian accesses. A 3.2m to 4m awning has been conditioned for uses within the commercial precinct to provide protection to pedestrians. The proposed site coverage and setbacks for the uses proposed within are consistent with the requirements of the code.

The service station and drive-through food and drink outlets have a built form which has become the 'typical' design for such uses and therefore compliant with the performance outcomes of the code. Conditions of approval have been imposed to ensure undesirable visual, noise and odour impacts are managed.

Child Care Centre Code

The proposed child-care centre is appropriately located with an activity centre on a site which is flat and of a regular shape. There are no immediately adjoining residential uses requiring amenity protecting measures to be employed. The site will be connected to reticulated service networks and will incorporate an appropriate safe pick up and set down area.

Service Station Code

The service station is located on a site which has sufficient area and dimensions to accommodate the required buildings, structures, vehicle access, manoeuvring areas, site landscaping and buffer areas. The proposed buildings and structures which form the service station are consistent with the nominated setbacks. The inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground. Conditions of approval have been imposed relating to the environmental performance of use, particularly concerning the storage and handling of flammable and combustible liquids. A 4 metre wide landscaping strip is proposed along the primary and secondary frontages. Conditions of approval have been imposed on the use to ensure traffic flow and road safety of the commercial precinct is maintained. The associated shop is considered ancillary to the primary use of the premises. The food and drink outlet proposed within the service station is not considered ancillary and has separately been approved.

Infrastructure Code

The subject uses will be provided with connections to reticulated sewerage, water supply, stormwater drainage, electricity and telecommunications at no cost to Council. As the internal road network for the commercial precinct is entirely private (a series of access easements not in the control of Council) the associated sewerage and water infrastructure to support the uses within the precinct will be private infrastructure (not owned or managed by Council). The requirement for such arrangements has been determined by the Chief Operating Officer of Whitsunday Water. Conditions of approval have been imposed requiring these works to be undertaken in accordance with Council's Development Manual and in a logical sequence. Conditions have been imposed for all uses involving stormwater quality management.

Landscaping Code

The proposal is supported by a Landscaping Intent Report for Stage 3. The landscaping proposed is considered to create a high-quality landscape character for the site. Conditions of approval have been imposed requiring a detailed landscaping plan for each use to be lodged with the first operational works application.

Transport and Parking Code

The internal road network for the commercial precinct is proposed to be privately owned and maintained as it does not comply with Council's Street and Road Hierarchy Deemed to Comply Requirements. The applicant has provided a Traffic Impact Assessment certified by a qualified RPEQ that all necessary Australian Standards can be met.

The total number of vehicle parking spaces within the commercial precinct is as follows:

- 53 on street spaces.

- 134 internal car parking spaces
 - Service station – 26 car parking spaces
 - Food and drink outlet x 2 – 34 car parking spaces
 - Supermarket, food and drink outlet and shop x 2 – 22 car parking spaces
 - Child-care centre – 24 car parking spaces
 - Health care services – 14 car parking spaces
 - Food and drink outlet and shop x 3 – 14 car parking spaces
- 2 bus stop spaces
- 2 taxi rank spaces
- 1 ambulance bay

The commercial precinct provides code-compliant car parking, with the combination of on and off-street parking facilities. The future commercial development of Lots 1 and 2 is unknown. Service vehicle requirements have been accounted for in the design of the supermarket and service station which will require heavy vehicle access and parking to the sites.

To ensure adequate car parking is constructed onsite prior to the commencement of the respective uses, the on-street car parking will be required to be constructed prior to plan sealing for sub stage 5. To provide adequate car parking and circulation for the supermarket the shared car park with the childcare centre must be built at time of construction of whichever use is commenced first. In order to increase the number of exclusive car parks provided for the health care services and adjacent food and drink outlets and shops a condition of approval has been imposed on the subdivision approval requiring the property boundary to be amended to capture the additional open space car parking proposed.

The proposed outdoor sport and recreation use proposed to provide a car parking area of 66 car parking spaces, in excess of the 30 spaces required by the Transport and Parking Code. The proposed Hotel, which consists of a Tavern and Bottle-shop proposes to provide 59 car parking spaces, 1 HRV and 1 MRV space consistent with the requirements of the code.

SECTION 4 – ASSESSMENT OF THE DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT

The Stage 3 reconfiguration relates to the reconfiguration of four (4) lots into one-hundred and ninety-eight (198) lots for residential, commercial, roads, drainage, access easements and parkland located in Precincts 1, 2, 3 and 4. Of the proposed allotments, eight (8) are located within the Local Activity Centre Precinct and two (2) allotments within the Recreation and Open Space Precinct. The applicant proposes to deliver the allotments over seven (7) sub stages. The tables of assessment of the PAD nominate the following codes are assessable:

Whitsunday Paradise Urban Locality Code

The pattern of development for Stage 3 is consistent with that outlined within the Whitsunday Paradise Development Plans. The minimum lot sizes comply with those nominated for each precinct and offer a variety of lot sizes. The size of the commercial node proposed to be created complies with the allowable area of 2.4ha. Stage 3 provides for the delivery of open space, inclusive of land to be dedicated to Council for linear open space for pedestrian linkages. The land for outdoor sport and recreation will be delivered within Stage 3. As previously discussed within this report, this land will be conditioned to stay within private

ownership. Conditions of approval have been imposed requiring the construction of all sewerage, water, road and stormwater networks in accordance with the design standards of Council's Development Manual. A detailed discussion regarding Stage 3 internal and external infrastructure is provided within the infrastructure code assessment.

Low Density Residential Zone Code

As noted within the assessment of the Preliminary Approval for Variation Approval the Low density residential zone has been varied in part. The proposed Stage 3 reconfiguration is considered to generally be consistent with the remaining unvaried overall outcomes of the zone code as it relates to development occurring in a planned, orderly manner, the maintenance of the high level of residential amenity and the delivery of a range of lot sizes. The scale, density and layout of Stage 3 is considered to be well connected to the existing and proposed urban development of Whitsunday Paradise and generally supports a walkable neighbourhood and provides for the availability of public transport opportunities.

Local Centre Zone Code

As noted within the assessment of the Variation Approval the local centre zone code has been varied in part. The size of the commercial precinct proposed consistent with the intent of the Local centre zone code whereby the service needs of the local community are catered for. The proposed subdivision layout provides for an active and articulated streetscape with the site location achieving high levels of connectivity to surrounding land uses. The commercial precinct layout provides for public transport accessibility and encourages non-motorised forms on transport within the precinct through an accessible road and footpath network. The interaction of the precinct with the state-controlled road network has been considered and approved by the Department of Transport and Main Roads.

Infrastructure Code

The applicant proposes to construct the following infrastructure to service Stage 3 of the development:

Network	Development Infrastructure – Ultimate Development
Water Supply	Dual 450mm water supply mains from WRC network to new reservoir 10ML reservoir Reticulation network (1630m of 100mm, 1705m of 150mm, 580m of 300mm, 159m of 450mm)
Sewerage	Sewer pump station No 1 Dual DN225/300 rising mains to external network Gravity sewer mains Decommissioning of existing sewer treatment plant (STP) servicing Stage 1
Stormwater	Four (4) bio-basins

	Stormwater quality treatment devices (GPTs)
Roads	Portion of primary road network - Road 01 (Main Street), Road 02 (between Bruce Hwy and Road 03) and Road 03 (north-south) Local access streets New left in / left out intersection between Road 02 and the Bruce Highway Pedestrian and cycle paths
Parks	One (1) district level sport park (5.4Ha) Passive recreation linkage parks

Some of the infrastructure required to service the ultimate development of the site is proposed to be provided as part of Stage 3. Section 145(b) of the Act outlines that a non-trunk development condition can be imposed for the following:

- (a) *a network, or part of a network, internal to the premises;*
- (b) *connecting the premises to external infrastructure networks;*
- (c) *protecting or maintaining the safety or efficiency of the water infrastructure network of which the non-trunk infrastructure is a component.*

Relevantly, the proposed infrastructure relates to the construction of the reticulated infrastructure network internal to the site and its connection to the external network. It is recommended that the delivery of the proposed infrastructure for stormwater, roads and parks meets the 'reasonable and relevant' tests of the Planning Act:

- The proposed District Sports Park does not form development infrastructure as it is to remain in private ownership.
- To condition the delivery of the ultimate development infrastructure in Stage 3 for water and sewer would not be considered 'reasonable and relevant'. It is therefore recommended that applicant may choose to provide either infrastructure necessary only for Stage 3, being a 2ML reservoir and rising main, or the ultimate development infrastructure solution.
- An 'either/or' approach is not recommended for the proposed sewerage infrastructure due to efficiency requirements of a sewerage network which prevents ultimate capacity infrastructure being provided until there is sufficient demand.

Landscaping Code

The application includes an Open Space Management Plan including statement of landscape intent for the Stage 3 subdivision. Landscaping for Stage 3 includes streetscape plantings and six (6) local linkage parks. Local linkage parks provide basic landscaping features whilst promoting safe pedestrian access. Conditions of approval have been provided requiring the proposed landscaping works to be carried out under operational works approval and subject to a maintenance period.

Transport and Parking Code

The proposed transport network for Stage 3 involves a mixture of residential and commercial roads. The Stage 3 residential development consists of the construction of several types of roads. Details of the design is provided below:

Road Type	Road Number
Sub Arterial	Road 2
Trunk Collector	Road 1 & 9
Collector Street	Road 3, 4, 5 & 8
Access Street/Place	Road 6 & 7

The design plans for State 3 indicate that the Trunk Collector, Collector Street and Access Street/Place road reservation widths are below the standards of the Development Manual. Conditions of approval have been imposed requiring all proposed roads within Stage 3 to achieve the minimum standards of Council's Development Manual. It is acknowledged this will require the applicant to amend the proposed lot layout to accommodate the increased road reserve widths.

The applicant has advised Council that a private road network is proposed to service the commercial precinct. A Traffic Impact Assessment has been provided to support the private road network proposed for the commercial precinct. The report concludes the proposed design is fit for purpose and will incorporate the following design principles:

- On street carparking (in accordance with AS2890 requirements) to help create a low speed environment (reducing perceived road width and reduced speed due to parking manoeuvres)
- Kerb build-outs between parking spaces to maximise room for pedestrian activity and further reducing perceived road width.
- Incorporate Landscaping / Streetscaping to influence a low speed environment.
- Shared paths of 2.5m width are provided within the verges to encourage pedestrian movement and activity.
- Proposed maximum posted speed of 40km/hr with 3.3m minimum lane widths. As per section 15.5.1
- Typologies for mixed street type 2, the 40km/hr speed, managed by the 3.3m lanes negates any need for on-street bicycle lanes.
- Bus stops and taxi rank to be provided in accordance with Public Transport Infrastructure Manual, Department of Transport and Main Roads, March 2016.

Infrastructure in the commercial precinct

The proposal to maintain all roads in private ownership in the commercial precinct requires that all infrastructure necessary to service the commercial precinct will be private infrastructure as required by Chief Operating Officer of Whitsunday Water

SECTION 5 – ASSESSMENT OF THE DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – BULK EARTHWORKS

The Concept Master plan layout originally submitted, proposed moving over 3 million cubic metres of earth to level the site to achieve finished surface levels for development. This proposal conflicted with the intent of the Reconfiguring a Lot code in the Planning Scheme, and the layout was amended in May 2020 to reduce the proposed bulk earthworks. Preliminary earthworks volumes are provided below:

Bulk Earthworks Volumes	
Total Cut	379,055m3
Total Fill	378,773m3
Balance	282m3

Excavation and Filling Code

The applicant has applied to undertake bulk earthworks for the footprint of Stage 3. The earthworks proposed by the applicant involve undertaking extensive cut and fill resulting in a maximum fill depth of approximately 7 metres and a cut depth of approximately 8 metres. This is a reduction in the levels originally proposed by the applicant which provided for cut and fill levels in excess of 20 metres. The applicant has proposed to vary the excavation and fill code to align some of the acceptable outcomes with the proposed development plans. The bulk earthworks design proposed for Stage 3 maintains more of the natural topography of the site. Conditions of approval have been imposed to address the construction of retaining walls for the development and the staging of clearing and bulk earthworks to limit the immediate environmental impact.

Construction Management Code

To address the construction impacts of the proposed earthworks, conditions of approval have been imposed requiring a Construction Management Plan to be provided to Council prior to the commencement of any site works. The applicant has proposed to vary the construction management code as it relates to vegetation clearing. A vegetation management plan has been provided which forms the basis for the areas protected from clearing for the development. A geotechnical report has been provided by the applicant which provides a series of recommendations for undertaking earthworks onsite to ensure the continued stability of the site is achieved.

13. Community Services

No agenda items for this section.

14. Infrastructure Services

14.1 OPERATIONAL REPORT - WHITSUNDAY WATER & WASTE - SEPTEMBER 2020

AUTHOR: Troy Pettiford - Chief Operating Officer Whitsunday Water

RESPONSIBLE OFFICER: Matthew Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council receive the Whitsunday Water and Waste Operational Report for September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

This report details the monthly operational performance of the Whitsunday Water and Waste business units.

PURPOSE

To provide Council with information on the operational performance of the Whitsunday Water and Waste business units.

BACKGROUND

Reports are prepared for each business unit of Council. Previous report for Whitsunday Water and Waste submitted to Ordinary Council Meeting held on 23 September 2020 which detailed the month of August 2020. Resolution 2020/09/23.20.

STATUTORY/COMPLIANCE MATTERS

Water Act 2000 (QLD)

Water Supply (Safety and Reliability) Act 2008 (QLD)

Local Government Act 2009 (QLD)

Public Health Act 2005 (QLD)

Plumbing and Drainage Act (QLD), 2018

Plumbing and Drainage Regulation (QLD), 2019

Environmental Protection Act 1994 (QLD)

Ombudsman Act 2001 (QLD)

Waste Reduction & Recycling Act 2011

Waste Reduction and Recycling (Waste Levy) Amendment Act 2019

Environmental Protection Act 1994

Environmental Protection Act (Waste Management) Regulation 2000

ANALYSIS

The following information provides a high-level overview of operational undertakings of the water, sewer and waste business units for the month of September 2020.

Customer Requests

A total of two hundred and sixteen (216) requests were received in September 2020.

The tables below display the contribution of each customer request category to the total.

	Scheme			
Water	Bowen	Coastal	Collinsville	Proserpine
Low water pressure	-	1	-	-
Water planned interruption	-	2	-	-
No water	-	-	-	-
Fire Hydrants	1	1	-	-
Water unplanned interruption	-	1	-	-
Dirty Water/Quality	-	-	-	-
Water Main Broken/Leaking	-	2	2	1
Water other	6	9	8	6
Water Meter Damaged/Leaking	5	10	3	3
Water Service Broken/Leaking	9	12	6	8
Water Connections				

	Scheme			
Sewer	Bowen	Coastal	Collinsville	Proserpine
House pump alarm	-	-	-	6
Manholes	2	3	-	-
Pump stations	-	-	-	-
Sewer mains	1	-	-	-
Sewer odour	-	1	-	-
Sewer overflows and blockages	1	1	-	-
Sewer other	-	-	2	-

	Scheme			
Waste	Bowen	Coastal	Collinsville	Proserpine
Additional Bin Service - Recycling	-	-	-	1
Additional Bin Service - Waste	-	1	-	1
Missed Bin Service - Recycling	6	3	-	2
Missed Bin Service - Waste	5	9	3	4
New Bin Service - Waste & Recycling	5	6	-	3
Repair Replacement Bin - Recycling	3	1	1	-
Repair Replacement Bin – Waste	17	19	4	9

The following **Top 3** prioritised current projects (September) for each work section in the WW business unit is summarised below:

Asset Management

- Review 10 Year Plan and Revise current AMPs to reflect 10 Year Plan
- Progress Technical Scope for a Commercial Business water connection from the Proserpine to Bowen pipeline
- Planning support tasks (Whitsunday Paradise Development Application assessment)

Management Accountant

- Commence an ELT briefing document addressing the current status of water price path modelling and inform of 2020-21 options on models available and discussion of the financial assumptions Water, Sewer, Waste will adopt in completing price path modelling
- Working with external departments, to establish a method of reviewing historical data for calculation of Regulatory Assets Base i.e. Contributed Assets Review
- Finalisation of the Backflow Devices routine design for SSA capture and autofill of Form 4 & Form 9

Network Operations

- Network maintenance planning (ongoing)
- Monitoring and reviewing annual maintenance programs
- O&M Budget review

Principal Engineer Water and Wastewater

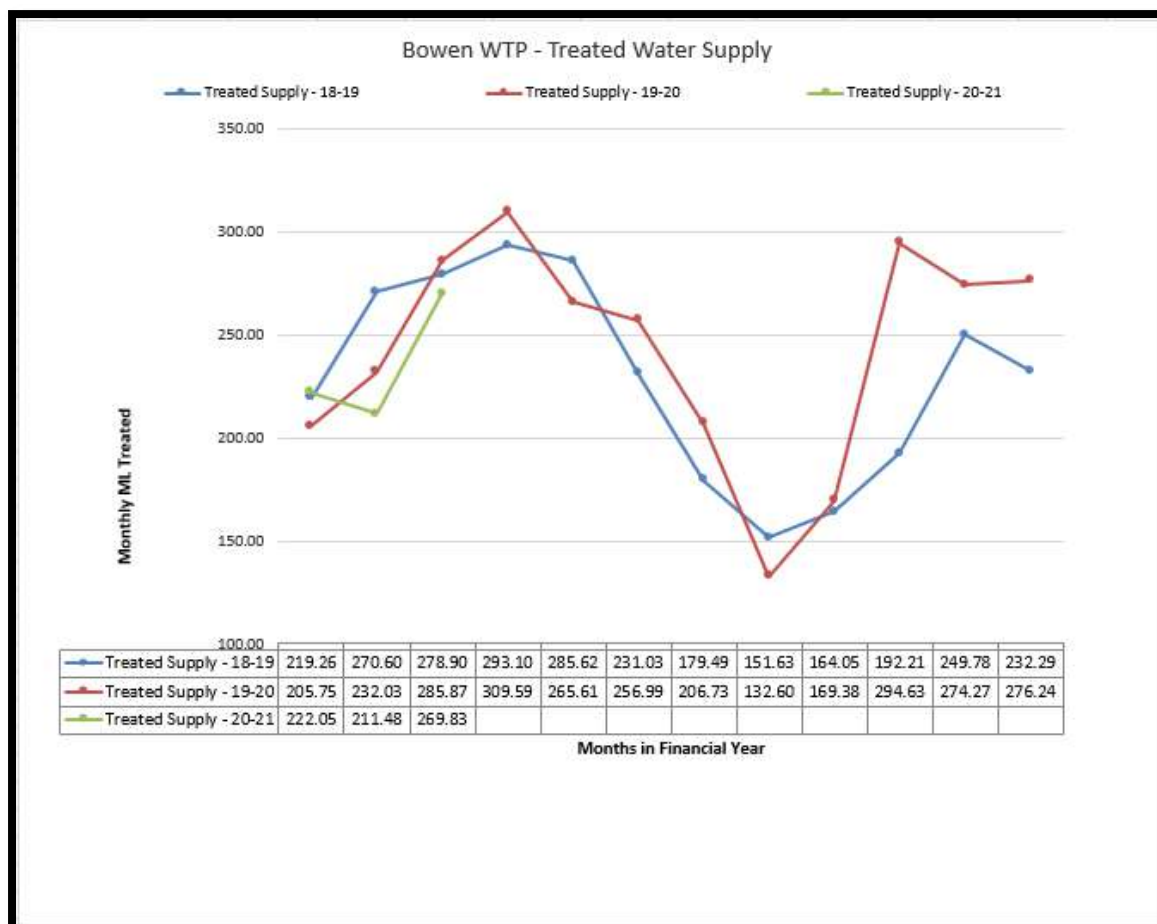
- Pinch Point Review, Workshop & Report - Cannonvale STP
- Membrane Tender Specifications for Cannonvale STP
- Bowen STP Final Documentation Review

Treatment Operations

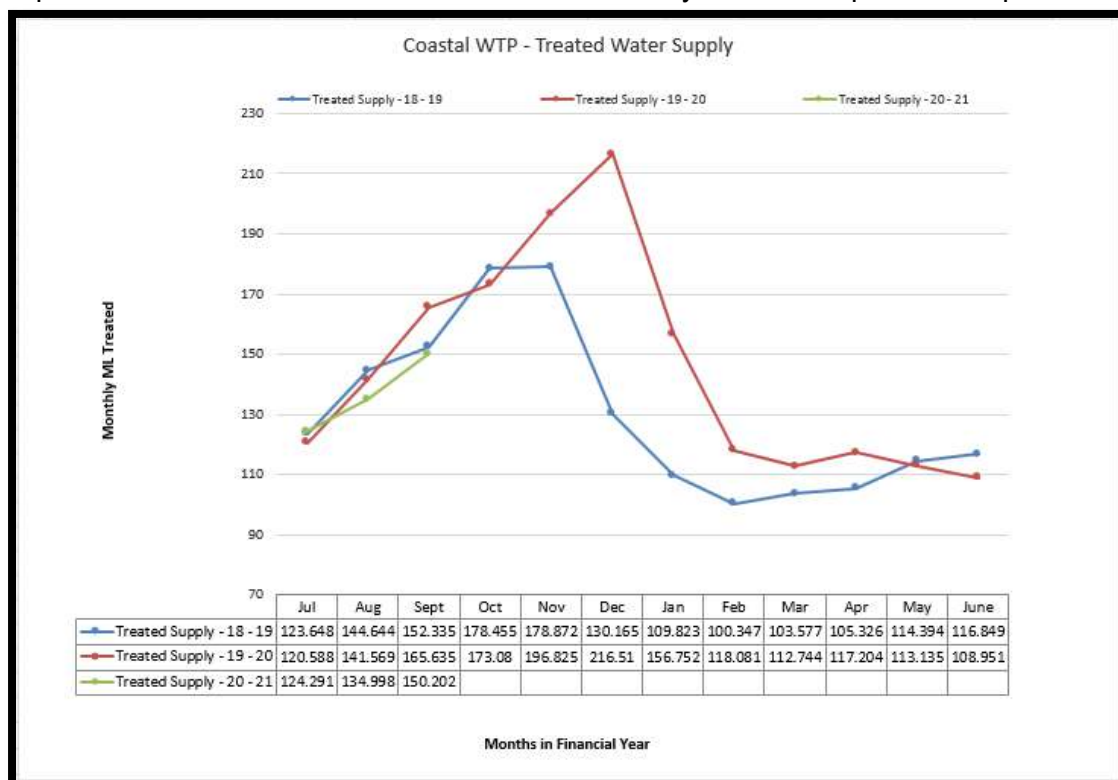
- Bowen STP process proving with AQM
- Treatment maintenance scheduling and training
- Bowen WTP Power issue investigations – in house and Ergon

Water Demand Statistics:

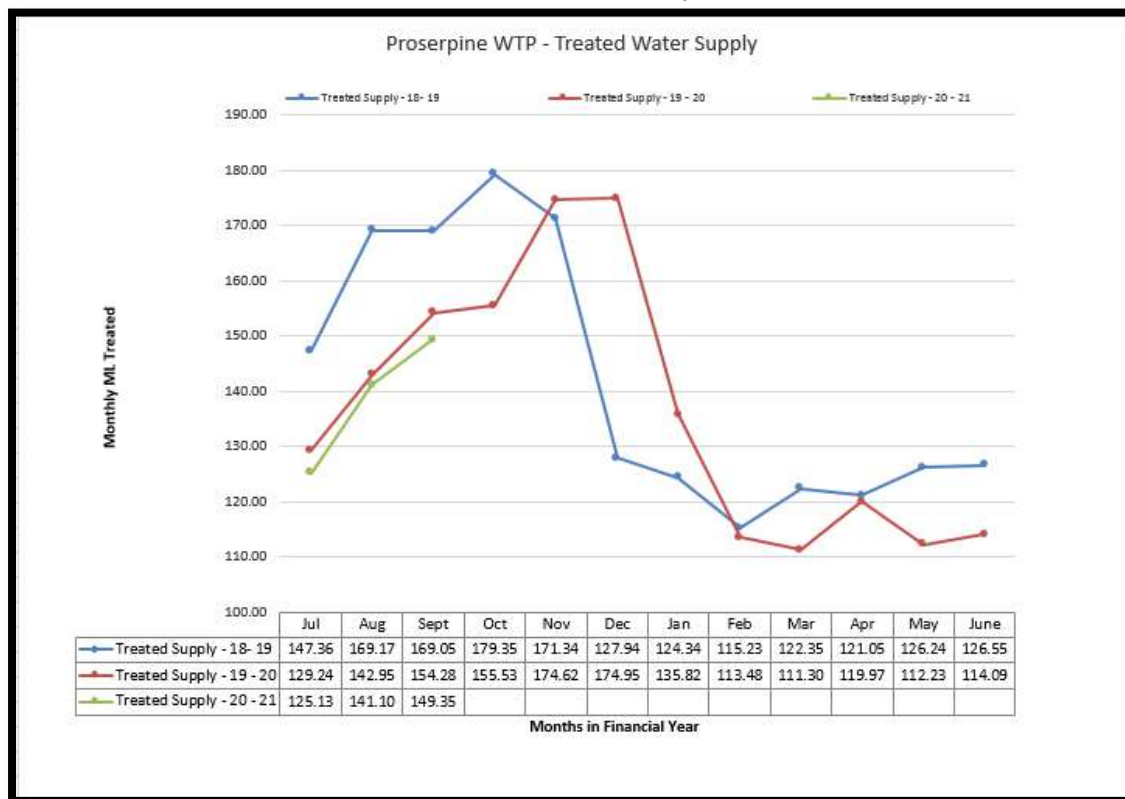
The Bowen WTP has produced an average of **8.99 ML/day** of treated water during September 2020. The raw water intake decreased by **2.5%** compared to September 2019.



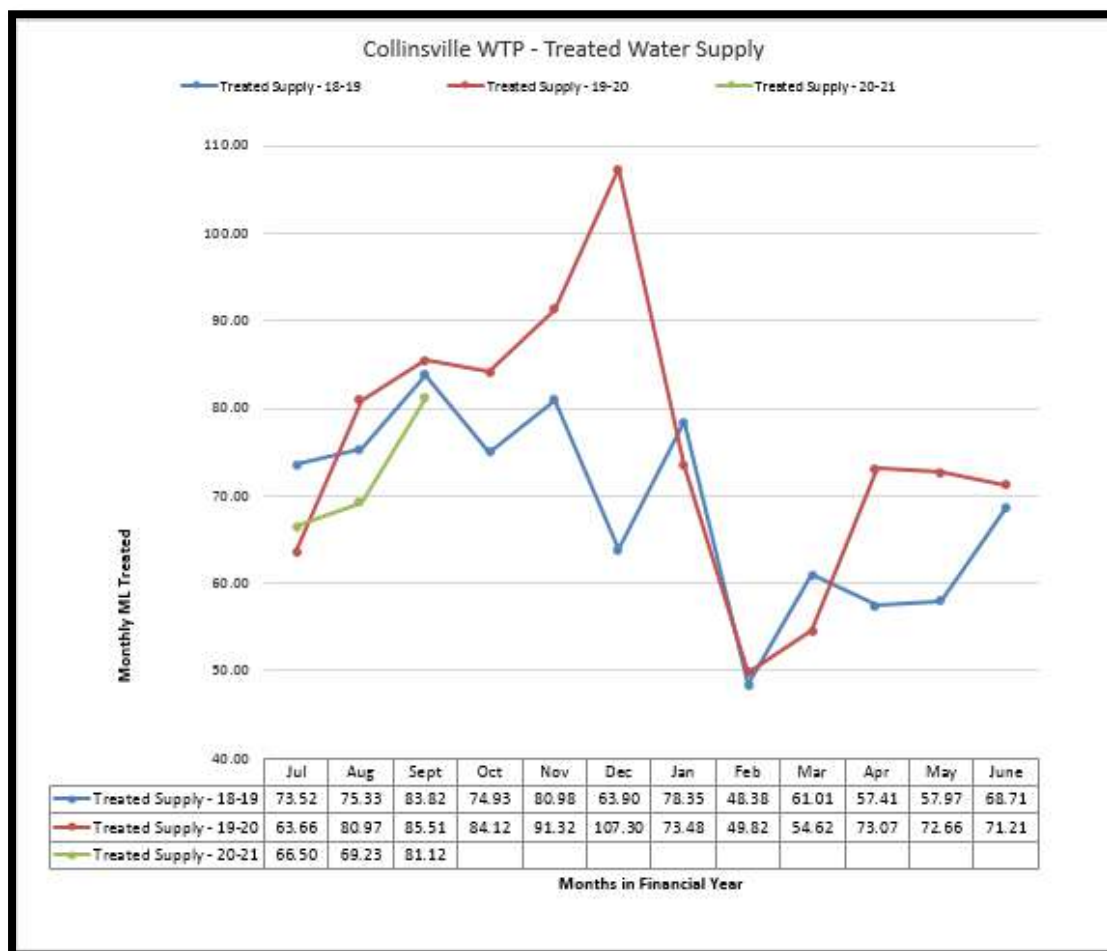
The Coastal WTP has produced an average of **5.01 ML/day** of treated water during September 2020. The raw water intake decreased by **5.77%** compared to September 2019.



The Proserpine WTP has produced an average of **4.98 ML/day** of treated water during September 2020. The raw water intake decreased by **7.79%** compared to September 2019.



The Collinsville WTP has produced an average of **2.7 ML/day** of treated water during September 2020. The raw water intake increased by **1.76%** compared to September 2019.



Waste Management

In September 2020, total tonnage of waste handled in the region was **4,025 tonnes**.

- **3,109 tonnes** were landfilled at Kelsey Creek & Bowen Landfills.
- **1,484 tonnes** of waste were diverted from landfills (**32%** diversion achieved from Operational plan target of **20%**). An increase in waste volumes received across all waste categories with **442 tonnes** more waste diverted compared to the 20/21 financial year average.
- **130 tonnes** kerbside recycling collection - (disposed at Materials Recycling Facilities - MRFs).

Waste Top 3 (September):

- Site improvement to Kelsey Creek and Bowen Landfills, and Collinsville and Cannonvale Transfer Stations



Before: Poor storage practice



After: New vehicle battery recycling bins

- Cell 5 Kelsey Creek Landfill - minor repairs to geotextile undertaken and survey completed in preparation for registration with the Department of Environment and Science. Planned commissioning of Cell 5 planned for mid-October 2020.
- Household Battery Recycling – 13 full boxes of household batteries filled at the Cannonvale Transfer Station and ready for shipping to Envirostream for processing.



Financials

In general budget expectation at the end of September 2020 equals **25.00%**

Water and Sewerage

Operating Revenue:

- Total actual operating revenue is **\$8,777,977**
- Which projects a revenue level achievement of **25.38%**; Original Budget projection of **\$34,575,508**.
- The target for this period was **25%**; therefore, operational revenue is confirmed at positive **.38 % or (\$134,100)** above current budget expectation to the end September of the **20/21** financial year.

Operating Expenses:

- Total operating costs Year to Date (YTD) is **\$8,023,472** (including corporate overhead expenditure).
- Which demonstrates a **23.89%** expenditure of the Original Budget of **\$33,573,229**.
- The target expenditure for this period was **25%**; therefore, this operational expenditure is **1.10% or (\$369,835)** below budgeted expectations to the end of September 20 of the **20/21** financial year.

Operating Profit and Loss in Summary:

Whitsunday Regional Water and Sewerage			
Monthly performance report year to 30th September 2020			
	2020/21		2019/20
	Actual	Current Budget	Actual
Operating revenue			
Total operating revenue	8,777,977	34,575,508	33,976,153
Operating Expenses			
Total operating costs	(6,546,062)	(27,663,586)	(28,582,308)
Surplus (deficit) from operations Excl.Overheads	2,231,915	6,911,922	5,393,844
Internal Corporate Overheads	(1,477,410)	(5,909,643)	(5,031,000)
Surplus (deficit) from operations	754,505	1,002,279	362,844
Capital cash contributions received	585,480	1,000,000	748,768
Capital cash revenue from government sources	2,500,000	13,254,110	4,580,499
Physical assets contributed	-	-	326,641
Other capital income	3,818	-	-
Other capital expenses	-	(1,324,872)	(1,805,562)
Net result for the period	3,843,803	13,931,517	4,213,190

Waste

Operating Revenue:

Total actual operating revenue is **\$1,931,102**

- Which obtained a revenue level achievement of **22.06%**; against the Original Budget of **\$8,750,232**.
- The target for this period was 25%; therefore, operational revenue is confirmed at a **2.94% or (\$256,356)** below original budget expectation to the end of September 20 in the **20/21** financial year. The business unit is monitoring this current revenue trend closely.

Operating Expenses:

- Total operating costs Year to Date (YTD) is **\$1,746,281** (including corporate overhead expenditure).

- Which demonstrates **22.66%** expenditure completion of the Original 20/21 Budget of **\$7,706,535**.
- The target expenditure for this period was **25%**; therefore, operational expenditure is **2.34% (\$180,352)** below budgeted expectations for the September 20 period of the **20/21** financial year.

Operating Profit and Loss in Summary:

Whitsunday Waste Facilities 			
Monthly performance report year to 30th September 2020			
	2020/21		2019/20
	Actual YTD	Current Budget	Actual
Operating revenue	1,931,102	8,750,232	7,998,668
Operating Expenses			
Total operating costs	(1,582,472)	(7,124,198)	(6,922,109)
Surplus (deficit) from operations Exl.Overheads	348,630	1,626,034	1,076,559
Internal Corporate Overheads	(163,809)	(582,337)	(778,706)
Surplus (deficit) from operations	184,821	1,043,697	297,853
Other capital income/(expenses)	-	-	-
Net result for the period	184,821	1,043,697	(2,940,449)

STRATEGIC IMPACTS

3.2.1 Develop and implement policies and strategies that protect and enhance the Whitsunday region's natural environment.

3.2.2 Develop water and waste services and systems that ensure the integrity of the Whitsunday region's natural environment.

3.4.2 Develop and maintain effective water and waste water infrastructure, networks and facilities.

3.4.3 Develop integrated asset management plans to effectively manage and maintain road, water and waste water infrastructure and ensure assets meet the demands of a growing population.

3.4.4 Deliver effective customer focussed water services that protect the public health.

3.4.5 Develop a planned approach to securing the Whitsunday region's water supply.

3.4.7 Engage with Federal and State Governments regarding regional and national water security issues.

CONSULTATION

Matthew Fanning - Director Infrastructure Services

Troy Pettiford - Chief Operating Officer

Linda McEwan - Management Accountant

Shannon Lorroway - Administration Coordinator Whitsunday Water

David de Jager - Manager Waste Services
Janice Wilson - Principal Engineer Water and Wastewater
Yestin Hughes - Principal Engineer Civil & Environmental

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

That Council receives and notes the information in the Whitsunday Water and Waste Operational Report for September 2020.

ATTACHMENTS

Attachment 1 - Monthly Performance Report and Balance Sheet as at 30 September 2020.

Attachment 1 – Monthly Performance Report and Balance Sheet as at 30 September 2020

Whitsunday Regional Water and Sewerage Monthly performance report year to 30th September 2020			
	2020/21		2019/20
	Actual	Current Budget	Actual
Operating revenue			
Rates and utility charges	8,706,386	34,502,921	33,940,682
Less: Discounts & pensioner remissions	(344,515)	(1,263,165)	(1,260,166)
Statutory fees and charges, rental and levies	26,854	493,867	189,722
Sale of goods and major services	232,283	272,966	466,946
Interest	55,782	227,819	241,094
Operational Government grants and subsidies	-	-	-
Internal service provider revenue	-	-	-
Other operating revenue	101,188	341,100	397,875
Total operating revenue	8,777,977	34,575,508	33,976,153
Operating Expenses			
Employee benefits	(1,393,041)	(6,109,424)	(6,314,646)
Materials and services	(1,886,576)	(10,098,152)	(9,449,956)
Internal service provider expenditure (Excl. Overheads)	(238,566)	(822,071)	(827,281)
Depreciation	(2,548,382)	(8,702,654)	(10,116,554)
External finance costs	(479,497)	(1,931,285)	(1,873,872)
Total operating costs	(6,546,062)	(27,663,586)	(28,582,308)
Surplus (deficit) from operations Excl. Overheads	2,231,915	6,911,922	5,393,844
Internal Corporate Overheads	(1,477,410)	(5,909,643)	(5,031,000)
Surplus (deficit) from operations	754,505	1,002,279	362,844
Capital cash contributions received	585,480	1,000,000	748,768
Capital cash revenue from government sources	2,500,000	13,254,110	4,580,499
Physical assets contributed	-	-	326,841
Other capital income	3,818	-	-
Other capital expenses	-	(1,324,872)	(1,805,562)
Net result for the period	3,843,803	13,931,517	4,213,190
Retained surplus (deficit) brought fwd from prior year	461,266	787,513	-
Net result from above	3,843,803	13,931,517	4,213,190
Transfer from capital for unfunded depreciation	-	2,783,990	6,615,836
From (to) capital - items of capital income & expense	(3,818)	1,324,872	1,478,921
Adj From (to) capital to adjust working capital cash	-	-	-
Transfer (to) capital general revenue expended	-	(1,171,693)	-
Internal Program Contributions	-	-	-
Surplus/(deficit) available for transfer to reserves	-	(18,354,110)	-
Net transfers from (to) capital reserves	(3,085,480)	2,117,521	(11,846,661)
Retained surplus (deficit) funds at period end	1,215,770	1,419,610	461,266
Capital Funding Sources			
General revenue used (excess funds provided)	-	1,171,693	-
Government Grants and Subsidies	1,817,093	9,154,110	4,700,498
Loans for capital purposes	-	-	5,665,636
Physical assets contributed	753,960	3,473,773	7,668,123
Movement in Inter-functions capital loans	-	-	-
Funds Held in Capital Reserves	816,846	9,834,148	7,334,909
Funded depreciation & amortisation expended	1,429,589	-	3,500,717
Total capital funding sources	4,821,306	23,633,724	28,869,883
Capital Funding Applications			
Non-current assets	4,197,885	21,092,282	26,664,585
Loan redemptions	623,421	2,541,442	2,205,298
Total capital applications	4,821,306	23,633,724	28,869,883
Reserve balances held at beginning of period			
Capital reserve balances	9,364,444	-	16,894,652
Total reserve cash held at beginning of the period	9,364,444	-	16,894,652
Reserve balances held at the end of period			
Capital reserve balances	9,062,025	5,493,808	9,364,444
Unspent loan and depreciation cash held	1,118,793	-	-
Retained Surplus (Deficit)	-	1,419,610	-
Total reserve cash held at the end of the period	10,180,818	6,913,418	9,364,444

Whitsunday Regional Water and Sewerage

Balance Sheet as at 30th September 2020



	2020/21 Actual	2019/20 Actual
Current Assets		
Cash and cash equivalents	11,396,589	14,738,312
Trade and other receivables	6,596,825	3,945,654
Total Current Assets	17,993,413	18,683,966
Non-current Assets		
Property, plant and equipment	285,128,096	287,676,478
Closing WIP Balance	44,780,076	40,582,191
Total Non-current Assets	329,908,172	328,258,669
TOTAL ASSETS	347,901,585	346,942,635
Current Liabilities		
Trade and other payables	7,036,156	5,256,777
Borrowings	2,760,409	2,760,409
Inter-function Capital Loan payable	24,934,018	24,934,018
Other Liabilities	149,377	-
Total Current Liabilities	34,879,961	32,951,204
Non-current Liabilities		
Borrowings	42,304,912	42,927,154
Total Non-current Liabilities	42,304,912	42,927,154
TOTAL LIABILITIES	77,184,873	75,878,358
NET COMMUNITY ASSETS	270,716,713	271,064,277
Community Equity		
Capital	179,829,271	176,835,113
Asset revaluation surplus	79,490,853	79,490,853
Capital reserve balances	10,180,818	14,277,045
Unspent loan and depreciation cash held	-	-
Retained surplus (deficiency)	1,215,771	461,266
TOTAL COMMUNITY EQUITY	270,716,713	271,064,277

Whitsunday Waste Facilities



Monthly performance report year to 30th September 2020

	2020/21		2019/20
	Actual YTD	Current Budget	Actual
Operating revenue	1,931,102	8,750,232	7,998,668
Operating Expenses			
Total operating costs	(1,582,472)	(7,124,198)	(6,922,109)
Surplus (deficit) from operations Excl.Overheads	348,630	1,626,034	1,076,559
Internal Corporate Overheads	(163,809)	(582,337)	(778,706)
Surplus (deficit) from operations	184,821	1,043,697	297,853
Other capital income/(expenses)	-	-	-
Net result for the period	184,821	1,043,697	(2,940,449)
Retained surplus (deficit) brought fwd from prior year	263,954	(658,194)	-
Net result from above	184,821	1,043,697	(2,940,449)
Transfer from capital for unfunded depreciation	-	-	-
From (to) capital - items of capital income & expenses	-	-	3,375,487
Adj From (to) capital to adjust working capital cash	-	-	(500,000)
Transfer (to) capital general revenue expended	43,678	(1,015,865)	2,249,459
Internal Program Contributions	-	-	-
Surplus/(deficit) available for transfer to reserves	-	-	-
Net transfers from (to) capital reserves	-	-	(1,920,543)
Retained surplus (deficit) funds at period end	492,453	(630,362)	263,953
Capital Funding Sources			
General revenue used (excess funds provided)	(43,678)	1,015,865	(2,249,459)
Government Grants and Subsidies	-	-	172,097
Loans for capital purposes	-	-	2,500,000
Physical assets contributed	-	-	-
Disposal proceeds of capital assets	-	-	-
Funds held in capital reserves	-	266,090	498,364
Funded depreciation & amortisation expended	192,034	-	431,520
Total capital funding sources	148,356	1,281,955	1,352,522
Capital Funding Applications			
Non-current assets	74,036	960,000	1,352,522
Total capital asset acquisitions	74,036	960,000	1,352,522
Loan redemptions	74,320	321,955	-
Total capital applications	148,356	1,281,955	1,352,522
Reserve balances held at beginning of period			
Capital reserve balances	1,099,563	-	(150,519)
Unspent loan and depreciation cash held	-	-	-
Recurrent reserve balances	-	-	-
Total reserve cash held at beginning of the period	1,099,563	-	(150,519)
Reserve balances held at the end of period			
Capital reserve balances	1,099,563	1,001,469	1,099,563
Unspent loan and depreciation cash held	-	-	-
Retained Surplus (Deficit)	-	(630,362)	-
Total reserve cash held at the end of the period	1,099,563	371,107	1,099,563

Whitsunday Waste Facilities



Balance Sheet as at 30th September 2020

	2020/21 Actual	2019/20 Actual
Current Assets		
Cash and cash equivalents	1,592,016	1,363,516
Trade and other receivables	669,787	644,945
Total Current Assets	2,261,803	2,008,462
Non-current Assets		
Property, plant and equipment	8,350,971	8,543,006
Closing WIP Balance	74,036	-
Total Non-current Assets	8,425,007	8,543,006
TOTAL ASSETS	10,686,810	10,551,467
Current Liabilities		
Trade and other payables	1,743,632	600,819
Borrowings	151,061	151,061
Other Liabilities	9,795	-
Total Current Liabilities	1,904,488	751,880
Non-current Liabilities		
Borrowings	2,274,898	2,348,939
Other Provisions	6,888,082	6,888,082
Total Non-current Liabilities	6,888,082	6,888,082
TOTAL LIABILITIES	11,067,468	9,988,901
NET COMMUNITY ASSETS	(380,657)	562,566
Community Equity		
Capital	(2,019,000)	(847,277)
Asset revaluation surplus	46,327	46,327
Capital reserve balances	1,099,563	1,099,563
Unspent loan and depreciation cash held	-	-
Retained surplus (deficiency)	492,453	263,953
TOTAL COMMUNITY EQUITY	(380,657)	562,566

14. Infrastructure Services

14.2 FOXDALE QUARRY DRFA PRODUCT SUPPLY

AUTHOR: Matt Fanning - Director Infrastructure Services

RESPONSIBLE OFFICER: Matt Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council;

- a) receive the Foxdale Quarry report regarding the supply of material for Disaster Recovery Funding Arrangements (DRFA) works; and**
 - b) for all future sales for Disaster Recovery Funding Arrangements funding works and to comply with national competition policy, it is recommended that the Quarry retains its full commercial ability to tender and supply product at market rates and that the general fund absorbs any shortfall in DRFA claim value.**
-

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

This report focuses on the requirements and conditions for the supply of material under the DRFA guidelines being the materials supplied by the Council as an eligible undertaking must exclude profit and overheads even if these products are tendered.

Several options are explored to ensure that the Council still complies with national competition policy. The recommended solution is that the Quarry retains its full commercial ability to tender and supply product at market rates and that the general fund absorbs any shortfall in DRFA claim value as presented in Option 1 of the report.

PURPOSE

This report focuses on the requirements and conditions for the supply of material under the DRFA guidelines. And the changes required to the way the Council manages these requirements.

BACKGROUND

The Council operates a Quarry which supplies materials for internal operations and commercially bids for the supply of materials on a commercial framework.

The Council in its preparation to undertake DRFA works while establishing it processes needed to confirm the way in which materials are procured to ensure compliance with the DRFA guidelines.

At Council's 12 August Ordinary Meeting the Council determined that:

17.5 Confidential Matters – Infrastructure Services

17.5.1 2020/08/12.44 FOXDALE QUARRY – DISASTER RECOVERY FUNDING – SUPPLY OF QUARRY PRODUCT

SUMMARY

This report focuses on the requirements and conditions for the supply of material under the DRFA guidelines being the materials supplied by the Council as an eligible undertaking must exclude profit and overheads even if these products are tendered.

Several options are explored to ensure that the Council still complies with national competition policy. The recommended solution is that the Quarry retains its full commercial ability to tender and supply product at market rates and that the general fund absorbs any shortfall in DRFA claim value as presented in Option 1 of the report.

RECOMMENDATION

That Council receive the Foxdale Quarry report regarding the supply of material for Disaster Recovery Funding Arrangements (DRFA) works.

For all future sales for Disaster Recovery Funding Arrangements funded works and to comply with National Competition Policy, it is recommended that the Quarry retains its full commercial ability to tender and supply product at market rates and that Council cross-subsidises through general funds any shortfall in DRFA claim value as presented in Option 1 of the report.

RESOLUTION

Moved by: CR J CLIFFORD

Seconded by: CR G SIMPSON

That Council advocate for changes in the Federal Guidelines for the DRFA expenditure to include the costs for eligible undertakings (such as quarries) to be included in costs that can be recovered by local government.

Further that until such time as the guidelines have been amended to include this eligible expenditure (quarry materials), that Council cease supplying quarry materials for DRFA funded works.

MEETING DETAILS:

The motion was Carried 6/0

CARRIED

Since this decision, the Council has continued its dialogue with the Queensland Reconstruction Authority to ensure that it continues to meet all of the guidelines and provides best value for money to the community and government.

In addition, different operating models have been considered to further explore this issue including a concerted effort to analysis and understand the past production and event history.

Based on the production figure over the past ten years the average annual production is approximately 150,000 tonne. If the years where natural disaster events occurred, the typical average annual production is approximately 130,000 tonne.

In contract when an event occurs production rates have been as high as 283,000 tonne.

The below table provides the production figures for the past 13 years.

Year	Tonne
2006-07	115,611
2007-08	154,909
2008-09	136,091
2009-10	135,957
2010-11	192,749
2011-12	215,733
2012-13	283,278
2013-14	142,982
2014-15	103,980
2015-16	104,147
2016-17	152,764
2017-18	140,634
2019-20	137,088

STATUTORY/COMPLIANCE MATTERS

Disaster Recovery Funding Arrangements (DRFA) Guidelines.
Disaster Management Act 2003
Local Government Act 2009

ANALYSIS

Further investigation and internal auditing of Councils existing processes had identified that the way in which quarry materials were procured and claimed needed adjustment to achieve compliance with the DRFA guidelines section 9.3.5(a), (d) and (e).

This is different to the advice previously provided to the Council where commercial tenders were eligible for full price payments under DRFA – this is not the case.

These matters have been discussed and confirmed with the Queensland Reconstruction Authority (QRA).

Materials supplied by the Council as an eligible undertaking must exclude profit and overheads even if these products are tendered as part of a competitive open market process.

9.3.5 Ineligible expenditure

Ineligible expenditure includes but is not limited to:

- a. costs that would have been incurred should the event not have occurred
- b. costs associated with backfilling a staff member when the agency has claimed the wages relating to the staff member offline undertaking eligible activities
- c. costs the state or local government could reasonably be expected to incur responding to the disaster event (local governments and state agencies are expected to have a reasonable level of human, capital, and financial resources to be able to undertake disaster response activities)
- d. non-specific indirect and overhead costs including internal administration costs to the applicant such as finance, HR, back-office overheads
- e. profit margins of an eligible undertaking, including (but not limited to) the applicant's supply or use of plant, labour or materials
- f. costs that are reimbursable under other external funding sources including insurance, e.g. Queensland Government Insurance Fund
- g. consequential losses subsequent to the actual event (e.g. business interruptions, loss of income, damage not directly caused by the event, additional damage after the event)
- h. costs associated with the preparation, reporting and acquittal of DRFA submissions
- i. investigative techniques (such as destructive testing of a road, falling weight deflectometre, pavement roughness testing or road laser survey) used to prove the existence of damage or the cause of damage to an asset
- j. costs associated with assessing an asset when no event damage is identified
- k. rehabilitation of natural ecosystems
- l. replacement of contents of an essential public asset, such as furnishings in a buildings
- m. works undertaken on an ineligible asset.

What this means is that for any materials purchased from the Council quarry when claimed through the QRA must have the overhead and profit component removed from the claim. At first glance this amounts to approximately \$5/tonne overhead and up to \$2/tonne profit. These figures are based on an average production of 130,000 tonne.

For the 2019 event Council will be required to carry the cost of overhead and profit for materials purchased from the Quarry. Council is at this point identifying materials already purchased by contractors and to be used for the remaining of the 2019 and 2020 program.

As this stand if the Council were to use Foxdale material this would result in a revenue shortfall when claimed through the QRA of \$140,000 for each year based on approximately 20,000 tonne being required for recovery works each year.

Complying with national competition policy – operational options

It should be identified that the Council must also comply with national competition policy.

The following options which were previously presented to the Council have been further explored to assist the Council in its further deliberations:

Option 1 - General Fund absorbs any claim shortfall

To comply with competition policy, it is recommended that the Council still tender as normal for product supply. If a third party purchases the material for DRFA works, the Quarry receives full payment and then the contractor is paid in full by the Council and then the Council claims the reduced rate to the QRA for the supply of the material. In effect the Council's General fund revenue for the works will fall short of the coinciding expenditure by the value of approximately \$7/Tonne. Based on a typical year where an event occurred this could be around \$140,000

If this option were to be recommended it is recommended that an additional \$140,000 be placed into the flood recover Council contribution budget to supplement the event trigger value and cover these ineligible costs.

Option 2 - Council cease supplying materials for DRFA works

Another consideration may be that the Council decides not to offer its products for DRFA works as it cannot recover its true commercial costs. This option, however, may have an impact on the resourcing levels of the Quarry. This option was previously preferred by the Council.

Option 3 - Council reduce its overhead charges

Council could consider reviewing the current overhead charges to a level which is representative of the true level of support an operation of this size would expect to incur.

The overhead costs were as follows:

2019-20

IT Costs Allocated - 129,908

General Overheads Allocated - 399,595

Total - 529,503

2020-21

IT Costs Allocated - 92,908

General Overhead Allocated - 464,447

Total 557,355

This option would reduce the quantum of forgone revenue able to be claimed however, would then cause an impact on other operational budgets within the Council.

Option 4 - Request a change to the DRFA Guidelines

This option would result in the Council advocating for a change to the DRFA Guidelines are contrary to the national competition policy guidelines and provides commercial advantage to entities that are not eligible undertakings. This, however, is felt futile as these arrangements have been in place for many years.

STRATEGIC IMPACTS

Financial Implications – The issue now faced by the Council is that if it uses its own sourced materials from the Foxdale Quarry then the Council will in effect not be eligible to claim approximately \$5-7/tonne.

CFO Commentary:

The overheads charge is an allocation of central costs to service centres (both commercial service like the quarry as well as other services (e.g. libraries) to determine the full costs of delivery a given service.

For commercial type services, this is a requirement under the national competition policy.

Such a disbursement does not result in Council incurring any additional costs.

The overheads that are allocated to the Quarry will continue to be incurred by Council, primarily within OCEO and Corporate Services directorates, whether we do the DRFA work or not.

Therefore, if you compare the overall Council costs between doing the DRFA work as cost and not doing the DRFA work, Councils expenditure on overheads will not change.

There are 2 financial comparisons here:

1. Council being able to claim overheads/profit from QRA vs Not being able to claim. Clearly Council is better off with the former.
2. Accepting that Council cannot claim Overheads/Profit, Doing QRA work and Not doing QRA work. The financial impact is indifferent to Council between these two options.

Risk Management Implications - Council will need to audit its 2019 claims to date and ensure that the correct rate has been claimed to the QRA. At this point in time up to \$140,000 may have been claimed which is ineligible for the 2019 event. The Council has been advised by the QRA that previous events to this have been closed out and will not require auditing.

CONSULTATION

Jason Bradshaw - Director Corporate Services
Stephen Fernando - Chief Financial Officer
Trevor Williams - Disaster Recovery Project Director
Queensland Reconstruction Authority (QRA)

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The information within this report indicates that the supply of quarry material for DRFA works will come at a cost to the Council of up to approximately \$5-7/tonne. As these costs are not eligible costs under the DRFA guidelines for eligible undertakings such as local government.

Of the options presents it is recommended that option 1 be supported as the preferred option.

ATTACHMENTS

N/A

14. Infrastructure Services

14.3 DRFA & SHUTE HARBOUR PROJECT CAPITAL PROGRESS REPORT - SEPTEMBER 2020

AUTHOR: Trevor Williams - Project Director Disaster Recovery

RESPONSIBLE OFFICER: Matthew Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council receives the DRFA & Shute Harbour Project capital progress report for the month of September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The report provides a summary of key Capital projects underway during the 2019-2020 & 2020-2021 financial years. The attachments include multi-year projects that remain active or have been completed during this financial year. This month's report lists the DRFA Flood Event 2019, the Shute Harbour Project and the Qld Monsoonal Event 2020.

Current Financial Progress:

DRFA – Flood Event 2019 – Expenditure of \$29,723,334.57, to date with forecast of a further \$15,421,280.22 budgeted by the end of 20/21 Financial Year.

Shute Harbour – Expenditure of \$28,246,237.72 to date with a forecast of a further \$26,253,762.28 budgeted by the end of 20/21 Financial Year. QRA budget \$54.5m including \$2.8m Council contribution from insurance payout.

Qld Monsoonal Flood Event 2020 – Expenditure for Emergency Works is currently \$507,350.73 with Emergency period ended on the 03/05/20. The Emergent Claim has been lodged and approved by the QRA for \$494,023.11. The following restoration of gravel road works have been approved by the QRA: - Proserpine area \$2.09M, Bowen area \$7.38M, Collinsville area \$7.55M. In addition, the restoration of damage to Strathalbyn Road has been lodged and assessed by QRA at \$2.2M. The final approval for Strathalbyn Road is still to be received from the QRA. Two packages for Proserpine Road repairs are currently out to tender, through the wet and dry hire panel. These tender's close on 28 October 2020. Collinsville and Bowen packages will be released in the next few weeks.

PURPOSE

To inform Council on Progress of Capital Projects being undertaken during the 2019-2020 Financial Year up to 15th October 2020.

BACKGROUND

This report describes works on the restoration of essential public assets from three distinct declared natural disaster events being:

In March 2017 our region was impacted by **TC Debbie**, NDRRA works is now complete and acquitted. Shute Harbour Redevelopment is currently underway, to be completed by 30/06/21.

January 2019 saw our region affected by **Flood Event 2019**, which we have picked up the damage on roads, culverts and airstrip. Submissions have now been approved by the QRA and awarded to Contractors, works underway.

In February 2020, the Whitsunday region experienced a tropical low **Qld Monsoonal Flood Event 2020** which was also declared.

STATUTORY/COMPLIANCE MATTERS

Financial Reporting is provided to WRC in Dashboards provided monthly to PLT – Disaster Recovery, PCG – Shute Harbour Project & PCG – DRFA.

Progress Reporting due end of each month to the Queensland Reconstruction Authority (QRA).

ANALYSIS

Financial Reporting is provided to WRC in Dashboards provided monthly to PLT – Disaster Recovery, PCG – Shute Harbour Project & PCG – DRFA.

Progress Reporting due end of each month to the Queensland Reconstruction Authority (QRA).

ANALYSIS

DRFA – Flood Event 2019

Below tables relate to the current monthly Dashboard for DRFA and the status of submissions.

Status	Activity	% Complete Last period	% Complete This Period	Original Due Date	Act/F'cast Due Date	Comment
	Culvert Packages O2 & P2 - Regional (North & South)	95%	0%	27-Nov-20	27-Nov-20	Works to be completed inside amended timeframe
	Road Package Z2 - Collinsville Roads	100%	0%	29-Jun-20	21-Aug-20	Works completed 21/08/2020
	Road Package Y2 - Collinsville West	45%	10%	03-Mar-21	17-Jun-21	Works commenced on Scartwater Rd 08/07/2020.
	Road Package H2 - Proserpine Gravel Roads	75%	10%	23-Nov-20	23-Nov-20	Works commenced 08/07/2020.
	Road Package A2 - Collinsville Rds East	45%	20%	30-Oct-20	30-Oct-20	Work has started 08/07/2020

	Road Package S2 - Bowen Sealed Rds	75%	25%	12-Oct-20	12-Oct-20	Works Completed 10/09/2020

Commercial/Financial DRFA	
The Following packages are presently being assessed and Recommendation Letters completed, awaiting signing: - Nil	
The following packages are under construction:- • Culverts Package O2, P2 - North / South • Road Package Y2 - Collinsville West • Road Package A2 - Collinsville • Road Package H2 - Proserpine Gravel The following packages have been awarded:- • Forestry Rd Landslip • Sealed Roads Package R2 - Proserpine	The following packages have been Completed:- • Road Package C2 - Collinsville • Road Package V2 - Bowen / Gumlu • Road Package G2 - Gloucester Ave • Road Package Q2 - Strathalbyn Rd • Road Package K2 - Collinsville Gravel / Collinsville Airport • Road Package X2 - Proserpine Gravel Roads • Road Package F2 - Rutherford Rd • Road Package W2 - Bowen Central • Road Package U2 - Bowen • Road Package Z2 - Collinsville • Sealed Road Package S2 - Regional and Sealed - North The following have been approved and are under Tender Assessment: - Nil

DRFA - Flood Event 2019

Project Commencement Date	31/07/2020
Project Budget	\$ 46,145,172.08
Project Contingency	\$ 2,652,110.63
Variations to Date	\$ 15,786.20
Contingency Remaining	\$ 2,636,324.43
Total Expenditure to 13/10/20	\$ 29,723,334.57
Expenditure for Sept 20	\$ 2,918,835.05
Project forecast completion date	30/06/2021

Shute Harbour Project

Project commenced 23rd January 2020 by Vassallo. Demolition has been completed for buildings, kerb and landscaping. Demolition and reconstruction of seawall has commenced. The Shute Harbour piling operations are complete. Several piles have shifted laterally, causing a change in construction process for the rock seawall. The geotechnical engineer from Cardno has been on-site providing advice and assistance during the week 28/9 to 2/10. The placing of the geofabric Panels are progressing well with 16 panels placed so far. Formcon has started on site end of August and will be completing the headstocks to sit on top of the Piles. No incidents have occurred for the month of September. The Pontoons are in Townsville being refurbished.

Below table relates to Shute Harbour current Dashboard report on the status of the Shute Harbour Project.

KEY PROJECT MILESTONES						
Status	Activity	% Complete at end of last Period	% Complete To Date	Original Due Date	Act/F'cast Due Date	Comment
●	Temporary Pontoon Refurbishment	100%	100%	31/12/2018	22/07/2020	Relocation and refurbishment of pontoons is now included in the main construction contract. Temporary pontoon completed and ready for Ferry refurbishment.
●	Seawall and Carpark Reconstruction	65%	75%	30/09/2018	30/04/2021	Forecast site possession : 23/01/2020 Target Practical Completion Date: 01/06/2021 Eastern side of the seawall completed and under monitoring phase for settlement. All piling complete.
●	Terminal and Pontoon Reconstruction Works	7%	10%	30/06/2019	30/04/2021	Piling works are complete with headstocks being formed. Remaining piling works to continue, with precast deck construction occurring offsite. Pontoons stored on Snobs Beach have now been relocated to Townsville for refurbishment.

Shute Harbour

Project Commencement Date	30/03/2018
Project Budget	\$ 54,500,000.00
Project Contingency	\$ 4,366,500.58
Variations to Date	\$ 4,197,181.01
Contingency Remaining	\$ 169,319.57
Total Expenditure to 13/10/20	\$ 28,246,237.72
Expenditure for Sept 20	\$ 5,666,951.27
Project forecast completion date	30/06/2021

Risk Assessment

The Shute Harbour project was funded by the QRA in January 2020 to a value of \$51.5M, based on the tender received from Vassallo Constructions. However, the approved budget for the project from the QRA is \$54.5M. Based on current expenditure, and variations approved during 2020, the project will exceed the current funding of \$51.5M. Council will continue to work closely with the QRA to ensure the project variations continue to be funded from the previously approved budget provided by the QRA. When the construction of the seawall is completed in December, a more precise cost for the project will be known.





Qld Monsoonal Flooding Event 2020

Whitsunday Regional Council have activated with the QRA on Monday the 17th February 2020 for the Queensland Monsoonal Flooding Event 2020. The first Infield assessment took place on the 22/06/20 for the Proserpine Gravel Road submission, this has been approved at \$2,092,211.15. Collinsville & Bowen Roads submissions have completed an infield 24th to 26th August. Collinsville has been approved by the QRA for \$7,554,551.59. Bowen has been approved by the QRA for \$7,380,496.56. A fourth submission for Strathalbyn Road has been lodged and completed infield for \$2,249,524.17. The Trigger Point for this event will be \$349,118.00.

STRATEGIC IMPACTS

Strategy 3.4.1: Develop and maintain effective roads and drainage infrastructure, networks and facilities

FINANCIAL IMPACTS

Shute Harbour Redevelopment

Total Project Budget	\$ 54,500,000.00
Total Project Expenditure	\$ 28,246,237.72
Total Payments received	\$ 25,117,859.78
Total Claims outstanding	\$ 3,128,377.94

DRFA - Flood Event 2019

Total Project Budget	\$46,145,172.08
Total Project Expenditure	\$30,012,414.80
Total Payments received	\$28,358,331.44

Total Claims outstanding \$ 1,654,083.36

Costs not recovered \$ 352,416.39

Trigger Point \$ 334,088.00

Council Contributions \$ 16,677.00

Ineligible emergency works expenditure \$ 1,651.39

DRFA - Qld Monsoonal Event 2020

Total Project Budget \$19,784,134.20

Total Project Expenditure \$ 507,630.09

Total Payments received \$ -

Total Claims outstanding \$ -

Costs not recovered \$ 362,445.62

Trigger Point \$ 349,118.00

Council Contributions \$ -

Ineligible emergency works expenditure \$ 13,327.62

CONSULTATION

Matthew Fanning – Director of Infrastructure Services
Trevor Williams – Project Director Disaster Recovery
Sarah Bon – Financial Officer Disaster Recovery
Peter Ahern – PDM Project Manager DRFA
Mitchell Petersen – PDM Project Manager Shute Harbour

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

Council receive and note the progress in Capital Projects up to 1st October 2020.

ATTACHMENTS

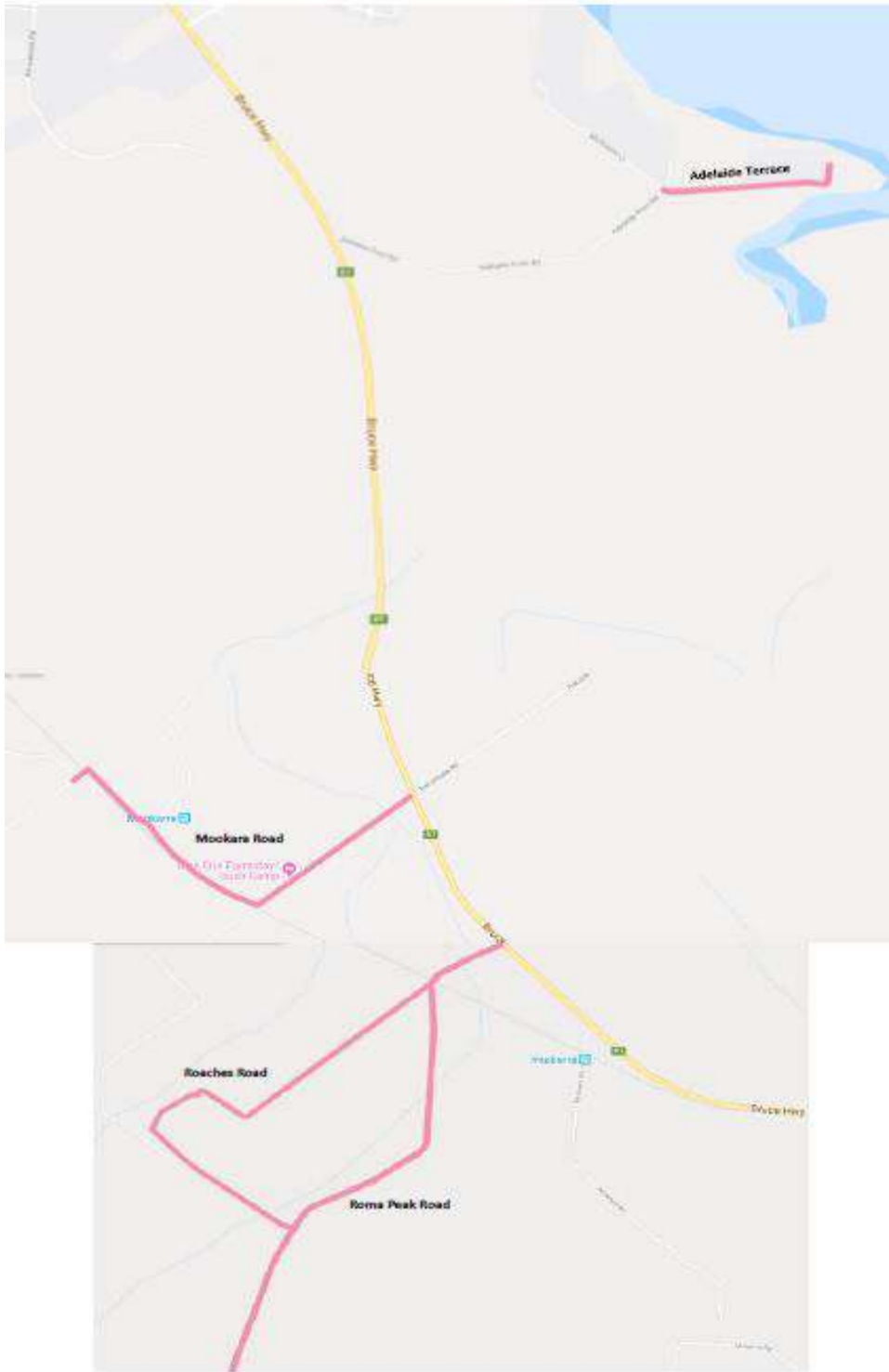
Attachment 1 - DRFA - Flood Event 2019 (Disaster Recovery Financial Reporting)
Attachment 2 - DRFA - Flood Event 2019 - Bowen East - Package U2 - DJ Brazil
Attachment 3 - DRFA - Flood Event 2019 - Strathalbyn Rd - Package Q2 - Hillery
Attachment 4 - DRFA - Flood Event 2019 - Bowen Central - Package W2 - Mirthill
Attachment 5 - DRFA - Flood Event 2019 - Rutherford Rd - Package F2 - Searles
Attachment 6 - DRFA - Qld Monsoonal Event 2020 (Disaster Recovery Financial Reporting)
Attachment 7 - Shute Harbour Project (Disaster Recovery Financial Reporting)

Attachment 1 – DRFA -Flood Event 2019

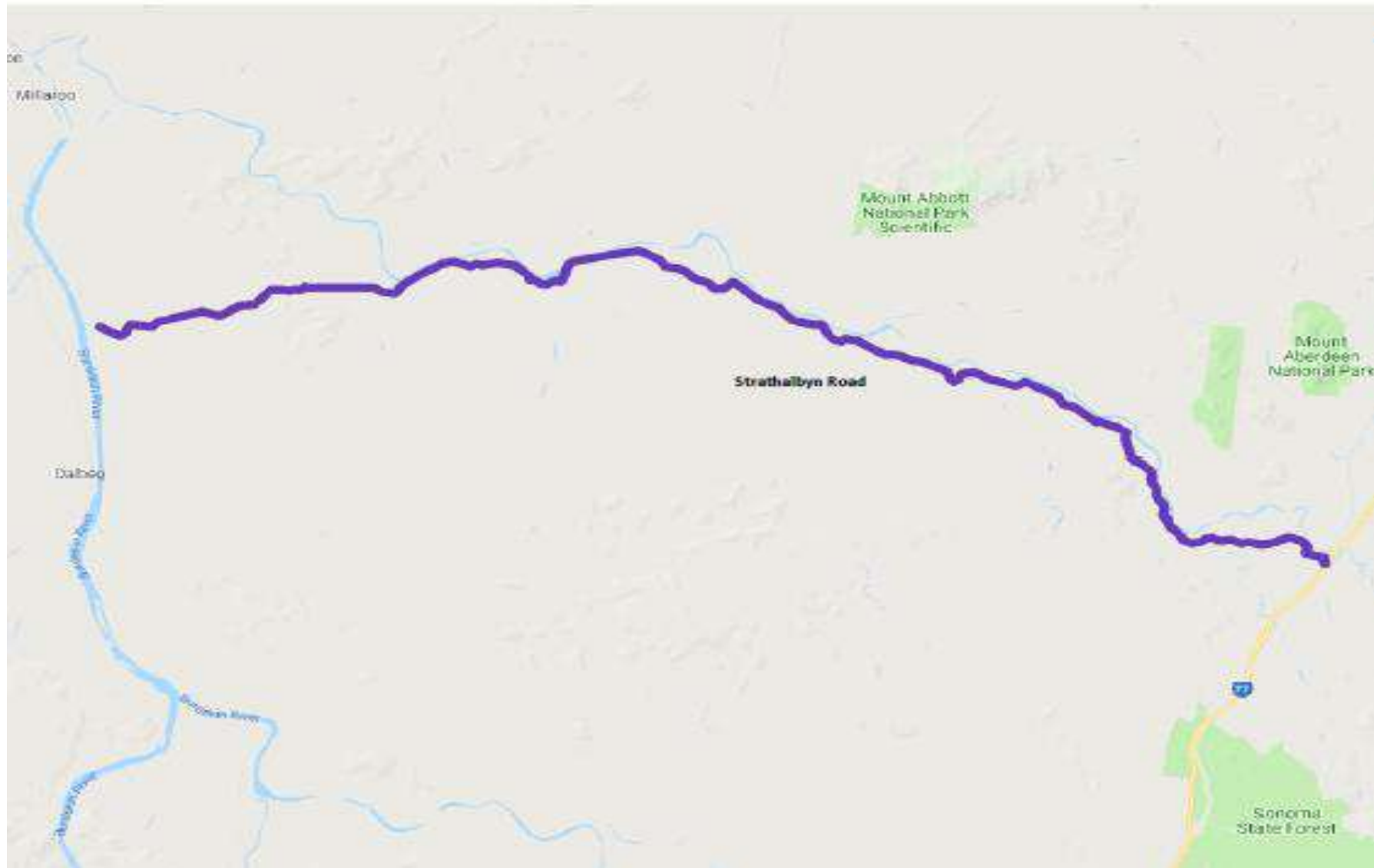
DRFA - Flood Event 2019										
	Description	Status	Amt Submitted to QRA - Benchmark	Amt Submitted to QRA - Market Rates	Variations	Contingency	Expenditure to Date	Oct 20 - Expenditure	Start Date	End Date
	Emergent Works	Closed	\$ 176,781.94				\$ 176,781.94	\$ -		
0006.1819	REPA - Bowen Roads - Package V2 - Capital	Closed	\$ 1,360,613.11	\$ 2,360,326.73		\$ 133,603.40	\$ 2,157,179.96	\$ -	31/07/2019	09/11/2019
0013.1819	REPA - Bowen Central Roads - Package W2 - Capital	Completed	\$ 916,111.38	\$ 1,461,504.05		\$ 82,726.64	\$ 1,433,394.98	\$ -	11/11/2019	10/07/2020
0010.1819	REPA - Bowen East Roads - Package U2 - Capital	Completed	\$ 870,576.47	\$ 1,328,172.79		\$ 75,179.64	\$ 1,281,521.25	\$ 91.37	31/10/2019	07/08/2020
0005.1819	REPA - Strathalbyn Road - Package Q2 - Capital	Acquittal	\$ 1,838,404.30	\$ 3,520,949.10	\$ 16,135.86	\$ 199,298.97	\$ 3,168,398.13	\$ -	19/11/2019	23/03/2020
0011.1819	REPA - Collinsville Roads - Package Z2 - Capital	Completed	\$ 3,085,170.89	\$ 5,623,602.10	\$ 4,293.00	\$ 319,384.66	\$ 5,115,431.62	\$ 5,999.20	25/03/2020	21/08/2020
0015.1819	REPA - Collinsville West Roads - Package Y2 - Capital	Construction in progress	\$ 5,206,186.89	\$ 11,907,591.51		\$ 674,825.20	\$ 1,409,141.41	\$ 44,718.12	17/06/2020	17/06/2021
0004.1819	REPA - Collinsville South Roads - Package C2 - Capital	Acquittal	\$ 1,639,747.45	\$ 3,467,076.67		\$ 196,249.64	\$ 3,129,597.40	\$ -	31/07/2019	14/11/2019
0009.1819	REPA - Collinsville Roads - Package A2 - Capital	Construction in progress	\$ 1,402,988.60	\$ 1,635,916.70		\$ 92,599.07	\$ 870,125.66	\$ 200,110.98	08/07/2020	30/10/2020
0014.1819	REPA - Bowen West Roads - Package U2 - Capital	Closed	\$ 261,983.56	\$ 340,273.86	\$ 7,933.91	\$ 19,260.79	\$ 327,941.19	\$ -	08/11/2019	17/12/2019
0016.1819	REPA - Proserpine Roads - Package X2 - Capital	Completed	\$ 1,659,647.25	\$ 2,460,851.75	\$ 48,589.07	\$ 139,293.75	\$ 2,278,489.69	\$ -	22/11/2019	11/06/2020
0018.1819	REPA - Proserpine Roads - Package H2 - Capital	Construction in progress	\$ 1,456,734.48	\$ 1,543,520.13	\$ 4,642.80	\$ 87,369.24	\$ 1,295,754.55	\$ 39,646.54	13/07/2020	30/10/2020
0030.1819	REPA - Regional Culverts - Operational - Package O2 & P2	Construction in progress	\$ 428,491.33	\$ 557,723.51	\$ 12,648.90	\$ 40,936.37	\$ 396,054.26	\$ 114,003.64	20/04/2020	09/10/2020
0022.1819	REPA - Watts & Scartwater Roads - Capital- Pk W2 & Y2	Completed	\$ 1,547,481.09	\$ 3,604,488.76		\$ 204,027.67	\$ 3,179,562.26	\$ 283,733.89	06/07/2020	05/10/2020
0032.1819	REPA - Collinsville Roads & Airstrip - Package K2 - Capital	Acquittal	\$ 434,169.97	\$ 534,013.94	\$ 4,102.29	\$ 30,227.21	\$ 514,445.94	\$ -	23/04/2020	28/05/2020
0019.1819	REPA - Bowen and Collinsville - W2 & F2 - Capital	Completed	\$ 1,068,740.92	\$ 2,345,516.91		\$ 132,765.12	\$ 2,169,250.45	\$ -	15/11/2019	02/07/2020
0031.1819	REPA - Bowen Sealed Roads - Capital - Pk S2	Completed	\$ 315,671.97	\$ 777,057.99	\$ 30,486.33	\$ 48,254.31	\$ 705,906.82	\$ 11,419.49	13/07/2020	11/09/2020
0033.1819	REPA - Proserpine Sealed Roads - Capital - Pk R2	Awarded	\$ 570,556.81	\$ 1,424,041.94		\$ 81,086.21	\$ 72,878.98	\$ 1,266.69	12/10/2020	29/03/2021
0020.1819	REPA - Proserpine Roads - Package X2 - Capital	Acquittal	\$ 110,224.40	\$ 110,224.40		\$ 6,239.11	\$ 96,460.20	\$ -	05/03/2020	11/06/2020
0021.1819	REPA - Forestry Road Landslip - Capital	Awarded	\$ 452,413.42	\$ 456,032.52		\$ 41,457.51	\$ 44,600.33	\$ -	31/07/2020	05/01/2021
0028.1819	Betterment - Emu Plains Road	Completed	\$ 365,553.50	\$ 367,840.39		\$ 24,190.08	\$ 57,421.19	\$ -	20/07/2020	23/07/2020
0027.1819	Betterment - Exmoor Road	Completed	\$ 275,762.80	\$ 275,762.80		\$ 18,939.28	\$ 76,863.34	\$ -	27/07/2020	30/07/2020
0025.1819	Betterment - Rutherford Road	Completed	\$ 42,683.53	\$ 42,683.53		\$ 4,196.76	\$ 55,213.25	\$ -	29/06/2020	02/07/2020
			\$ 25,309,914.12	\$ 46,145,172.08	\$ 15,786.20	\$ 2,652,110.63	\$ 30,012,414.80	\$ 700,989.92		

Attachment 2 - DRFA – Flood Event 2019 – Package U2 – DJ Brazil

DRFA – Flood Event Feb 2019 – Submission 3 – Road Package U2 – Bowen East – Brazils



DRFA – Flood Event Feb 2019 – Submission 4 – Road Package Q2 – Strathalbyn Road – Hillery



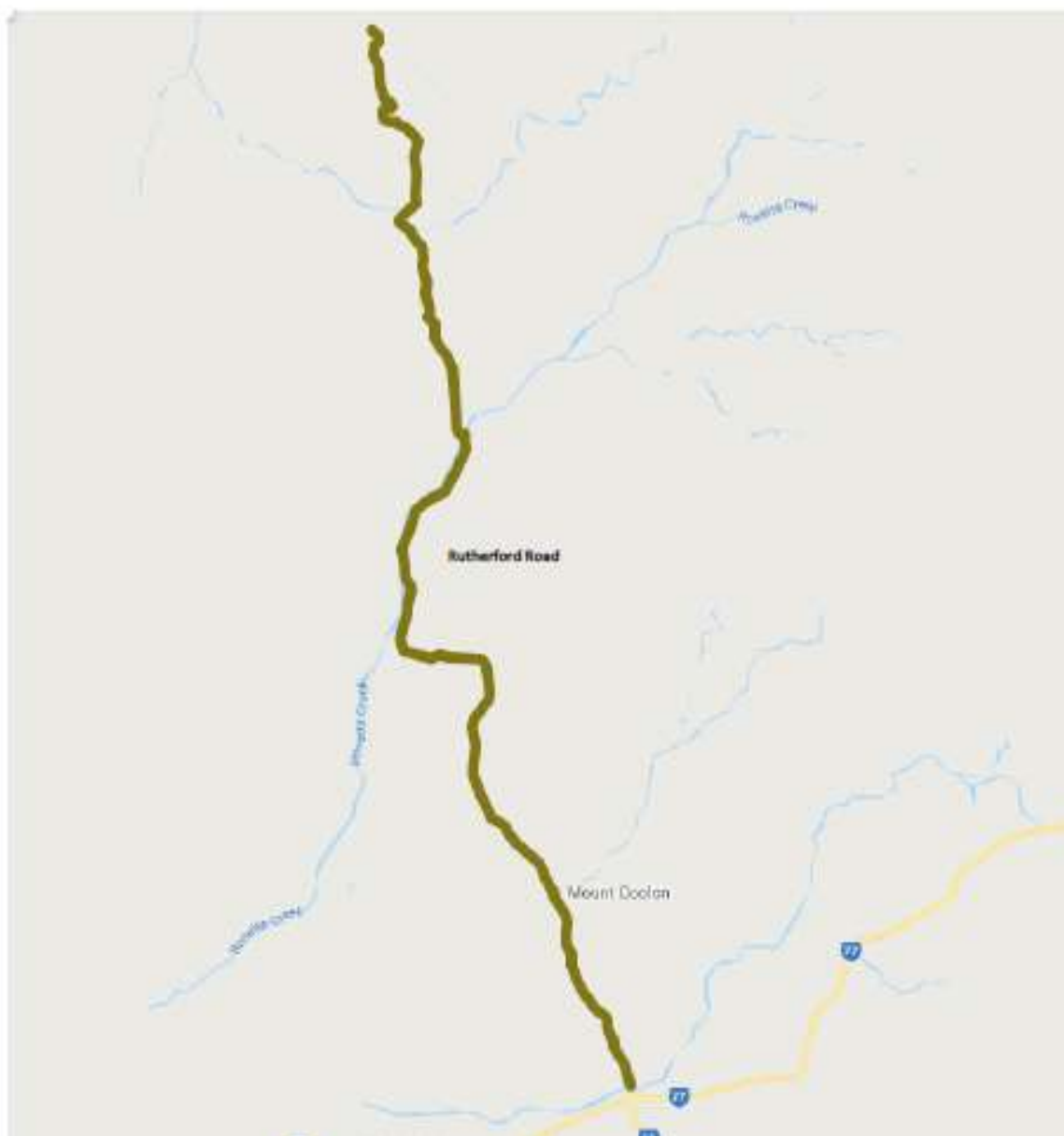
Attachment 4 – DRFA – Flood Event 2019 – Bowen Central - Package W2 – Mirthill

DRFA – Flood Event Feb 2019 – Submission 2 – Road Package W2 – Bowen Central – Mirthill



Attachment 5 – DRFA – Flood Event 2019 – Rutherford Rd – Package F2 – Searles

DRFA – Flood Event Feb 2019 – Submission 16 – Road Package F2 – Searles



Attachment 6 - DRFA – Qld Monsoonal Event 2020

DRFA - Qld Monsoonal Event 2020										
	Description	Status	Amt Submitted to QRA - Benchmark	Amt Submitted to QRA - Market Rates	Variations	Contingency	Expenditure to Date	Oct 20 - Expenditure	Start Date	End Date
0040.1920	Emergent Claim - Bowen North	Acquittal	\$ 58,519.10				\$ 58,519.10	\$ -	31/01/2020	03/05/2020
0040.1920	Emergent Claim - Bowen South	Acquittal	\$ 12,997.63				\$ 12,997.63	\$ -	31/01/2020	03/05/2020
0040.1920	Emergent Claim - Proserpine	Acquittal	\$ 57,132.47				\$ 57,132.47	\$ -	31/01/2020	03/05/2020
0040.1920	Emergent Claim - Inspection Costs	Acquittal	\$ 170,481.19				\$ 170,481.19	\$ -	31/01/2020	03/05/2020
0040.1920	Emergent Claim - Coordination	Acquittal	\$ 24,839.46				\$ 24,839.46	\$ -	31/01/2020	03/05/2020
0040.1920	Emergent Claim - Collinsville	Acquittal	\$ 183,380.88				\$ 183,380.88	\$ -	31/01/2020	03/05/2020
0035.1920	REPA - Proserpine Roads - Packages X3, H3 & J3	Approved	\$ 2,092,211.15	\$ -		\$ 216,794.47	\$ 279.36	\$ 279.36	12/10/2020	14/05/2021
0042.1920	REPA - Collinsville Roads - Packages C3, N3, D3 & F3	Approved	\$ 7,554,551.59	\$ -			\$ -	\$ -	15/02/2021	18/06/2021
0041.1920	REPA - Bowen Roads - Packages V3, T3, U3 & B3	Approved	\$ 7,380,496.56	\$ -			\$ -	\$ -	29/10/2020	23/07/2021
0043.1920	REPA - Strathalbyn Road - Package Q3	Lodged/In field	\$ 2,249,524.17	\$ -			\$ -	\$ -	15/02/2021	18/06/2021
			\$ 19,784,134.20	\$ -	\$ -	\$ 216,794.47	\$ 507,630.09	\$ 279.36		

Attachment 7 - Shute Harbour Project

Shute Harbour										
	Description	Status	Amt Submitted to QRA - Benchmark	Amt Submitted to QRA - Market Rates	Variations	Contingency	Expenditure to Date	Oct 20 - Expenditure	Start Date	End Date
48.17	Shute Harbour - Terminal, Structures & CAT D Seawall	Construction in progress	\$ 15,209,000.00	\$ 33,298,741.19	\$ 1,720,769.05	\$ 3,077,169.18	\$ 13,904,003.03	\$ 64,493.77	30/03/2018	30/06/2021
41.17	Shute Harbour - REPA B & Betterment Seawall	Construction in progress	\$ 1,852,000.00	\$ 15,471,976.88	\$ 2,476,411.96	\$ 1,289,331.40	\$ 14,342,234.69	\$ 30,925.37	30/03/2018	30/06/2021
			\$ 17,061,000.00	\$ 48,770,718.07	\$ 4,197,181.01	\$ 4,366,500.58	\$ 28,246,237.72	\$ 95,419.14		

14. Infrastructure Services

14.4 MEMORIAL PLAQUE REQUEST - DALE HELL

AUTHOR: Mark Callaghan - Manager Parks and Gardens

RESPONSIBLE OFFICER: Matthew Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council:

- a) **approve the request for placement of the memorial plaque by the family on Council seating at the Airlie Beach Foreshore for the late Dale Hell;**
 - b) **acknowledge her outstanding contribution to the community; and**
 - c) **accept the request meets the requirements of the Memorials in Council Parks, Gardens, Open Spaces and Reserves Policy LSP_CE_03.**
-

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Council received a request from Chris Connell (Son) and Eric Bottle (Former Partner) to install a Memorial Plaque for the late Dale Hell bench seat on the point of Airlie Beach Foreshore.

PURPOSE

Council has received a request for the placement of a memorial plaque for the late Dale Hell. The family have said that they will be funding the memorial plaque themselves with assistance from Parks and Gardens to install the plaque.

BACKGROUND

Whitsunday Regional Council have received a written request from Chris Connell (Son) and Eric Bottle (Former Partner) both seeking Council approval to install a memorial plaque on the Park bench at the headland of Airlie Beach Foreshore, Airlie Beach in commemoration the late mother/partner, Dale Hell, who passed in 2019.

On the 24th July 2019, at the Ordinary Council meeting, Cr Clifford requested acknowledgement of the passing of Dale Hell, a one (1) minute silence was held after a motion was carried 7/0.

A eulogy was sent to Whitsunday Regional Council by Dale Hell's son Chris Connell.

Dale Hell (b1939 d2019) made an outstanding contribution to the cultural and social development of the Whitsundays where she lived from 1978-2019. A passionate supporter and promoter of the Whitsundays region, Dale was an active journalist, businessperson and author while also passionately involved with many local social activities such as Bowls and Bridge Clubs. Her contribution was noted when the Council acknowledged in their minutes that Dale had '.... sadly, left her beloved Whitsundays forever....A long-time supporter of the Sailing Club....Bowls Club...foundation member of...Bridge Club and Wine Club.'

STATUTORY/COMPLIANCE MATTERS

LSP_CE_03 Memorials in Council Parks, Gardens, Open Spaces & Road Reserve Policy.

ANALYSIS

Under the Memorials in Council Parks, Gardens, Open Spaces & Road Reserve Policy, it states the following:

- The final decision in relation to the location of memorials and monuments on Council controlled land or assets shall be made by Council. When determining the final location, Council shall place high regard on the Council Management Strategy for Parks, Gardens and Reserves, and other strategies where appropriate.
- Council shall only approve minor memorials within areas dedicated for minor memorials. Minor memorials must be in remembrance of persons or groups.
- A written application for a memorial must demonstrate the need for the memorial to be placed in the proposed location e.g. there should be some justification for the memorial being in the location requested.
- The subject of the Memorial must demonstrate a high level of significance, such as the person or group has made an outstanding contribution to the cultural, political, economic or social development of the Whitsunday region.
- All costs associated with establishing a memorial are to be met in full by the donor.

Costs include, but are not limited to:

- Council's application fee.
- community and stakeholder consultation.
- artist, project manager and/or engineering fees.
- all costs associated with Development Approval as required.
- all costs associated with construction and installation.
- all costs associated with site preparing and/or remediation.
- estimated future maintenance and management costs – including ongoing monitoring, cleaning, refreshing protective coating and minor damage repair, for a minimum of 15 years; and
- costs of at least \$500 and up to the value of Council's insurance excess incurred as a result of any damage sustained to the memorial within the first 15 years.

STRATEGIC IMPACTS

{Reputational - The Memorials in Council Parks, Gardens, and Open Spaces and Reserves Policy was adopted to ensure there was a framework for considering request for the placement of memorials given the amount of request of this type Council receives and to ensure the aesthetic appeal of our open spaces could be retained.

Financial - The Memorials in Council Parks, Gardens, and Open Spaces and Reserves Policy was adopted to ensure that if request were approved, the costs of establishing memorials are to be borne by the donor.

CONSULTATION

Adam Hagy - Deputy Director, Infrastructure Services

Chris Connell - Dale Hell's son
Eric Bottle - Dale Hell's former partner
ELT N/A

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

For Council to consider the request against the criteria of the Policy, specifically the contribution to the community by Dale Hell and the placement of the plaque as per the proposed location.

ATTACHMENTS

Attachment 1 - Proposed Memorial Plaque location

Attachment 1 - Proposed Memorial Plaque location

Headland, Airlie Beach Foreshore, Airlie Beach



14. Infrastructure Services

14.5 PARKS AND GARDENS TECHNICAL LEVELS OF SERVICE/OPERATIONAL PLAN

AUTHOR: Mark Callaghan - Parks and Gardens Manager

RESPONSIBLE OFFICER: Matthew Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council adopt the Revised Parks and Gardens Technical Levels of Service/Operational Plan.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

Parks & Gardens have reviewed, restructured and redefined the current Technical Levels of Service/Operations Plan document so that the community have a clear expectation of the services delivered throughout the region's parks and open spaces. Also, for staff in the Parks & Gardens Branch to have clear guidelines of the service levels to be adhered to.

PURPOSE

That Council adopt the revised Parks and Gardens Technical Levels of Service/Operations Plan document.

BACKGROUND

On the 27th February 2019, Council resolved to adopt Parks and Gardens Technical Levels of Service/Operational Plan. (Resolution 2019/02/27).

STATUTORY/COMPLIANCE MATTERS

N/A.

ANALYSIS

Revisions that have been made to the current Levels of Service (LOS) document are as follows:

2.1 Parks and Gardens Assets:

Updated Parks and Gardens Statistical Data

2.2 Employees:

Update of Parks and Gardens Operational Hierarchy Structure

Removal of Community Engagement Committee (CEC) now with Community Services

Revision of Position Title Descriptions

2.3 Fleet and Plant:

Revision of current Parks and Gardens Fleet and Plant

3.0 Levels of Service – In Detail:

Removal of Aquatic Facilities from High Profile Regional Hierarchy

3.1 Park Assets:

Removal of the Aquatic Facilities now with Community Services

3.2 Scheduled Park Inspections Per Year:

Document formal inspections from monthly to quarterly, Inspections to be completed in writing or digitally.

3.4 Mowing and Slashing Frequencies:

Revision of Grass Service Standards for High Profile from 25 – 75mm to 50 – 100mm

3.5 Landscaping:

Updated descriptive landscaping details

3.6 Aquatic Facilities:

Removed now with Community Services

3.7 Cemetery Services:

Updated descriptive cemetery details

3.12 Beaches:

Removed swimming enclosures from LOS document, Wilson Beach, Dingo Beach, Boathaven Beach and Cannonvale Beach these are now with Community Services

3.13 Health and Environment:

Removal of environmental litter collection baskets now with Roads and Drainage

3.15 Timber Staining:

Revised to, as required instead of twice yearly for horizontal members and yearly for vertical members

3.19 Irrigation:

Irrigation audits changed from March/April audits to regular auditing when teams are maintaining the park(s)

3.22 Contractors:

Removal of Pool/Water Parks Maintenance, Lifeguards and Cleaning Contractors

3.23 Weed Spraying:

Inclusion of additional herbicides

3.25 Workplace Health and Safety:

Updated description, included SOP's and JSA flow charts

Appendix A – Bowen Park Assets

Changed Hierarchy Classifications:

Bowen Botanical Gardens from High Profile - Medium Profile
Bowen Town Square from High Profile - Medium Profile
Easements from Medium Profile - Low Profile

Removal of Hierarchy Classifications:

Bowen Town Swimming Pool
Bowen Water Park

Renaming of Hierarchy Classifications:

George Davidson (Mullers Lagoon) – Reynolds Street (Mullers Lagoon)
Soldiers Road (Mullers lagoon) – George Davidson (Mullers Lagoon)

Updated Ha area from 279.838 – 280.206 Total Park area Bowen

Appendix B – Cannonvale Park Assets

Changed Hierarchy Classifications:

Snows Beach from High Profile – Medium Profile
Whitsunday Lions Lookout from High Profile - Medium Profile
Catherine Crescent from Medium Profile – Low Profile
Easements from Medium Profile – Low Profile

Updated Ha area from 91.020 – 94.690 Total Park area Cannonvale

Appendix C – Collinsville Park Assets:

Changed Hierarchy Classifications:

CP Hamilton Street Section from High Profile – Medium Profile
CP Massey Street Section from High Profile – Medium Profile
CP Speirs Street Section from High Profile – Medium Profile
CP Toussaint Street Section from High Profile - Medium Profile
Easements from Medium Profile – Low Profile

Added Hierarchy Classifications:

Sports and Recreation: Collinsville Junior Rugby Field

Removal of Hierarchy Classifications:

Collinsville Town Swimming Pool

Updated Ha area from 40.260 – 46.625 Total Park area Collinsville

Appendix D – Proserpine Park Assets:

Changed Hierarchy Classifications:

Easements from Medium Profile – Low Profile

Added Hierarchy Classifications:

Lake Proserpine High Profile

Removed Hierarchy Classifications:

Proserpine Town Swimming pool
Proserpine Water Park

Updated Ha from 94.985 – 118.465 Total Park area Proserpine

Appendix E – Forms and Document Samples

Removed:

Defect Form (Request for Work Tickets)
Mowing Logbook Form
Landscaping Logbook Form

Added:

Irrigation Repair & Maintenance Form.

BBQ Cleaning:

Parks and Gardens have trialled not cleaning BBQ's for a 3-month period on a Tuesday and Thursday.

No feedback or complaints have been received from the local community or visitors to the region for missing these two days, with missing these two days it allows P&G more time with the scheduled landscape maintenance of our Parks and Gardens,

Each day BBQ cleaning usually takes 2 x Staff around 2-3 hours a day for the townships of Bowen and Cannonvale/Airlie. This equals to on average 4 – 6 hours a day, this includes cleaning of BBQ's and litter pick up in our Parks.

With reducing BBQ cleaning to 5 days a week this will give us more time to meet our targets and hit the required percentages of our LOS Document.

Options Considered:

- Remain cleaning BBQ's as per LOS document.
Risks/Concerns: P&G do not meet LOS that has been adopted by Council.
- Reduce BBQ cleaning to 5 days a week (Excludes Tuesday and Thursdays).

Risk/Concerns: Community and visitor complaints for dirty BBQ's.

- Trial for 3 months not cleaning BBQ's on a Tuesday and Thursday.
Risk/Concerns: Monitor customer complaints over trial period.
- Reduce BBQ cleaning to 5 days a week, increase servicing to 7 days a week during school holidays.

STRATEGIC IMPACTS

The adoption of the revised Levels of Service/Operations Plan will redefine what tasks are conducted in the parks and open spaces as per frequency levels.

Reducing BBQ cleaning to 5 days a week will give us more time to meet our targets and hit the required percentages of our LOS Document with the requirement of more staff at this time.

Financial – The operational budget may be affected by hierarchy reclassification due to upgraded infrastructure (i.e. playground equipment, irrigation) which may result in increased labour charges, fleet hire charges and maintenance expenses.

Service Delivery – In the instance where there is a major weather event and/or major works within a park, this may disrupt Parks & Gardens service levels/maintenance schedules.

Service Delivery – Management to ensure adequate staffing levels to carry out the task requirements set out in this document.

CONSULTATION

Matthew Fanning - Director Infrastructure Services
Adam Hagy - Deputy Director, Infrastructure Services
Leigh Munro - Technical Officer, Parks & Gardens
Shane Bisseker - Co-ordinator, Parks and Gardens
Brandan Mackie - Team Leader, Parks & Gardens
Leigh Krushka - Team Leader, Parks & Gardens
David Crook - Team Leader, Parks & Gardens
ELT

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

We are seeking Council's support to formally adopt the revised Parks and Open Spaces Level of Service document. Monthly meetings will continue to be held with Team Leaders and Leading Hands to discuss and implement the service levels to be adhered to. Also, to ensure that work schedules and programming are monitored and meet the requirements. Team Leaders and staff have been consulted to ensure that the Levels of Service/Operations Plan will be met by continuing to record statistical data for each individual park and park hierarchy.

ATTACHMENTS

Attachment 1 - Revised Parks and Gardens Technical Levels of Service/Operations Plan 2020.

Technical Levels of Service/Operations Plan Parks & Gardens



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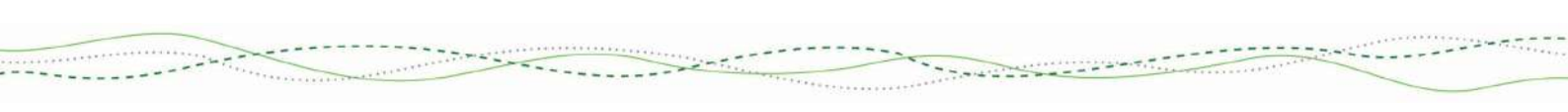
1.0 INTRODUCTION

Parks and open space provide for the health and wellbeing of the residents within its community. They also provide important contact points, which helps to develop and strengthen the social cohesiveness. Council assets, infrastructure and services enable both community members and visitors to enjoy an organised and safe environment whilst following the “Live, Work, Play and Invest” vision of the 2011-2021 Whitsunday Regional Council Community Plan. These assets deliver a high standard of living to the community, with a wide variety of lifestyle options.

This document addresses the technical levels of service for relevant Whitsunday Regional Council (WRC) Parks & Gardens (P&G) asset classes, and the operations required to meet these levels of service (LOS). It defines the existing service quality and how it shall be measured, with further research being completed for the 2020/21 revision of the Technical LOS document.

The Parks & Gardens Branch works closely with all other Council Branches to ensure the levels of service provided to an asset matches the community’s expectations, Council’s financial resources and certifies that technical levels of service are adhered to.

Criteria definitions for each of the hierarchy levels will be addressed by this document.



2.0 SYNOPSIS

There are four components required to create an efficient and effective operation, which assists with meeting the WRC Operational Plan and Strategic Asset Management Plan (SAMP) and provides a productive level of service. These include (in no order of importance):

- The Parks & Gardens Assets – what assets you have and manage, to provide your service to the community.
- The Employees – who you have, to get the job done and create Council's vision for the community.
- Fleet & Plant – the tools to get the job done, to create the vision.
- Levels of Service – an agreement and an understanding of what the community and Council expectations are and how this will be achieved by the Parks & Gardens Branch.

2.1 PARKS & GARDENS ASSETS

The Whitsunday Regional Council manages a total land area of approximately 23,862 square kilometres (Corporate Plan 2014-19, page 8) with a population of 33,778 (ABS, 2016 Census QuickStats). There are 120 parks listed as part of Council's operational open space areas, covering an area of 537 hectares. This does not include open space contained within Council's road reserves, easements and entry statements.

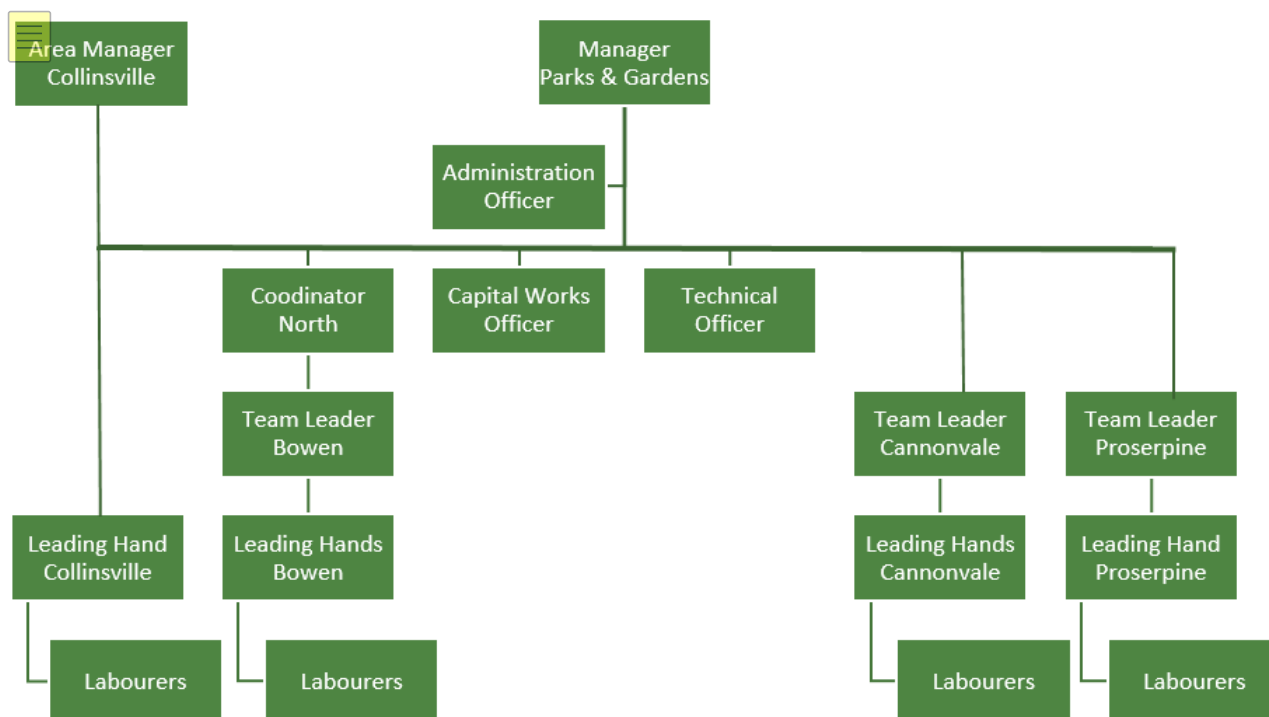
The table below identifies the area and assets managed by Parks & Gardens Branch:

Parks & Gardens Statistics	
Population	33,778
Region (sq.km.)	23,862
Parks/Open Space Area (ha)	537
Parks/Open Space (number)	120
Parks containing playgrounds	42
Playgrounds (number)	93
Playground Equipment (pieces)	156
Exercise Equipment (pieces)	35
Park Furniture (pieces)	3712
Cemeteries	3
Sport & Recreation Facilities	7
Sporting Equipment (pieces)	100

N.B This table is based on information contained within the Asset Register as at March 2020.

2.2 EMPLOYEES

The Parks & Gardens Branch consists of 35 Council employees. The Parks & Garden's operational hierarchy is displayed below:



Position Title	Position Description
Manager – Parks & Gardens	Manages the overall operations of the P&G Branch to ensure effective, safe and efficient delivery of the Levels of Service. Assists with the development of Council's Corporate Plan, policies and procedures. Implements the Parks and Gardens Asset Management Plan and the annual P&G operational expenditure budget. Oversees all capital works and major projects within the P&G Branch.
Administration Officer	Provides administrative support to the P&G Branch, including dealing with correspondence and administrative matters, prepares financial documentation, agendas, minutes, develops and implements procedures and workflows and assists in preparation and compilation of Operational Plan and Levels of Service documentation.
Capital Works/WHS Officer	Coordinates capital works project delivery associated with construction of P&G assets, including procurement and tender processes, contract management (both operational and capital), financial management and risk management, also coordinates Work Place Health and Safety for the P&G branch.
Technical Officer	Manages and develops the P&G asset register including the correlation of statistics and maintenance information for those assets, ensuring that the data is current and correct. Provides this information to the Manager for budgetary & planning purposes. Co-ordinates parks and playground repairs.

Position Title (cont.)	Position Description (cont.)
Coordinator - North	Provides coordination and management of the Northern Region of P&G to achieve performance objectives and ensure the direction of Management and Council are met. Assists with the implementation of relevant policies and delivery of maintenance programming.
Team Leader	Administers leadership and coordination of the P&G field crews and correlates statistical information to assist with measuring the unit's LOS quality. Assists with the implementation of the P&G Asset Management Plan and maintenance programs. Oversees the efficient maintenance and servicing of the cemeteries.
Leading Hand	Supervises the P&G crew in day-to-day operations. Ensures that the grounds, parks and gardens are presented to residents and visitors in the best possible health and quality for the long term. Ensures that infrastructure within the parks and gardens are maintained to ensure ongoing operation and safety. Proposes new landscaping and development to enhance established parks and garden areas.
Labourer	Provides labouring duties associated with construction, establishment and maintenance of Parks and Gardens infrastructure, also provides feedback to Leading Hand of any asset related issues identified within Council areas. Other tasks include mowing, slashing, weed spraying, irrigation maintenance, general litter pickup and graffiti removal.

2.3 FLEET & PLANT

The fleet and plant identified in the table below are essential to the operations of the Parks & Gardens Branch.

	Bowen	Cannonvale	Collinsville	Proserpine
Trucks	5	4	1	1
Utes	3	1	1	3
Cab Mowers	1	2	-	2
Ride-on Mowers	5	3	3	2
Spray Rigs	1	1	-	1
Trailers	5	2	1	1
Loader	1	-	-	-
Small Plant	30	33	15	24

Daily logbook inspections are to be completed and sent to the Team Leader, who will then forward them on to the Workshop Supervisor. Duty-of-care towards Plant is the responsibility of the operator. Plant should be checked daily after use and any defects reported immediately to the Team Leader.

2.4 LEVELS OF SERVICE – AN OVERVIEW

As part of Council's Parks & Gardens Asset Management Plan (AMP), each park within the region has been allocated a Hierarchy Classification which will influence the park's overall LOS and the infrastructure provided within it. This helps to deliver consistency across the region with a LOS reflective of the community and Council expectations for that classification of park. The Council LOS also correlates with the State Government's classifications for District and Regional Recreation Parks, and District and Regional Sports Parks. According to the hierarchy classification given to the park an inspection schedule is carried out to maintain this classification.

This LOS document contains the branch's minimum commitment to asset inspections, however if an officer notices a defect in a park, it should be noted and raised with the relevant supervisor as soon as is practicable.



Airlie Beach

3.0 LEVELS OF SERVICE – IN DETAIL

This document has been created as part of the process to streamline and improve the management of P&G assets and is to be used in the undertaking of operational duties by staff. The LOS will be used to train new and existing staff, and to set clear expectations of duties to be performed. The definitions below are currently based on combining criteria from several different levels of these classifications into one.

Hierarchy Classification		Definition
1	High Profile Regional Park	• This level of park is a drawcard to the community for local, state & international tourism, whether it is inland or coastal. • Park is used for regional community events. • They are intangible assets – they are not businesses but create income for community and region. • Guidelines for embellishment: ○ Playground/s ○ BBQ/s ○ Shelters ○ Amenities ○ Structures ○ Irrigation ○ Mulched garden beds ○ Manicured lawns ○ Dog park areas ○ Exercise equipment ○ Shade trees ○ Park furniture
2	High Profile District Park/Cemetery	• This level of park is a drawcard for local and surrounding communities. • Includes cemeteries. • Park is used for local neighbourhood events. • Guidelines for embellishment: ○ Playground/s ○ BBQ/s ○ Shelters ○ Amenities ○ Structures ○ Irrigation ○ Mulched garden beds ○ Manicured lawns ○ Dog park areas ○ Exercise equipment ○ Shade trees ○ Park furniture

Hierarchy Classification (cont.)		Definition (cont.)
3	Medium Profile Open Space/Local Park	• This level of park provides the immediate surrounding residents with an open space, green area for them to relax, exercise, and sometimes simply find a bit of solitude. • Medium Profile Open Space/Local Park also includes road reserves adjacent to State highways or major thoroughfares through townships, which do not contain park embellishments. • Guidelines for embellishment prior July 2018: ○ Playground ○ Amenities ○ Mulched garden beds ○ Grassed areas ○ Shade trees ○ Park furniture • Guidelines for embellishment after July 2018: ○ Mulched garden beds ○ Grassed areas ○ Shade trees ○ Park furniture
4	Low Profile Open Space	• Walking tracks & conservation parks provide scenic natural environments for members of the community to inspire and motivate their fitness. • Guidelines for embellishment prior July 2018: ○ Grassed areas ○ Shade trees ○ Park furniture • Guidelines for embellishment after July 2018: ○ Grassed areas ○ Shade trees • Easements & Firebreaks
5	Sport & Recreation Facility	• Sport & recreation is essential to maintaining a healthy, active lifestyle. These facilities improve fitness, well-being and social cohesiveness. • These resources are a combination of both district and regional facilities. • Guidelines for embellishment: ○ Playground ○ Shelters ○ Amenities ○ Structures ○ Sporting equipment ○ Irrigation ○ Grassed areas ○ Shade trees ○ Park furniture

3.1 PARK ASSETS

P&G assets are to be presented in a safe, functional and aesthetically pleasing manner. It is the intention that each P&G asset will be identified with an identification plate or sticker, specifying the Asset ID and Council contact number for reporting of any damage or malfunctions. All P&G assets will be mapped and identified in the WRC mapping system. P&G asset condition ratings are carried out in conjunction with the Assets valuation process. A four-year cycle which began in November 2018, where an external contractor Condition Rated and valued ALL P&G assets. Annually, for the next three years, P&G officers will condition rate the assets for budgetary purposes. P&G assets are divided into the following Categories and Sub-categories:

Parks & Gardens Asset Categories

Parks & Open Space	
CATEGORY	SUB-CATEGORY
Park Furniture	Seat
	Table
	Waste
	BBQ
	Furniture General (e.g. flagpoles, stinger stations, bike racks)
	Signs
	Park Lighting
Structures	Shelter (Hard - skillions, BBQ shelters, picnic setting shelters, gazebo, rotundas)
	Soft Shade (Soft - shade sails & pole shade shelters)
	Park Structures (grandstands, platform, water features etc.)
	Memorials & Artwork
	Wall - Concrete/Stone/Brick (Inc. columbariums, town entry signs & retaining walls)
	Barrier
Playgrounds	Playground Equipment
	Playground Area (e.g. softfall, fence & edging)
Services/Utilities	Electrical (switchboard, solar & power outlets)
	Water Tank (Reservoirs for grey water irrigation)
	Water (e.g. water fountains, showers & taps)
	Park Irrigation (e.g. main controllers & underlying infrastructure)
Sports	Exercise Area
	Fitness Equipment
	Sport Equipment (e.g. goal posts, cricket nets, shot put circles)
	Hardstand (e.g. asphalt & surfaced courts, skate bowls, skate rinks)
Trees	Statement Green Assets

This information is as of March 2020

3.2 SCHEDULED PARK INSPECTIONS PER YEAR

Park inspections will be completed visually on a schedule as per the table below, depending on park use and hierarchy status. The inspections are to be carried out by Team Leaders and are used to determine scheduling of upcoming works and to identify any defects with park assets.

	High Profile Regional Park/ Facility	High Profile District Park/ Cemetery	Medium Profile Open Space/ Local Park	Low Profile Open Space	Sport & Recreation Facility
Number of Visual Inspections per Year	Weekly (52 visits)	Weekly (52 visits)	Fortnightly (2 weeks – 26 visits)	Monthly (3 weeks – 12 to 17 visits)	Weekly where Council is responsible for maintenance

Formal quarterly inspections will be completed in writing or digitally, using the required documentation for the procedure (a copy of the Monthly Park Inspection form can be found in Appendix E) and using the IPWEAQ condition rating system for the description of damage and asset condition reporting, Australian Standards or a comparison of current functionality to when the asset was first installed. Any deviation from the expected functionality can be recorded as a defect and programmed for rectification. Target timeframes for initial rectification action, based on the severity of the problem and risk to the community, are detailed in the table below. All defects are to be made-safe immediately:

Problem Severity &/or Risk	High Profile Regional Park/ Facility	High Profile District Park/ Cemetery	Medium Profile Open Space/ Local Park	Low Profile Open Space	Sport & Recreation Facility
High	Same day	Same day	Same day	Same day	Same day
Medium	1-3 days	1-3 days	1-7 days	1-7 days	1-3 days
Low	1-7 days	1-7 days	1-14 days	1-14 days	1-7 days

Definitions for problem or defect severity and/or risk are as follows:

Severity Code	Definition
High	Safety issue/ Completely damaged and in need of fast replacement or maintenance
Medium	Cannot function but no immediate need to replace
Low	Cosmetic damage – low cost to repair

3.3 PLAYGROUND INSPECTIONS & MAINTENANCE

A WRC playground is categorised as an area surrounded by soft fall containing several pieces or an individual piece. Softfall can be either sand or rubber, as per relevant Australian Standard. In some cases, due to the size of the playground piece and its close proximity to the ground, the Australian Standard may not require any soft fall at all, e.g. a spring toy. Rubber soft fall is repaired as per playground inspection. Sand soft fall shall be raked and rotary hoed quarterly and shall be assessed during each playground inspection. Sand shall be added on an as-needs basis, as per the relevant Australian Standard.

WRC's playground equipment is managed and maintained using techniques specified in the IPWEA *"Parks Management: Inventories, Condition & Performance Grading"*, Practice Note 10.1 Parks. A copy of the Condition Ratings criteria is listed below:

Condition Rating	Definition
1 = Very Good	Near new or new. No work required.
2 = Good	As for Rating 1 but not designed to current standards, showing minor wear & tear and deterioration.
3 = Fair	Asset is functionally sound, but appearance is affected by minor defects. Rating 3 assets start to be included in budgetary planning for future replacement in 3-5 years. Assets are given an extra weighting factor if they are rated at this level for more than 2 years.
4 = Poor	Asset is functioning but with problems due to significant defects. Rating 4 assets are recognised as being due for renewal within 1-3 years. Assets are given an extra weighting if they are rated at this level for more than 2 years.
5 = Very Poor	Asset has serious problems and has failed or is about to fail in the near future. It is preferred that none of Whitsunday Regional Council's Parks assets remain in service when it is recognised that they are at Rating 5. The replacement of these assets will be deemed as urgent.

The performance and safety of all of Council's playground equipment is monitored with a formal monthly defect inspection carried out on ALL of Council's playground equipment, by a Level 2 qualified Council Playground Inspector. All inspection reports are signed and dated by the inspector, as at the date of inspection. They are then forwarded to P&G's Administration Officer for registration into Council's formal Records system. These documents are then available as submissible documents for any Court or insurance claims made either by Council in the event of a natural disaster, or for external injury claims.



3.4 MOWING & SLASHING FREQUENCIES

The table below illustrates the number of scheduled visual inspections, in relation to the weather factors and growing season for the local environment.

	High Profile Regional Park	High Profile District Park/ Cemetery	Medium Profile Open Space/ Local Park	Low Profile Open Space	Sport & Recreation Facility	Slashing Council Road Reserves *
Service Standard	50-100mm	50-100mm	50-100mm	75-200mm	50-100mm	< 400mm
Wet Season (Usually October to March)	Weekly (52 visits)	Weekly (52 visits)	2 Weeks (26 visits)	3 Weeks (12 to 17 visits)	Frequency may vary due to events	1 to 2 months
Dry Season (Usually April to September)	Weekly (52 visits)	Weekly (52 visits)	3 to 4 Weeks (17 to 26 visits)	4 to 6 Weeks (12 visits)	Frequency may vary due to events	3 to 4 months

**Road reserves that are maintained by P&G Branch.*

The area of mowing should be inspected for any loose litter, debris or any potential projectiles that may put the operator, public or machinery at risk.

The following tasks are to occur in each park, as per the designated frequency schedule:

- Inspect site and remove litter
- Brush-cutting
- Back-pack spraying of weeds
- Blowing down footpaths
- Raking and removal of excess grass

3.5 LANDSCAPING

Council maintains several ornamental garden areas, entry statements and specimen trees throughout the region. Landscaped areas exist in both defined parks and road reserves. They are used as entry statements to the townships, shade trees, respite areas and for streetscaping. Council's objective is to present a pleasant vista for each town area, for the community's enjoyment, to attract visitors and to enhance business activity in the beach and town economic localities.

The maintenance of these areas is carried out by Council staff and contractors, following a programmed maintenance schedule, which is adjusted for seasonal climate conditions. Replacements and periodic adjustments to the planting palette are made during these maintenance visits.

Gardens are to be well maintained, mulched and weed free, with functioning irrigation systems. Mulching will be scheduled for the "dry" season, from April to September. Mulch depth should not exceed 75mm and is not to be placed up against the trunks of trees or shrubs. Statement green assets, structural trees and tropical plants should be maintained within the garden areas. Any unhealthy/aged plants or trees should be replaced with the same species or similar unless otherwise determined. Council has its own small-scale nurseries positioned at various locations throughout the region and utilises the Bowen Work Camp to propagate many local and native species.

3.6 CEMETERY SERVICES

WRC has the management of three cemeteries within its Local Government Area, namely the Bowen, Collinsville and Proserpine cemeteries. The cemeteries shall be maintained in such a way as to ensure that the grass appears neat, tidy and healthy. Garden beds and grassed areas are to be maintained as per the above landscaping levels of service for High Profile District hierarchy. Cemetery maintenance will be governed by the Cemetery Policy (Policy Number 066.01). Flemington Road Cemetery is closed for burials but is maintained as a historical site.

Parks and Gardens branch assist with the excavation of plots for funerals, Placement of ashes in the niches of the Columbarium Walls and assist with the placement of ashes in the Memorial Gardens that are located in each of the cemeteries.



3.7 CUSTOMER SERVICE

Parks & Gardens Branch will monitor and evaluate its service to ensure the standards set out in the 2017 WRC "Customer Service Charter" are adhered to. The Customer Service Charter states:

Criteria	Standard
Return customer calls	Same day, if possible, or no later than the next working day
Keep customers informed on the progress of their enquiry	Acknowledge customer's correspondence and advise the customer of any service delays
Respond to written correspondence	Respond to written correspondence within seven days of receipt. This also includes CRMs lodged in Council's customer service management system

3.8 COMMUNITY EVENTS

The P&G field crews assist with any major events organised by either Council or external community committees when a park is used as the location for the event. Applications from community committees are received and processed by the Community & Environment Department with the Parks & Gardens Branch being advised of any services required as part of the procedure. Below is a calendar listing of community events usually held annually, within WRC parks. The list is not extensive, as other events come up from time to time.

Event	Months											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
<u>Bowen</u>												
Super boats												
Bowen Lighthouse Walk												
Bowen Fishing Classic												
Gem of the Coast Festival												
<u>Airlie/Cannonvale</u>												
Clipper Yacht Race												
Great Australian Bites												
Whitfunday (Dingo Beach)												
Airlie Running Festival												
Reef Festival												
Race Week												
Airlie Triathlon												
Airlie Music Festival												
Schoolies												
<u>Collinsville</u>												
May Day Festival												
Pit Pony Festival												
Bacon Busters												
Melbourne Cup Festival												
<u>ALL</u>												
Christmas Banners & Decorations												
Australia Day BBQs												
Anzac Day (Apr 25)												
Remembrance Day (Nov 11)												
Christmas Carols												

In preparation for community events in parks, the P&G field crews perform the following duties in addition to their normal park maintenance routines:

- Unlocking electrical cabinets
- Delivery of additional refuse bins
- Site demarcation
- Banners installation
- Irrigation intervention

3.9 CENOTAPHS

In the lead up to any Anzac memorial occasions, cenotaph areas will be pressure cleaned, lights checked, plaques polished, gardens and landscaping will be given extra attention to ensure that all the Anzac memorials listed below will be ready for public services:

- Airlie Beach - PKA05 AB Fairy Tree Park
- Bowen – PKB45 Bowen Main Street
- Cannonvale - PKA07 Bicentennial Park
- Collinsville - PKC06 Collinsville Anzac Park
- Proserpine - PKP06 Ken McPherson Memorial Gardens

Anzac wreaths are removed a week after the memorial ceremony.

3.10 BEACHES

Beaches are sand raked quarterly, with sand replenishment scheduled yearly, if required.

3.11 HEALTH & ENVIRONMENT

Removal of dead animals located either on the road or within the road reserve will be collected as soon as is practicable.

3.12 SIGNAGE

Signs contained within the parks are to be purposeful, descriptive and follow the Whitsunday Regional Council's Style Guide. Any defects are to be reported to a Council Officer as soon as is practicable for attention and action.

3.13 TIMBER STAINING

All timber and timber structures are to be kept in good condition, with re-staining to be carried out as required.

3.14 BBQ & PARK FURNITURE CLEANING

Bowen and Airlie/Cannonvale BBQs are cleaned 5 days a week (everyday with the exception of Tuesday and Thursday). Proserpine and Collinsville BBQs are cleaned on week days only. This will be completed each morning between 6:30am and 12:00pm. BBQs will be temperature tested twice each year, in May and November.

3.15 WASTE COLLECTION

WRC main streets & class one parks have waste collection daily, this is managed by the WRC Waste Branch. General litter pick-up is completed whilst carrying out daily BBQ and playground inspections. P&G Branch manages the bin enclosure assets whilst, the Waste Branch manages the waste collection.

3.16 STREET TREES & COCONUTS

Street trees are pruned yearly for stem clearance and assessed for replacement on an as-needs basis. Coconuts will be de-nutted in select Council areas throughout the region twice a year. When inspecting trees as part of a Customer Request or upon noticing a defect during a park inspection, a "Tree Inspection Report" form should be completed and registered against the property or street for future reference, prior to actioning the work. A sample of the Tree Inspection Report form can be found in Appendix E. If a complaint arises as the result of the tree removal or a Council officer determines the tree is of good health, the registered tree inspection form will serve as record of the assessment.

3.17 IRRIGATION

High Profile Regional & District Parks within our four major townships, all have pop-up irrigation in the grassed areas, with drip irrigation/pop-up systems in the garden beds. At present, some Medium Profile Open Space areas have pop-up irrigation. The intention is, that all irrigation systems will be managed by a centralised computer system, to reduce water costs and water usage. Low profile open spaces have no irrigation networks. Sport & Recreation facilities currently have pop-up irrigation networks in the grassed sporting fields, and they will also be connected to the centralised computer system. From July 2018, any new parks which are classified as Medium Profile Open Space/Local Park will be left to the discretion of the P&G and Water and Sewer (W&S) Branches, whether irrigation is required.

Irrigation systems are checked and audited on a regular basis, all repairs are carried out as soon as identified.

3.18 WALKING TRACKS

Walking tracks throughout the region are an important amenity. They offer both visitors and locals panoramic views of the surrounding landscape, picturesque islands, historical sites and provide opportunities for healthy, recreational activities.

3.19 GRAFFITI & VANDALISM

It is intended that graffiti be removed and vandalism be reported for repair within the following timeframes:

	High Profile Regional Park/ Facility	High Profile District Park/ Cemetery	Medium Profile Open Space/ Local Park	Low Profile Open Space	Sport & Recreation Facility
Removal/ Repair	Same day	Same day	1-3 days	1-7 days	1-3 days

3.20 CONTRACTORS

Contractors are employed by Council in numerous specialty areas including the following:

- Electricians
- Builders
- Security
- Park maintenance
- Landscapers

It is regularly assessed and evaluated whether it is more financially efficient and effective to expand the Council workforce or use contractors to maintain an agreed LOS.

3.21 WEED SPRAYING

Small scale garden weed spraying with a back-pack sprayer is completed during scheduled park visits (as per section 3.4) and the larger areas are done using a spray rig following the schedule below.

	High Profile Regional Park/ Facility	High Profile District Park/ Cemetery	Medium Profile Open Space/ Local Park	Low Profile Open Space	Sport & Recreation Facility	Council Road Reserves & Easements *
Wet Season (October to March)	Monthly	Monthly	1-2 months	3-4 months	1-2 months	3-4 months
Dry Season (April to September)	1-2 months	1-2 months	3-4 months	6 months	3-4 months	6 months

*Road reserves & easements that are maintained by P&G Branch.

Council only utilises herbicides approved by the APVMA and only in a manner consistent with the product label. Following is a list of herbicides Council uses and their application rate:

Product	Weeds	Areas	Ratio Chemical : Water
Associate	Sensitive weed Calthrop	Garden Beds	5-10 grams : 100 Litres
Esplanade	Annual Perennial Weeds Grasses	Roadsides Guide Posts Where weed suppression is required	30 Millilitres : 100 Litres
Kamba M	Broadleaf	Sports Fields Parks Lawn	900 Millilitres : 200 Litres
Kleen Lawn	Clover Broad Leaf	Lawn	45 Millilitres : 12 Litres
Mako	Annual Perennial Weeds Grasses	Roadsides Guide Posts Where weed suppression is required	30 Grams : 100 Litres
Round Up Biactive	Guinea Grass Couch Grass Para Grass Thistle Climbing Centro	Garden Beds Traffic Islands Drains Fence Lines Signs Around Trees	1.3 Litres : 100 Litres
Starane	Milkweed Snakeweed Portulaca Fleabane	Gardens Roadside Verges	1 Litre : 300 Litres
Sacoq Enhance	Wetting Agent	ALL	500 Millilitres : 100 Litres
Sempre	Nutgrass	ALL	1.3 grams : 10 Litres
SP700	Wetting Agent	ALL	120 Millilitres : 100 Litres
Verdict 520	Rhodes Feathertop Grass	Road Verges	100 Millilitres : 100 Litres

		Roadside Gardens and Drains	
Weedmaster Duo	Guinea Grass Couch Grass Paragrass Thistle Climbing Centro	Garden Beds Traffic Islands Drains Fence lines Signs Around Trees	1 Litre : 100 Litres
Wipe Out	Guinea Grass Couch Grass Para Grass Thistle Climbing Centro	Garden Beds Traffic Islands Drains Fence Lines Signs Around Trees	1 Litre : 100 Litres

Where possible, other methods of mitigation are used to minimise the amount of chemical weed spraying required throughout the region to honour Council's commitment to reduce herbicide use.

Currently, all drains within road reserves and parklands to the north of Shute Harbour Road, Cannonvale and Airlie Beach, are not to be sprayed. These areas are to be maintained by using remote controlled slope mowers, to retain vegetation, reduce salinity out to sea and to prevent erosion.

3.22 STAFF TRAINING

An important part of Accountability is ensuring that all officers are trained in the required competencies or specialties that they are practicing. Annual training is also an essential element in Continuous Improvement. Officers need to be kept current with industry standards and methodologies. Twice a year it is discussed and assessed during each officer's Performance Review to ensure that professional development is encouraged and committed to for the following year, where necessary. Where possible, most of the training is scheduled for the "dry" season, from April to September. Mandatory training is completed as per the organised training schedule, which equates to approximately 10 hours per month per officer.

3.23 WORKPLACE HEALTH & SAFETY

Parks and Gardens has several safety documents and forms to be completed when conducting tasks within a P&G area of responsibility, including the following:

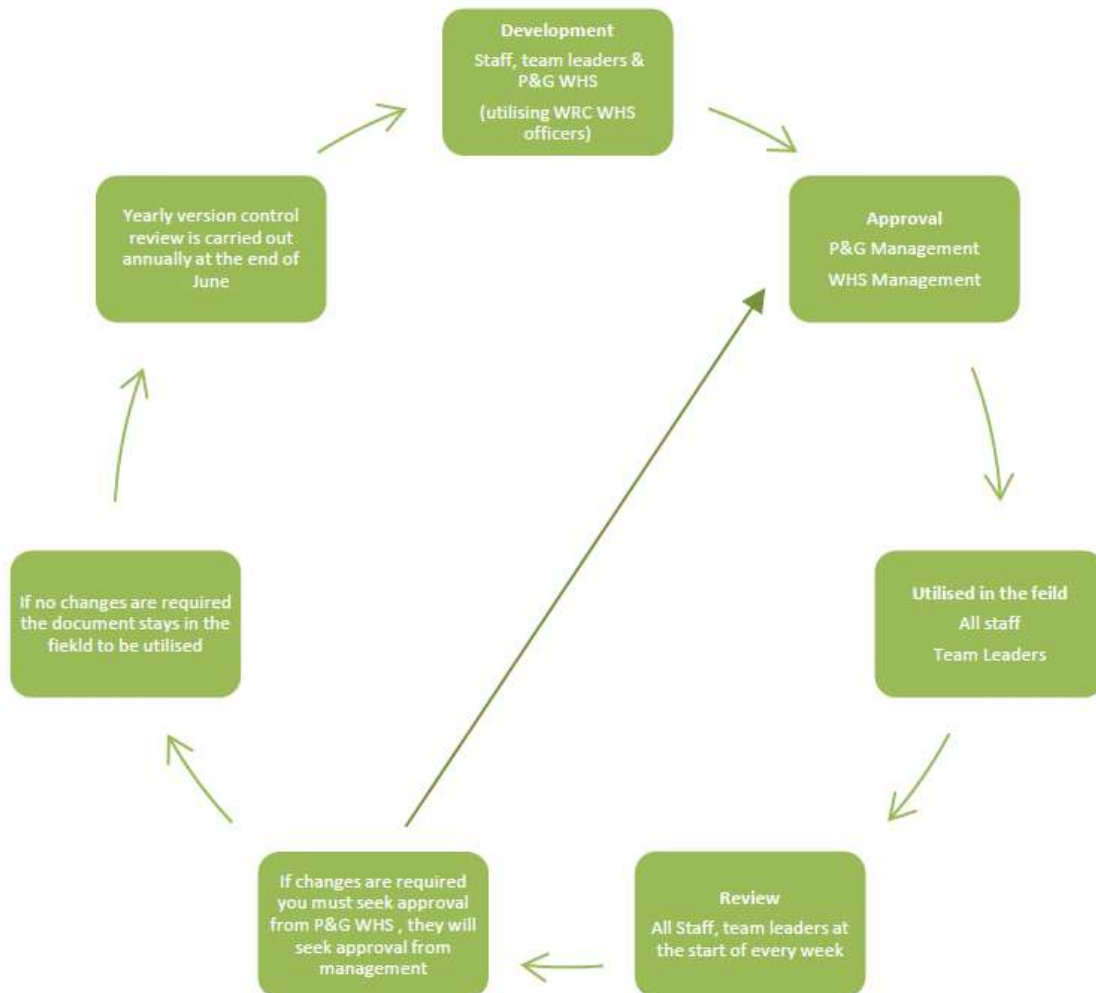
- Safe Operating Procedures (SOP)
- Job Safety Analysis (JSA)
- Work Method Statements (WMS)
- Chemical information Safety Data Sheets (SDS)
- Traffic Management Plan (TMP)
- Risk assessments
- "WRC THINK" personal risk assessment tools

The level of service identified in the LOS document determines which tasks are to be completed and therefore which related WHS documentation (listed above) is required. SOPs and JSAs are all developed from consultation between the P&G team members, team leaders, management and WHS staff. When a final version SOP or JSA is agreed upon, management is asked for authorisation and when granted, the SOP or JSA is utilised by the P&G teams immediately to carry out all mandatory tasks specified in the LOS Document. For P&G tasks with multiple high-risk factors, the WHS documentation triggers a JSA which would include a WMS and a TMP (as well as any other

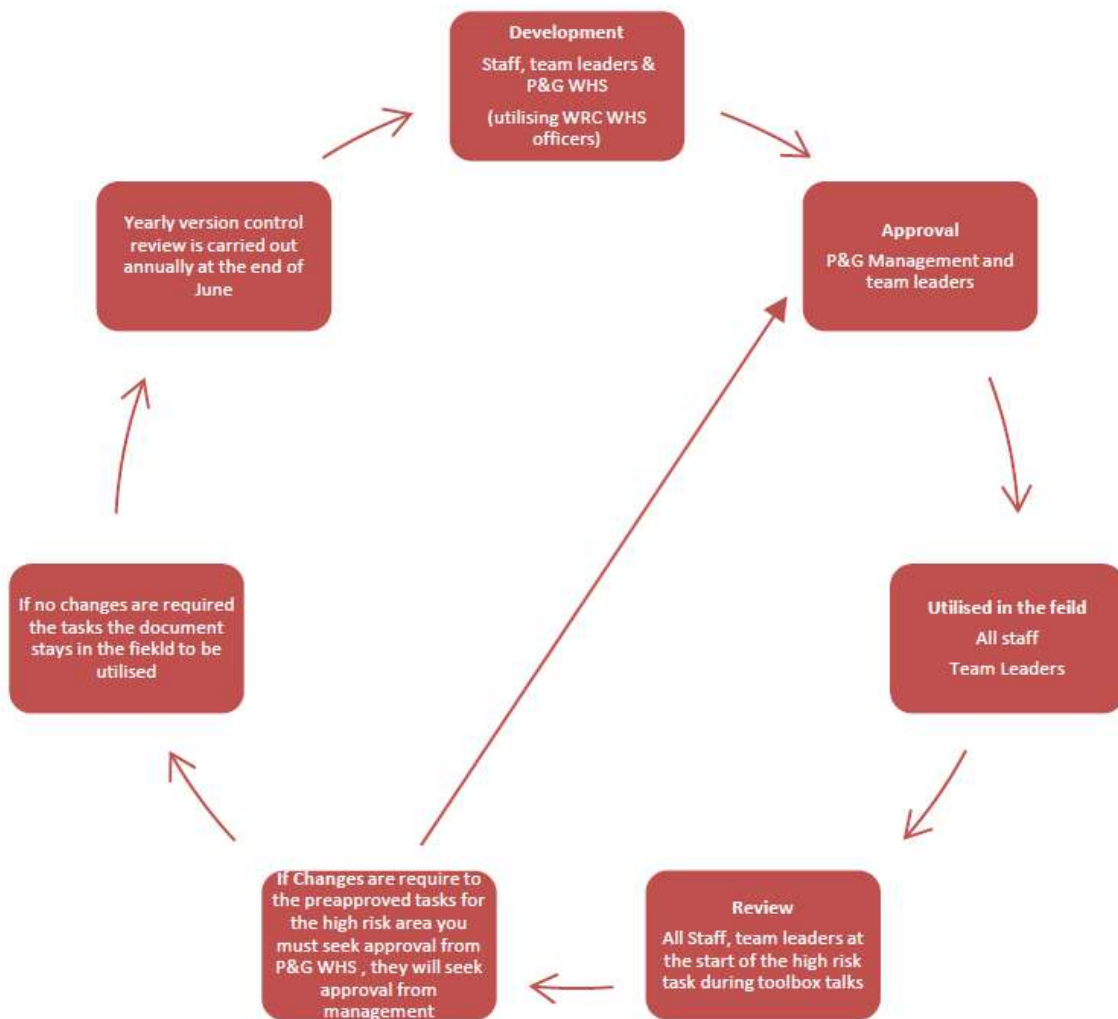
risk assessments - personal or chemical). For example, town entrances or any median strip maintenance would be considered high-risk tasks, requiring both a WMS and a TMP.

The P&G safety documentation system is constantly under review with strict protocols for modifying or updating any safety procedures. Flow charts for these protocols are shown below:

Safe Operating Procedure – SOP Procedure



Job Safety Analysis – JSA Procedure



4.0 REVIEW

Formal review and evaluation of the Parks & Garden's Level of Service document will be undertaken annually in line with Council's Operational Plan.



APPENDIX A – BOWEN PARK ASSETS

Bowen Parks & Facilities Hierarchy Classifications

High Profile Regional Parks/Facilities	High Profile District Park/ Cemetery
PKB43 – Barker Park	PKB01 – Ada Place Park
PKB05 – BF Bowen Foreshore Memorial Park	PKB04 – Bowen Cemetery
PKB06 – BF Bowen Foreshore Skate Bowl	PKB25 – Greys Bay Foreshore
PKB07 – BF Bowen Front Beach	PKB29 – Herb Murray Memorial Park
PKB08 – BF Bowen Soundshell	
PKB10 – Bowen Lions Park	
PKB11 – Case Park Walking Track	
PKB14 – Bowen Skate Rink	
PKB17 – Case Park	
PKB23 – Flagstaff Hill Park	
PKB26 – Hansen Park	
PKB28 – Henry Darwen Park	
PKB30 – Horseshoe Bay Foreshore	
PKB32 – ML Brisbane Street Foreshore	
PKB33 – ML Reynolds Street Foreshore	
PKB34 – ML Hillview Road Foreshore	
PKB35 – ML George Davidson Park	
PKB38 – QB Gideon Pott Park	
PKB39 – QB Queens Beach Park	
PKB40 – QB Rotaract Park	
PKB41 – Rose Bay Foreshore	

Medium Profile Open Space/ Local Park	Low Profile Open Space
PKB03 – Bowen Botanical Gardens	PKB02 – Bells Gully Park
PKB16 – Bowen Town Square	PKB12 – Bowen Revegetation 1
PKB19 – Collie Stewart Park	PKB13 – Bowen Revegetation 2
PKB21 – Eddie McCane Place	PKB22 – Edgumbe Heights Recreation Reserve
PKB24 – Francis Clarke Park	PKB31 – Kings Beach Recreation Reserve
PKB27 – Hec DeLuca Park	PKB36 – Murray Bay Foreshore
PKB44 – Leichhardt Street Hall	Easements
PKB37 – QB Don River Mouth	
PKB42 – West Lane Park	
Road Reserves	

Sport & Recreation Facilities
PKB18 – Col Leather Sporting Complex
PKB20 – Denison Park

Bowen Park Numbers & Land Areas

Park Number/ Asset ID	Park Name	Sub-Park Names	Area (ha)
PKB01	Ada Place Park		0.230
PKB43	Barker Park		1.128
PKB02	Bells Gully Park		0.615
PKB03	Bowen Botanical Gardens		2.104
PKB04	Bowen Cemetery		7.811
MPB01	Bowen Foreshore Park		
PKB05		BF Bowen Foreshore Memorial Park	0.405
PKB06		BF Bowen Foreshore Skate Bowl	0.239
PKB07		BF Bowen Front Beach	0.532
PKB08		BF Bowen Soundshell	1.687
PKB10	Bowen Lions Park		1.378
PKB11	Case Park Walking Track		2.308
PKB12	Bowen Revegetation 1		0.616
PKB13	Bowen Revegetation 2		0.767
PKB14	Bowen Skate Rink		0.466
PKB16	Bowen Town Square		0.033
PKB17	Case Park		1.624
PKB18	Col Leather Sporting Complex		24.512
PKB19	Collie Stewart Park		0.288
PKB20	Denison Park		13.797
PKB21	Eddie McCane Place		0.204
PKB22	Edgecumbe Heights Recreation Reserve		103.073
PKB23	Flagstaff Hill Park		0.461
PKB24	Francis Clarke Park		1.135
PKB25	Greys Bay Foreshore		0.259
PKB26	Hansen Park		3.189
PKB27	Hec DeLuca		0.333
PKB28	Henry Darwen Park		1.187
PKB29	Herb Murray Memorial Park		0.298
PKB30	Horseshoe Bay Foreshore		0.703
PKB31	Kings Beach Park		72.513
PKB44	Leichhardt Street Hall		1.386
MPB02	Mullers Lagoon		
PKB32		ML Brisbane Street Foreshore	3.582
PKB33		ML Reynolds Street Foreshore	6.450
PKB34		ML Hillview Road Foreshore	4.611
PKB35		ML George Davidson Park	4.595
PKB36	Murray Bay Foreshore		3.217
MPB03	Queens Beach Foreshore		
PKB37		QB Don River Mouth	1.814
PKB38		QB Gideon Pott park	2.608
PKB39		QB Queens Beach Park	4.182
PKB40		QB Rotaract Park	0.778
PKB41	Rose Bay Foreshore		2.070
PKB42	West Lane Park		1.028
		Total Area (ha)	280.217

APPENDIX B – CANNONVALE PARK ASSETS

Cannonvale Parks & Facilities Hierarchy Classifications

High Profile Regional Parks/Facilities	High Profile District Park/ Cemetery
PKA03 – AB Airlie Beach Sailing Club Park	PKA02 – AR Whitsunday Lake Park
PKA04 – AB Coconut Grove Park	PKA19 – Galbraith Park - North
PKA05 – AB Fairy Tree Park	PKA21 – Hydeaway Bay Foreshore
PKA06 – Airlie Beach Lagoon	PKA35 – Wildlife Park
PKA07 – Bicentennial Park	
PKA08 – Boathaven Park	
PKA09 – CF Beach Road Park	
PKA10 – CF Cannonvale Botanical Gardens	
PKA11 – CF Cannonvale Skate Bowl	
PKA12 – CF Coral Esplanade Park	
PKA13 – CF VMR Park	
PKA14 – CF Whisper Bay Park	
PKA15 – CF Whitsunday Lions Community Park	
PKA17 – Dingo Beach	
PKA24 – Logans Adventure Playground	
PKA28 – Port of Airlie	
PKA29 – Shingley Beach	

Medium Profile Open Space/ Local Park	Low Profile Open Space
PKA01 – AR Waite Creek Park	PKA16 – Catherine Crescent Park
PKA18 – Endeavour Circuit Park	PKA23 – Linscot Close Park
PKA20 – Galbraith Park - South	PKA26 – Mandalay Park
PKA22 – Island Drive Park	PKA27 – Nelly Bay Conservation Park
PKA25 – Macarthur Drive Park	PK036 – Wills Court Park
PKA30 – Snows Beach	Easements
PKA31 – Stormvogel Drive Park	
PKA32 – Tropic Road Park	
PKA33 – Whitsunday Lions Lookout	
PK037 – AR Trader Crescent Park	
Road Reserves	

Sport & Recreation Facilities
PKA34 - Whitsunday Sports Park

Cannonvale Park Numbers & Land Areas

Park Number/ Asset ID	Park Name	Sub-Park Names	Area (ha)
MPA04	Abell Road Precinct		
PKA01		AR Waite Creek Park	8.354
PKA02		AR Whitsunday Lake Park	4.478
PKA37		AR Trader Crescent Park	5.815
MPA05	Airlie Beach Foreshore		
PKA03		AB Airlie Beach Sailing Club Park	1.661
PKA04		AB Coconut Grove Park	0.604
PKA05		AB Fairy Tree Park	1.222
PKA06	Airlie Beach Lagoon		1.670
PKA07	Bicentennial Park		3.305
PKA08	Boathaven Park		1.231
MPA06	Cannonvale Foreshore		
PKA09		CF Beach Road Park	0.226
PKA10		CF Cannonvale Botanical Gardens	1.588
PKA11		CF Cannonvale Skate Bowl	0.871
PKA12		CF Coral Esplanade Park	0.666
PKA13		CF VMR Park	0.275
PKA14		CF Whisper Bay Park	0.402
PKA15		CF Whitsunday Lions Community Park	1.837
PKA16	Catherine Crescent Park		3.366
PKA17	Dingo Beach		6.132
PKA18	Endeavour Circuit Park		0.255
MPA07	Galbraith Park		
PKA19		Galbraith Park – North	2.653
PKA20		Galbraith Park – South	7.901
PKA21	Hydeaway Bay Foreshore		8.301
PKA22	Island Drive Park		0.530
PKA23	Linscot Close Park		0.146
PKA24	Logans Adventure Playground		0.287
PKA25	Macarthur Drive Park		5.709
PKA26	Mandalay Park		1.295
PKA27	Nelly Bay Conservation Park		12.701
PKA28	Port of Airlie		0.810
PKA29	Shingley Beach		0.834
PKA30	Snows Beach		0.367
PKA31	Stormvogel Drive Park		0.608
PKA32	Tropic Road Park		1.543
PKA33	Whitsunday Lions Lookout		0.175
PKA34	Whitsunday Sports Park		6.567
PKA35	Wildlife Park		0.813
PKA36	Wills Court Park		0.190
		Total Area (ha)	95.388

APPENDIX C – COLLINSVILLE PARK ASSETS

Collinsville Parks & Facilities Hierarchy Classifications

High Profile Regional Parks/Facilities	High Profile District Park/ Cemetery
PKC09 – Collinsville Lions Playland Park	PKC03 – CP Pelican Street Section
PKC14 – CS Collinsville RV Park	PKC06 – Collinsville Anzac Park
PKC20 – Scottville Lions Park	PKC07 – Collinsville Cemetery
PKC22 – Sonoma Street Park	PKC08 – Collinsville Independent Living
	PKC11 – CS Collinsville Community Centre
	PKC16 – Darcy Munro Park

Medium Profile Open Space/ Local Park	Low Profile Open Space
PKC24 – Belmore Street Park	PKC17 – Mount Coolon Community Centre
PKC01 – CP Hamilton Street Section	PK018 – Mount Coolon Historical Precinct
PKC02 – CP Massey Street Section	PKC19 – Red Hill Park
PKC04 – CP Speirs Street Section	Easements
PKC05 – CP Toussaint Street Section	
PKC23 – Walker Street Park	
Road Reserves	

Sport & Recreation Facilities
PKC12 – CS Collinsville Cricket Ground
PKC13 – CS Collinsville Skate Bowl
PKC15 – CS Collinsville Tennis/Basketball
PKC21 – Scottville Oval
PKC28 – Collinsville Junior Rugby League Fields

Collinsville Park Numbers & Land Areas

Park Number/ Asset ID	Park Name	Sub-Park Names	Area (ha)
PKC24	Belmore Street Park		0.042
MPC08	Carpet Snake Creek Precinct		
PKC01		CP Hamilton Street Section	1.168
PKC02		CP Massey Street Section	4.271
PKC03		CP Pelican Street Section	6.190
PKC04		CP Speirs Street Section	1.730
PKC05		CP Toussaint Street Section	0.981
PKC06	Collinsville Anzac Park		0.215
PKC07	Collinsville Cemetery		2.972
PKC08	Collinsville Independent Living		1.605
PKC28	Collinsville Junior Rugby League Fields		2.778
PKC09	Collinsville Lions Playland Park		0.381
MPC09	Collinsville Showgrounds		
PKC11		CS Collinsville Community Centre	0.137
PKC12		CS Collinsville Cricket Ground	1.352
PKC13		CS Collinsville Skate Bowl	0.597
PKC14		CS Collinsville RV Park	1.271
PKC15		CS Collinsville Tennis/Basketball Courts	1.755
PKC16	Darcy Munro Park		1.972
PKC17	Mount Coolon Community Centre		2.525
PKC18	Mount Coolon Historical Precinct		4.199
PKC19	Red Hill Park		1.557
PKC20	Scottville Lions Park		0.341
PKC21	Scottville Oval		4.914
PKC22	Sonoma Street Park		0.129
PKC23	Walker Street Park		0.541
		Total Area (ha)	43.624

APPENDIX D – PROSERPINE PARK ASSETS

Proserpine Parks & Facilities Hierarchy Classifications

High Profile Regional Parks/Facilities	High Profile District Park/ Cemetery
PKP02 – Conway Beach	PKP04 – Halpannel Park
PKP06 – Ken McPherson Memorial Gardens	PKP05 – Keith Johns Estate Park
PKP10 – Pioneer Park	PKP08 – Mill Street Park
PKP12 – Lake Proserpine	PKP11 – Proserpine Cemetery
	PKP15 – Proserpine Rotary Park
	PKP16 – Whitsunday Gardens Entry Park
	PKP17 – Whitsunday Gardens Park
	PKP18 – Wilson Beach

Medium Profile Open Space/ Local Park	Low Profile Open Space
PKP03 – Debney Fuller Park	PKP01 – Cedar Creek Falls
Road Reserves	PKP09 – Pat Botto Park
	Easements

Sport & Recreation Facilities
PKP07 – LS Les Stagg Oval
PKP19 – LS Proserpine Skate Bowl
PKP13 – Proserpine Junior Sports Park

Proserpine Park Numbers & Land Areas

Park Number/ Asset ID	Park Name	Sub-Park Names	Area (ha)
PKP01	Cedar Creek Falls		57.901
PKP02	Conway Beach		0.939
PKP03	Debney Fuller Park		0.198
PKP04	Halpannel Park		2.086
PKP05	Keith Johns Estate Park		1.996
PKP06	Ken McPherson Memorial Gardens		0.373
MPP10	Les Stagg Park		
PKP07		LS Les Stagg Oval	2.982
PKP19		LS Proserpine Skate Bowl	0.178
PKP08	Mill Street Park		0.128
PKP09	Pat Botto Park		2.743
PKP10	Pioneer Park		0.453
PKP11	Proserpine Cemetery		5.914
PKP12	Peter Faust Dam		27.144
PKP13	Proserpine Junior Sporting Complex		12.722
PKP15	Proserpine Rotary Park		0.126
PKP16	Whitsunday Gardens Entry Park		0.835
PKP17	Whitsunday Gardens Park		0.343
PKP18	Wilson Beach		1.404
		Total Area (ha)	118.465

APPENDIX E – FORMS & DOCUMENT SAMPLES

- Playground Inspection Form
- Park Inspection Form
- Visual Tree Inspection Form
- Irrigation Repairs & Maintenance Form
- Fleet Logbook

Playground Inspection Form



SAFETY MAINTENANCE REPORTS

Playground:	Airlie Lagoon Park		
Park Address:	Broadwater Avenue, AIRLIE BEACH	Park Number:	PK002
Inspector:			
Site Conditions:			
Date of Inspection:			
Arrival Time:		Departure Time:	

Asset ID	Segment/Group Name	Brand/Model	Const. Date
Segment/Group Name: Airlie Lagoon PG040			
PE099	Airlie Lagoon Liberty Swing	Liberty Swing Pty Ltd	2007
Segment/Group Name: Airlie Lagoon PG041			
PE100	Airlie Lagoon Combination Unit - Long Climber	Megatoy	2001
PE101	Airlie Lagoon Spinner	*	*
Segment/Group Name: Airlie Lagoon PG042			
PE157	Airlie Lagoon Combination Unit - Ship	Megatoy	2001
PE185	Airlie Lagoon Type 1 Quad Swing	Megatoy	2001

This check sheet is to ensure the play equipment is in usable condition & meets with current Australian Standards

A = Checked OK

D = Defect

NA = Not Applicable

No	Checks to be undertaken	A	D	NA	Comments
1	Check all welds for cracks				
2	Any signs of severe corrosion, especially at weld joints				
3	Check all connections are tight				
4	Check for any bent, distorted equipment				
5	Check for sharp edges				
6	Apply load to equipment to check for loose parts, posts, etc.				
7	Check for child entrapment points				
8	Check all joints are tight				
9	Check for any missing parts				
10	Check platform connections are secure				
11	Check the borders are smooth				
12	Check for worn parts, e.g. Swing bearings, seats, hardware, etc.				
13	Check slide for wear & tear				
14	Check for head, leg, arm & finger entrapments				
15					

Faults	✓	Date Actioned	Initials

Inspector's Signature:	

Park Inspection Form

Assessor (s):	Date:	Time:
Park Location:		

Categories						
Furniture/Fixtures						
Asset Item	Rating					Comments/Notes
	1	2	3	4	5	
Seats/benches						
Picnic Tables						
Rubbish bins & stands						
BBQ's						
Signs						
Lights						
Other:						
Structures						
Shelters/Rotundas						
Shade structures						
Basketball Hoops						
Steps & other structures						
Memorials						
Wall structures						
Bridges/ Raised platforms						
Walkways/paths						
Garden edging						
Fences						
Gates						
Bollards						
Other:						
Services						
Electrical meter boxes						
Water taps/meters						
Other:						



Risk Assessment											
Asset Item	Condition (s) of concern	Likelihood									
		Failure					Impact				
		Rare	Unlikely	Possible	Likely	Alm Cer	Rare	Unlikely	Possible	Likely	Alm Cer
E.G. Shade Sail	Connection loose				X					X	
E.G. Bin	Green bin has large split				X					X	

Mitigation Options
E.G. Tighten connection and check others
E.G. Arrange for new bin
1.
2.
3.

Outcome
Action by Parks & Gardens:
Action by Contractor:

Signature:

Condition Rating	Definition
1 = Very Good	Near new or new. No work required.
2 = Good	As for Rating 1 but not designed to current standards, showing minor wear & tear and deterioration.
3 = Fair	Asset is functionally sound, but appearance is affected by minor defects. Rating 3 assets start to be included in budgetary planning for future replacement in 3-5 years. Assets are given an extra weighting factor if they are rated at this level for more than 2 years.
4 = Poor	Asset is functioning but with problems due to significant defects. Rating 4 assets are recognised as being due for renewal within 1-3 years. Assets are given an extra weighting if they are rated at this level for more than 2 years.
5 = Very Poor	Asset has serious problems and has failed or is about to fail in the near future. It is preferred that none of Whitsunday Regional Council's Parks assets remain in service when it is recognised that they are at Rating 5. The replacement of these assets will be deemed as urgent.



Parks & Gardens Visual Tree Inspection Form

Assessor (s):	Date:	Time:
Tree Location:		
Tree Species:	Height:	Canopy Width:
CRM / ECM Reference / Park Inspection		

Site Factors	
History of failures:	Topography: Flat ☐ Slope ☐
Site changes:	None ☐ Site clearing ☐ Root cuts ☐ Grade change ☐ Changed soil hydrology ☐
Other:	
Soil condition:	Limited Vol. ☐ Compacted ☐ Saturated ☐ Shallow ☐
Other:	
Prevailing wind direction:	
Common weather:	Strong wind ☐ Heavy rain ☐
Other:	

Tree Health and Species Profile	
Does the tree appear to be in good health?	Yes ☐ No ☐
Foliage density in crown:	Dense ☐ Normal ☐ Sparse ☐ None (dead) ☐ None (seasonal) ☐
Other:	
Condition of crown:	Dead branches present ☐ % Broken/Hangers ☐ %
Likelihood of crown failure:	Rare ☐ Unlikely ☐ Possible ☐ Likely ☐ Almost Certain ☐
Condition of branches:	Cracks ☐ Dead/missing bark ☐ Cankers/Galls/Burls ☐ Weak attachments ☐ Heartwood decay ☐ Sapwood damage/decay ☐
Other:	
Likelihood of branch failure:	Rare ☐ Unlikely ☐ Possible ☐ Likely ☐ Almost Certain ☐
Condition of trunk:	Cracks ☐ Dead/missing bark ☐ Cankers/Galls/Burls ☐ Heartwood decay ☐ Abnormal bark texture/colour ☐ Sapwood damage/decay ☐
Other:	
Likelihood of trunk failure:	Rare ☐ Unlikely ☐ Possible ☐ Likely ☐ Almost Certain ☐
Condition of root:	Dead ☐ Cracks ☐ Cut/damaged ☐ Root plate lifting ☐
Other:	
Likelihood of root failure:	Rare ☐ Unlikely ☐ Possible ☐ Likely ☐ Almost Certain ☐
Overall growth habit, tree health & aesthetics:	Excellent ☐ Good ☐ Fair ☐ Poor ☐



Damage/Potential Damage to Infrastructure
Is there any damage/potential damage to Council Infrastructure?
Is there any damage/potential damage to Private Infrastructure?

Proximity to Vehicle/Pedestrian Traffic
Is there any impact to vehicle/pedestrian traffic?

Risk Assessment											
Tree Part	Condition (s) of concern	Likelihood									
		Failure					Impact				
		Rare	Unlikely	Possible	Likely	Alm Car	Rare	Unlikely	Possible	Likely	Alm Car
E.G. Trunk	Rotten fork & starting to crack					X					X
E.G. Branches	Dead branch overhanging shelter				X						X

Mitigation Options
E.G. Removal of tree due to high chance of trunk failure. High safety concern to visitors of park.
E.G. Dead branch to be removed. Also reduce canopy.
1.
2.
3.

Outcome
Action by Parks & Gardens:
Action by Contractor:

Signature:

Parks & Gardens Irrigation Repairs & Maintenance			
Location	Details of Repair/Maintenance	Parts	Date





127500

FLEET MANAGEMENT DEFECT REPORT

PLANT NUMBER: _____ CURRENT HRS/KMS: _____

REPORTED DEFECTS: _____

OPERATOR'S NAME & SIGNATURE _____ DATE: _____

SUPERVISORS SIGNATURE _____ DATE: _____

NOTE:

Operators are **RESPONSIBLE** for the condition of the plant that they are operating and so should report all problems immediately.

All defects are to be reported through the Foreman not directly to the workshop.

NO repairs are to be commenced without a completed defect report.

WORKSHOP FOREMAN: _____ NAME & SIGNATURE _____

REPAIR URGENCY: _____

WORKSHOP/FIELD REPAIRS

WORK DONE/COMMENT:

WORKSHOP FOREMAN: _____ DATE: _____

14. Infrastructure Services

14.6 INFRASTRUCTURE SERVICES CAPITAL PROGRESS REPORT - SEPTEMBER 2020

AUTHOR: Adam Hagy - Deputy Director Infrastructure Services

RESPONSIBLE OFFICER: Matt Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council receives the Infrastructure Services Capital Progress Report for the month of September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The report provides a summary of key Capital projects underway during the 2020/2021 financial year. The report also includes multi-year projects that remain active and carry over to the 2020/2021 financial year.

Current Financial Progress of Major Projects, W4Q programs, Infrastructure Capital Delivery is \$8 million out of a \$59 million budget. Noting that and proposed carry over funds are not yet showing in this report until the Council adopts the first quarter budget review. In addition the status updates for Shute Harbour and DRFA works are the subject of a separate report.

PURPOSE

To inform Council on progress of Capital Projects being undertaken during the 2020-2021 Financial Year up to the end of September 2020.

BACKGROUND

Resolution 2020/07/15.23 BUDGET FOR FINANCIAL YEAR 2020/21 (including a Two Year forward estimate).

STATUTORY/COMPLIANCE MATTERS

N/A.

ANALYSIS

Project Delivery Status

Major Projects

Proserpine Main Street Upgrade

The majority of the remaining works for the Proserpine Main Street upgrade have been completed in September with the installation of entry signs, completion of street print and the last sections of the new footpath completed. Minor elements are continuing to be wrapped up such as solar lighting, furniture installation, kerb repairs and installation of tactile indicators.



Lake Proserpine

The signage works installation is nearing completion with the lighting and clean-up being the remaining works to be done. The culvert relining work were completed on 26 September. The pontoon supplier also completed the head-end attachment on Pontoon 3.

The current issues experienced with the greywater installation are being reviewed and a long-term solution will be implemented which will be covered in the project budget.

Proserpine Entertainment Centre (PEC)

Possession of site was granted to the contractor on 15 September 2020. Mobilisation to site has commenced, with the piling platform being installed, in preparation for the piling contractor and rough in of underground services underway.

Proserpine Administration Building (PAB)

This project has now completed with the successful official opening occurring on Tuesday 15 September with State and Federal Members in attendance. All Council staff based in this building have now moved in. Final documentation including asset registers, operation manuals and certification are now being received from the contractor with the 12-month defects/liability period commenced.

PAB - 7 Chapman Street - Carpark

Preparation of the site for the 7 Chapman Street - Car park has commenced. Demolition of the building on the site is now complete with Council now taking possession of site to commence the construction of the carpark.

Flagstaff Hill

Tenders closed on the 25 September with evaluation of tenders now commenced. A report will be brought before the Council once the evaluation process is completed.

Works for Queensland Projects 2019/2020 to 2020/2021 FY \$3.6 million

Projects completed to date:

Fairy Tree Park Swing Installation (Airlie Beach)

Bicentennial Park Lighting Improvement (Cannonvale)
Bicentennial Park Fencing and Softfall (Cannonvale)
Gloucester Sports Park Water Tanks (Hydeaway Bay)
Dingo Beach Footpath (Dingo Beach)
Thomas Street Footpath (Bowen)
Hansen Park Sound System (Bowen)
Keith Johns Park Stage 2 Proserpine (Proserpine)

Projects Underway:

Bridge Upgrade Bicentennial Boardwalk (Airlie Beach): State planning advice has been received. Further discussions with State Planning to assist in progressing the application are continuing in October.

Airlie Beach Movie Screen (Airlie Beach): Amended specification issued for Request for Tender closing 22/10/2020.

Cannonvale Lakes Stage 3 (Cannonvale): Cannonvale Lakes Boardwalk upgrade nearing completion. Progressing with plans for Cannonvale Lakes Stage 3.

Halpannel Park Upgrade (Proserpine): Request for Quote submissions received for shade sail package and playground installation, currently being evaluated. Playground package items received and stored at Proserpine Depot.

Rotary Park Upgrade (Proserpine): Waiting on playground parts to be returned from powder coating, with expected install on 01/10/2020.

Whitsunday Gardens Park Upgrade (Proserpine): Request for Quote submissions received for shade sail package and playground installation, currently being evaluated. Playground package items received and stored at Proserpine Depot.

Gloucester Sports Park Retaining Wall (Hydeaway Bay): Quotations closed on 21 July 2020. Project is not proceeding due to funding shortfall. The Gloucester Sport and Recreation President has been advised and is looking to apply for a grant through communities to offset the shortfall in Works For Queensland funds.

Henry Darwen Park Stage 2 (Bowen): Request for Quote issued on 25/09/2020 for installation of irrigation, shelter and landscaping. Closing 21/10/2020.

Lions Park (Bowen): Specifications drafted for demolition of existing shelters. Carpark line marking completed 22/09/2020.



Railway Road Footpath (Collinsville): Council are investigating other projects to utilise these funds for to ensure Collinsville residents receive something they most value. To be clarified late October 2020.

Covid Works for Queensland Projects 2020/2021 FY \$2.72 million

Wangaratta Caravan Park Pool Refurbishment: Project Manager has engaged with Caravan Park site manager and Council's Recreation Services Contract Coordinator. Recreation Services Contract Coordinator is currently collating specification requirements for pool refurbishment. Works are planned to be completed prior to December School holidays.

Proserpine Aquatic Facility Residence Demolition and Kiosk Renewal: Request for Quote for Principal Design Consultant for Aquatic Facilities renovations was released and closed on 22/09/2020. Evaluation completed with Letter of Acceptance issued on 29/09/2020.

Bowen Aquatic Facility Town Pool Amenity Upgrade: Request for Quote for Principal Design Consultant for Aquatic Facilities renovations was released and closed on 22/09/2020. Evaluation completed with Letter of Acceptance issued on 29/09/2020.

Cannonvale Depot Office Roof Replacement: Roofing Package evaluation completed with Letter of Acceptance issued on 22/09/2020. Works to begin late September 2020.

Les Stagg Oval Grandstand Renewal: Project scoping and drafting specifications to begin October 2020.

Collinsville Youth Coalition Amenities Renewal: Request for Quote for supply of Kit Amenities has been Developed, was released on 14/09/2020.

Bowen Water Park Renewal: Project scope and draft specification underway.

Cannonvale Foreshore Hall (PCYC) New Playground: Request for Quote for supply of Playground Equipment at the Cannonvale after school care has been evaluated and awarded during the month of September.

Cannonvale Foreshore Hall (PCYC) Roof Renewal: Roofing Package evaluation completed with Letter of Acceptance issued on 22/09/2020. Works have commenced. Variation was issued due to damaged asbestos eaves linings needing to be replaced as part of the Project as well as electrical damaged from vermin in the roof.

Whitsunday Coast Airport Roof Renewal: Request for Tender is due for release on the Roof component on Monday 12/10/2020.

Continuation of Pedestrian Path Lighting Airlie Foreshore: Specification completed, expected to be released on Request for Quote week beginning 12/10/2020.

Proserpine Water and Sewer Admin Roof Renewal: Roofing Package evaluation completed with Letter of Acceptance issued on 22/09/2020. Works to begin in October 2020.

Bowen Aerodrome Work Camp Superstructure Renewal: Project yet to commence. Status to be advised in future reports.

Bowen Aerodrome Sewerage Treatment Renewal: Request for Quotation for Site Classification and Effluent Disposal Plan for the Bowen Aerodrome Treatment Plant has been released to market.

Collinsville Pool Amenities and Kiosk Upgrade: Request for Quote for Principal Design Consultant for Aquatic Facilities renovations was released and closed on 22/09/2020. Evaluation completed with Letter of Acceptance issued on 29/09/2020.

Infrastructure Services Capital Delivery Program 2020/2021

Bowen Aerodrome Runway Repairs: Works have been scoped and are proposed to be included in the regional reseal program. RFQ to follow.

New Bowen Cemetery Columbarium Wall: Requesting design to finalise specification.

Assets Renewal Parks and Gardens: List of projects to accompany future reports. Bulk of projects deal with renewal of sand soft fall and renewal of park signage.

Heavy Formation Grading Program: Individual road names where heavy formation grading will take place will accompany future monthly reports once list is finalised.

Armada Crescent Drainage Upgrade: Project scoped. Drainage channel will be installed to cut off bypass flow. Channel has been ordered and delivered; works will commence in October.

Construction of Lagoon Deck and Shared Cycle Path: Ergon Energy currently locating existing services. Council Technical Officer commenced design and survey pick up of ground. Expected to have design available for stakeholders mid/late October 2020.

Dodd Street Shared Footpath: TMR have approved design. Awaiting approval of variation to funding agreement as TMR have increased scope by approx. \$65k.

Edgecumbe Heights Walking Tracks Upgrade (Design only): The process of designing walking track improvements will commence late September.

Forestry Road: Scope is known, details of upgrades to be finalised. Approximately 40 culverts require repair of varying degree. GATT seal to be extended and further signage provided to direct the public to the Conway Circuit. Works expected to follow construction of car park at 7 Chapman Street.

Gloucester Avenue Culvert: Project yet to commence. Comprehensive update will be provided in the next report as Betterment funding was recently granted to carry out culvert improvements.

Hillview Road Kerb and Channel: Construction of kerb and channel along Hillview Road between Hammond Street and Crowley Street. Design will get underway towards the end of October. The project is likely to commence late 2020 to early 2021.

Moonlight Drive Kerb and Channel: Replacement of approximately 40m of K&C. Construction dates will be advised in the next Capital Report.

Port of Airlie Transit Terminal Upgrade: Updated design submitted to Translink. Awaiting approval and funding agreement to cover 50% of cost. Design to be signed off once agreement in place and works scheduled in.

Reflect Application Redesign and Implementation: Currently rolled out to roads and drainage teams, future implementation will also see the software rolled out to Parks and Gardens and Water and Wastewater.

Reseal Program: Priority roads being finalised. RFQ to follow.

Reynolds Street Drain: Works complete.



Unsealed Roads Creek Crossing Upgrade Program: Crossings being scoped to find out details for each. Also awaiting availability of crew to carry out works

Unsealed Roads Re-sheeting Program: Individual road names where re-sheeting will take place will accompany future monthly reports once list is finalised.

Wilson's Beach Rockwall: Works commencing 06/10/2020 to re-profile rock wall. Footpath works to follow.

Flagstaff Hill Roadworks: Preliminary design complete with widening of several metres in two main areas. Once design is well progressed, we will mark points on the ground to visualise works required. Geotech RFQ has closed and is awaiting assessment.

Argyle Street Kerb and Channel: Project planned to commence 06/10/2020.

Ted Cunningham Bridge Upgrade: The current bridge formation is a single lane, low level bridge that is often inundated by the flood waters of the Bowen River. It is proposed to replace the bridge with a single lane, increased deck level option. The grant funding has been secured which will allow the project to proceed.

Water and Wastewater Capital Projects

Cannonvale Bulk Potable Pipeline Stage 1: Works has been split into three separate tenders.

Pipeline Materials Supply – Deliveries to site are now complete and the contract is complete

Pump Station and Generator Facility Construction – Contractors Dowden's are progressing with construction onsite. Construction undertaken to date is as follows:

- Building construction works complete
- Building Construction
- Underground Civil Pipework
- Above Ground Mechanical Pipework

Pipeline Construction – Contractors Newlands have continued with construction of the 560mm Mild Steel Pipeline from the Coastal Water Treatment Plant towards the Proserpine Water Treatment Plant, they are currently located along Shute Harbour Road at Hamilton Plains. Construction of the Proserpine River Crossing has been completed. Works are approximately 60% complete.

BWTP Low Lift Pump Renewals: This project entails a pump station upgrade to the existing Bowen Water Intake Pump Station. The project scope includes pump upgrading, pipework replacement, switchboard installation, and VSD control. Designs are complete. Commencement of project to be programmed.

Cannonvale Pump Station 1 Renewal: Contractors Precision Civil Infrastructure are progressing construction on site. Progress update of construction works are:

- Installation of Diesel Bypass System (100%)
- Demolition and removal of existing Building (100%)
- Pump Well and associated works (90%):
 - Demolition of old dual wet wells (100%)
 - Concrete works (100%)
 - Valves, Fittings and instruments (100%)
 - Removal of redundant infrastructure in the dry well (100%)
 - Covers for Pump Well and Pits (0%)
- Pipe Work – Network (90%):
 - Excavate, supply and install new Rising Main (75%)
 - Rebuilding of Manholes including 2/1 and 1/1 (100%)
 - Related Civil works (98%)
- Installation of the emergency overflow tanks and building of interconnection manhole (100%)
- Electrical works (45%):
 - Supply and install two pumps and ancillary equipment (85%)
 - Electrical conduits and cables (50%)
 - Supply and installation of electrical switchboard and associated equipment (0%)
- General site earthworks (93%)
- Construction of new Switchboard Building (85%)

Insurance - Bowen Reservoir: Tender documents currently being developed. RFQ's for specific Engineered technical documentation has been developed. Tender is planned to be issued in November 2020.

Insurance - Collinsville Reservoir: Miller Street reservoir completed.

Insurance - Collinsville Sewerage and Water Treatment Plants - CW 1920

Cannonvale Water Network Augmentation Stage 1A: The Contractor (Roebuck Civil) is nearing completion of Stage 1A. Stage 1B is programmed to commence 12/10/2020. Contractor is on track to complete works prior to end of November 2020 in line with the Grant requirements (Specific to Stage 1B).

The Coyne road reservoir site works are scheduled to commence Monday 12 October 2020. The Contractor for the civil works is Whitsunday Drainage Contractors. The Moonlight Drive reservoir site is to commence directly after Coyne Road civil works have been completed. Works are on target for November completion.



Sewer Pump Capacity Upgrades Combined Rising Main: Currently this project is waiting on Ergon approvals/upgrades to the existing infrastructure adjacent the site which will facilitate the switchboard on site. This is expected to be finalised late November / early December 2020. It is expected that the civil and mechanical works package will be tendered in October for a November start date. Completion of the civil and mechanical works will aim to be completed to coincide with the Ergon upgrades.

Thomas Street Drain Sewer Replacement: The project involves replacing a short length of gravity sewer in Bowen through Thomas St drain to allow for relining of this section of sewer. Commencement dates to be advised.

STRATEGIC IMPACTS

Alignment to Corporate Plan

Strategy 3.2.2: Develop water and wastewater services and systems that ensure the integrity of the Whitsundays natural environment.

Strategy 3.4.1: Develop and maintain effective roads and drainage infrastructure, networks and facilities.

Strategy 3.4.2: Develop and maintain effective water and waste water infrastructure, networks and facilities.

FINANCIAL CONSIDERATIONS

Refer Attachment 1 for summary project expenditure report.

CONSULTATION

Matthew Fanning – Director Infrastructure Services
Troy Pettiford – Chief Operating Officer Whitsunday Water
Michael Downing – Coordinator Capital Project Delivery
Infrastructure Services Project Control Group

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

That Council receives the Capital Progress report for the month of September 2020.

ATTACHMENTS

Attachment 1 – Capital Delivery Financial up to September 2020
(This report does not include carry overs from 2019/2020 Financial Year, these will be reflected after Q1 reviews)

Attachment 1
Capital Delivery Financial up to September 2020

Capital Projects as at 30th September 2020		58,899,324	8,011,578	50,887,746
Grouping	Description	Total Annual Current Budget	Actuals to Date	Remaining Budget \$
Major Projects : Cannon Valley Reservoir Project	Cannon Valley Reservoir	8,374,800	62,282	8,312,518
Major Projects : Cannon Valley Reservoir Project	Cannonvale Bulk Potable Pipeline - Stage 1 - CW 18-19 (requires LGIP Funds)	7,963,189	2,741,091	5,222,098
Major Projects : Cannon Valley Reservoir Project Total		16,337,989	2,803,373	13,534,616
Major Projects : Flagstaff Hill	Flagstaff Hill Cultural and Conference Centre - JC#5617	3,486,383	9,163	3,477,220
Major Projects : Flagstaff Hill Total		3,486,383	9,163	3,477,220
Major Projects : Lake Proserpine	Lake Proserpine Recreation Hub - Stage 1 - CW 18-19	1,000,000	121,474	878,526
Major Projects : Lake Proserpine Total		1,000,000	121,474	878,526
Major Projects : Proserpine Administration	Proserpine Administration Building Replacement - JC_5640	3,724,794	2,495,604	1,229,190
Major Projects : Proserpine Administration Total		3,724,794	2,495,604	1,229,190
Major Projects : Proserpine Main Street Upgrade	Airlie Main Street Pedestrian Crossing	-	-	-
Major Projects : Proserpine Main Street Upgrade	Kerb & Chanel Main Street Proserpine (BP) 67 m	-	-	-
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Between Mill & Chapman St CW	-	349,041	(349,041)
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Blair - Main St to Bruce Hwy Entry	-	60,502	(60,502)
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Blair Street CW	-	101,880	(101,880)
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Chapman & Herbert St CW	-	75,041	(75,041)
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Chapman St Roundabout CW	-	13,319	(13,319)
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Dobbins Lane CW	200,000	38,160	161,840
Major Projects : Proserpine Main Street Upgrade	Pros. Main Street Upgrade - Herbert & Blair St CW	-	21,541	(21,541)
Major Projects : Proserpine Main Street Upgrade	Proserpine Main Street Upgrade - CW 18-19	-	11,588	(11,588)
Major Projects : Proserpine Main Street Upgrade Total		200,000	671,071	(471,071)
W4Q 2017 to 2018	Park BBQ Projects - C/W 16-17 & C/W 17-18 - W4Q - DLGIP State	-	-	-
W4Q 2017 to 2018 Total		-	-	-
W4Q 2017 to 2019	Improving Beach Communities - Region Wide - W4Q 17-19	-	-	-

Grouping	Description	Total Annual Current Budget	Actuals to Date	Remaining Budget \$
W4Q 2017 to 2019	Improving Rural Communities - Region Wide - W4Q 17-19	-	-	-
W4Q 2017 to 2019 Total		-	-	-
W4Q 2019.20	Improving Beach Communities - Region Wide - W4Q 19- 20	-	487	(487)
W4Q 2019.20	W4Q - Bicentennial Boardwalk Lighting Improvement - CW 1920	3,784	-	3,784
W4Q 2019.20	W4Q - Bicentennial Park Fencing - CW 1920	8,243	-	8,243
W4Q 2019.20	W4Q - Bridge Upgrade on Bicentennial Boardwalk - CW 1920	-	809	(809)
W4Q 2019.20	W4Q - Cannonvale Lakes Boardwalk Upgrade - CW 1920	488,794	38,396	450,398
W4Q 2019.20	W4Q - Cannonvale Lakes Stage 3 - CW 1920	-	514	(514)
W4Q 2019.20	W4Q - Cannonvale Playground Upgrade - CW 1920	-	-	-
W4Q 2019.20	W4Q - Dingo Beach Footpath-Walkways - CW 1920	251	-	251
W4Q 2019.20	W4Q - Gideon Pott Park Stage 2 - CW 1920	-	-	-
W4Q 2019.20	W4Q - Gloucester Rainwater Tank & Retaining Wall - CW 1920	13,776	635	13,141
W4Q 2019.20	W4Q - Halpannel Park Upgrade - CW 1920	252,211	78,472	173,739
W4Q 2019.20	W4Q - Hansen Park Sound System - CW 1920	65,000	35,585	29,415
W4Q 2019.20	W4Q - Henry Darwen Park Stage 2 - CW 1920	369,518	1,285	368,234
W4Q 2019.20	W4Q - Keith Johns Drive Park Stage 2 - CW 1920	-	28,912	(28,912)
W4Q 2019.20	W4Q - Lions Park, Bowen - CW 1920	280,461	117,566	162,895
W4Q 2019.20	W4Q - Movie Screen - CW 1920	349,000	128	348,872
W4Q 2019.20	W4Q - Park (Tree) Lighting - CW 1920	-	-	-
W4Q 2019.20	W4Q - Railway Road Stage 1 - CW 1920	446,509	1,719	444,790
W4Q 2019.20	W4Q - Rotary Park, Proserpine - CW 1920	48,675	1,278	47,397
W4Q 2019.20	W4Q - Thomas Street Footpath - CW 1920	-	127,737	(127,737)
W4Q 2019.20	W4Q - Whitsunday Gardens Park - CW 1920	104,195	27,445	76,750
W4Q 2019.20	W4Q - Fairy Tree Park CW 1920	21,171	-	21,171
W4Q 2019.20 Total		2,451,588	460,966	1,990,622
W4Q COVID19	Bowen Aerodrome Amenities - Sewerage Treatment Plant Renewal	35,000	323	34,677
W4Q COVID19	Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal	95,865	86	95,779
W4Q COVID19	Bowen Aquatic Facility - town pool amenity upgrade	367,235	3,741	363,494
W4Q COVID19	Bowen Water Park renewal	100,000	86	99,914
W4Q COVID19	Cannonvale Depot Office Roof Replacement	119,000	1,195	117,805
W4Q COVID19	Cannonvale Foreshore Hall - New Playground	41,000	560	40,440

Grouping	Description	Total Annual Current Budget	Actuals to Date	Remaining Budget \$
W4Q COVID19	Cannonvale Foreshore Hall - Roof Renewal	42,000	86	41,914
W4Q COVID19	Collinsville Aquatic Facility - town pool amenity and kiosk upgrade	142,610	3,411	139,199
W4Q COVID19	Collinsville Youth Coalition - Amenities Renewal	99,000	86	98,914
W4Q COVID19	Continuation of Pedestrian Path Lighting Airlie Foreshore	100,000	1,162	98,838
W4Q COVID19	Les Stag Oval - Grandstand Renewal	70,000	86	69,914
W4Q COVID19	Proserpine Aquatic Facility - residence demolition and kiosk renewal	313,800	4,850	308,950
W4Q COVID19	Proserpine Water & Sewer Admin Reroof	80,000	537	79,463
W4Q COVID19	Wangaratta Caravan Park Swimming Pool refurbishment	75,600	563	75,037
W4Q COVID19 Total		1,681,110	16,771	1,664,339
Waste	Leachate and storm water management - Bowen	480,000	616	479,384
Waste	Leachate and storm water management - Kelsey Creek	480,000	73,420	406,580
Waste Total		960,000	74,036	885,964
Water & Waste Water	BWTP Low Lift Pump Renewals - CW 1920	347,502	1,560	345,942
Water & Waste Water	Cannonvale PS1 Renewal - CW 18-19	871,857	292,645	579,212
Water & Waste Water	Cannonvale Water Network Augmentation - Stage 1A New	730,835	331,317	399,518
Water & Waste Water	Emergent works - Sewer	220,500	-	220,500
Water & Waste Water	Emergent Works - Water	157,000	12,432	144,568
Water & Waste Water	Insurance - Bowen Reservoir- CW 1920	552,767	434	552,333
Water & Waste Water	Insurance - Collinsville Reservoir - CW 1920	356,621	-	356,621
Water & Waste Water	Insurance - Collinsville Sewerage and Water Treatment Plants - CW 1920	482,960	2,524	480,436
Water & Waste Water	LGGSP Grant Project - Delivery of CWNA Stage 1B, Coyne Road	673,489	113,503	559,986
Water & Waste Water	Sewer Pump Capacity Upgrades - Combined Rising Main - CW 18-19	303,562	74,863	228,699
Water & Waste Water	Thomas St Drain Sewer Replacement	57,200	-	57,200
Water & Waste Water Total		4,754,293	829,278	3,925,015
Infrastructure Services	Argyle Street kerb and channel	400,000	38,456	361,544
Infrastructure Services	Armada Crescent Drainage Upgrade	200,000	8,363	191,637
Infrastructure Services	Assets Renewal Parks and Gardens	386,787	-	386,787
Infrastructure Services	Construction of Lagoon Deck and Shared Cycle Path	500,000	1,331	498,669
Infrastructure Services	Dodd Street Shared Footpath	160,000	1,291	158,709
Infrastructure Services	Edgecumbe Heights Walking Tracks Upgrade	27,500	-	27,500
Infrastructure Services	Forestry Road	1,000,000	5,349	994,651
Infrastructure Services	Gloucester Avenue Culvert	200,000	-	200,000

Grouping	Description	Total Annual Current Budget	Actuals to Date	Remaining Budget \$
Infrastructure Services	Hillview Road Kerb and Channel	250,000	157	249,843
Infrastructure Services	Moonlight Drive Kerb and Channel	38,000	212	37,788
Infrastructure Services	New Bowen Cemetery Columbarium Wall	30,000	414	29,586
Infrastructure Services	Port of Airlie Transit Terminal Upgrade	40,000	2,803	37,197
Infrastructure Services	Reflect Application Redesign and Reimplementation	50,000	-	50,000
Infrastructure Services	Reseal Program	789,603	-	789,603
Infrastructure Services	Reynolds Street Drain	25,000	19,346	5,654
Infrastructure Services	Ted Cunningham Bridge Upgrade	2,200,000	-	2,200,000
Infrastructure Services	Unsealed Roads Creek Crossing Upgrade Program	300,000	487	299,513
Infrastructure Services	Unsealed Roads Resheeting Program	800,000	-	800,000
Infrastructure Services	Wilson Beach Swimming Enclosure Refurbishment	350,000	-	350,000
Infrastructure Services	Wilsons Beach Rockwall	217,000	23,319	193,681
Infrastructure Services	Bowen Aerodrome Runway Reseal Project	500,000	-	500,000
Infrastructure Services	Flagstaff Hill Roadworks	200,000	16,725	183,275
Infrastructure Services	Betterment Reshaping table drains	147,000	-	147,000
Infrastructure Services	Heavy Formation Grading Program 2020.21	500,000	-	500,000
Infrastructure Services Total		9,310,890	118,252	9,192,638
Major Projects : Proserpine Entertainment Centre	Proserpine Entertainment Centre (PEC) - JC#4926	14,992,277	411,590	14,580,687
Major Projects : Proserpine Entertainment Centre Total		14,992,277	411,590	14,580,687
Grand Total		58,899,324	8,011,578	50,887,746

14. Infrastructure Services

14.7 BUSINESS UNIT ACTIVITY REPORT - FOXDALE QUARRY - SEPTEMBER 2020

AUTHOR: Quentin Prince - Quarry Manager

RESPONSIBLE OFFICER: Matt Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council receive the Business unit Activity Report for the Foxdale Quarry for the month of September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The Business Unit Activity Reports are provided to Council detailing the Quarry's operational performance over a one-month period. This report focuses on the month ending 30th September 2020.

PURPOSE

These reports are for Council's perusal to ensure that thorough understanding of financial and operational performance is relayed in a comprehensive and informative manner.

BACKGROUND

Reports have been prepared for each of the business activities of Council. Included in these reports are:

- 1) a financial report including Actuals and Original Budget in an Income & Expenditure Statement and a Statement of Financial Position format.
- 2) performance data based on the activity of the business.

STATUTORY/COMPLIANCE MATTERS

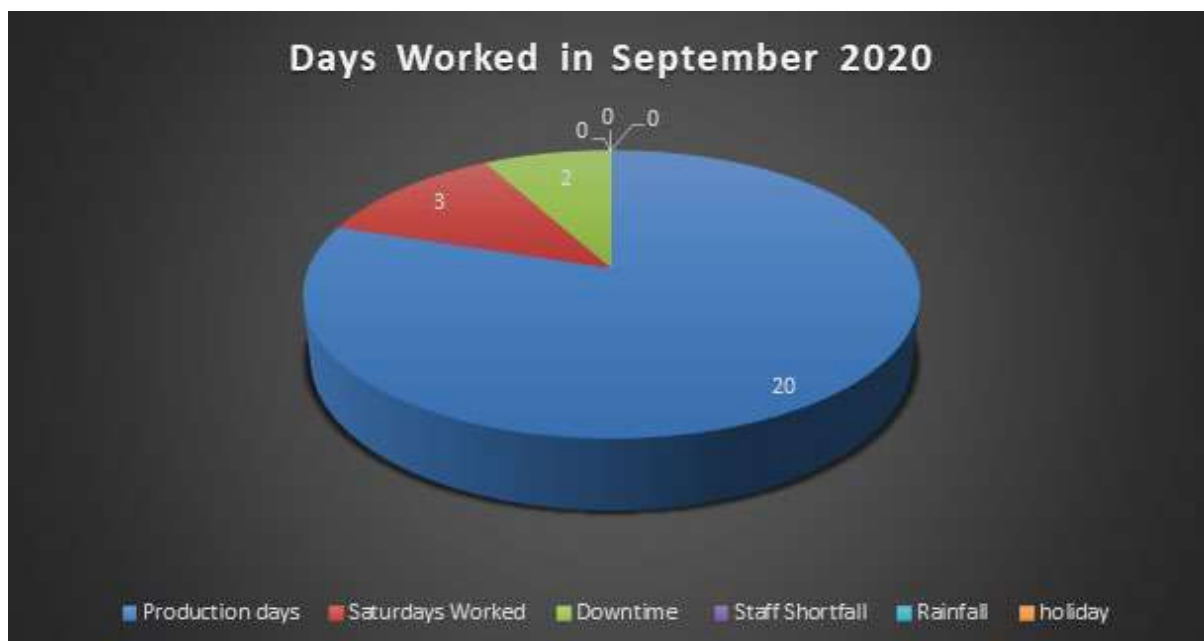
Local Government Regulation Section 204.

ANALYSIS

From Tuesday 1st to 7th September 2020 the quarry focused on fine aggregates for the Proserpine Main Street footpath project.

There was a screen change on Tuesday 8th and the quarry completed production of a 5,000 tonne lot of type 2.1 road base for stock replacement. Washout and service of the crushing plant was undertaken on 15th September 2020.

From Wednesday 16th September, the quarry produced Type 2.5 Road Base material to 30th September 2020.



Quarry Production Summary – September 2020

Material Description	Quantity in Tonnes
Aggregates	3,406
Road Bases	13,754
Select Fill	0
Armour Rock and Shot Rock	46
Total	17,206

Quarry Sales Summary – September 2020

Material Description	Quantity in Tonnes
Aggregates	2,358
Road Bases	15,529
Day Cover/ General Fill and Overburden	0
Armour Rock and Shot Rock	7688
Total	25,575

There was significant demand for type 2.1 and 2.3 Road base gravel during the month of September for multiple commercial and TMR works. There was increased demand for cover aggregate as asphalt companies tend to seal roads during the driest months of the year.

The Shute Harbour reconstruction continues with the contractor being supplied all grades of armour rock during the month of September.



Fig 1. Overall Quarry sales for the month of September 2020 in Comparison to September 2019.

The quarry has had a significant increase in sales in comparison to September 2019. External commercial sales of materials have increased from 4,658 tonnes in September 2019 to 20,477 tonnes in September 2020 mainly buoyed by TMR works.

Internal sales of material have increased due to the movement of armour rock to Shute Harbour.

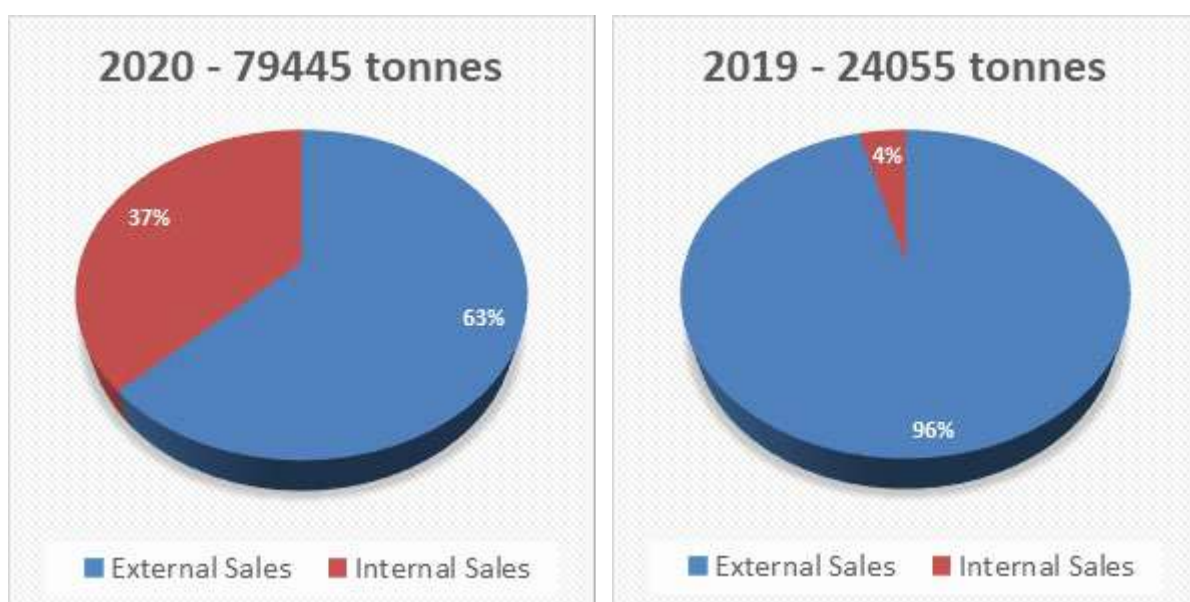


Fig 2. Graphs of overall Quarry sales for the financial year 2020 in Comparison to FY 2019

The quarry has handled 79,445 tonnes of material sales in the first quarter of this financial year which is over 50% of the overall sales conducted in last financial year. To replenish stock piles of material sold and meet demand, the quarry machinery overall has handled more than 100,000 tonnes of material in this financial year.

Plant and Machinery Performance

Crusher

The crushing plant performed very well with no break downs experienced in September. Only two days were required for scheduled servicing and washing out under the plant.

Heavy scheduled maintenance of the plant will have to be undertaken in October as main hopper requires urgent repair and the primary screen requires new capping bars.

There was significant repairs and maintenance undertaken on the mobile reclaimer. The reclaimer has been utilised extensively to screen the 60kg – 300kg core rock for the Shute harbour reconstruction project. As a result, the main conveyor handling the Shute harbour rock has received significant wear and damage to the impact bed and main output conveyor belt. During the first week of September, the impact bed, rollers and conveyor belt were repaired by the quarry staff.



Fig 3 New Impact Bed installed on Foxdale Reclaimer

Mobile Plant

There have been no major plant breakdowns during the month of September

Capital Works Project

There are no capital projects for the Quarry the financial year.

STRATEGIC IMPACTS

Financial Implications - see attached performance report year to 30th September 2020 and the Balance Sheet as at 30th September 2020.

As at the end of September the financial performance of the Foxdale Quarry shows an operating surplus of \$63,874 before deduction of corporate overheads and \$75,554 deficit after deduction of corporate overheads.

Risk Management Implications – N/A.

CONSULTATION

Julie Moller – Manager Strategic Finance
Katie Coates – Management Accountant

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

The information within this report indicates the status the Quarry has achieved within the month of September 2020.

ATTACHMENTS

Attachment 1 - Foxdale Quarry's Performance Report year to 30th September 2020 and the Balance Sheet as at 30th September 2020.

Foxdale Quarry

Monthly performance report year to 30th September 2020



	2020/21		2019/20
	Actual	Current Budget	Actual
Operating revenue			
Rates and utility charges	(667)	-	-
Statutory fees and charges, rental and levies &	-	-	-
Sale of goods and major services	961,585	3,010,082	3,324,035
Other operating revenue	31,513	20,000	28,604
Total operating revenue	992,431	3,030,082	3,352,639
Operating Expenses			
Employee benefits	(258,568)	(804,008)	(998,028)
Materials and services	(560,414)	(1,212,593)	(1,647,488)
Internal service provider expenditure (Exl.Overheads)	(81,076)	(98,842)	(312,117)
Depreciation	(28,590)	(84,286)	(109,138)
External Finance Costs	-	(15,000)	(10,227)
Total operating costs	(928,647)	(2,214,729)	(3,076,998)
Surplus (deficit) from operations Exl.Overheads	63,784	815,353	275,641
<i>Internal Corporate Overheads</i>	<i>(139,338)</i>	<i>(557,355)</i>	<i>(529,503)</i>
Surplus (deficit) from operations	(75,554)	257,998	(253,862)
Other capital income/(expenses)	-	-	-
Net result for the period	(75,554)	257,998	(233,983)
Retained surplus (deficit) brought fwd from prior year	(164,469)	(86,925)	-
Net result from above	(75,554)	257,998	(233,983)
Transfer from capital for unfunded depreciation	28,590	-	109,138
From (to) capital - items of capital income & expense	-	-	(19,879)
Adj From (to) capital to adjust working capital cash	-	-	4,837
Transfer (to) capital general revenue expended	-	-	(24,582)
Internal Program Contributions	-	-	-
Surplus/(deficit) available for transfer to reserves	-	-	-
Net transfers from (to) capital reserves	-	-	-
Retained surplus (deficit) funds at period end	(211,433)	171,073	(164,469)
Capital Funding Sources			
General revenue used (excess funds provided)	-	-	24,582
Government Grants and Subsidies	-	-	-
Disposal proceeds of capital assets	-	-	36,364
Funded depreciation & amortisation expended	-	-	-
Total capital funding sources	-	-	60,945
Capital Funding Applications			
Non-current assets	-	-	60,946
Total capital asset acquisitions	-	-	60,946
Loan redemptions	-	-	-
Total capital applications	-	-	60,946
Reserve balances held at beginning of period			
Capital reserve balances	-	-	-
Unspent loan and depreciation cash held	-	-	-
Recurrent reserve balances	-	-	-

Total reserve cash held at beginning of the period	-	-	-
Reserve balances held at the end of period	-	-	-
Capital reserve balances	-	84,286	-
Unspent loan and depreciation cash held	-	-	-
Retained Surplus (Deficit)	-	171,073	-
Total reserve cash held at the end of the period	-	255,359	-

	2020/21 Actual	2019/20 Actual
Current Assets		
Cash and cash equivalents	(211,433)	(164,469)
Trade and other receivables	482,296	306,096
Inventory	628,042	772,465
Prepayments	-	-
Total Current Assets	898,905	914,092
Non-current Assets		
Property, plant and equipment	2,720,322	2,748,912
Closing WIP Balance	-	-
Total Non-current Assets	2,720,322	2,748,912
TOTAL ASSETS	3,619,227	3,663,004
Current Liabilities		
Trade and other payables	109,676	306,440
Total Current Liabilities	109,676	306,440
Non-current Liabilities		
Other Provisions	636,361	636,361
Total Non-current Liabilities	636,361	636,361
TOTAL LIABILITIES	746,037	942,801
NET COMMUNITY ASSETS	2,873,189	2,720,203
Community Equity		
Capital	3,049,620	2,850,352
Asset revaluation surplus	35,003	34,320
Capital reserve balances	-	-
Unspent loan and depreciation cash held	-	-
Retained surplus (deficiency)	(211,433)	(164,469)
TOTAL COMMUNITY EQUITY	2,873,189	2,720,203

14. Infrastructure Services

14.9 OPERATIONAL REPORT ROADS AND DRAINAGE - SEPTEMBER 2020

AUTHOR: John Gwydir - Executive Manager Roads and Drainage

RESPONSIBLE OFFICER: Matthew Fanning - Director Infrastructure Services

OFFICER'S RECOMMENDATION

That Council receive the Roads & Drainage, Mechanical Workshops and Open Spaces progress report for the month of September 2020.

The following report has been submitted for inclusion into Council's Ordinary Meeting to be held on 28 October 2020.

SUMMARY

The report is to provide Council with information regarding the performance by Council's Roads & Drainage, Mechanical Workshops and Open Spaces Operational teams over the month of September 2020 and may include proposed works for October 2020.

PURPOSE

The report is to provide Council with information on Council's performance in relation to services supplied by Council's Roads & Drainage, Mechanical Workshops and Open Spaces Operational teams.

BACKGROUND

Previous report regarding Operational performance submitted to Council 23 September 2020 which detailed the month of August 2020 (Resolution 2020/09/23.21).

STATUTORY/COMPLIANCE MATTERS

Local Government Regulations Section 204.

ANALYSIS

The following details the accomplishments for the month of September 2020 and may also include proposed works for October 2020.

Roads & Drainage Maintenance

General maintenance activities carried out on Council's road network over the course of September were largely routine in nature including road inspections, pothole patching, grading and signage repairs.

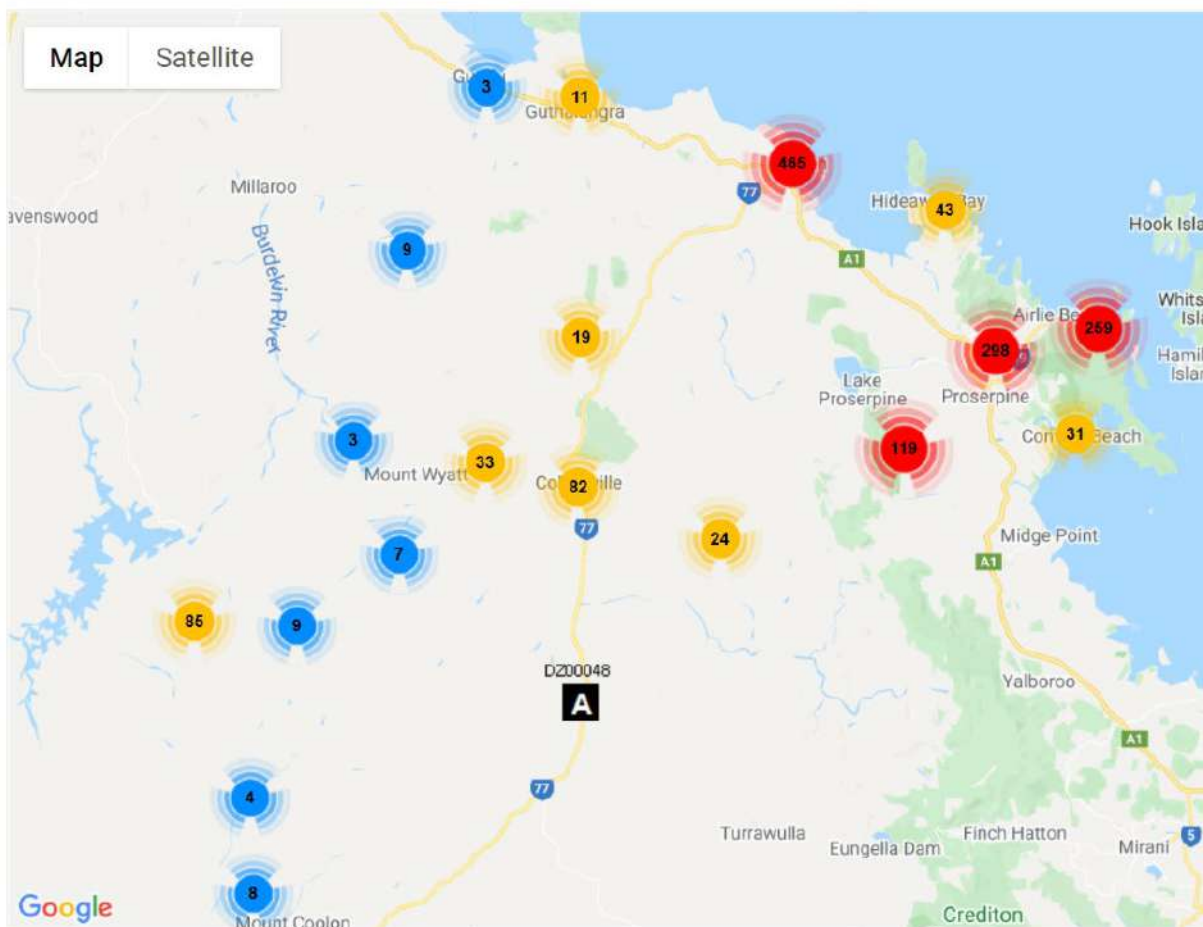
The Roads & Drainage Maintenance budget for FY2021 is set at \$7,455,754, spread over the following activity groups respectively, unsealed roads, vegetation, sealed roads, operations, road furniture, management, pathways, training, bridges & structure, kerb & channel.

There are currently 1,513 remaining identified defects on the local road network with 617 defects being rectified (accomplished) during the month of September. Table 1 provides specific details of the activities undertaken during the month.

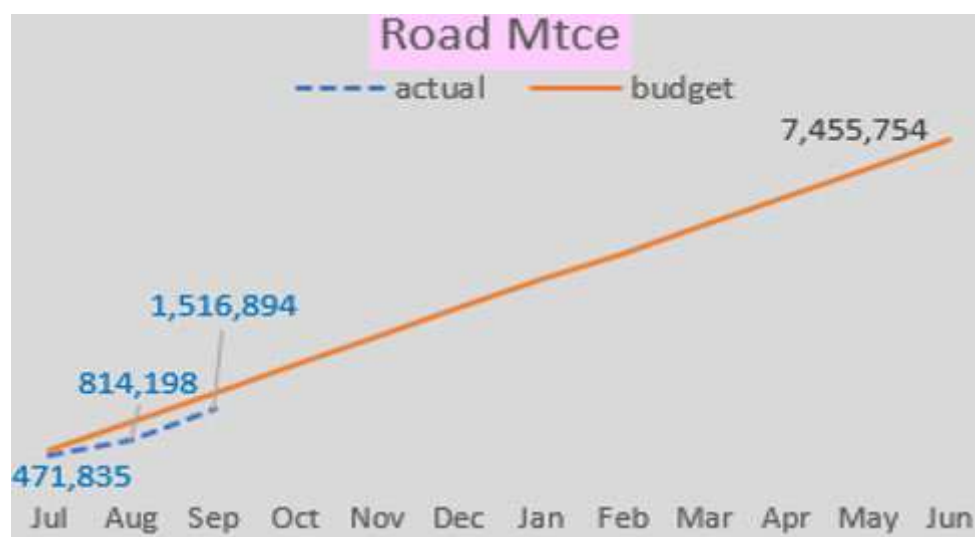
WRC Road Network - Defects

DEFECTS MAP VIEW

Showing 1513 items on map and 0 with no Lat/Long.



Plot 1: Current known active defects on WRC Road Network

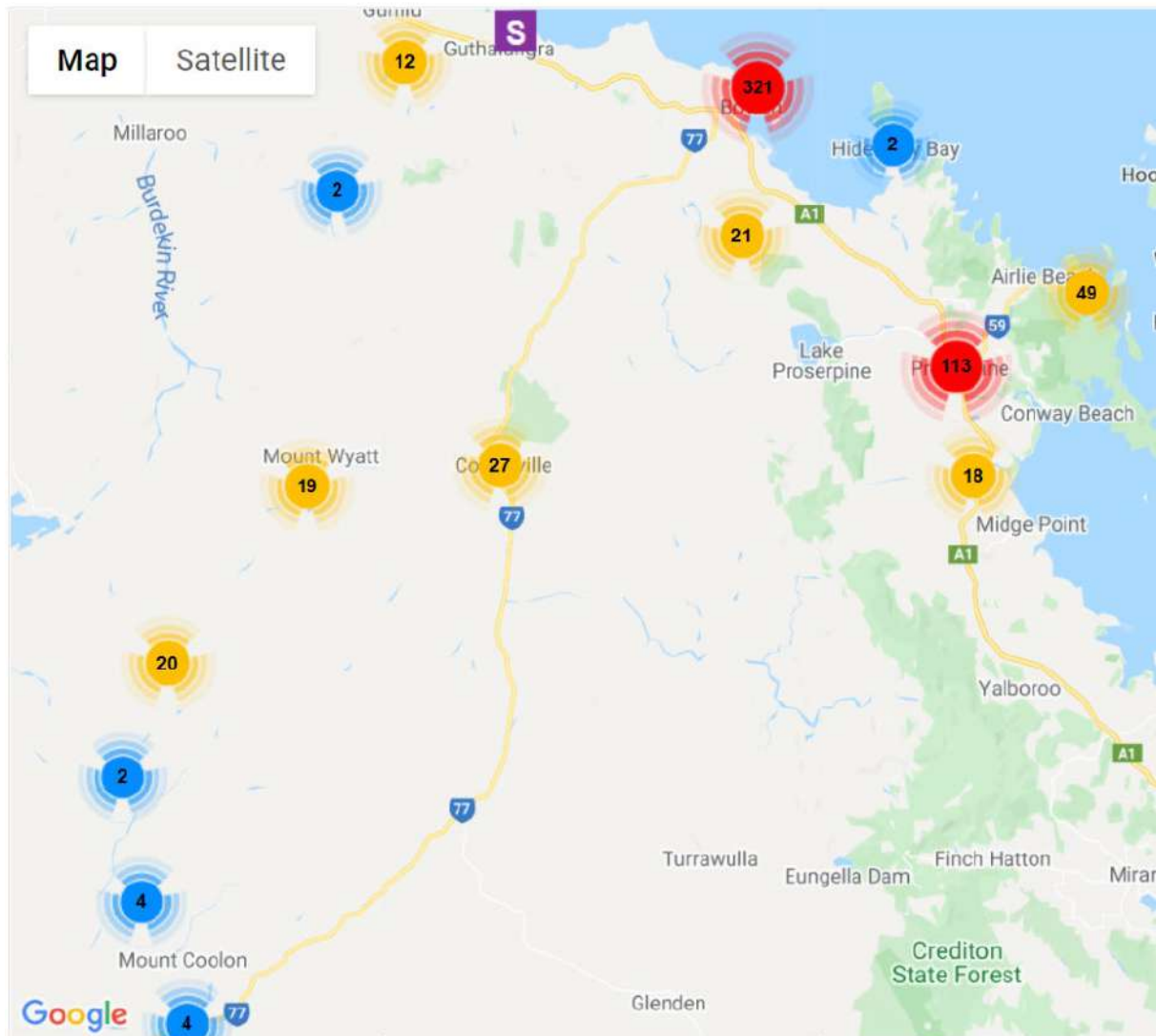


Plot 2: Total expenditure against overall budget for Roads & Drainage maintenance.

WRC Road Network - Accomplishments - September 2020

ACCOMPLISHMENT MAP VIEW

Showing 615 items on map and 2 with no Lat/Long.



Plot 3: Defects accomplished during month of September 2020

Notable activities for the period:

- Maintenance Grading:
 - Myuna Road - Collinsville
 - Tondarra Road - Bowen
 - Kelsey Creek Road - Proserpine
- Clearing out of Thomas Street Drain - Bowen
- Roadside Slashing - Regional
- Pothole Patching - Regional

Activity Name	Number of Instances	Qty Completed	Unit
Asset & Defect Inspections	53	53	Each
Crack Seal Treatment	2	2,520	metres
Culvert Clear/Repair	24		
Edge Repair	8	2	tonnes
Emergency Callout	1	1	Each
Floodways Clear/Repair	2		Each
Footpath Maintenance	11	30.4	m2
Guard Rail Repair/Replace	4		Each
Guide Markers Repair/Replace	38	57	Each
Heavy Formation Grading	1	7.27	Km
Herbicide Spraying	109	20,650	Litres
Kerb & Channel Maintenance	7		Each
Line Marking	6		Each
Medium Formation Grading	13	14	Km
Mowing	38	173983	m2
Other Formation Work	2		Each
Pavement Repairs	1		Each
Pothole Patching	51	5	tonnes
Resurface	2		Each
Roadside Object Removal	7		Each
Scour Repairs	5		Each
Shoulder Grading	6	27.9	Km
Signs Repair/Replace	140	167	Number
Surface Correction	5		Each
Surface Drains Clear/Repair	14		Each
Surface Sweeping	18		Each
Tractor Slashing	29	88.81	Hectares
Vegetation Clearing	20		Each
Grand Total	617		

Table 1: Summary of road defects accomplished during September 2020

Maintenance Management System (MMS) for Local Roads

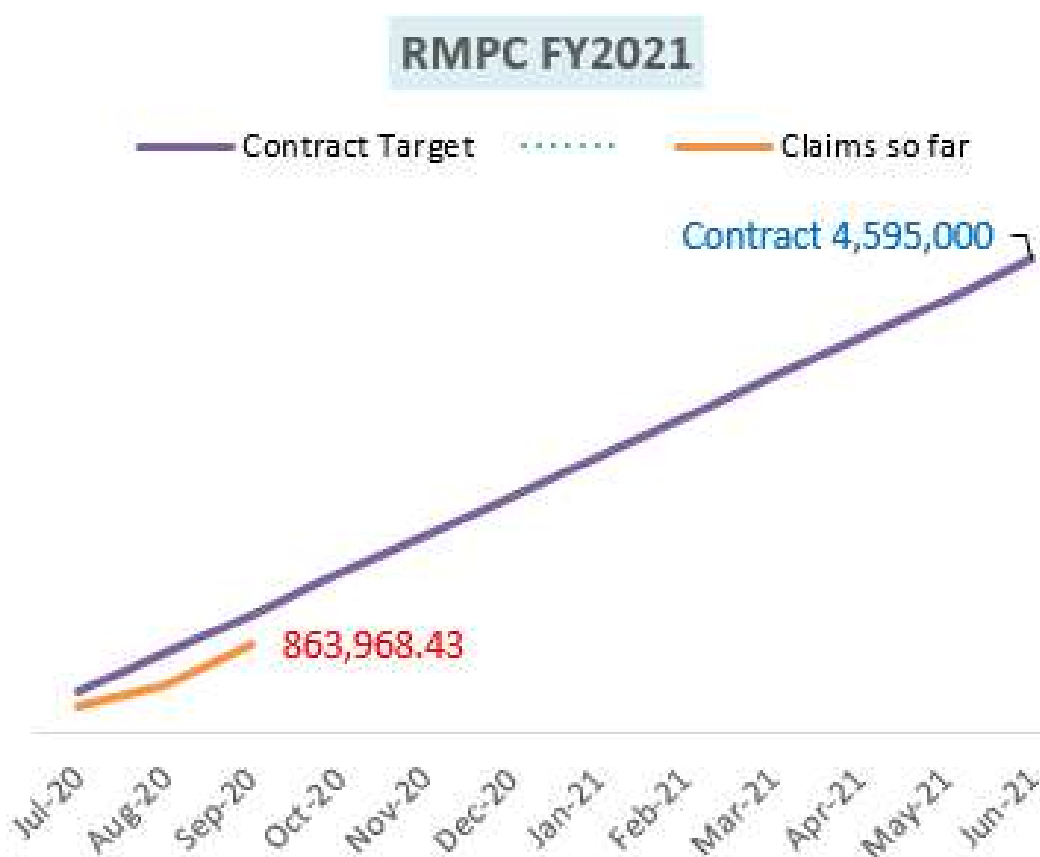
Full acceptance testing of the REFLECT software has been completed and the teams are using the system across the local road network. Work is continuing to ensure both the defect backlog data and task accomplishment information is accurate. Ongoing training and mentoring is being provided to teams to improve validity of the reporting being generated.

Road Maintenance Performance Contract (RMPC) with TMR

Council continues to undertake routine maintenance on the National & State Highways within the Whitsunday Region as well as 2 roads in a neighbouring region. These works have a total contract value for the 2020-2021 FY of \$ 4,595,000. This is an increase from the previous years starting contract value of \$ 4,416,000.

Officers have had discussions with senior TMR staff regarding the identified concerns in the Mt Coolon area and the likelihood that a different approach to maintenance of the unsealed roads in this area will be needed than what has worked in previous years. At this stage the direction is to schedule additional maintenance grading as appropriate and to continue to monitor. To date an additional contract grading team has been engaged on the Suttor Development Road and the situation continues to be monitored.

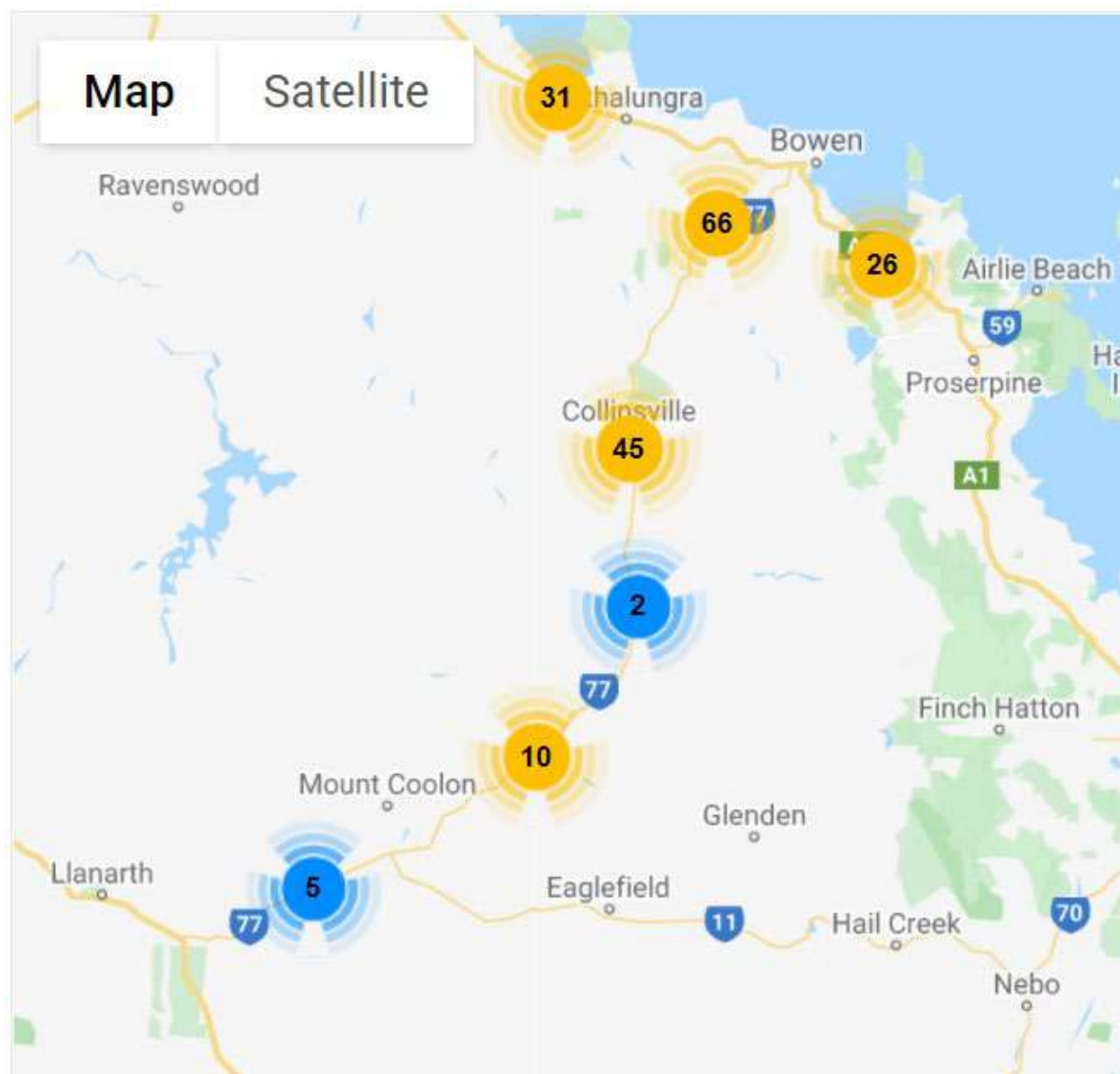
The claim for the year was \$863,968.43 which is slightly below projected target of \$4,595,000.



There are currently 1,081 outstanding defects on the network with 185 defects being rectified (accomplished) during the month of September.

ACCOMPLISHMENT MAP VIEW

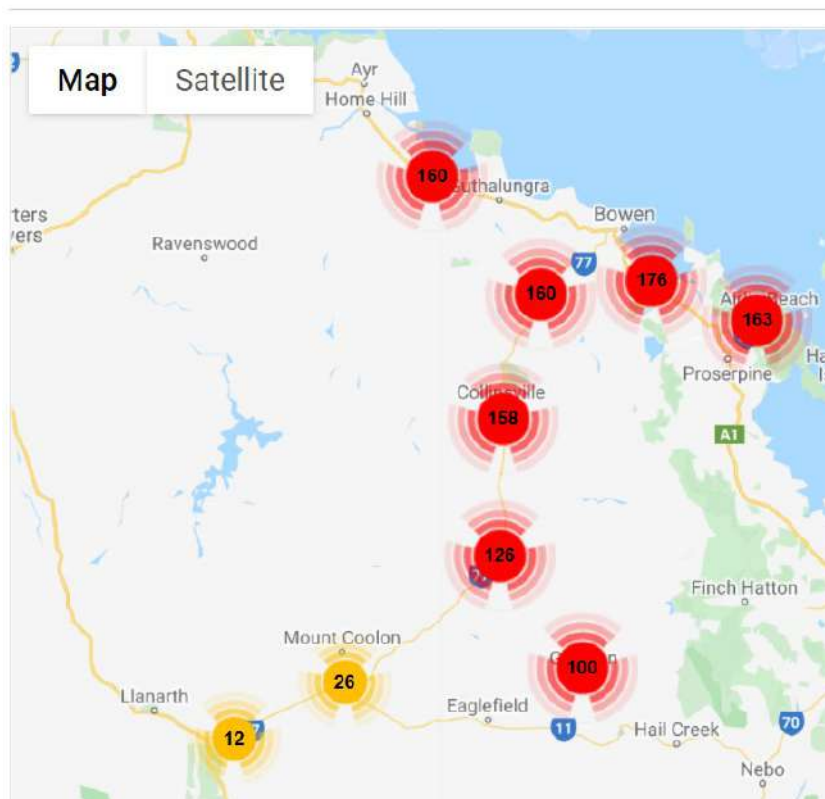
Showing 185 items on map and 83 with no Lat/Long.



RMPC Road Network - Accomplishments - September 2020

DEFECTS MAP VIEW

Showing 1081 items on map and 43 with no Lat/Long.



Customer Request Management

Throughout the month of August, Roads & Drainage received 113 requests for assistance. Of these 105 (93%) were actioned within Council's nominated service standards.

Area	New	Closed	C/F Open	Within Target	%	Outside Target	%
Call Back - Roads & Drainage	3	3	0	3	100%	0	0%
Upgrades to Roads & Drainage	5	5	0	5	100%	0	0%
General - Roads & Drainage	33	17	16	28	85%	5	15%
Routine Roads & Drainage	40	35	5	36	90%	4	10%
Urgent Roads & Drainage	2	2	0	2	100%	0	0%

Overall Total	83	62	21	74	89%	9	11%

Mechanical Workshops Activity Report

Routine (scheduled services)

- Scheduled and routine servicing of plant and fleet vehicles.
- Small plant repairs as requested by stores and work teams.
- General repairs to plant as requested and prioritised.
- Plant inspections on hired and contractor's machinery as requested.

Servicing, repairs, and breakdowns for September grouped by both vehicle type and nature of workshop activity:

Vehicle Type	Preventative Maintenance	Unscheduled Maintenance	Grand Total
Backhoe		2	2
Grader		1	1
Light Vehicle	5	14	19
Loader	1	3	4
Mower	2	14	16
Roller		3	3
Small Plant		1	1
Street Sweeper		1	1
Tractor / Slasher	1	6	7
Trailer	4	9	13
Truck	6	24	30
Grand Total	19	78	97

Open Spaces Maintenance

Open Spaces Statistics

Open Spaces Operations					
Service	2020/2021	Jul	Aug	Sept	Trend
Public Parks available as advertised	100%	100%	100%	100%	-
Park CRMs – Received	454	54	46	54	↑
Park CRMs – Closed	147	54	43	50	↑
Mowing Hours	3,495.6	1,162.1	1,270	1,063.50	↓
Landscaping Hours	5,443	1,974	1,482.5	1,986.50	↑
Work Tickets Issued	41	29	12	Not Avail	-
Work Tickets Completed	28	17	11	Not Avail	-
Contracts Audited	0	0	0	0	-
Scheduled Inspections Completed - Parks, Playground & Exercise Equipment	144	48	48	48	-
Cemeteries - Burials	15	3	7	5	↓
Cemeteries - Placement of Ashes	2	1	0	1	↑

- Cannonvale Parks Crew re-landscaped garden bed at Airlie Beach Lagoon, whilst the Proserpine Crew re-landscaped garden beds at Dobbins Lane as part of the Main Street Upgrade.
- Bowen Parks & Gardens continued mulching at Drews Corner & Livingstone Street and completed maintenance on fence at Queens Beach Park.

- Proserpine Parks Crew also pressured washed table settings at Mill Street Park, Debney Fuller Park and Glen Isla corner.





STRATEGIC IMPACTS

Alignment to Corporate Plan

Outcome 3.4 - Our infrastructure supports our region's current and future needs

Strategy 3.4.1 - Develop and maintain effective roads and drainage infrastructure, networks and facilities

Outcome 4.3 - Our agriculture sector is sustainable and enjoys access to strong export and development opportunities

Strategy 4.3.2 - Maintain road infrastructure that meets the needs of primary producers and industry stakeholders.

Alignment to Operational Plan

Action 3.4.1.3 - Develop and implement road construction program

Action 3.4.1.5 - Ensure drainage network is maintained in accordance with approved service levels as identified in the Transport Asset Management Plan

Action 3.4.1.6 - Develop and implement maintenance schedule for stormwater drainage related works

Action 4.3.2.1 - Develop a Network Plan as part of an Integrated Transport Strategy for Council, which supports and informs the construction and maintenance of road infrastructure that meets the needs of primary producers and industry stakeholders throughout the Whitsunday region.

CONSULTATION

Matthew Fanning - Director Infrastructure Services
Mark Callaghan - Manager Parks & Gardens
Robert Winley - Manager Fleet Services

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

Officer's recommendation is that the report be received, and its contents noted.

ATTACHMENTS

N/A.

15. General Business

No agenda items for this section.