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	between different land uses;
8. <u>Lifecycle cost</u>	<ul style="list-style-type: none"> Recreational infrastructure is designed to reduce the lifecycle cost through selection of embellishments, materials, treatment of play surfaces that meet community needs and promote maintenance efficiency; Siting and design of recreational infrastructure has regard to natural hazards and climate change impacts; The focus on lifecycle cost does not detract from the requirement that a park should be designed and constructed to be fit for purpose for the type of recreational park; and Landscaping and plant selection are designed to enable easy maintenance with machinery and provide suitable groundcover that mitigates the rise of weeds.

DG11.4 Desired Standards of Service

Desired Standards of Service (DSS) for recreational and sportparks seek to ensure adequate open space is provided across the Region to meet the needs of the community.

11.4.1 Recreational Parks

11.4.1.1 Public recreation parks are provided in accordance with the below desired standards of service:

Table 11.4.1.1: Rate of land provision for public parks.

Park type	Rate of provision (Ha/1000 people)		
	Local	District (trunk)	Regional (trunk)
Recreation park	0.4	0.5	0.6

Table 11.4.1.2: Accessibility standards for public parks.

Recreational Park type	Accessibility standard to urban residential areas			
	Local	District (trunk)	Regional (trunk)	All parks
Desired standard	400m	1.6km	3km	As defined *
% residents within proximity	50%		75%	90% *

* Editor's note – 90% of residents are either within 400m of a Local park, 1.6km of a District park or 3km of a Regional recreation park.

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Table 11.4.1.2: Size and design of public parks.

Characteristic	Recreation park			
	Linear	Local	District (trunk)	Regional (trunk)
Minimum (desired) size (Ha)	N/A	.08	2	4
Shape of land	No portion narrower than 10m	No portion narrower than 20m	Fits at least one 20m x 20m grassed area within, above Q50.	
Embellishments for needs of each age group as defined by Table 11.4.1.3	N/A	Minimum 1 of 3 age groups	Minimum 2 of 3 age groups	All age groups
Minimum embellishments	Embellishments provided as per DG 11.5 – Open space model design guides.			
Minimum desired flood/Storm tide immunity (area)	N/A	70% > Q50	50% > Q50 20% > Q100	
Minimum desired grade	Max grade 1:8	Max grade 1:10 for 80% of park, 1:14 where possible	Max grade 1:10 for 80% of park, 1:14 where possible	Average grade 1:20, 1:50 for active play areas
Road frontage	N/A	At least 20m of direct road frontage, fronting multiple roads where possible	30%-50% of park perimeter to have direct road frontage, preferably on a collector road	

Table 11.4.1.3: Recreational Infrastructure for various age groups.

Demographic	Examples of desired recreational activities	
Children and parents	Natural playgrounds Rocky boulders Safe and accessible creeks	
	Playgrounds Swings Waterparks	
	Shaded paths and shaded seating in view of children play areas	

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<p>Adolescents & young adults (12 – 30)</p>	<p>Informal open space/sport fields</p>	
	<p>Climbing equipment Pyramid net Major playgrounds Large slides</p>	
	<p>Basketball rings Skateparks Pump track/mountain bike tracks Volleyball nets Goal posts Cricket nets</p>	
<p>Older adults (30+)</p>	<p>Designs that promote safety, security, contact with nature Opportunities for socializing, such as BBQ's and picnic facilities.</p>	
	<p>Fitness equipment</p>	
	<p>Shaded walking tracks Mountain bike tracks</p>	

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11.4.2 Sportspark

11.4.2.1 Public sportspark are provided in accordance with the below desired standards of service:

Table 11.4.2.1 Rate of land provision for public sportspark.

Infrastructure item	Rate of provision (Ha/1000 people)		
	District	Regional	All sportspark
Sportspark	0.6	1	1.7

Table 11.4.2.2: Accessibility standards for public sportspark.

Infrastructure item	Accessibility standard (km) ¹	
	District	Regional
Sportspark	10	25
% residents within proximity	90% of residents are either within 10km of a District sportspark of 25km of a Regional sportspark.	

Table 11.4.2.2 Size and design of public sportspark

Characteristic	Sportspark	
	District	Regional
Minimum desired size (Ha)	6	18
Diversity of clubs/facilities	3	5
Shape of land	Preferred square to rectangular aspect	
Minimum desired flood immunity (area)	Shelters, grandstands, fields and courts > Q50 All other built structures > Q100	
Minimum desired grade	Max grade of 1:80 for all playing surfaces.	
Road frontage	Minimum 25% or 100m of the park perimeter, to have direct road frontage with an urban collector, sub-arterial road or arterial road.	
Minimum embellishments	Embellishments provided as per DG 11.5 – Open space model design guides.	

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DG11.5 Open Space model design guides

- 11.5.1 Open space should be designed in response to individual site conditions, surrounding areas, park hierarchy and function, *DG 11.3 Design principles*, *DG 11.4 Desired Standards of Service*, specific open space model design guidance set out herein and other relevant sections of the *Whitsunday Development Manual 2017*.
- 11.5.2 The following benchmarks apply to all open space. Development must align with these benchmarks and the respective model design guide in this section (as applicable).
- 11.5.2.1 Recreation park or sportspark is not suitable in areas:
- i. containing contaminated land;
 - ii. within 100m of High voltage power lines, as mapped by the Infrastructure overlay;
 - iii. adjacent to noxious industries or potentially hazardous industrial activity;
 - iv. that has been stripped of topsoil and vegetation or used for construction staging that has not been remediated; or
 - v. constrained by easements that preclude the use of the land for recreational use.
- 11.5.3 All recreational park or sportspark must have electricity supply, water, sewer and, where possible, connection to Council's recycled water network. Where connection to reticulated networks is not possible, on-site solutions must be demonstrated to the satisfaction of Council.
- 11.5.4 Recreational infrastructure and sportspark ensure hazard resilience in accordance with the following:
- 11.5.4.1 Clubhouses, storage structures or picnic infrastructure including electrics, such as BBQs or charging points are located above a 1% AEP flood or storm tide event at 2100 and outside of the High or Very High Bushfire risk area;
- 11.5.4.2 Playground rubber matting, sand or bark pits beneath playgrounds is located above a 10% AEP flood or storm tide event and outside of the Medium, High or Very High Bushfire risk area;
- 11.5.4.3 Sport fields and Recreational park's active play areas are located above a 50% AEP flood or storm tide event at 2100; and
- 11.5.4.4 Recreational infrastructure, including shelters and seating is located above a 20% AEP flood event at 2100 and outside of the High or Very High Bushfire risk area;
- 11.5.5 The location of non-recreational open space within or adjoining recreation park or sportparks may occur where:
- 11.5.5.1 The design of the non-recreational open space compliments the landscaping and aesthetics of the park and does not pose any risk to users;
- 11.5.5.2 Providing biodiversity corridors to connect habitats through the site;

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- 11.5.5.3 Does not create CPTED issues or create a split through the centre of the park; and
- 11.5.5.4 Drainage corridors or slopes greater than 1:4 are designed in accordance with *DG 11.5.13 Parks and open space drainage corridor* or *DG 11.5.14 - Conservation, sloped and buffer area model design guide*, to be safe and avoid the need for regular mowing.

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DG 11.5.6 Linear Park model design guide

Minimum width	Provision rate
(a) 15m; or (b) 10m if adjoining drainage corridor, measured from top of the bank to adjoining boundary or road verge.	Provided opportunistically to connect residential areas with parkland
Siting and design performance benchmarks for Linear parks	
<p>The following benchmarks applying to Linear Parks are to be read in conjunction with <i>DG 10 – Design Guidelines - Landscaping</i>, <i>DG 11.3 Design principles</i>, <i>DG 11.4 - Desired standards of service</i> and <i>DG 11.6 Public open space components</i>. Where not complying with these benchmarks, approval may be sought from Council’s Parks and Gardens team where solutions demonstrate low maintenance outcomes, safety and amenity that is desired for the area.</p> <p><i>General</i></p> <ul style="list-style-type: none"> (a) Has a minimum width of 15m (can include adjoining road verge), or 10m from top of bank if located adjacent to a drainage corridor; (b) Direct street frontage along a minimum of 30% of any linear boundary to promote casual visual surveillance and provide public access via a shared concrete path with kerbside ramp; (c) Provides shared path connectivity between residential areas and key community nodes, such as commercial centres and recreational or sportspark; (d) Lighting to delineate park entrances and along pathways, sited and orientated to not spill into adjoining residential premises; (e) Promotes public and casual surveillance of the linear corridor by maximising number of allotments or road frontages facing the park; (f) Linear parks and associated subdivisions are sited and designed to minimise the number of rear residential allotments that directly abut; <p><i>Vegetation and maintenance</i></p> <ul style="list-style-type: none"> (g) Existing vegetation is retained where possible and shade trees are planted at least every 15m along the length of the internal footpath, in accordance with <i>DG 11.10 Planting</i>; (h) Minimises maintenance requirements and areas for mowing by creating re-vegetated conservation areas or gardens over spaces with limited recreation function and slopes over 1:4, in a manner that doesn’t compromise casual surveillance; and (i) Mowing widths of 1.6m are retained between barriers such as, trees, bollards, fencing, recreational infrastructure, garden beds and park boundaries for maintenance efficiency. (j) Park access from adjoining road network, including removable locked bollards, 4m in width, for maintenance vehicles; <p>Note – Re-vegetated areas, garden beds or slopes over 1:4 within a linear park are designed in accordance with <i>DG 11.5.14 Conservation area, sloped and buffer area model design guide</i> or <i>DG 11.5.15 Garden beds and Entrance statements model design guide</i>, as relevant.</p>	
Embellishments	
<p>The following are the minimum requirements, to be provided in accordance with Council’s Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <ul style="list-style-type: none"> (a) Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles; (b) Lighting in accordance with <i>DG 11.15 Lighting</i>; (c) Dog waste bag dispensers at key park entrances, located at least 200m apart; (d) Concrete shared footpath in accordance with <i>IPWEAQ - RS-065</i>, along the length of the park that are at least 3m wide, setback 5m from the top of creek banks or residential boundaries, avoid easily saturated areas and connect into adjoining street pathway networks; (e) Wayfinding finger signage and lighting is utilised at pathway junctions and entrances to identify connecting streets and community nodes, such as commercial centres or parks; and (f) Seat benches predominately shaded by vegetation are provided maximum 200m apart, located at access points or overlooking high amenity natural features, where possible. 	

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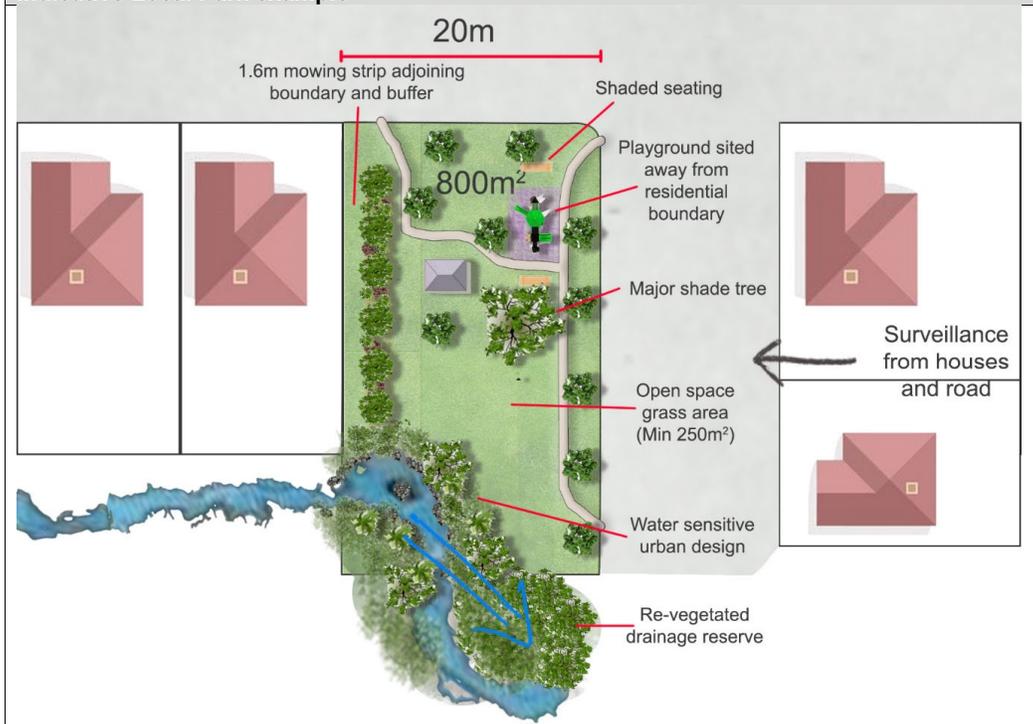
DG 11.5.7 Local Park model design guide

Minimum size	Service catchment	Provision rate
800m ²	400m	Local Parks are only provided where: (a) density exceeds 30 dwellings per ha, across a total of 100 dwelling units; and (b) 50% of dwelling units in a reconfiguring a lot are located in an area that is outside of the accessibility catchment of existing or future recreational parks defined within the Local Government Infrastructure Plan.
Siting and design performance benchmarks for a Local park		
<p>The following benchmarks applying to Local Parks are to be read in conjunction with the with <i>DG 10 – Design Guidelines - Landscaping</i>, <i>DG 11.3 Design principles</i>, <i>DG 11.4 - Desired standards of service</i> and <i>DG 11.6 Public open space components</i>. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens team where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.</p> <p><i>General</i></p> <ul style="list-style-type: none"> (a) Minimum street frontage of 40m, adjoining two or more road frontages where possible; (b) Minimum area of 800m²; (c) Minimum 250m² open grassed area, at least 15m wide, for informal recreation activities; (d) Lighting to delineate park entrances, illuminate picnic infrastructure and along pathways, sited and orientated to not spill into adjoining residential premises; and (e) Noisy activities, such as playgrounds are located as far as practically possible from adjoining residential lots; (f) Shared footpaths through the park, connecting to special needs or adult's recreational infrastructure, such as shelters and picnic areas from adjoining street footpaths or linear parks; (g) Picnic areas and shaded seating located within proximity to and with visibility of children play areas; <p><i>Vegetation and maintenance</i></p> <ul style="list-style-type: none"> (h) Existing vegetation is retained where possible and shade trees are planted at least every 15m along the length of internal footpaths, in accordance with <i>DG 11.11 Planting</i>; (i) 40% coverage of shade across the park, provided by shade sails, canopy coverage at maturity or shelters, predominately around walking paths and recreational infrastructure. (j) Minimises maintenance requirements and grassed areas for mowing by creating re-vegetated conservation areas or gardens over spaces with limited recreation function and slopes over 1:4 in a manner that does not compromise casual surveillance from street frontages or adjoining residential premises if no direct street frontage; (k) Mulched garden beds located in proximity to picnic areas, sited to create noise buffers or in locations not utilised for recreational activity; (l) Mowing widths of 1.6m are retained between barriers such as, trees, bollards, fencing, recreational infrastructure, garden beds, slopes greater than 1:4 and park boundaries for maintenance efficiency; and (m) Park access from adjoining road network, including removable locked bollards, 4m in width, for maintenance vehicles. <p>Note – Re-vegetated areas, garden beds or slopes over 1:4 within a local park are designed in accordance with <i>DG 11.5.14 Conservation area, sloped and buffer area model design guide</i> or <i>DG 11.5.15 Garden beds and Entrance statements model design guide</i>, as relevant.</p>		
Embellishments		
<p>The following are the minimum requirements, to be provided in accordance with Council's Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <ul style="list-style-type: none"> (a) Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles; 		

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- (b) Lighting in accordance with *DG 11.15 Lighting*;
 - (c) Concrete internal shared footpath in accordance with *IPWEAQ - RS-065*, that are at least 3m wide, setback 5m from the top of creek banks or residential boundaries and avoiding easily saturated areas;
 - (d) Open grassed space for active play with a minimum width of 15m
 - (e) Minimum embellishments:
 - 2x park seating in a shady area overlooking playground or area of high natural amenity;
 - 1x picnic setting and shelter;
 - 1x drinking fountain, waste bin and bin enclosure nearby picnic setting;
 - Recreation infrastructure servicing at least one age group that meets the anticipated needs of the surrounding community, landscape context and broader open space network. Discussion should be had with Council to determine suitable infrastructure.
- Example:
- 1x Climbing equipment / goal posts (youth); or
 - 1x Minor playground / natural playground (children).

Indicative Local Park example



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DG 11.5.8 District Park model design guide

Minimum size	Service catchment	Provision rate
2ha	1.6km	0.5 ha / 1,000 people
Siting and design performance benchmarks		
<p>The following benchmarks applying to District Parks are to be read in conjunction with the with <i>DG 10 – Design Guidelines - Landscaping</i>, <i>DG 11.3 Design principles</i>, <i>DG 11.4 - Desired standards of service and DG 11.6 Public open space components</i>. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens team where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.</p> <p><i>General</i></p> <ul style="list-style-type: none"> (a) Minimum street frontage of 80m, adjoining two or more road frontages where possible; (b) Minimum area of 2ha; (c) Minimum 1,000m² open grassed area, at least 20m wide for informal recreation (includes dog park areas); (d) Recreation infrastructure servicing at least 2 of 3 age groups; (e) 20 sealed car parks are provided off-street or on-street if directly adjoining the park boundary, of which minimum 70% is located on the primary frontage and maximum 30% on any secondary frontage; (f) Noisy activities, such as playgrounds are located as far as practically possible from adjoining residential lots; (g) Shared footpaths through the park, connecting to special needs or adult's recreational infrastructure, such as shelters and picnic areas from adjoining street footpaths or linear parks; (h) Lighting to delineate park entrances, illuminating picnic infrastructure and along pathways, sited and orientated to not spill into adjoining residential premises; (i) Picnic areas and shaded seating is located within proximity of and has visibility of children play areas; <p><i>Vegetation and maintenance</i></p> <ul style="list-style-type: none"> (j) Existing vegetation is retained where possible and shade trees are planted at least every 15m along the length of internal footpaths, in accordance with <i>DG 11.10 Planting</i>; (k) 40% coverage of shade across the park, provided by shade sails, canopy coverage at maturity or shelters, predominately around walking paths and recreational infrastructure; (l) Minimises maintenance requirements and grassed areas for mowing by creating re-vegetated conservation areas or gardens over spaces with limited recreation function and slopes over 1:4 in a manner that does not compromise casual surveillance from street frontages or adjoining residential premises if no direct street frontage; (m) Irrigated and mulched garden beds located in proximity to picnic areas, sited to create noise buffers or in locations not utilised for recreational activity; and (n) Mowing widths of 1.6m are retained between barriers such as, trees, bollards, fencing, recreational infrastructure, garden beds, slopes greater than 1:4 and park boundaries for maintenance efficiency; and (o) Park access from adjoining road network, including removable locked bollards, 4m in width, for maintenance vehicles. <p>Note – Re-vegetated areas, garden beds or slopes over 1:4 within a district park are designed in accordance with <i>DG 11.5.14 Conservation area, sloped and buffer area model design guide</i> or <i>DG 11.5.15 Garden beds and Entrance statements model design guide</i>, as relevant.</p>		
Embellishments		
<p>The following are the minimum requirements, to be provided in accordance with Council's Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <ul style="list-style-type: none"> (a) Signage at primary park entrances delineating a map of amenities in the park and any pathway linkages to nearby community facilities or commercial nodes; (b) Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles; 		

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- (c) Lighting in accordance with *DG 11.15 Lighting*.
- (d) Concrete internal shared footpath in accordance with *IPWEAQ - RS-065*, that are at least 3m wide, setback 5m from the top of creek banks or residential boundaries and avoiding easily saturated areas;
- (e) Open grassed space for active play approximately 50m x 20m, including goal post sited to avoid impact on adjoining residents; and
- (f) Minimum embellishments:
 - o 1x major playground or key recreational infrastructure;
 - o 2x minor playground or climbing equipment;
 - o Park furniture seating within shaded sections overlooking recreational equipment;
 - o Minimum 2x BBQ/s and 4x shelters with picnic seating;
 - o Public amenities in proximity to picnic areas;
 - o Minimum 4x exercise equipment along walking paths;
 - o Dog waste bag dispenser at key park entrances;
 - o Dog park area, where park size exceeds 3ha; and
 - o Drinking fountains, waste bins and bin enclosures located evenly distributed within vicinity of picnic seating, shelters and alongside pathways throughout the park.

Indicative District park example



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DG11.5.9 Regional Park model design guide

Minimum size	Service catchment	Provision rate
4ha	3km	0.6ha / 1,000 people
Siting and design performance benchmarks		
<p>The following benchmarks applying to Regional Parks are to be read in conjunction with <i>DG 10 – Design Guidelines - Landscaping</i>, <i>DG 11.3 Design principles</i>, <i>DG 11.4 - Desired standards of service</i> and <i>DG 11.6 Public open space components</i>. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens team where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.</p> <p><i>General</i></p> <ul style="list-style-type: none"> (a) Minimum street frontage of 80m, adjoining two or more road frontages where possible; (b) Minimum area of 2ha; (c) Minimum 1,000m² open grassed area, at least 20m wide for informal recreation (includes dog park areas); (d) Recreation infrastructure servicing all age groups; (e) 30 sealed car parks are provided off-street or on-street if directly adjoining the park boundary, of which minimum 70% is located on the primary frontage and maximum 30% on any secondary frontage; (f) Noisy activities, such as playgrounds are located as far as practically possible from adjoining residential lots; (g) Shared footpaths through the park, connecting to special needs or adult's recreational infrastructure, such as shelters and picnic areas from adjoining street footpaths or linear parks; (h) Lighting to delineate park entrances, illuminating picnic infrastructure and along pathways, sited and orientated to not spill into adjoining residential premises; (i) Picnic areas and shaded seating is located within proximity of and has visibility of children play areas; <p><i>Vegetation and maintenance</i></p> <ul style="list-style-type: none"> (j) Existing vegetation is retained where possible and shade trees are planted at least every 15m along the length of the internal footpath, in accordance with <i>DG 11.10 Planting</i>; (k) 40% coverage of shade across the park, provided by shade sails, canopy coverage at maturity or shelters, predominately around walking paths and recreational infrastructure; (l) Minimises maintenance requirements and grassed areas for mowing by creating re-vegetated conservation areas or gardens over spaces with limited recreation function and slopes over 1:4 in a manner that does not compromise casual surveillance from street frontages or adjoining residential premises if no direct street frontage; (m) Irrigated and mulched garden beds located in proximity to picnic areas, sited to create noise buffers or in locations not utilised for recreational activity; and (n) Mowing widths of 1.6m are retained between barriers such as, trees, bollards, fencing, recreational infrastructure, garden beds slope greater than 1:4 and park boundaries for maintenance efficiency. (o) Park access from adjoining road network, including removable locked bollards, 4m in width, for maintenance vehicles; <p>Note – Re-vegetated areas, garden beds or slopes over 1:4 within a regional park are designed in accordance with <i>DG 11.5.14 Conservation area, sloped and buffer area model design guide</i> or <i>DG 11.5.15 Garden beds and Entrance statements model design guide</i>, as relevant.</p>		
Embellishments		
<p>The following are the minimum requirements, to be provided in accordance with Council's Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <ul style="list-style-type: none"> (a) Signage at primary park entrances delineating a map of amenities in the park and any pathway linkages to nearby community facilities or commercial nodes; (b) Bollards preventing vehicular access into the park, except via a minimum 4m wide locked gate provided for maintenance vehicles; and 		

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- (c) Lighting in accordance with *DG 11.15 Lighting*.
- (d) An events space, including earthworks or utilisation of the natural contours of the land to create an atrium and focal point functioning as a stage. The stage may be multi-purpose, also functioning as open grassed active play area or basketball court as example;
- (e) Open grassed space for active play approximately 50m x 20m, including goal posts; and
- (f) Minimum embellishments:
 - 1x key recreational infrastructure - Major attraction playground;
 - Minimum 2x major playground, climbing equipment or other key recreational infrastructure;
 - Park furniture seating within shaded sections overlooking recreational equipment and within dog park area;
 - 1x special needs playground;
 - Minimum 3x BBQ/s and 6x shelters with picnic seating;
 - Public amenities in proximity to picnic areas;
 - Minimum 6x exercise equipment along walking paths;
 - Dog waste bag dispenser at key park entrances;
 - Dog park area; and
 - Drinking fountains, waste bins and bin enclosures located within vicinity of picnic seating, shelters and evenly distributed alongside pathways throughout the park.

Indicative Regional park example



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DG 11.5.10 Cemetery model design guide

Siting and design performance benchmarks

Future land for cemeteries will be identified by Council. If Cemetery is to be provided by developer, close collaboration must be had with Council to select the site, design and construct. No specific siting and design benchmarks are defined, Cemetery development will be undertaken on a case-by-case basis.

Embellishments

The following are the minimum requirements for a Cemetery:

- (a) Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles;
- (b) Mowing widths of 1.6m are retained between barriers such as, trees, bollards, fencing, recreational infrastructure, garden beds, slopes greater than 1:4 and park boundaries for maintenance efficiency;
- (c) Finger signage at key internal pathway junctions and map of the area showing key features and amenities at Cemetery entrance;
- (d) Lighting to delineate pedestrian entrances and safety lighting adjoining internal pathways;
- (e) Shade trees at entrances and throughout the site to achieve 30% shade coverage at maturity;
- (f) Embellishments provided in accordance with [Council's Parks Embellishments Guide](#), including a minimum of:
 - o Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles;
 - o Benches and seating distributed at entrances and through internal pathways;
 - o Car parking commensurate to the anticipated size and traffic demands of the cemetery; and
 - o Public amenities.

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DG11.5.11 Nature Park model design guide

Note – Nature parks may require planning approval, defined as an Environment facility or Outdoor sport and recreation, pending the nature of the use and infrastructure.

Siting and design performance benchmarks

Nature Parks to be managed by Council are generally not supported unless integrated with a trunk park or providing a functional recreational benefit that links to areas of high natural amenity. Discussion with Council should be undertaken to determine if a premise should be designed as a Conservation area or a Nature Park including recreational components.

The following benchmarks applying to Nature Parks are to be read in conjunction with *DG 10 – Design Guidelines - Landscaping*, *DG 11.3 Design principles*, *DG 11.4 - Desired standards of service* and *DG 11.6 Public open space components*. Where not complying with these benchmarks, approval may be sought from Council’s Parks and Gardens Branch where solutions demonstrate low maintenance outcomes.

General

- (a) Nature Parks are designed in accordance with *DG 11.5.14 Conservation, sloped and buffer area model design guide*, but include the provision of a pathway providing a pedestrian connection through the site or to a desirable natural destination, such as a water source, waterfall or viewpoint;
- (b) cleared grass areas are avoided, unless located at access points adjoining the road network, not exceeding 200m² for persons to congregate;
- (c) Sufficient on or off-street car parking to cater for anticipated demand for the nature park, demonstrated by a suitably qualified professional;
- (d) Design and construction that is sensitive to natural hazard risks, natural features and ecosystems;
- (e) Design, landscaping and operational measures that minimises ongoing maintenance requirements and avoids the risk of weed growth or invasive seed spread into a natural ecosystem; and

Note – An Operational maintenance plan detailing necessary works required to maintain the nature park over the projects life cycle may be requested by Council prior to issuing an approval.

- (f) Recreational infrastructure is not located under fruit or seed trees that may impact upon maintenance.

Embellishments

The following are the minimum requirements to be provided in accordance with [Council's Parks Embellishments Guide](#):

- (a) Bollards preventing vehicular access into the park, except via removable locked bollards, 4m in width, provided for maintenance vehicles;
- (b) Signage at park entrance providing a map of the area, trails, key natural features, and interpretive signage about key features/wildlife (as required);
- (c) Bushwalks are composed appropriately graded dirt paths designed and constructed by a suitably qualified professional;
- (d) Embellishments are provided in accordance with [Council's Parks Embellishments Guide](#), including a minimum of:
 - o Picnic or seating area shaded by vegetation at entrance;
 - o bench or log seating at start, rest points and overlooking key vistas;

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DG11.5.12 District & Regional Sportspark model design guide

Sportspark type	Minimum size	Service catchment	Provision rate
District	6ha	5km	0.6ha / 1,000 people
Regional	18ha	25km	1.0ha / 1,000 people
Siting and design performance benchmarks			
<p>The following benchmarks applying to District or Regional Sportspark are to be read in conjunction with the <i>DG 10 – Design Guidelines - Landscaping</i>, <i>DG 11.3 Design principles</i>, <i>DG 11.4 - Desired standards of service</i> and <i>DG 11.6 Public open space components</i>. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens team where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.</p> <p><i>General</i></p> <p>(a) Has at least a 100m street frontage, being an urban collector, sub-arterial or arterial road;</p> <p>(b) Utilises earthworks to maximise drainage of sporting fields by creating stormwater gullies and grading of fields;</p> <p>(c) Where possible, located adjoining two or more road frontages, with trees along each road frontage;</p> <p>(d) Sporting facilities are designed to relevant field/court regulation standards, including orientation, dimensions, installations/facilities, safety buffers and lighting;</p> <p>(e) Design of sportspark considers the impact of traffic, noise and light impacts of sporting activity on sensitive land uses and provide vegetation and open space buffers to minimise impacts;</p> <p>(f) All fields or courts provide shade trees and adequately distributed shaded benches for spectators, with primary field/courts facilities featuring grandstand style seating as defined within Council's Parks Embellishments Guide;</p> <p>(g) Provides suitable support facilities, including storage, amenities for spectators and adequate change rooms, commensurate to the number of sport clubs;</p> <p>(h) Shade trees are provided around the circumference of fields to provide shading to spectators;</p> <p>(i) Car parking is provided in accordance with the <i>Whitsunday Planning Scheme 2017</i>. Parking is sited with equal access to each sporting facility, or is adequately distributed in vicinity to each sporting facility; and</p> <p>(j) Encourages the co-location of community facilities or utilities infrastructure.</p>			
Embellishments			
<p>The following are the minimum requirements, to be provided in accordance with Council's Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <p>(a) Park name signage, field/court signage and internal wayfinding finger signage;</p> <p>(b) Bollards preventing vehicular access from internal and external road network, except via removable locked bollards, 4m in width, for maintenance vehicles; and</p> <p>(c) Embellishments are provided, including a minimum of:</p> <ul style="list-style-type: none"> o entrance statement garden bed and Park name signage at primary frontage; o shaded benches and seating around all fields or courts; o minimum 50 grandstand seats around primary field or court; o 1x Minor playground, located in a position that is viewable from main grandstand; o Lighting of entrances, car parking and key internal pathways, in accordance with <i>DG 11.15 Lighting</i>; o Lighting in accordance with relevant Australian Standards for sports fields and courts; o Sufficient amenities to service scale of sportspark; o Concrete internal pathways connecting car parking, facilities and amenities; o Drinking fountains, bins and bin enclosures adequately distributed around sport facilities and amenities; and o Fencing around the circumference of the sportspark. 			
Indicative Regional & District sportspark example			

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DG11.5.13 Parks and Open Space drainage corridor model design guide

Siting and design performance benchmarks

The following benchmarks applying to drainage corridors that are natural waterways or formed grass drains within parks and open space. Benchmarks provide guidance on low maintenance design for developments that incorporate drainage corridors. Design benchmarks should be read in conjunction with *QUDM, DG 4 – Design Guidelines – Stormwater Drainage, IPWEAQ drawings and the [Whitsunday Stormwater Quality Guideline](#)*. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens or Roads and Drainage Branch where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.

Note: *QUDM, DG 4 – Design Guidelines – Stormwater Drainage, IPWEAQ drawings and the [Whitsunday Stormwater Quality Guideline](#)* prevail to the extent of any inconsistency.

General

Where pathways or cycleways are included alongside drainage corridors, the following benchmarks apply:

- bollards preventing vehicular access and removable locked bollards, 4m in width for access to the street by maintenance vehicles;
- Lighting to delineate park entrances and along pathways, sited and orientated to not spill into adjoining residential premises, as per *DG 11.15 Lighting*; and
- footpaths avoid overland flow paths ground and are setback 5m from the top of creek banks or residential boundaries; or
- footpaths are raised above overland flow paths.

Watercourse or open drain within parks and open space:

- The following are re-vegetated in accordance with this model design guide to become densely planted ecosystems with low maintenance requirements:
 - Watercourse defined under the *Vegetation Management Act 1999*,
 - Overland flow paths or formed grass drains exceeding 10m in width¹ or with grade greater than 1:4
- Works within a watercourse occur between April and October, unless approved by Council;
- Endemic native plantings and layout defined by a *suitably qualified professional* include predominately fast-growing pioneer species, with some edge and climax species, in accordance with:
 - density and design set out within *indicative drainage corridor design* below, or
 - [Whitsunday Stormwater Quality Guideline](#) where function is for stormwater quality;
- For watercourse, re-vegetation occurs to a minimum width defined by *Whitsunday Planning Scheme 2017 Table 0.1 - Minimum riparian buffers and setbacks for biodiversity, waterways and wetlands* for the respective stream order. Re-vegetation occurs to the adjoining boundary if within this riparian buffer.
- Outside of re-vegetated riparian buffer, a 6m wide grass buffer area adjoins freehold boundaries, unless slope exceeds 1:4, then re-vegetation occurs to the boundary line, and
 - only pioneer and edge species that grow to a maximum of 5m in height are planted within this 6m buffer;
 - Maintenance track access is provided to the grass buffer adjoining freehold boundaries is provided and connected to the road network via a minimum 4m wide locked bollards;
- For grass drain, exceeding 10m in width, re-vegetation occurs to the adjoining boundary. Where exceeding 30m in width, a 6m wide grass buffer area adjoins freehold boundaries unless slope exceeds 1:4, then re-vegetation occurs to the boundary line, and
 - only pioneer and edge species that grow to a maximum of 5m in height are planted

¹ *Drainage corridor width* - measured between top of each bank

<p>within this 6m buffer;</p> <ul style="list-style-type: none"> ○ Maintenance track access is provided to the grass buffer adjoining freehold boundaries is provided and connected to the road network via a minimum 4m wide locked bollards; <ul style="list-style-type: none"> • Bollards preventing vehicle access into the drainage corridor; • Bank stabilisation, such as geofabric or rock defences, are utilised as necessary to ensure native vegetation can establish, developed in accordance with best practice set out within Catchments and Creeks – Use of Rock in Waterway Engineering Version 4 2020; • Alternate treatments to naturally vegetated flow paths, such as formed concrete/rock drains may be permitted in urban areas where limited width, safety, maintenance or erosion issues are demonstrated by an RPEQ; • A low flow pipe is considered where pooling may occur to mitigate pests and scouring, as per Standard drawing DS-079 and DG 4 – <i>Design Guideline – Stormwater Drainage</i>; <p><i>Rock lined watercourses within parks and open space:</i></p> <ul style="list-style-type: none"> • Natural or re-vegetated waterways requiring rocks to strengthen banks, reduce scouring or manage velocities, are designed in a manner that reduce weed growth as shown within <i>indicative drainage corridor design</i> below and best practice set out within Catchments and Creeks – Use of Rock in Waterway Engineering Version 4 2020; • Where possible, rock lined banks are covered with soil, geofabric and endemic native vegetation, in accordance with planting density and design set out within <i>indicative drainage corridor design</i> below; • Where necessary, concrete pipes (min. 900mm) placed within the rock wall are utilised to allow trees to establish and provide canopy coverage, as shown by <i>indicative drainage corridor design</i> below; • Rock lined watercourses unable to accommodate vegetation on account of high slope, high scouring or high velocities are grouted with concrete to avoid weed growth between rocks. It is acknowledged grouting may not be possible in all circumstances on account of managing velocities in accordance with QUDM. <p><i>Grass drain within parks or open space:</i></p> <ul style="list-style-type: none"> • Drainage areas that are not <i>watercourses</i>, less than 10m in width¹ and of a grade less than 1:4, is grassed, unless required for stormwater quality treatments to achieve MUSIC modelling requirements, designed in accordance with the Whitsunday Stormwater Quality Guideline; <p><small>Editor's note – <i>Watercourse</i> is defined by the <i>Vegetation Management Act 1999</i>.</small></p> <ul style="list-style-type: none"> • Grassed drainage areas between residential premises are a minimum of 4m width and include 4m wide locked bollards for service vehicle and bollards to prevent vehicular movement through the corridor that may damage drainage contouring; • Includes a low flow pipe as per Standard drawing DS-079 and DG 4 – <i>Design guidelines – Stormwater drainage</i> to allow more frequent mowing during wet season.
<p>Embellishments</p>
<p>Where identified by <i>Siting and design performance benchmarks</i>, the following are the minimum requirements, to be provided in accordance with Council's Parks Embellishments Guide, Council or IPWEAQ standard drawings:</p> <ul style="list-style-type: none"> (a) Bollards preventing vehicular access into a parks and open space drainage corridor, except via removable locked bollards, 4m in width, adjoining the street for maintenance vehicles; (b) native plantings endemic to the local habitat as defined by a suitably qualified person, generally in accordance with planting density of 1 per 1m² and species type within <i>Indicative drainage corridor design</i>; (c) Planting densities and species may vary where an RPEQ identifies need to prioritise stormwater flows or bushfire assessment recommends an alternate outcome; (d) Irrigation is provided in accordance with <i>DG 11.19 Irrigation</i> or designed by a suitably qualified professional to achieve at least a 90% survival rate to maturity; (e) Minimum mulch depth 200mm or erosion matting as necessary to suppress weed growth and manage erosion impacts from flooding. Note mulch may not be suitable in some drainage

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corridors where flood velocities may wash it away; and

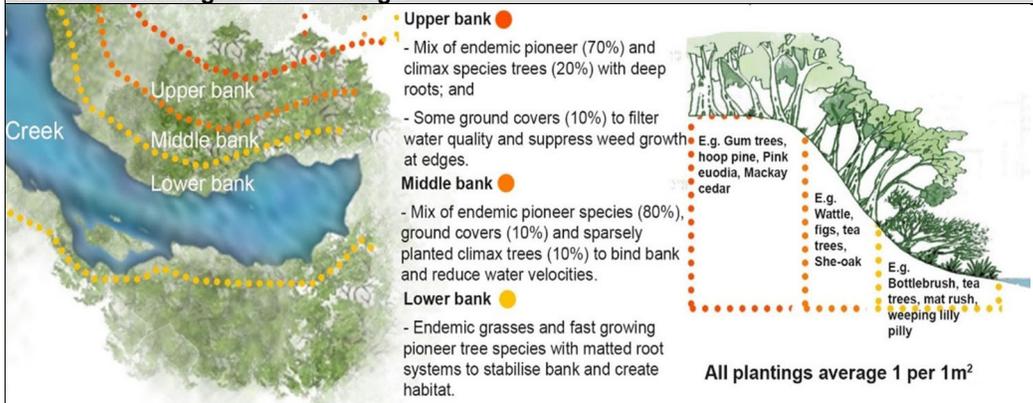
Editor's note – *Suitably qualified person* planning re-vegetation must have a degree in Environmental management, science or demonstrated experience in waterway management.

Handover and Bonding

Handover and bonding of drainage corridors involving re-vegetation or watercourse stabilisation within parks and open space shall occur in accordance with the following:

- (a) Developer shall install and manage the drainage corridor in accordance with this model design guide;
- (b) The developer shall lodge with Council a maintenance security bond for 5% of the total value of re-vegetation or watercourse stabilisation in accordance with CP 1.06 Construction security bond;
- (c) The developer and Council shall attend an on-maintenance inspection. Should the asset be in accordance with this model design guide and approved plans, it shall be placed on maintenance for a period of 24 months. Should the asset not be in acceptable condition the defects shall be rectified and another on-maintenance inspection arranged;
- (d) The developer shall maintain the asset for 24 months after establishment, ensuring irrigation, erosion management and weeding, that allows vegetation canopy coverage to establish appropriately. Council inspections may be undertaken at 6 monthly intervals to assess vegetation growth and management;
- (e) The developer and Council shall attend an off-maintenance inspection. Should the asset be in accordance with this model design guide and approved plans, it shall be accepted off maintenance and the remainder of the maintenance security deposit returned. Should the asset not be in acceptable condition the defects will be rectified. If the defects were minor in nature, the asset shall be accepted off maintenance and the security deposit returned. If the defects were major in nature, the 12-month maintenance period shall be served in full again.

Indicative drainage corridor design



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DG11.5.14 Conservation, Sloped and Buffer area model design guide

Siting and design performance benchmarks

The following benchmarks applying to re-vegetation projects involving conservation areas, sloped areas exceeding 1:4 and buffers areas in parks and open space. Benchmarks are to be read in conjunction with *DG 10 – Design Guidelines - Landscaping*, *DG 11.3 Design principles*, *DG 11.4 - Desired standards of service* and *DG 11.6 Public open space components*. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens Branch where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.

- (a) Conservation areas, slopes exceeding 1:4 and buffer areas in parks and open space minimise maintenance requirements through re-vegetation that creates a densely planted ecosystem, in accordance with planting density and layout within *Indicative Conservation, Buffer or Sloped area design*;
- (b) Re-vegetation includes a diversity of species that are endemic to the local area as defined by a suitably qualified person;
- (c) Re-vegetation is not supported if it will create CPTED issues or worsen natural hazard impacts;
- (d) Where possible, re-vegetation is established early in the development process to allow time to become established;
- (e) Where adjoining medium, high or very high bushfire hazard area, access easement, fire maintenance trails and firebreaks are created to ensure compliance with *QFES Bushfire resilient communities'* document, accessible by the local road network;
- (f) Where conservation area adjoining freehold boundaries, a 6m wide grassed area with a grade not more than 1:4 (unless required fire break is larger), is provided and accessible by the local road network;
 - o Where 6m grass buffer area adjoining freehold boundaries has a slope greater than 1:4, re-vegetation is completed to the boundary line.
 - o Only pioneer and edge species that grow to a maximum of 5m in height are planted within this 6m buffer. The exception is for necessary fire maintenance trails or fire buffer areas required through sloped land;
- (g) Accesses include removable locked bollards, 4m in width, for access to the street by maintenance vehicles to fire trails or unvegetated buffers; and
- (h) Where area to be re-vegetated is 10m or less in width, it should only consist of edge and pioneer species plantings.

Embellishments

Where identified by *Siting and design performance benchmarks*, the following are the minimum requirements, to be provided in accordance with [Council's Parks Embellishments Guide](#), [Council or IPWEAQ standard drawings](#):

- (a) Bollards preventing vehicular access into a parks and open space drainage corridor, except via removable locked bollards, 4m in width, adjoining the street for maintenance vehicles;
- (b) Native plantings that are endemic to the local habitat determined by a suitably qualified professional, providing a diversity of at least 10 species per re-vegetation area;
- (c) Plant rows 2m apart, with plantings spaced to achieve minimum 1 per 2.5m² or a planting density of 4,000 seedlings/ha;
- (d) Where area to be re-vegetated is 5m or less in width, re-vegetation should include a densely planted mix of pioneer and edge species composed of resilient native grasses or ground covers, at a density of 1 per 1m² or 10,000 seedlings/ha;
- (e) 200mm of mulch, re-mulched and weeds removed within 1 month prior to handing over the asset to Council;
- (f) Planting densities and species may vary where an RPEQ identifies need to prioritise stormwater flows or bushfire assessment recommends an alternate outcome;
- (g) Irrigation is provided in accordance with *DG 11.19 Irrigation* or designed by a suitably qualified professional to achieve at least a 90% survival rate to maturity.

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Handover and Bonding	
<p>Handover and bonding of conservation, sloped or buffer areas involving re-vegetation within parks and open space shall occur in accordance with the following:</p> <p>(f) Developer shall install and manage the re-vegetation in accordance with this model design guide;</p> <p>(g) The developer shall lodge with Council a maintenance security bond for 5% of the total value of re-vegetation in accordance with CP 1.06 Construction security bond;</p> <p>(h) The developer and Council shall attend an on-maintenance inspection. Should the asset be in accordance with this model design guide and approved plans, it shall be placed on maintenance for a period of 24 months. Should the asset not be in acceptable condition the defects shall be rectified and another on-maintenance inspection arranged;</p> <p>(i) The developer shall maintain the asset for 24 months after establishment, ensuring irrigation and weeding, that allows vegetation canopy coverage to establish appropriately. Council inspections may be undertaken at 6 monthly intervals to assess vegetation growth and management;</p> <p>(j) The developer and Council shall attend an off-maintenance inspection. Should the asset be in accordance with this model design guide and approved plans, it shall be accepted off maintenance and the remainder of the maintenance security deposit returned. Should the asset not be in acceptable condition the defects will be rectified. If the defects were minor in nature, the asset shall be accepted off maintenance and the security deposit returned. If the defects were major in nature, the 12-month maintenance period shall be served in full again.</p>	
Indicative Conservation, Buffer or Sloped area design	
<p>Residential area</p> <p>Vegetation free maintenance buffer 6m</p> <p>Edge zone</p> <p>Pioneer zone</p> <p>Climax zone</p> <p>Road reserve</p> <p>Residential area</p> <p>5m</p> <p>Slope over 1:4 (Plantings 1 per 1m²)</p> <p>10m (only Pioneer and Edge zone plantings)</p>	<p style="text-align: center;">Conservation, Sloped and Buffer area Planting Density Guide</p> <div style="border: 1px dashed orange; padding: 5px; margin-bottom: 5px;"> <p>Edge zone (2m wide)</p> <ul style="list-style-type: none"> - Edge species grasses and ground covers, planted at a rate of 1 per 1.5m² along edge; - Within 30m² area, planting diversity includes 8 Edge species grasses or ground covers : 12 Pioneer species : 0 Climax species </div> <div style="border: 1px dashed orange; padding: 5px; margin-bottom: 5px;"> <p>Pioneer zone (4m wide)</p> <ul style="list-style-type: none"> - All plantings average 1 per 2.5m²; - Within a 30m² area, planting diversity includes 9 Pioneer : 3 Edge species grasses or groundcovers : limited Climax species </div> <div style="border: 1px dashed orange; padding: 5px;"> <p>Climax zone</p> <ul style="list-style-type: none"> - All plantings average 1 per 2.5m²; - Within a 30m² area, planting diversity includes 3 Climax : 9 Pioneer : limited Edge species grasses or groundcovers; </div> <p>Example planting layout</p>

DG11.5.15 Garden beds and Entrance statement model design guide

Siting and design performance benchmarks

The following benchmarks are to be read in conjunction with *DG 10 – Design Guidelines – Landscaping and DG 11.6 Public open space components*. Where not complying with these benchmarks, approval may be sought from Council's Parks and Gardens or Roads and Drainage Branch where solutions demonstrate low maintenance outcomes and amenity that is desired for the area.

Garden beds in parks, road verges or round-a-bouts

- (a) All plantings are provided in accordance with *Whitsunday Planning Scheme 2017* Schedule 6.4.5 – Planting species list, with minimum 75% endemic to the local habitat;
- (b) Garden beds provide an amenity function that is commensurate to the area, designed to promote:
 - o CPTED safety as per DG 11.7;
 - o road / pedestrian safety; and
 - o maintenance efficiency through irrigation and plantings of dense native ground covers/grasses along edges and fast-growing trees with canopy coverage that suppress weeds;
- (c) Planting selection and resilience is relevant to location, with isolated areas such as road verges or round-a-bouts utilising lowest maintenance ground covers/grasses;
- (d) Planting of trees, groundcovers or native grasses in road reserves are selected with respect to their growing size and adequately setback from the road by a paved 500mm edge to avoid maintenance of vegetation spilling onto the road. Suitable vegetation selection and landscape design to maintain sight lines and minimise maintenance requirements in road verges or round-a-bouts are developed in accordance with best practice set out within [Department of Transport and Main Road - Road Landscape Manual, Edition 2, 2013](#).

Entrance statements:

Proposed entrance statements are subject to approval by Council. Location, structures, materials or placemaking themes to align with Town themes and ongoing maintenance expectations, are set out below:

- (a) Located at:
 - o primary entrances for Regional recreation park or Regional sportspark;
 - o intersections of arterial, sub-arterial or urban collector roads leading into a new residential estate, outside of road reserve;
- (b) Are compact in design, with structures or signage not exceeding 3m in height and 6m in length;
- (c) Utilise materials and design that are resilient to cyclones and have a low maintenance cost;
- (d) Utilise signage that includes placemaking themes or colours that reflect the 'sense of place' and in accordance with Councils style guide;
- (e) Clearly show the name of the destination and avoids landscaping that obscure the name of the destination after growth;
- (f) Are designed and constructed of materials and colours that contribute to the amenity of the streetscape, don't create a distraction for drivers and don't obscure pedestrian movement;
- (g) Include signature or exotic native trees that assist wayfinding; and
- (h) Encourage multi-functional use, facilitating stormwater treatment or co-location with recreational open space.

Note - Entrance statements not meeting the benchmarks herein or not approved by Council must be located within a private lot and managed by private organisation or person in accordance with a maintenance statement provided to Council.

Embellishments

The following are the minimum requirements for garden beds and entrance statements:

- (a) Native plantings that are endemic to the local habitat, water resilient, cyclone resilient and

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- effective in suppressing weeds;
- (b) 200mm of mulch re-mulched and weeds removed within 1 month prior to handing over the asset to Council;
- (c) All garden beds, predominately include resilient native grasses and groundcovers along garden boundary at a minimum planting rate of 2 per metre;
- (d) Where garden beds are greater than 4m in width, the use of densely planted pioneer and climax species trees are utilised alongside ground covers, to provide shade and suppress weed growth at maturity;
- (e) Where possible, new garden beds and open space requiring irrigation is connected to Council's recycled water network; and
- (f) Irrigation is provided in accordance with *DG 11.19 Irrigation*.

Indicative garden bed, road verge and entrance statement garden examples

Garden beds

Use of shade trees surrounded by native low maintenance, densely planted groundcovers. Allows good visual surveillance and reduces the maintenance cost of grass mowing. It is also effective in channelling pedestrians away from unsafe road crossings.



Hardy and durable ground cover is very effective as a weed suppressant and provides an attractive neat edge, whilst reducing need for mowing.



Road medians or roundabouts

Planting of trees, groundcovers or native grasses on road verges are selected with respect to their growing size and adequately setback 500mm by a paved edge to avoid maintenance of vegetation spilling onto the road as shown right. Where inadequate space for vegetation or unsafe to maintain, a paved surface is preferable.



Vegetation must not impede sight lines and is planted densely into a weed mat, overlaid with a mulched bed to avoid weed growth. Multi-purpose uses, such as WSUD and rainwater harvesting via tree pit designs are encouraged, designed in accordance with the WRC Stormwater Guideline.

Roadside vegetation should be designed in accordance with best practice set out by [Department of Transport and Main Road -](#)



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<i>Road Landscape Manual, Edition 2, 2013.</i>	
Entrance statement	
<p>Landscaping that represents the tropical character of the Town, inclusive of signature or unique trees, dense groundcovers to suppress weed growth. Landscape design should ensure the sign cannot be covered by overgrown vegetation.</p>	

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Public open space components

DG 11.6 General

- 11.6.1 At the time of development, the developer shall landscape all public open spaces to the satisfaction of Council, in accordance with DG 10 – Landscaping, DG 11 Parks and open space and Council's Levels of Service/Operations Plan.
- 11.6.2 Where a development is proposing to undertake any work within existing or proposed park a landscaping plan shall be prepared for consideration by Council.
- 11.6.3 Developers should have regard to , embellishments siting and design required in each park defined by DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#);
- 11.6.4 Landscaping plans shall be prepared by a person of professional standing in the field of landscape architecture or landscape design, at a standard acceptable to Council.
- 11.6.5 CCA treated timber is not to be used for the construction of Council assets.
- 11.6.6 ACQ, Copper Azole, LOSP, or another alternative timber treatment will be considered for approval by Council, so long as each individual piece of timber is clearly marked to show the treatment type, e.g. 'ACQ, Copper Azole, LOSP' or other similar text as appropriate. In some instances, (e.g. high use public areas), Council will require these markings to be burn branded into exposed timber areas also. In this regard reference should also be made to Council specific standard drawings for additional marking of treated timber elements that are used in the construction of Council assets in high use public areas.

DG11.7 Crime Prevention through Environmental Design

- 11.7.1 It is important when designing parks that the principles of crime prevention through environmental design are considered, in particular:
 - 11.7.1.1 Dense stands of vegetation should be confined to park peripheries and should not be located alongside paths and play equipment. Vegetation should not block casual surveillance of picnic and play areas from adjacent residences;
 - 11.7.1.2 Landscaping should not restrict sightlines and opportunities for natural surveillance within and of a site therefore all new vegetation around centres of activity should be single clean trunked trees with shrubs which do not grow beyond 500 mm height. This will avoid the problem of concealment and allow a greater area of surveillance from the road;
 - 11.7.1.3 Lighting where required should be sufficient to deter loitering and vandalism; Large shrubs and trees should be planted in such a way as to prevent or reduce illicit access to buildings and neighbouring properties; and
 - 11.7.1.4 Safety in large parks or areas of vegetation within a development may be enhanced by planting trees in thin strips which maximises the number of trees planted but which also restricts the ability of offenders to hide within a "mass" of vegetation.

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DG 11.8 Treatment to Park Boundaries

- 11.8.1 Vehicles should be prevented from driving into parks, drainage reserves and public open spaces by the provision of barriers along the road frontages. These may be fences, bollards or natural features such as existing vegetation or newly planted and staked trees. Access for maintenance vehicles shall be provided through a lockable gate or removable bollard.
- 11.8.2 Definition of the park side boundaries should be indicated by installing replas bollards at approximately 1.6 metre centres, down each side. These should be offset from the surveyed boundary by 250 mm in order to allow future erection of private fencing without having to remove Council's boundary markers or assets. Definition of the park boundary is intended to deter encroachment onto park by adjacent private properties and to define the park limits.
- 11.8.3 Fencing, log barriers and bollards shall be designed and sited in accordance with Council's Standard Drawing and DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#), unless otherwise approved by Council.

DG 11.9 Internal Circulation

- 11.9.1 The park layout should be designed to ensure that internal circulation or movement within the park is:
 - 11.9.1.1 Safe;
 - 11.9.1.2 Unencumbered;
 - 11.9.1.3 Highly visible internally and externally; and
 - 11.9.1.4 Linked to external cycle and pedestrian networks.
- 11.9.2 Design features including access points, street frontages, carparks, pedestrian/bike paths, park equipment and lighting should located and designed in accordance with the DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#).
- 11.9.3 Design of paths, car parking and access points should consider the needs of people with mobility challenges. Pathways shall be in accordance with Design manual D1 and comply with accessibility standards.

DG 11.10 Planting

- 11.10.1 Council parks seek to provide a range of recreation opportunities and there is scope to utilise planting design to help achieve this objective, options include:
 - 11.10.1.1 Shade trees evenly planted throughout the site to maximise protection from the sun;
 - 11.10.1.2 Shade trees planted along internal pathways within parks at a minimum rate of 1 per 15m;
 - 11.10.1.3 Island or corridor planting to concentrate trees for easy maintenance and encourage bird life for pleasure viewing;

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- 11.10.1.4 Grouped planting will also provide shade adjacent to open space to allow unencumbered active play areas; and
- 11.10.1.5 Lines of tree planting to define edges of informal active play areas.
- 11.10.2 Tree plantings are sensitive to underground infrastructure, and if necessary, include root barriers;
- 11.10.3 A minimum 75% of the proposed tree planting should be endemic, and species should be selected on their adaptability to site conditions, and their value to local fauna. Where the proposed park adjoins an area of established native vegetation, an extension of this habitat into the park should be implemented by using compatible species. The designer should also be encouraged to use rare and endangered plant species, or species proven to have excellent bird, butterfly and insect attracting qualities.
- 11.10.4 Development involving re-vegetation to create 'conservation areas', are planted in accordance with design criteria within the DG 11.5 Open space model design guides to minimise maintenance and weed growth.
- 11.10.5 In order to promote the unique landscape characteristics of the region exotic flowering trees and non-native palms should only be used as features or emphasis, where necessary.
- 11.10.6 Plant selection is in accordance with Whitsunday Planning Scheme 2017 - Schedule 6.4.5 Planting Species List and planting layout aligns with DG 11.5 Open space model design guides for each respective open space type. Designers are encouraged to consult with Council in the preparation of the landscaping design.
- 11.10.7 Street trees should not be a plant listed in:
 - 11.10.7.1 Land Protection (Pest and Stock Route Management) Regulation;
 - 11.10.7.2 Local governments Pest Management Plan; and
 - 11.10.7.3 Publication, Agricultural and Environmental Weeds (Wet Tropics Management Authority).

DG 11.11 Grassing

- 11.11.1 All parks shall be covered with topsoil to a minimum depth of 75mm - 100mm and shall be lightly compacted and grassed in accordance with Councils' minimum standards and specifications.
- 11.11.2 In order to guarantee a high standard of maintenance all parks shall be in a mowable condition, free from rocks and loose stones, and graded to even running contours.
- 11.11.3 Grass should be established within the proposed park as quickly as possible in order to avoid erosion and sedimentation to the local waterways, and prevent the establishment of weeds in accordance with Council's Manuals and Specifications.

DG 11.12 Mounding

- 11.12.1 Mounding may be used within the park design to provide topographical interest, to emphasise views, to help screen adjacent properties or low amenity storage areas, or as part of the internal design. The mounds should not exceed a gradient of 25% (1 in 4) in order to reduce erosion and allow mowing. Where exceeding a gradient of 25%, mound should

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- be densely planted in accordance with DG 11.5.14 Model design guide to minimise maintenance. Planting of trees and shrubs over the mound will further emphasise height and shape.
- 11.12.2 Care should be given to ensuring that the mound or associated landscaping does not restrict visibility into and out of the park thus threatening the safety of users or provide unwanted visibility into private properties.

DG 11.13 Furniture

- 11.13.1 Park furniture provided in accordance with DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#) should reflect the intended function of the park and compliment any distinguishing features present e.g. seating situated to maximise a view scape. Some preferred features of furniture include:
- 11.13.1.1 Park benches located under a natural or built shade structure to allow day long use. If the shade is built, it should have an impervious roof e.g. colourbond to provide shelter during rain;
- 11.13.1.2 Well drained ground and hard surfacing below any structure. Surface material could be pavers, coloured or exposed aggregate concrete etc;
- 11.13.1.3 Shade structures should maximise protection from the sun during the hours of 11 am - 3 pm e.g. skillion shelters or shade sails with Montec 370 material; and
- 11.13.1.4 Refuse bins should be located for ease of use and pickup by refuse trucks e.g. adjacent to playgrounds or picnic areas, at park exits.
- 11.13.2 Designs of furniture should reflect a strong aesthetic and vandal resistant appearance.
- 11.13.3 Where possible, natural features may be used e.g. mounding for seating, trees or natural rock for bollards to simulate park furniture; and
- 11.13.4 Park furniture themes are set out within the [Council's Parks Embellishments Guide](#). Designers are encouraged to consult with Council in the preparation of the landscaping design.

DG 11.14 Signage and Interpretation

- 11.14.1 A park name and sign design is to be provided, designed in accordance with Communication Style Guidelines. The park name is to be submitted to Council for approval with the landscaping drawings. The proposed name is to preferably have the same theme as the subdivision's street names. The name is to be creative and imaginative in order to appeal to children for local parks and to adults for district and regional parks.
- 11.14.2 If the park has any historic, cultural or natural value the provision of interpretive signage will provide further interest to local users. Council can provide assistance in developing interpretive concepts.
- 11.14.3 Signage types and themes are designed and sited in accordance with the DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#). Note each Town may be subject to a different

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signage theme, particularly in high profile Regional or District parks, therefore, designers should collaborate with Council in these instances.

DG 11.15 Lighting

- 11.15.1 Lighting requirements within parks are in accordance with DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#).
- 11.15.2 As a guide, the following lighting is required:
 - 11.15.2.1 Solar pole light to illuminate park entrances
 - 11.15.2.2 Bollard lighting to delineate pathways at 20m centres or pathway divergences
 - 11.15.2.3 adequate lighting of picnic infrastructure with pole or in-built shelter lighting
 - 11.15.2.4 uplighting of significant trees within Linear, District or Regional parks, to promote amenity and safety of areas beyond pathways

Note – Lighting requirements may vary depending upon the shape, park classification alignment of the park, and the presence of existing vegetation, considering CPTED safety principles.

- 11.15.3 Generally, parks should be well lit providing a safe nocturnal environment for local users, illuminating park entrances, picnic infrastructure and along key pathways in a manner that avoids spill into adjoining residential premises.
- 11.15.4 Underground power should be provided to each light. Light fittings should be vandal resistant and provided in accordance with [Council's Parks Embellishments Guide](#).
- 11.15.5 Pathways or cycle ways within parks that require lighting shall be lit to the minimum lighting category P3 or above as deemed appropriate from the selection criteria tabled in AS/NZS 1158.3 Pedestrian area (Category P) lighting.
- 11.15.6 Where adjoining Beaches utilised by sea turtles, lighting avoids direct illumination of the beach, ocean and sky at night utilising fittings, shields or low bollard lighting.

Note – Applicants should adhere to the [State Governments Sea Turtle Sensitive Area Code](#) and the [Department of Environment and Energy: National Light Pollution Guidelines for Wildlife](#) when developing lighting adjoining beaches that may be utilised by Sea Turtles. Contact Council to determine what Beaches may be turtle habitat.



Figure 9.8.21: Turtle sensitive lighting (Department of Environment and Energy)

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DG 11.15 Provision of Water

- 11.15.7 Facilities for drinking, such as drinking tap / bubbler, shall be designed and sited in each park area in accordance with DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#).
- 11.15.1 Drinking fountains should be located near active recreational areas, adjacent to a well-used access route, and within an area serviceable from the road frontage. A soak-away trench shall be provided to the base of each tap to prevent ponding and waterlogging.
- 11.15.2 In order to irrigate the park, 1 water meter connection is to be provided, sized appropriately for the size of the park.
- 11.15.3 As an alternative, irrigation may be provided, on condition that the proposed system complies with the Council Standard Specification for Irrigation.

DG 11.16 Water Features

- 11.16.1 Water features should not be included in infrastructure to be handed to Council.

DG 11.17 Playgrounds

- 11.17.1 To ensure play equipment is as safe as possible and appropriate for the intended users, it should conform to the current and relevant Australian Standards for playgrounds and play areas and additional standards as may be established by Council.
- 11.17.2 Where playground equipment is required by Council as a condition of the development permit of the subdivision, or proposed to be installed by the developer, the following requirements should be considered and incorporated into the design:
 - 11.17.2.1 Type of play equipment proposed should be selected in consultation with Council and in accordance with DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#);
 - 11.17.2.2 The age range of the users should influence the type of equipment provided, as per with DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#); and
 - 11.17.2.3 The siting of the playground should not infringe upon adjacent residential properties; a minimum distance of 10 metres between equipment and park boundaries should be provided and suitably landscaped with a minimum of 3 metre of screen planting to reduce noise and visual impact. Such landscaping is to be consistent with CPTED Principles.
- 11.17.3 To conform to safety requirements, impact absorbing surfacing should be installed to the play area, e.g. certified sand softfall or rubber softfall .

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- 11.17.4 Shade cover over playgrounds is to be provided, in order to encourage day long use. Preferably this should be a permanent soft sailshade structure approved by Council in accordance with Council's Parks Embellishments Guide, however shade trees planted at maximum 6 metre centres around the safety area are acceptable.
- 11.17.5 The provision of seating overlooking the playground will be required.
- 11.17.6 Bench seating should be replaced recycled plastic, as per the [Council's Parks Embellishments Guide](#).

DG 11.18 Maintenance

- 11.18.1 The design of a park should carefully consider long-term maintenance requirements and adhere to design performance criteria DG 11.5 Open space model design guides and [Council's Parks Embellishments Guide](#).
- 11.18.2 Mulched garden beds are preferred, rather than numerous small trees and shrubs planted individually throughout the grassed areas.
- 11.18.3 Where single shade trees occur they should be mulched to 100 mm depth in a minimum 1.2 metre diameter circle, thus avoiding damage to trunks by mowers or whipper snippers.
- 11.18.4 Access to the parks, drainage reserves and public open spaces for maintenance vehicles should be via a lockable gate or removable bollards.
- 11.18.5 A maintenance programme is required to be submitted to Council with the submission of the landscape designs. The programme should be prepared by the Landscape Architect / Designer and should detail all proposed maintenance works.

DG11.19 Irrigation

- 11.19.1 All irrigation systems connected to Council's water supply shall be designed and installed to satisfaction of Council by a suitably qualified professional. The installation of water meters, backflow prevention device and isolation valves are mandatory in all irrigation system. Refer AS 3500.

Note – Suitably qualified person to design and install irrigation must be licenced for irrigation by the [QBCC](#). Design may also be completed by an experienced landscape architect.

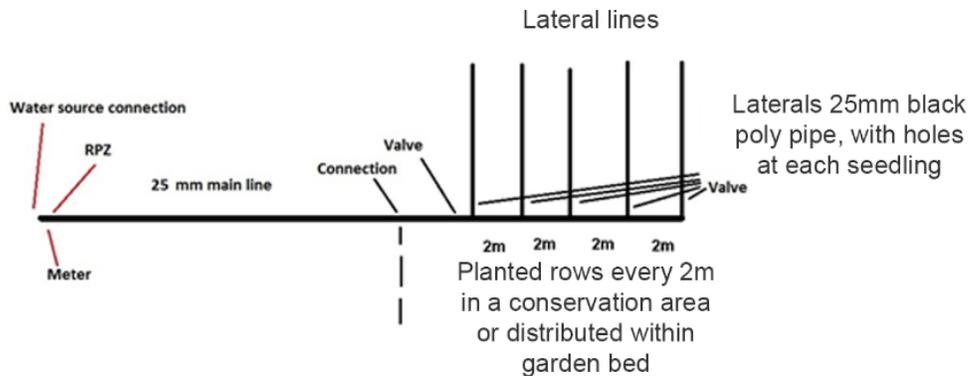
- 11.19.2 The installation of an irrigation system to all landscaped traffic islands, re-vegetation conservation areas and roundabouts is mandatory.
- 11.19.3 An irrigation plan prepared by an irrigation consultant, shall be submitted to Council for approval together with the landscaping plans, and the proposed planting plans for the traffic islands / roundabouts.
- 11.19.4 The design of all watering systems must ensure an efficient and economical application of water, achieving at least a 90% survival rate of new plantings. Such systems are to be designed to use low water application, and shall run only during Council's nominated times:
 - 11.19.4.1 Irrigation controller box is set to provide water to seedlings for 1hr a day during the dry season (May – December),

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and 1hr every 2 days during the wet season (January – March).

- 11.19.5 The irrigation system shall use the following components and shall be installed in accordance with Council Specifications:
- 11.19.5.1 A backflow prevention unit, installed to the requirements of AS 3500;
 - 11.19.5.2 25mm or 32mm or 40mm diameter blue line poly pipework (as required) or PN12 pipe to garden bed areas, laid in a ring around the periphery of each garden bed;
 - 11.19.5.3 For turf, pop up sprinklers located to provide sufficient coverage of grassed areas whilst minimising spray of recreational infrastructure;
 - 11.19.5.4 For garden beds, pop-up sprinklers to periphery of garden, spraying inwards; or
 - 11.19.5.5 For re-vegetated conservation areas designed in accordance with DG 11.5.14 model design code, lateral lines are 2m apart with a small hole placed at/near seedling in polypipe line, as per Figure 11.19.5 below. Sprinklers are generally not supported in densely planted conservation areas, as irrigation spread is blocked by dense vegetation and water efficiency is lower;
 - 11.19.5.6 Automatically operated controller in PVC box laid flush with finished ground level.

Figure 11.19.5: Example re-vegetated conservation area irrigation system.



- 11.19.6 All irrigation pipework installed under roadways shall be laid in minimum 100mm dia. uPVC Class 9 conduit.
- 11.19.7 The water connection and installation of the irrigation system shall be carried out by Council personnel or an approved contractor at the developers / applicants cost. The maintenance period for irrigation works shall be 12 months and shall run concurrently with the "On Maintenance" / establishment period for landscaping works. Thereafter all maintenance and watering will be the responsibility of the Council.
- 11.19.8 The installation of an irrigation system on Council property, other than buffer mounds, traffic islands/verges, re-vegetation areas and roundabouts, will not be permitted unless:

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- 11.19.8.1 The system is separate from the development and all pipework is located adjacent to the kerb and channel; and
- 11.19.8.2 Or the verge is irrigated from sprinklers that fall within the development property boundaries.
- 11.19.9 These requirements have come about in order to prohibit the installation of water lines across the underground services located within the verge. These water lines would not appear in Council records and are therefore at risk of breakage during service repair work/trench excavation.
- 11.19.10 If a separate irrigation system within the verge is desired, the developer will be required to pay all installation costs, which include:
 - 11.19.10.1 Tapping into main;
 - 11.19.10.2 Installation of 25mm diameter (typical) backflow prevention device;
 - 11.19.10.3 Installation of pipework and pop-up sprinklers; and
 - 11.19.10.4 Installation of solenoid valves and automatic controller.

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SG – Specification Guidelines

SG 1 – Earthworks

General

SG 1.1 Scope

- 1.1.1 This specification details all requirements pertaining to earthworks operations associated with construction sites. This specification excludes earthworks associated with roadworks construction.
- 1.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.
- 1.1.3 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

SG 1.2 Reference Documents

- 1.2.1 Australian Standards:
 - 1.2.1.1 AS 3798 Guideline on Earthworks for Commercial and Residential Developments
 - 1.2.1.2 AS 4419-2018 Soils for Landscaping and Garden Use
 - 1.2.1.3 AS 4454-2012 Composts, soil conditioners and mulches
 - 1.2.1.4 AS 4678 - Earth Retaining Structures

Materials

SG 1.3 Topsoil

- 1.3.1 Topsoil is defined as surface soils normally high in organic matter and contaminated by residual grass seed and grass roots. Topsoil, in accordance with AS 4419-2018 Soils for Landscaping and Garden Use, shall be free from large roots, stones, rocks and unsuitable material as defined below.

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SG 1.4 Unsuitable Material

- 1.4.1 Reference is made to AS 3798 Section 4.2 "Unsuitable Materials" for definitions and guidelines regarding unsuitable materials with regard to earthworks operations.

SG 1.5 Suitable Material

- 1.5.1 Reference is made to AS 3798 Section 4.3 "Suitable Materials" for the definition and guidelines regarding acceptable materials for earthworks operations.

Construction

SG 1.6 General

- 1.6.1 Specific reference is made to AS 3798 in relation all activities pertaining to earthworks operations. Specific construction details are noted in Section 6 of AS 3798 and all appropriate methods of testing, frequency of testing and reporting procedures are to be in accordance with this Australian Standard.

SG 1.7 Protection of Earthworks

- 1.7.1 The Contractor's responsibility for care of the works shall include the protection of earthworks in accordance with the approved Erosion and Sediment Control Strategy.
- 1.7.2 The Contractor shall install effective erosion and sedimentation control measures, prior to commencing earthworks, and shall maintain these control measures as required.
- 1.7.3 Adequate drainage of all working areas shall be maintained throughout the period of construction to ensure run-off of water without ponding, except where ponding forms part of a planned erosion and sedimentation control system.
- 1.7.4 When rain is likely or when work is not proposed to continue in a working area on the following day, precautions shall be taken to minimise ingress of any excess water into earthworks material. Ripped material remaining in cuttings and material placed on embankments shall be sealed off by adequate compaction to provide a smooth tight surface.
- 1.7.5 Should insitu or stockpiled material become over wet as a result of the Contractor not providing adequate protection of earthworks, the Contractor shall be responsible for replacing and/or drying out the material and for any consequent delays to the operations.

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SG 1.8 Clearing and Grubbing

- 1.8.1 Clearing and grubbing operations shall be in accordance with AS 3798 Section 6.1.4.
- 1.8.2 The extent of clearing and grubbing shall be taken to mean the removal and disposal of:
 - 1.8.2.1 Trees, Shrubs and overhanging branches, both living and dead;
 - 1.8.2.2 Tree stumps and roots to a depth not less than 300mm below ground surface;
 - 1.8.2.3 Rocks, rubbish and other artificial obstructions from the ground surface;
 - 1.8.2.4 Abandoned services to a depth not less than 300mm below ground surface;
 - 1.8.2.5 Old foundations, buildings and structures;
 - 1.8.2.6 Minor made structures (such as fences);
 - 1.8.2.7 Other materials, which are unsuitable for use in the works.
- 1.8.3 Un-grubbed rocks under embankments may be left undisturbed providing there is a depth of at least 600mm of earth covering over them when the filling operations are completed.
- 1.8.4 Unless otherwise specified or directed, the area to be cleared is the minimum width required to construct the works plus a margin of 2m beyond tops of cuts and toes of embankments. The area to be cleared and grubbed should be shown on a plan, preferably the Erosion and Sediment Control Plan.
- 1.8.5 Any trees, shrubs and overhanging branches identified on the Project Drawings to be retained or protected shall be clearly marked by the contractor prior to commencing clearing operations.
- 1.8.6 Beyond the areas to be cleared only those trees, shrubs and over hanging branches which directly interfere with the construction of the works shall be removed or pruned as necessary.

SG 1.9 Topsoil Operations

- 1.9.1 Stripping of topsoil shall be in accordance with AS 3798 Section 6.1.5.
- 1.9.2 Removal of topsoil shall only commence after erosion and sedimentation controls have been implemented and when clearing, grubbing and disposal of materials have been completed on that section of the Works.
- 1.9.3 Topsoil throughout the extent of the work shall be removed and stockpiled separately clear of the work with care taken to avoid contamination by other materials.
- 1.9.4 Topsoil material stripped from the site shall be stockpiled for later use in spreading on footpaths, allotments and parkland areas.
- 1.9.5 Topsoil stockpiles shall not contain any timber or other rubbish and shall be trimmed to a regular shape.
- 1.9.6 To minimise erosion, stockpiles are to be protected by effective usage of erosion and sediment control devices, which are to be defined within the Erosion and Sediment Control Management Plan.

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- 1.9.7 Where seeding of stockpiles to encourage vegetation cover is specified, such work shall be carried out in accordance with the Specification S8 LANDSCAPING.
- 1.9.8 Nominally 75mm depth of topsoil is to be re-spread over such areas with an absolute minimum of 40mm material to be provided in any one location.

SG 1.10 General Earthworks

- 1.10.1 Placement and Compaction of earthworks shall be in accordance with AS 3798 Sections 5 and 6.
- 1.10.2 The methods of testing and frequency of testing shall be in accordance with AS 3798 Sections 7 and 8.
- 1.10.3 Unless a higher level of testing is specified or directed the minimum level of geotechnical testing services to be accorded earthworks activities shall be as determined by Level 2 in Appendix B of AS 3798.
- 1.10.4 All testing is to be carried out by a NATA registered laboratory with appropriate accreditation and suitably qualified personnel.

SG 1.11 Excavations

- 1.11.1 Materials encountered in excavation shall be loosened and broken down as required so that they are acceptable for incorporation in the works.
- 1.11.2 All excavations shall be constructed to the shape and slopes shown on the approved Project Documents.
- 1.11.3 Batter shall be trimmed neatly to the shapes specified and shall be free of loose or unstable material.
- 1.11.4 Horizontal tolerances for the excavation of batters, measured at right angles to the batter line, shall be – 50mm +250mm (where the + tolerance is in the direction which increases the width of excavation).
- 1.11.5 Vertical tolerances for all excavation shall be ± 50 mm.6. When completed all culvert excavations, benches, berms and drains shall be free draining.
- 1.11.6 At all times the requirements of the Workplace Health and Safety Act shall be complied with and all works shall be made safe during the performance of such activities.

SG 1.12 Embankments/Fill Areas

- 1.12.1 All embankments and fill areas shall be constructed to the shape and slopes shown on the approved Project Documents.
- 1.12.2 When completed, the average planes of the batters of embankments shall conform to those shown on the approved Project Documents.
- 1.12.3 Horizontal tolerances for the embankment batters, measured at right angles to the batter line, shall be – 0mm +250mm (where the + tolerance is in the direction which increases the width of embankment).
- 1.12.4 Vertical tolerances for all embankments / fill areas, shall be ± 50 mm except where such fill defines the subgrade level for a structure, then the vertical tolerances are to be +15mm – 30mm.

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- 1.12.5 When completed all embankments / fill areas shall be free draining.
- 1.12.6 At all times the requirements of the Workplace Health and Safety Act shall be complied with and all works shall be made safe during the performance of such activities.
- 1.12.7 Stabilise final embankment and fill areas with suitable revegetation, landscaping, turf or grass seeding. These areas and works should be shown in the landscape plans.

SG 1.13 Trenching Operations

- 1.13.1 The excavation for trenches shall be taken out to the exact alignment, width and level as shown on the Project Drawings and associated specifications.
- 1.13.2 Trenches shall not be excavated wider than the dimensions shown on these relevant drawings and the Contractor shall take all precautions as necessary to ensure that the excavation is made in a careful manner and that it is rendered secure and safe by all appropriate means.
- 1.13.3 At all times the requirements of the Workplace Health and Safety Act shall be complied with and all works shall be made safe during the performance of such activities.
- 1.13.4 Suitable drainage shall be accorded to all trenching activities and de-watering of trenches shall be undertaken should infiltration of water occur. All materials excavated from trenches shall be separated by material type for latter inclusion into the works or disposal from the site should these materials be deemed unsuitable in accordance with the requirements of AS 3798.
- 1.13.5 Excavation and trenching operations shall proceed with sufficient resources to ensure uninterrupted progress and continuance of the works with subsequent services. Completion and backfilling are to be undertaken as soon as possible to minimise the extent of site open to the effects of the environment.

SG 2 – Road Pavements

General

SG 2.1 Scope

- 1.1.1 This specification details all requirements pertaining to the construction of flexible road pavements, including kerbing, subsoil drainage and trimming of verges.
- 1.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

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SG 2.2 Reference Documents

- 2.2.1 Australian Standards:
 - 2.2.1.1 AS1289 Methods of Testing Soils for Engineering Purposes
 - 2.2.1.2 AS2439.1 Perforated Drainage Pipe and Associated Fittings
 - 2.2.1.3 AS3706.7 Determination of Pore-sized Distribution – Dry Sieving Methods
- 2.2.2 All Australian Standards referenced in this specification shall be the current edition.
- 2.2.3 Department of Main Roads Standard Specifications
 - 2.2.3.1 MRS 11.03 Drainage, Retaining Structures and Protective Treatments
 - 2.2.3.2 MRS 11.04 General Earthwork
 - 2.2.3.3 MRS 11.05 Unbound Pavements
 - 2.2.3.4 MRS 11.11 Sprayed Bitumen Surfacing (Excluding Emulsions)
 - 2.2.3.5 MRS 11.14 Road Furniture
 - 2.2.3.6 MRS 11.17 Bitumen
 - 2.2.3.7 MRS 11.19 Bitumen Cutter and Flux Oils
 - 2.2.3.8 MRS 11.20 Cutback Bitumen
 - 2.2.3.9 MRS 11.22 Supply of Cover Aggregate
 - 2.2.3.10 MRS 11.30 Dense Graded Asphalt Pavements
 - 2.2.3.11 MRS 11.45 Pavement Marking Department of Main Roads Publications
 - 2.2.3.12 Manual of Uniform Traffic Control Devices)

SG 2.3 Pavement Material

- 2.3.1 Pavement materials used for pavement construction shall comply with Table S2.1 unless otherwise approved by the relevant authority.

Table S2.1 Pavement Materials

Pavement Material	Type of Material Permissible	Grading	CBR (Minimum)
Subgrade Replacement	Type 2.5	B, C or D	15
Sub-base (for Laneway/Local Access/ and Access Streets)	Type 2.3	B, C or D	45
Sub-base (for all roads of Major Collector or higher in the hierarchy)	Type 2.2	B, C or D	60
Base (for Laneway/Local Access and Access Streets)	Type 2.2	B, C or D	60
Base (for all roads of Major Collector or higher in the hierarchy)	Type 2.1	B or C	80

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- 2.3.2 All references to material type in the above table refer to the Main Roads Standard Specification MRS11.05 "Unbound Pavements".
- 2.3.3 All materials shall be sourced from a Quality Assured material supplier and the results of the manufacturer's testing to assure the quality of the product shall be incorporated with the Contractor's Quality records.

SG 2.4 Asphaltic Concrete Surfacing

- 2.3.4 For surfacing on pavements with nominal depth 30mm, the material quality requirements, material quality compliance testing requirements and all other matters pertaining to Asphaltic Concrete road pavement surfacing shall conform to the requirements as specified in Austroads.
- 2.3.5 For surfacing on pavements with nominal depths greater than 30mm, the material quality requirements, material quality compliance testing requirements and all other matters pertaining to Asphaltic Concrete road pavement surfacing shall conform to the appropriate Main Roads Standard Specification (Main Roads Specification MRS 11.30 "Dense Graded Asphalt Pavements").

SG 2.5 Sprayed Bitumen Surfacing

- 2.5.1 For surfacing of pavements with sprayed bitumen. the material quality requirements, material quality compliance testing requirements and all other matters pertaining to hot bitumen road pavement surfacing shall conform to the appropriate Queensland Department of Main Roads Specification:
 - 2.5.1.1 Main Roads Specification MRS 11.11 "Sprayed Bitumen Surfacing (Excluding Emulsions)"
 - 2.5.1.2 Main Roads Specification MRS 11.17 " Bitumen"
 - 2.5.1.3 Main Roads Specification MRS 11.19 " Bitumen Cutter and Flux Oils"
 - 2.5.1.4 Main Roads Specification MRS 11.20 " Cutback Bitumen"
 - 2.5.1.5 Main Roads Specification MRS 11.22 "Supply of Cover Aggregate"

SG 2.6 Concrete Interlocking Pavers

- 2.6.1 Concrete interlocking pavers shall be manufactured and supplied in accordance with the requirements of Specification S3 SEGMENTAL PAVING.

SG 2.7 Road Furniture

- 2.7.1 The manufacture, supply and material requirements appropriate to the specification for Road Signs and guidepost shall be as per the Main Roads Standard Specification "MRS11.14 Road Furniture".
- 2.7.2 All signs to be Class 1 reflectivity.

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- 2.7.3 Signs located in concrete islands or medians shall be supplied with the “V Loc” socket system and fitted with anti-theft bolts.

SG 2.8 Pavement Marking

- 2.8.1 The manufacture, supply and material requirements appropriate to the specification for Pavement Marking shall be as per the Main Roads Standard Specification "MRS11.45 Pavement Marking".

Construction

SG 2.9 Inspection, Sampling & Testing

- 2.9.1 Inspection, sampling and testing of the pavement shall be in accordance with the requirements of this specification before, during and after the construction of the pavement.
- 2.9.2 All testing shall be carried out by a NATA registered laboratory with appropriate accreditation and suitably qualified personnel.

SG 2.10 Setout

- 2.10.1 The construction set-out for roadworks construction shall be by reference to a datum line established by a Registered Surveyor. The datum line may be either the road centreline, a pegged chainage offset line or any alternative datum suitable for the purposes of accurately setting out the roadworks in accordance with the drawings for the works.

SG 2.11 Clearing & Grubbing

- 2.11.1 All clearing and grubbing works shall be in accordance with the Specification for SG 1 EARTHWORKS.

SG 2.12 Topsoil Operations

- 2.12.1 All topsoil operations associated with roadworks construction (topsoil stripping, stockpiling and re-spreading), shall be in accordance with the Specification for SG 1 EARTHWORKS.

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SG 2.13 Earthworks

- 2.13.1 All earthworks operations up to subgrade level shall comply with the requirements detailed in Main Roads Standard Specification MRS11.04 "General Earthworks".

SG 2.14 Trim and Compact Subgrade

- 2.14.1 The subgrade material is defined as the top 300mm of earthworks profiled and compacted upon which pavement materials are to be placed. The subgrade material shall be compacted in accordance with the requirements detailed in Main Roads Standard Specification MRS11.04 "General Earthworks", with the testing frequency and requirements are detailed herein.
- 2.14.2 The subgrade material shall be compacted to provide a relative compaction determined by AS1289 for a standard compactive effort as follows:
 - 2.14.2.1 Minimum Dry Density Ratio (Cohesive soils) - 98%
 - 2.14.2.2 Minimum Density Index (Cohesion less soils) - 80%
- 2.14.3 Testing frequency not less than one (1) test per 1000m² with a minimum number of three (3) tests per sample area being tested.
- 2.14.4 At least one (1) sample area shall be tested for type of subgrade material evident on site.
- 2.14.5 The subgrade material shall not include any "Unsuitable Material" as defined in Main Roads Standard Specification MRS 11.04 "General Earthworks" and shall be trimmed to the profile required to conform with the Project Drawings and the tolerances specified herein.
- 2.14.6 Where unsuitable material is encountered in the subgrade, a suitable "Subgrade Replacement Material" in accordance with the requirements of this specification shall be incorporated in the works.
- 2.14.7 In this instance, the unsuitable material shall be excavated to a level sufficient to obtain a sound foundation for the pavement. The compaction requirements and testing frequency noted previously shall apply to all operations involving any subgrade replacement material required for the works.
- 2.14.8 The tolerances appropriate to the construction of subgrade and to subgrade replacement material shall comply with the following:
 - 2.14.8.1 Design Level Tolerance +15mm, - 30mm
 - 2.14.8.2 Shape Tolerance of 25mm maximum deviation from a 3m straight edge laid in any direction.
- 2.14.9 Following completion of subgrade compaction, trimming, and satisfactory density testing, the whole of the subgrade area shall be inspected by proof rolling with a fully loaded single rear axle truck with a minimum axle loading of 8 tonne (or acceptable equivalent). Acceptable proof rolling shall be taken to be no visible signs of deformation or instability in the subgrade.

SG 2.15 Pavement Courses

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- 2.15.1 The pavement course materials (Base Course and Sub-base Course) shall be transported from the material supplier to the spreading area without segregation and shall be placed at the correct moisture content.
- 2.15.2 The pavement course materials shall be spread in uniform loose layers on the prepared subgrade, subgrade replacement, or sub-base course and compacted to conform with the grades, profiles and cross sections as indicated on the Project Drawings and to the tolerances and compaction standards specified herein.
- 2.15.3 The thickness of any loose layers shall be such that after compaction it shall not be less than 100mm nor more than 200mm thick. Appropriate compaction equipment shall immediately follow the spreading and shaping of the loose materials and under no circumstances shall the materials be allowed to dry out before compaction.
- 2.15.4 After compaction of each pavement course, the whole of the surface shall be watered and rolled with a steel drum roller to give a hard, dense, tightly packed surface free of lenses, compaction planes and caking, in accordance with the tolerances specified herein.
- 2.15.5 No placement of base course material on the sub-base shall commence until the compaction standards and tolerances for construction of the lower layer have been inspected and confirmed satisfactory. [Hold Point].
- 2.15.6 The pavement course material shall be compacted to provide a relative compaction determined by AS1289 for a standard compactive effort as follows:
 - 2.15.6.1 Base Course - 100%
 - 2.15.6.2 Sub-base Courses - 100%
- 2.15.7 Testing frequency not less than one test per 500m² with a minimum of four (4) tests per sample area being tested for sand replacement method and two tests per 500 m² with a minimum of eight (8) tests per sample for nuclear test.
- 2.15.8 The tolerances for the construction of the pavement courses shall comply with Table S2.2.

Table S2.2 Construction Tolerances

Course	Design Level Tolerance	Layer Thickness Tolerance	Shape Tolerance
Sub-base	+20mm -20mm	+40mm -20mm	25mm in 3m maximum
Base	+10mm -10mm	+15mm -15mm	15mm in 3m maximum
Overall	+20mm -10mm	+20mm -10mm	

SG 2.17 Asphaltic Concrete Surfacing

- 2.17.1 For Asphaltic Concrete surfacing with a nominal depth 30mm, the construction requirements, method of construction works, and compliance testing requirements for Asphaltic Concrete surfacing, shall be in accordance with Austroads

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- 2.17.2 For Asphaltic Concrete surfacing with a nominal depth greater than 30mm, the construction requirements, method of construction works, and compliance testing requirements for Asphaltic Concrete surfacing, shall be in accordance with Main Roads Specification MRS 11.30 "Dense Graded Asphalt Pavements".
- 2.17.3 All roads greater than 10% gradient shall have a 10mm primer seal or applied to the base course prior to the placement of the Asphaltic Concrete. Alternate methods where approved by Council shall be as noted on the approved Project Drawings.
- 2.17.4 The tolerances appropriate to Asphaltic Concrete surfacing shall comply with the following:
 - 2.17.4.1 Design Level Tolerance - +10mm, - 10mm
 - 2.17.4.2 Layer Thickness Tolerance - +15mm, - 0mm
 - 2.17.4.3 Shape Tolerance - 7mm in 3m Maximum (Any direction).

SG 2.18 Sprayed Bitumen Surfacing

- 2.18.1 The construction requirements, method of construction works, and compliance testing requirements for Hot Sprayed Bitumen surfacing, shall be in accordance with the following Queensland Department of Main Roads Specifications:
 - 2.18.1.1 Main Roads Specification MRS 11.11 "Sprayed Bitumen Surfacing (Excluding Emulsions)"
 - 2.18.1.2 Main Roads Specification MRS 11.17 " Bitumen"
 - 2.18.1.3 Main Roads Specification MRS 11.19 " Bitumen Cutter and Flux Oils"
 - 2.18.1.4 Main Roads Specification MRS 11.20 " Cutback Bitumen"
 - 2.18.1.5 Main Roads Specification MRS 11.22 "Supply of Cover Aggregate"

SG 2.19 Concrete Segmental Pavers

- 2.19.1 Concrete interlocking pavers shall be constructed in accordance with the requirements of Specification S3 SEGMENTAL PAVING.

SG 2.20 Kerbing and Channelling

- 2.20.1 Concrete kerb, kerb and channel shall be constructed by a continuous slip form extrusion machine true to line and grade and to the profile for each kerb type in accordance with the Council's Standard Drawing.
- 2.20.2 Kerbing shall be constructed on sub base material compacted to 100% standard compaction as determined in accordance with the relevant Test Methods contained in AS 1289.
- 2.20.3 The finished kerbing shall be well compacted and shall have exposed surfaces free from voids and honeycombing.

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- 2.20.4 Contraction joints shall be made at regular intervals not exceeding 3m. The joints shall be made by forming grooves 40mm deep and not more than 6mm wide in all exposed surfaces of the kerb and kerb and channel. All grooves shall be normal to the top surfaces and square to the alignments of the kerb and kerb and channel.
- 2.20.5 The horizontal and vertical alignments of the kerb and kerb and channel shall not vary from the design level by more than + 10mm, provided that:
 - 2.20.5.1 The difference between the deviations from correct levels at any two points 30m apart shall not exceed 30mm
 - 2.20.5.2 The deviation from a straight edge laid parallel to the centreline shall not exceed 10mm in 3m.
- 2.20.6 The invert of all channels shall be finished true to grade and alignment and no channelling in which water is found to pond will be accepted.
- 2.20.7 Any kerb or kerb and channel not true to line or with noticeable kinks, bends or other faults, or not of the required dimensions (considering the tolerances specified herein), may be condemned and shall be broken out and removed from site.

SG 2.21 Subsoil Drainage

- 2.21.1 Unless otherwise detailed on the Project Drawings subsoil drainage shall be constructed beneath the kerbing on an alignment as shown on Council's Standard Drawing.
- 2.21.2 Subsoil drainage trenches, drainage pipe, backfill material, geotextile shall be constructed in accordance with the requirements of Main Roads Standard Specification MRS 11.03 "Drainage, Retaining Structures and Protective Treatments".
- 2.21.3 Subsoil Drainage cleanouts shall be constructed in accordance with the requirements of Council's Standard Drawing and shall preferably, be located with the upstream flushing point internally within a stormwater gully pit or manhole.

SG 2.22 Trim Verges and Batters

- 2.22.1 Following completion of all earthworks operations associated with roadworks construction, all verges and fill batters shall be graded and trimmed to the line and level indicated on the Project Drawings. Allowance shall be made in the final trimming operations for topsoiling and grassing activities.
- 2.22.2 Cut batters shall be lightly tined to a depth of 25 - 50mm prior to respreading of topsoil material.

SG2.23 Road Furniture and Pavement Marking

- 2.23.1 The construction of all Road Signs and associated Road Furniture shall comply with the requirements of the following:

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- 2.23.1.1 Main Roads Standard Specification MRS 11.14 "Road Furniture"
- 2.23.1.2 Main Roads "Manual of Uniform Traffic Control Devices"
- 2.23.1.3 Council's Standard Drawing for Street Name Signs.
- 2.23.1.4 Council's Standard Drawing for Traffic Control Devices.
- 2.23.2 All Pavement Marking shall comply with the requirements of Main Roads Standard Specification MRS 11.45 "Pavement Marking".

SG 3 – Segmental Paving

General

SG 3.1 Scope

- 3.1.1 This specification details all matters pertaining to the construction of both clay and concrete segmental paving for road pavements, medians, traffic islands, driveways, cycle ways, footpaths and other pedestrian areas.
- 3.1.2 Segmental paving is not a preferred pavement or footpath in public open space or road reserves. Installation of segmental paving to become a Council asset is subject to Council approval. Where approved by Council, the following standards must be complied with.
- 3.1.3 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

SG 3.2 Reference Documents

- 3.2.1 Australian Standards
 - 3.2.1.1 AS1012 Method of Testing Concrete
 - 3.2.1.2 AS1141.1 Particle Size Distribution of Dry Sieving
 - 3.2.1.3 AS/NZS4455 Masonry Units and Segmental Pavers
 - 3.2.1.4 AS/NZS4456 Masonry Units and Segmental Pavers – Methods of Test – General Introduction and list of Methods
- 3.2.2 Concrete Masonry Association of Australia Specifications
 - 3.2.2.1 T44 Concrete Segmental Pavements - Guide to Specifying
 - 3.2.2.2 T45 Concrete Segmental Pavements – Design Guide for Residential Access Ways and Roads
 - 3.2.2.3 T46 Concrete Segmental Pavements – Detailing Guide

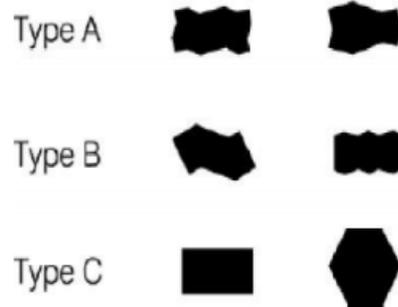
Materials

SG 3.3 Concrete Segmental Pavers

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- 3.3.1 Concrete segmental pavers are units of not more than 0.10 square metres in gross plan area, manufactured from concrete, with plain or dentated sides, with top and bottom faces parallel and with or without chamfered edges.
- 3.3.2 Concrete pavers are identified by shape as being one of the following types:
 - 3.3.2.1 Shape Type A: Dentated chamfered units which key into each other on four sides, are capable of being laid in herringbone bond, and by their plan geometry, when interlocked, resist the spread of joints parallel to both the longitudinal and transverse axes of the units.
 - 3.3.2.2 Shape Type B Dentated units which key into each other on two sides, are not (usually) laid in herringbone bond, and by their plan geometry, when keyed together, resist the spread of joints parallel to the longitudinal axes of the units and rely on their dimensional accuracy and accuracy of laying to interlock on the other faces.
 - 3.3.2.3 Shape Type C Units which do not key together and which rely on their dimensional accuracy and accuracy of laying to develop interlock.
- 3.3.3 Figure S3.1 shows examples of some of the more common shapes.

Figure S3.1 Paver Shapes



- 3.3.4 Concrete segmental pavers shall comply with the requirements of T44, T45, T46, and AS/NZS 4455 for each area of application.
- 3.3.5 The material requirements for concrete pavers for each application, derived from T44, are shown in Table S3.1.
- 3.3.6 The pavers shall meet the requirements for the relevant application given in Table S3.1 when tested in accordance with the test methods outlined in AS/NZS 4456.

Table S3.1 Material Requirement for Concrete Segmental Pavers

Application	Characteristic breaking load ² (kN)	Characteristic flexural strength ² (MPa)	Minimum Thickness (mm)	Shape ³	Dimensional deviations (Cat AS455)	Abrasion Resistance (mean abrasion]
Residential	3	2	No Limit	Any	DPA1 or	7
Driveways	5	3	No Limit	Any	DPB1	7
Light Traffic					DPA1 or	
Medium					DPB1	

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Traffic¹						
Public Footpaths	5	3	No Limit	Any	DPB2	5
Low Volume	5	3	No Limit	Any	DPB2	3.5
High Volume and Pedestrian Malls¹						
Roads³						
All Roads	5	3	80	A	DPB2	5
Notes:						
1. Capable of taking occasional 8.2-t axle loads						
2. At 28 days						
3. Interlocking shapes offer superior performance in road applications						

SG 3.5 Bedding Sand

- 3.5.1 The bedding sand shall be well graded sand, consisting of clean, hard, uncoated grains uniform in quality, generally passing a 4.75mm sieve and shall conform with the grading limits specified in **Table S3.2**.

Table S3.2 Bedding Sand Grading Limits

AS Metric Sieve (mm)	% Passing
9.52	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	10-30
0.150	5-15
0.075	0-10

- 3.5.2 The sand shall be of uniform moisture content when spread. It shall be covered when stored on site to protect it from rain penetration.
- 3.5.3 The bedding sand shall be free of deleterious soluble salts or other contaminants, which may cause, or contribute to, efflorescence.

SG 3.6 Joint Filling Sand

- 3.6.1 Pavers are compacted in place, prior to applying joint filling sand.
- 3.6.2 The joint filling sand shall be well graded passing a 2.36mm sieve, and shall conform with the grading limits specified in **Table S3.3**.

Table S3.3 Joint Filling Sand Grading Limits

AS Metric Sieve (mm)	% Passing
2.36	100
1.18	90-100

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0.600	60-90
0.300	30-60
0.150	15-30
0.075	5-10

- 3.6.3 The sand shall be dry when spread. It shall be covered when stored on site to protect it from rain penetration.
- 3.6.4 The sand shall be free of deleterious soluble salts or other contaminants, which may cause, or contribute to, efflorescence.
- 3.6.5 Sand used for bedding is not suitable for joint filling

SG 3.7 Concrete for Edge Restraints

- 3.7.1 Concrete supplied and placed for the construction of edge strips shall comply with the Specification for SG 7 CONCRETE WORKS.
- 3.7.2 Unless otherwise indicated on the Project Drawings, or where the edge restraint is provided by kerb and / or channel, the concrete used for edge restraints shall have a minimum 28-day characteristic compressive strength of 25MPa for edge restraints to pavers on road pavements and 20MPa for edge restraints to pavers on footpaths, bikeways, and medians.

Construction

SG 3.8 Paver Type, Shape, Class and Laying Pattern

- 3.8.1 The choice of concrete pavers shape type, shape name, colour, thickness and laying pattern shall be as shown on the Project Drawings for each area of application.
- 3.8.2 Council will require a minimum stock quantity for future replacements.

SG 3.9 Subgrade Preparation

- 3.9.1 For road pavements and areas subject to vehicle loads, the subgrade shall be trimmed and compacted to the required depth below finished surface level as shown on the approved Project Drawings and in accordance with Specification SG 2 ROAD PAVEMENTS.
- 3.9.2 Following completion of subgrade compaction and trimming, the whole of the subgrade area shall be inspected by proof rolling with a fully loaded single rear axle truck with a minimum axle load of 8 tonnes (or acceptable equivalent). Acceptable proof rolling shall be taken to be no visible signs of deformation or instability in the subgrade. [Hold Point]
- 3.9.3 For pedestrian and light traffic areas (i.e. footpaths, bikeways and medians) all soft, yielding or other unsuitable material shall be replaced with sound material and the subgrade shall be compacted to provide a minimum of 95

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per cent standard compaction as determined by AS 1289.5.4.1 for standard compactive effort. The subgrade shall be trimmed to be ± 30 mm of the design subgrade level.

SG 3.10 Subbase/Base

- 3.10.1 Base course for pedestrian and light traffic areas (i.e. footpaths, bikeways, medians) shall be as shown on the Project Drawings, where not otherwise specified the base course shall be a 125mm thick compacted to 95 per cent standard compaction as determined by AS 1289.5.4.1 for standard compactive effort. Base course material shall be minimum of Type 2.3 Pavement Material in accordance with the Specification for SG 2 ROAD PAVEMENTS.
- 3.10.2 For road pavements and areas subject to vehicle loads the subbase and base shall be constructed to the specified thickness and depth below finished surface level, and to the design grade and crossfalls of the finished surface, as shown on the approved Project Drawings in accordance with Specification SG 2 ROAD PAVEMENTS.
- 3.10.3 The base course shall extend in width to at least the rear face of all new edge restraints.
- 3.10.4 Notwithstanding the finished level tolerances contained within Specification SG 2 ROAD PAVEMENTS for base of ± 10 mm of design levels, the level on the finished surface of the base course for road pavements to be overlain with segmental paving shall be trimmed to within + 10mm or - 0mm of design levels. The deviation from a 3m long straight edge placed anywhere and laid in any direction on the top surface of the base course for all segmental paving shall not exceed 10mm. Sand bedding material shall not be used as a levelling material to compensate for base finishing outside the above tolerances.
- 3.10.5 The finished surface of the base shall drain freely without ponding.

SG 3.11 Edge Restraints

- 3.11.1 Edge restraints in the form of kerb and / or channel or edge strips shall be constructed along the perimeter of all segmental paving as shown on the approved Project Drawings. Concrete kerb and / or channel and edge strips shall be constructed in accordance with specifications SG 2- ROAD PAVEMENTS and SG 7 CONCRETE WORKS
- 3.11.2 Faces of edge restraints abutting pavers shall be vertical.
- 3.11.3 Edge restraints shall be supported on compacted base and / or subbase of the thickness as shown on the approved Project Drawings. Where not otherwise specified or indicated, the minimum thickness of compacted base beneath the edge restraints shall be 100mm adjacent to road pavements and medians, and 50mm adjacent to footpaths, bikeways and driveways.
- 3.11.4 Unless otherwise shown on the Project Drawings, expansion and contraction joints shall be provided in accordance with Specification SG 7 CONCRETE WORKS.

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- 3.11.5 After the concrete has hardened and not earlier than three days after placing, the spaces at the back of the edge restraint shall be backfilled with earth, compacted in layers not greater than 150mm thick, then topsoiled to meet surrounding of design levels.
- 3.11.6 Hidden edge restraints may be used as an alternative for pedestrian and light traffic areas and shall be as detailed on the approved Project Drawings.

SG 3.12 Sand Bedding Course

- 3.12.1 The sand bedding course shall be spread in a single uniform layer and screeded in a loose condition to the nominated design profile and levels plus that necessary to achieve a uniformly thick nominal 25-35mm layer following final compaction of the segmental paving.
- 3.12.2 Any depressions in the screeding sand exceeding 5mm shall be loosened, raked and rescreeded before laying pavers.
- 3.12.3 Screeded sand left overnight if subject to rain shall be checked for level and rescreeded where necessary before pavers are placed. The sand shall not be screeded more than two metres in advance of the laying face at the completion of work on any day.
- 3.12.4 Drainage of the bedding course shall be as detailed on the approved Project Drawings.

SG 3.13 LAYING PAVERS

- 3.13.1 Unless otherwise specified, concrete pavers for road pavements shall be placed in herringbone laying pattern.
- 3.13.2 Pavers shall be uniformly placed on the screeded sand bedding to the nominated laying pattern. Pavers shall be placed so that they are not in direct contact with each other and shall have uniform 3mm nominal joint widths.
- 3.13.3 The first row shall be located next to an edge restraint or an established straight line, and laid at a suitable angle to achieve the required orientation of pavers in the completed pavement.
- 3.13.4 In each row, full units shall be laid first. Edge or closer units shall be neatly cut using a paver scour, or mechanical or hydraulic guillotine, and fitted subsequently. Cut pieces of pavers which are smaller in size than one quarter of a full block shall not be used.
- 3.13.5 Manholes, drainage gullies and similar penetrations through the pavement shall be finished against the paving with a concrete surround or apron designed to suit and fit the laying pattern, otherwise complying with the requirements for edge restraints.
- 3.13.6 Any foot or barrow traffic shall use boards overlaying paving to prevent disturbance of units prior to compaction. No other construction traffic shall be allowed on the pavement prior to compaction and provision of joint filling sand.
- 3.13.7 On completion of subsequent bedding compaction and joint filling operations, no more than 10 per cent of joints along any 10 metre line along a major axis of the laying pattern shall have widths outside the range of 2 - 4mm.

SG 3.14 Bedding Compaction

- 3.14.1 After laying the pavers, the sand bedding shall be fully compacted and the surface brought to design levels and surface profiles by not less than two passes of a high frequency low amplitude plate compactor, which covers at least 12 units. Compaction shall continue until lipping between adjoining units has been eliminated.
- 3.14.2 Any units which are structurally damaged during bedding compaction shall be removed and replaced. The pavement shall then be recompact for at least one metre surrounding each replacement unit.
- 3.14.3 The paving operations shall be arranged so that the use of the plate compactor proceeds progressively behind the laying face without undue delay, and such that compaction is completed prior to cessation of construction activity on any day. Compaction shall not be attempted within one metre of the laying face except on completion of the pavement against an edge restraint.
- 3.14.4 The finished surface level shall not vary from the design level at any point laid in any direction, by more than 6mm for all road pavements and 8mm for all other areas of segmental paving. Notwithstanding this, the finished surface of the segmental paving, including where the paving abuts an edge restraint other than a drainage inlet, shall not deviate from the bottom of a 3m straight edge laid in any direction, except at grade changes, by more than 6mm for road pavements and 8mm for all other areas of segmental paving.
- 3.14.5 The abutting edges of two adjacent pavers should match, but in no circumstances should they differ by more than 2mm.
- 3.14.6 The surface level of pavers immediately adjacent to surface drainage channels shall finish not less than 5mm nor more than 10mm above the channel edge.
- 3.14.7 All compaction shall be complete and the pavement shall be brought to design profiles before spreading or placing sand filling in the joints.

SG 3.15 Filling Joints

- 3.15.1 As soon as practicable after bedding compaction, and in any case prior to termination of work on any day, dry sand for joint filling shall be spread over the pavement and the joints filled by brooming.
- 3.15.2 To ensure complete filling of the joints, both the filling sand and pavers shall be as dry as practicable when sand is spread and broomed into the joints.
- 3.15.3 The pavement shall then receive one or more passes of a plate compactor and the joints then refilled with sand, with the process then repeated sufficiently to ensure that the joints are completely filled.

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SG 3.16 Protection of Work

- 3.16.1 Other than wheeled trolleys, forklifts and cluster-clamp vehicles, construction and other traffic shall not use the pavement until bedding compaction and joint filling operations have been completed.

SG 3.17 Opening to Traffic

- 3.17.1 As soon as practicable after the filling of joints, construction vehicles may use the pavement, and should be encouraged to traverse the greatest possible area of pavement to assist in the development of 'lock-up'.
- 3.17.2 Excess joint filling sand shall be removed prior to opening to traffic.
- 3.17.3 The pavement shall then be inspected by the Contractor at regular intervals up until the expiration of the Defects Liability Period to ensure that all joints remain completely filled.

SG 3.18 Tolerances

- 3.18.1 Where tolerances for individual components and associated dimensions are not specified on the Project Drawings, deviations from established lines, grades and dimensions in the completed work shall not exceed the values stated herein.
- 3.18.2 The dimensional tolerances as shown in **Table S3.4**

Table S3.4 Summary of Limits and Tolerances

Description	Limits/Tolerances
Base	Finished level of base for pavements to be within +10mm or -0mm of design levels.
	Finished level of base other than for road pavements, to be within +/-10mm of design levels.
	Finished level of base other than for road pavements, to be within +/-10mm of design levels
Segmental Paving Units (Joint Widths)	No more than 10% of joints along any 10 metre line of joints along a major axis of the laying pattern shall have widths outside the range 2 – 4mm.
Segmental Paving Units (Surface Level)	Finished surface level of pavers shall not vary from design levels by more than +/- 6mm for road pavements and +/- 8mm for other than road pavements.
	Finished surface of pavers shall not deviate from a 3m straight edge, laid in any direction, by more than 6mm for road pavements and 8mm for other road pavements.
	The abutting edges of two adjacent pavers shall not differ by more than 2mm.
	Finished surface level of pavers adjacent to surface drainage channels shall be no less than 5mm and no more than 10mm above the level of adjacent channel edge.

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SG 3.19 Paver Laying Patterns



Herringbone

Stretcher



Basketweave

Zig Zag Running Bond

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SG 4 Stormwater Drainage

General

SG 4.1 Scope

- 4.1.1 The specification details are all the requirements pertaining to the construction of stormwater drainage works.
- 4.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

SG 4.2 Reference Documents

- 4.2.1 Australian Standards
 - 4.2.1.1 AS1597 Precast Reinforced Concrete Box Culverts
 - 4.2.1.2 AS1650 Hot-Dipped Galvanised Coatings on Ferrous Articles
 - 4.2.1.3 AS1761 Helical Lock-Seam Corrugated Steel Pipes
 - 4.2.1.4 AS2338 Preferred Dimensions of Wrought Metal Products
 - 4.2.1.5 AS2423 Galvanised Wire Fencing Products
 - 4.2.1.6 AS3725 Loads on Buried Concrete Pipes
 - 4.2.1.7 AS4058 Precast Concrete Pipes (pressure and non-pressure)
 - 4.2.1.8 AS4159 Fibre-Reinforced Concrete Pipes and Fittings
 - 4.2.1.9 AS5065 Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications
- 4.2.2 All Australian Standards referenced in this specification shall be the current edition.
- 4.2.3 Department of Main Roads
 - 4.2.3.1 MRS 11.03 Drainage, Retaining Structures and Protective Treatments

Materials

SG 4.3 Steel Reinforced Concrete Pipes (RCP)

- 4.3.1 Pipes shall conform in all respect to AS 4058.
- 4.3.2 Pipes up to and including 600mm diameter can be rubber ring jointed or flush with manufacturer's external bands; pipes larger than 600mm diameter shall be flush jointed with manufacturer's external bands.
- 4.3.3 In locations where the pipes are to be laid in a subgrade of sand or influenced by saltwater, rubber ringed joints shall be used.
- 4.3.4 Pipes laid in areas influenced by saltwater intrusion or acid sulphate soils, or where any part of the pipe is below the Highest Astronomical Tide the pipe

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will have cover to reinforcement in accordance with the exposure classification requirements of AS 3600.

- 4.3.5 The class of pipe shall be as specified or shown on the drawings. Minimum of Class "2".

SG 4.4 Fibre Reinforced Concrete Pipes (FRC)

- 4.4.1 Pipes shall conform to the AS 4139. Pipes of the same diameter and class can be used in lieu of Steel Reinforced Concrete Pipes.
- 4.4.2 In locations where the pipes are to be laid in a subgrade of sand or influenced by saltwater, rubber ringed joints shall be used.
- 4.4.3 Where rubber ring joints are specified the "V" section rubber ring shall be used and are to be jointed using the manufacturer's lubricant.

SG 4.5 Reinforced Concrete Box Culverts (RCBC)

- 4.5.1 Box culverts shall be of the "Inverted U" type unless specified otherwise and shall conform in all respects to the current edition of AS 1597.
- 4.5.2 Box culverts laid in areas influenced by saltwater intrusion or acid sulphate soils, or where any part of the pipe is below the Highest Astronomical Tide the box culvert will have cover to reinforcement in accordance with the exposure classification requirements of AS 3600.

SG 4.7 Polypropylene Pipes

- 4.7.1 Pipes shall conform to the AS 5065. Pipes shall only be used within allotments with the prior approval of Council. "As Constructed" drawings shall clearly indicate location of polypropylene pipes. Polypropylene pipes shall not be used within road reserves.

SG 4.8 Bedding Materials

- 4.8.1 Concrete and Fibre Reinforced Concrete Pipes:
- 4.8.1.1 Bedding shall consist of clean coarse sand with 100% passing the 19mm AS Sieve and not more than 15% passing the 0.075mm AS Sieve.
- 4.8.2 Reinforced Concrete Box Culverts:
- 4.8.2.1 The bedding material to be used in conjunction with box culverts should conform to the grading specified in the Main Roads Standard Specification MRS11.03.

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SG 4.9 Steel Wire Gabion and Mattress Protection Works

- 4.9.1 Steel wire gabions and mattresses shall be proprietary products manufactured from heavily galvanised hexagonally woven steel-wire mesh and filled with rock conforming to the material requirement specified in Main Roads Specification MRS 11.03.

SG 4.10 Concrete

- 4.10.1 The concrete and reinforcement used in the construction of gully pits, manholes, headwalls and aprons etc shall comply with Specification SG 7 CONCRETE WORKS.

SG 4.11 Manhole Covers and Frames

- 4.11.1 Cast iron covers and frames are to be supplied for all stormwater manholes and shall be manufactured and tested in accordance with AS 3996.
- 4.11.2 All openings shall conform to the details on Council's Standard Drawing
- 4.11.3 All covers shall have a raised stud pattern with the letters SW (65mm high) cast into the centre of the lid and "gatic" type lifting holes.
- 4.11.4 Minimum classes of manhole covers shall be as follows:
 - 4.11.4.1 Within Residential Properties and Parks - Class B
 - 4.11.4.2 Residential Road Reserves:
 - 4.11.4.2.1 Up to collector street status - Class C
 - 4.11.4.2.2 Trunk Collector or higher - Class D
 - 4.11.4.3 Industrial, Commercial Road Reserves - Class D

SG 4.12 Grates and Frames

- 4.12.1 Grates and frames of gully pits are to be fabricated from grade 250 steel and shall comply with the requirements of AS 3996 They shall be constructed to the dimensions and details supplied on the Council's Standard Drawing and shall be Hot Dipped Galvanised to the requirements of AS 1650.
- 4.12.2 Grates for structures other than gully pits shall be bicycle safe, and of a classification applicable to its location in accordance with AS 3996.

SG 4.13 Floodgates

- 4.13.1 Floodgates shall be a proprietary product manufactured from non-corrosive material of a type specified on the approved Project Drawings.

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SG 4.14 Backfill Material

- 4.14.1 Backfill material shall generally be selected fill material, not markedly different in character from the surrounding soil, free from large stones, lumps of clay, topsoil, tree roots and other rubbish. It shall have an even grading free of lumps retained on a 75mm sieve and free of stones retained on a 25mm sieve.
- 4.14.2 Stabilised Backfill material may need to be required when utilising Corrugated Aluminium Alloy Pipes. Where such materials are required, only approved mixes in accordance with the manufacturers recommendations shall be accepted.

Construction

SG 4.15 Setout

- 4.15.1 The alignment of the stormwater pipes and position of the gully pits, manholes and headwalls shall be as stated in the approved Project Drawings and set out from a datum line established by a Registered Surveyor. The datum line may be either the road centreline, property boundary, a pegged chainage offset line, or any alternative datum suitable for the purposes of accurately setting out the works.
- 4.15.2 The invert levels of the pipes shall be maintained in strict accordance with site bench marks and only approved and tested equipment shall be used to establish and maintain these levels.

SG 4.16 Clearing & Grubbing

- 4.16.1 All clearing and grubbing works shall be in accordance with Specification SG 1 EARTHWORKS.
- 4.16.2 Where stormwater lines pass through allotments any trees or obstructions not on the line of the pipes shall be preserved.

SG 4.17 Trenching

- 4.17.1 All trenching and foundation works necessary for the installation of stormwater drainage works, shall be in accordance with Specification SG 1 EARTHWORKS.
- 4.17.2 Trench or foundation excavation for stormwater drainage works shall be undertaken to the planned level for the bottom of the specified bedding or foundation level. All loose material shall be removed from the bottom of the trench.

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- 4.17.3 The width of trenching excavation shall be in accordance with the Council Standard Drawings, the trench base and comply with all regulations of Workplace Health and Safety Act.
- 4.17.4 In undertaking trench excavation, the Contractor shall provide any shoring, sheet piling or other stabilisation of the sides necessary to comply with statutory requirements.
- 4.17.5 Where public utilities exist in the vicinity of stormwater drainage works the Contractor shall obtain the approval of the relevant authority / corporation to the method of excavation before commencing excavation.

SG 4.18 Diverting Water and Dewatering

- 4.18.1 During construction all care should be taken to ensure any water, which may interfere with the progress of the works, be diverted to keep the trenches and excavations free from water so as to prevent any damage to the works due to flooding or other causes.
- 4.18.2 The necessary pumping items shall be kept on hand to ensure the excavation is constantly dewatered during the progress of the works.
- 4.18.3 Discharge for dewatering pumps shall be directed to location approved by and to the satisfaction of Council.
- 4.18.4 Care shall be taken to ensure that discharge flows do not cause any flooding, erosion or environmental harm, where necessary appropriate measure shall be put in place to trap and dispose of entrained sediments.
- 4.18.5 In areas where acid sulphate soils are present, discharge flows shall be disposed of and/or treated in accordance with an approved acid sulphates soils management plan.

SG 4.19 Bedding

General

- 4.19.1 Pipe support and bedding shall be in accordance with AS 3725 for pipe support types shown on the approved Project Drawings. Where the pipe support type is not shown on the Drawings, the minimum pipe support type shall be HS2 within road reserves and H1 elsewhere.
- 4.19.2 The bedding and haunch zone material shall be placed and compacted in accordance with AS 3725, with care be taken around the Haunch zone area to avoid disturbing the position of the pipe. The surface of every pipe should have full and even contact with the bedding material.
- 4.19.3 In trenches with bad ground water conditions and/or unsuitable material the trench should be over excavated to allow a foundation layer of crushed rock material (min. depth 250mm) to be placed to provide an adequate foundation. A geofabric to engineering design should be placed for the full width of the trench and overlapped 450mm prior to placing the bedding material and laying the pipes in this instance.

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Box Culverts

- 4.19.4 Bedding for precast and cast insitu base slabs shall be selected backfill to a compacted depth of 150mm laid to the line and level of the underside of the base slab. The bedding shall be finished to a smooth surface with a tolerance of $\pm 10\text{mm}$ in level and $\pm 50\text{mm}$ in line.

SG 4.20 Lay and Joint Pipes

Concrete and Fibre Reinforced Concrete Pipes

- 4.20.1 Pipe laying shall begin at the downstream end of the line with the socket or grooved end of the pipe facing upstream. When the pipes are laid, the barrel of each pipe shall be in contact with the bedding material throughout its full length.
- 4.20.2 When elliptical pipes with circular reinforcement or circular pipes with elliptical reinforcement are used, the pipes shall be laid in such a position that the manufacturer's marks, designating the "Top" or "Bottom" of the pipe shall not be more than 5 degrees from a vertical plane through the longitudinal axis of the pipe.
- 4.20.3 External joints shall be taped with the manufacturers supplied tape or rubber external sand bands upon final bedding and alignment.
- 4.20.4 Lifting holes in pipes shall be plugged with mortar, precast tapered concrete / plastic plugs, or other approved means prior to backfill material being placed.
- 4.20.5 Joints shall not be made under water. The trench must be de-watered to facilitate joint making and inspection. Precautions must be taken to prevent erosion of joint material by moving currents of water.
- 4.20.6 Drainage lines shall be constructed with a tolerance of $\pm 15\text{mm}$ in line or level over any section 30m in length (providing each pipe unit has a fall in the direction of flow) from the alignment and levels shown on the approved Project Drawings.

Reinforced Concrete Box Culverts

- 4.20.7 The base of the box culvert shall be laid true to line and grade before the crown units of the box culvert segments are laid.
- 4.20.8 All construction methods, tolerances and requirements for box culverts shall conform to the requirements detailed in Main Roads Standard Specification MRS 11.03.

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SG 4.21 Backfill

Concrete & Reinforced Pipes

4.21.1 Compaction standards for backfill material shall conform to **Table S4.1**.

Table S4.1 Backfill Compaction

Location	Minimum Dry Density (Cohesive soils)	Minimum Density Index (Cohesionless soils)
Under Road embankments: >0.3m below pavement subgrade <0.3m below pavement subgrade	95% Standard 98% Standard	65% 80%
Elsewhere	95% Standard	65%

Note: Compaction requirements are with reference to the relevant Test Methods Contained in AS 1289.

- 4.21.2 For trench installations, mechanical compacters shall be used. Where impact tampers are used caution must be exercised not to allow a direct blow on the pipe. The material should be compacted at near optimum moisture content and should be brought up evenly in layers not exceeding 150mm on both sides of the pipe up to 150mm over the pipe. It should not be bulldozed into the trench nor dropped directly on the pipe.
- 4.21.3 Heavy mechanical equipment must not be used for tamping of backfill or be permitted to run over pipelines at shallow depths except at prepared crossing places and where approved.
- 4.21.4 For trenches not contained within the road reserve the trench shall be refilled to natural surface level with fill material placed evenly in 150mm to 300mm layers, tamped thoroughly.
- 4.21.5 The backfilling should be completed as soon as possible after pipe laying, and before the pipeline is charged with water. This will avoid the risk of pipes floating if the trench becomes flooded.

SG 4.22 Drainage Structures

- 4.22.1 Gullies, manholes and field inlets shall be constructed to the form and dimensions shown on the plans and in accordance with Council's Standard Drawings. Where the ground is solid, back forms need not be used in the construction of drainage structures, the concrete being poured against the earth. Where this is done, the thickness of the wall of such gully or manhole shall be increased to a minimum of 50mm greater than the dimension shown on the plan.
- 4.22.2 The joints between drainage structures and pipes shall be made watertight using cement mortar. The mortar shall be used within one hour of mixing and shall not be retempered. The joints shall be finished to provide smooth surfaces, uniform with the inner surfaces of the structure.

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- 4.22.3 Concrete benching shall be shaped as specified and shall have smooth, even surfaces and neat edges. Step irons shall be installed horizontal, vertically in line, and shall project uniformly from the walls, where the depth of the structure is greater than 1.5m.
- 4.22.4 Where step irons are not cast-in-place, they shall be epoxy mortared into drilled holes. The joints between the step irons and the walls shall be completely filled so that the step irons are held rigid and the joints are watertight.
- 4.22.5 Concrete top slabs in Manholes shall be joined to the walls using cement mortar or epoxy mortar. The opening in the top slab shall be closed with temporary covers, after which excavations shall be backfilled. Cast in situ concrete surrounds shall be constructed on the top slabs to encase the frames. Alternatively, precast concrete surrounds may be employed, using epoxy mortared joints. Only approved covers in accordance with this Specification shall be installed in the frames.
- 4.22.6 Temporary covers to Gullies and Manholes may remain in position and installation of the frames and surrounds deferred until pavement construction has reached a stage where the frames and surrounds can be positioned accurately. Where construction is in a staged format, the joint between each pour shall be suitably roughened to ensure an adequate bond and seal is achieved between the successive concrete pours.
- 4.22.7 Compaction of material surrounding drainage structures shall be in accordance with **Table S4.1**.

SG 4.23 Steel Wire Gabions and Mattress Protection

- 4.23.1 These proprietary products shall be assembled and installed in accordance with the Main Roads Standard Specification MRS 11.03.

SG 4.24 Headwalls, Wingwalls and Aprons

Cast Insitu

- 4.24.1 Where necessary, localised excavations shall be carried out to allow construction of cast insitu end structures.
- 4.24.2 Cast insitu endwalls, wingwalls and aprons, shall be constructed to the dimensions and other requirements shown on the approved Project Drawings and in accordance with Council's Standard Drawings.
- 4.24.3 Concrete work shall comply with Specification SG 7 CONCRETE WORKS. Construction of endwalls and wingwalls shall include the construction of integral cut-off walls, where required.

Precast

- 4.24.4 Where necessary, localised excavations shall be carried out to allow installation of precast concrete end structures.

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- 4.24.5 End structures shall be laid on foundation bedding, which provides continuous even support to the structures. Foundation bedding material shall be compacted to the relevant standard specified below:
 - 4.24.5.1 Cohesive material - to not less than 95% Standard Compaction. □
Non-cohesive material - to a density index of not less than 65.
 - 4.24.5.2 The joints between end structures and culverts shall be filled with cement mortar. The joint areas shall be thoroughly cleaned and wetted just prior to filling. All points shall be finished smooth and uniform with the surfaces of the end structures.
- 4.24.6 Any holes and recesses provided in end structures to assist installation shall be neatly plugged or filled with cement mortar.
- 4.24.7 Mortared joints and filled holes and recesses shall be cured for a period of not less than 48 hours. Backfill operations against end structures shall not be carried out during this curing period.

SG 4.25 Floodgates

- 4.25.1 Floodgates can be sleeved over the end of the pipe, secured with stainless steel bands or fixed to with a flange to headwalls. Installation shall be in accordance with the manufacturers recommendations.

SG 4.26 Tolerances

- 4.26.1 Tolerances for the construction of Stormwater Drainage Works shall comply with **Table S4.2**.

Table 4.2 Construction Tolerances

Location	Tolerance
Invert Levels	+10mm -10mm
Surface Levels	+50mm - 50mm in Allotments +10mm - 10mm in Roadways
Structure Locations	Within 100mm of design in Allotments or Park Within 50mm of design longitudinally along roadway Within 10mm of design at right angles to road
Crest of Spillway and Detention Basins	Trimmed to +25mm - 10mm

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SG 5 – Water Reticulation

General

SG 5.1 Scope

- 5.1.1 This specification details all matters pertaining to Water Supply Reticulation Construction.
- 5.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.
- 5.1.3 Aspects of modification or clarification of the Water Supply Code of Australia WSA 03 – 2002 are detailed in Appendix A of Design Guideline – D6.
- 5.1.4 Aspects of modification or clarification of the Water Supply Code of Australia WSA 03 – 2002 – Water Supply Code of Australia – Standard Drawings are detailed in [Appendix A](#) of this document.

SG 5.2 Reference Documents

- 5.2.1 Australian Standards:
 - 5.2.1.1 AS1289 Methods of Testing Soils for Engineering Purposes
 - 5.2.1.2 AS1432 Copper Tubes for Plumbing, Gasfitting and Drainage Applications
 - 5.2.1.3 AS/NZS1477 PVC Pipes and Fittings for Pressure Applications
 - 5.2.1.4 AS1646 Elastomatic Seals for Waterworks Purposed
 - 5.2.1.5 AS/NZS1906 Retroreflective Material and Devices for Road Traffic Control Purposes
 - 5.2.1.6 AS2032 Code of Practice for Installation of PVC Pipe Systems
 - 5.2.1.7 AS2033 Installation of Polyethylene Pipe Systems
 - 5.2.1.8 AS2129 Flanges for Pipes, Valves and Fittings
 - 5.2.1.9 AS/NZS2280 Ductile Iron Pressure Pipes and Fittings
 - 5.2.1.10 AS2638 Sluice Values for Waterworks Purposes
 - 5.2.1.11 AS3500 National Plumbing and Drainage Code
 - 5.2.1.12 AS3952 Water Supply – DN80 Spring Hydrant Valve for General Purposes
 - 5.2.1.13 AS/NZS4129 Fittings for Polyethylene (PE) Pipes for Pressure Applications
 - 5.2.1.14 AS/NZS4130 Polyethylene (PE) Pipes for Pressure Applications
 - 5.2.1.15 AS/NZS4765 Modified PVC (PVC-M) Pipe for Pressure Applications
- 5.2.2 Department of Main Roads
 - 5.2.2.1 MRS 11.45 Pavement Marking
- 5.2.3 Water Services Association of Australia
 - 5.2.4 WSA 03 – Water Supply Code of Australia

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Materials

SG 5.3 Pipes General

- 5.3.1 All pipes used for water main reticulation shall be constructed from the following materials:
 - 5.3.1.1 Polyvinylchloride (PVC) PVC-M Only
 - 5.3.1.2 Polyethylene (PE); or
 - 5.3.1.3 Ductile Iron.

SG 5.4 Modified PVC (PVC-M)

- 5.4.1 Modified PVC (PVC-M) pipes manufactured in accordance with AS/NZS 4765 by an Australian Standards quality endorsed company may be used as an alternative to PVC-U.
- 5.4.2 PVC pipes 100mm diameter and greater to be Class 16 rubber ring jointed (Ductile iron O.D compatible).
- 5.4.3 Rubber Rings shall be manufactured and tested in accordance with AS 1646. Jointing lubricant in accordance with the manufacturers' specification should be used to facilitate jointing.

SG 5.5 Polyethylene Pipe

- 5.5.1 Polyethylene pipe shall be manufactured in accordance with AS/NZS 4130 by an Australian Standards quality endorsed company.
- 5.5.2 PE pipes up to 100mm inside diameter to be Class 20
- 5.5.3 Fittings shall comply with AS/NZS 4129.

SG 5.6 Ductile Iron

- 5.6.1 Ductile Iron pipes shall be manufactured and cement lined in accordance with AS/NZS 2280 by an Australian Standards quality endorsed company.
- 5.6.2 Socketed pipes to be Class K9 suitable for the patented "Tyton" type rubber ring joint. Flanged pipes to be Class K12.
- 5.6.3 Flanges shall comply with AS 2129 Table C. Bolts and nuts for flanged joints shall be in accordance with AS 2129.
- 5.6.4 All pipes and fittings shall be wrapped in a loose polyethylene sleeving 0.25mm thick. Wrapping and taping shall be carried out in accordance with the pipe manufactures recommendations.

SG 5.7 Bedding Material

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- 5.7.1 Bedding Material shall consist of a clean coarse sand free from organic matter, clay, shells and deleterious material with 100% passing the 6.7mm AS sieve and not more than 5% passing a 0.150mm AS sieve.

SG 5.8 Valves

- 5.8.1 All Valves shall be manufactured in accordance with AS 2638 by an Australian Standards quality endorsed company.
- 5.8.2 Valves of 80mm diameter and larger, are to be coated with a thermosetting epoxy powder to AS 2638 and AS 3952.
- 5.8.3 All 50mm diameter valves shall be DR brass construction with appropriate pressure rating or approved equivalent and certified by QAS to Standards Mark or Water Mark. All valves shall be fitted with bronze tee handles.
- 5.8.4 All valves 80mm and greater to be anti clockwise to close.

SG 5.9 Hydrants

- 5.9.1 Hydrants shall be the spring hydrant "Maxi Flow" 2000 type (DN80) manufactured in accordance with AS 3952 by an Australian Standards quality endorsed company. Hydrants are to be coated with a thermosetting epoxy powder to AS 2638 and AS 3952.

SG 5.10 Bends and Tees

- 5.10.1 All bends for mains of 80mm diameter or larger and all other associated fittings shall be constructed in accordance with AS/NZS 2280, and have flanged or spigot and socket type joints as specified on the approved Project Drawings. Where flanges are used, bolts shall be matched sets and conform to the following criteria:
- 5.10.2 In above ground uses, bolts shall be Hot Dipped Galvanised □ In below ground uses, bolts shall be Grade 316 Stainless Steel with nuts and washers Grade 304 stainless steel.
- 5.10.3 All bends, tees and miscellaneous fittings shall be factory nylon powder coated unless otherwise specified.

SG 5.11 Pavement Marking

- 5.11.1 The manufacture, supply and material requirements appropriate to the specification of pavement marking shall be in accordance with Main Roads Standard Specification "MRS11.45 Pavement Marking".

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SG 5.12 Raised Retro Reflective Marking

- 5.12.1 Raised retroreflective pavement markers used to locate hydrants shall be blue bi-directional markers.
- 5.12.2 The material requirements of the raised retroreflective pavement markers shall be in accordance with Main Roads Standard Specification "MRS11.45 Pavement Marking".

SG 5.13 Setout

- 5.13.1 The location and sizes of the mains and position of valves and hydrants shall be as stated on the approved Project Drawings.
- 5.13.2 Bends shall be positioned such that the correct alignment is maintained and remains within the allotted service corridor.
- 5.13.3 Where levels are nominated on the approved Project Drawings the Contractor shall ensure the main is laid within the given tolerances and the equipment used to level the main is approved and tested.
- 5.13.4 Alignment of the water main shall be 2.500m off the property boundary, with horizontal centreline deviations permissible provided the main remains entirely within the 450 mm wide footpath allocation.
- 5.13.5 Deflection of water mains is not allowed. Bends are to be used for change of direction.
- 5.13.6 Where a hydrant is placed at the end of a water main which will not be extended in the future, e.g., in cul-de-sac; the hydrant shall be installed with a hydrant bend located adjacent to the boundary of the last property serviced.
- 5.13.7 In cases where the main may be extended in the future, a hydrant tee and dead end shall be used, located as near as practicable (<0.5m) to the development boundary or nearest RP boundary.
- 5.13.8 The maximum spacing of hydrants shall be 80m with hydrants located at all crests, sags and ends of lines in cul-de-sacs.
- 5.13.9 Spring hydrants are to be oriented with bolts parallel to the water main.

SG 5.14 Clearing and Grubbing

- 5.14.1 All trenching and foundation works necessary for the installation of the pipeline or thrust blocks, shall be in accordance with Specification SG 1 EARTHWORKS.
- 5.14.2 The width of trenching excavation shall be in accordance with the Council's Standard Drawing at the trench base and comply with all regulations of Workplace Health and Safety Act.
- 5.14.3 In undertaking trench excavation, the Contractor shall provide any shoring, sheet piling or other stabilisation of the sides necessary to comply with statutory requirements.

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- 5.14.4 Where public utilities exist in the vicinity of water main drainage works the Contractor shall obtain the approval of the relevant authority / corporation to the method of excavation before commencing excavation.
- 5.14.5 The safety of the public shall be considered at all times. Where necessary, fenced walkways and controlled vehicular crossways shall be provided across trenches to maintain access from carriageway to individual properties or within individual properties. All such installations shall be of adequate size and strength and satisfactorily illuminated.
- 5.14.6 In the event of any trenching being left open for longer than one week, the Contractor shall provide erosion control measures to ensure minimal soil disturbance and material loss off the site. Some or all of these measures shall be provided immediately upon the onset of rain with an open trench.
- 5.14.7 The Contractor shall leave a clear space of 600mm minimum between the edge of any excavation and the inner toe of spoil banks. No excavated materials shall be stacked against the walls of any building or fence without the written permission of the owner of such building or fence. Topsoil from excavations shall be kept separate and utilised to make good the surface after backfilling.

SG 5.15 Trenching

- 5.15.1 All trenching and foundation works necessary for the installation of the pipeline or thrust blocks, shall be in accordance with Specification SG 1 EARTHWORKS.
- 5.15.2 The width of trenching excavation shall be in accordance with the Council's Standard Drawing at the trench base and comply with all regulations of Workplace Health and Safety Act.
- 5.15.3 In undertaking trench excavation, the Contractor shall provide any shoring, sheet piling or other stabilisation of the sides necessary to comply with statutory requirements.
- 5.15.4 Where public utilities exist in the vicinity of water main drainage works the Contractor shall obtain the approval of the relevant authority / corporation to the method of excavation before commencing excavation.
- 5.15.5 The safety of the public shall be considered at all times. Where necessary, fenced walkways and controlled vehicular crossways shall be provided across trenches to maintain access from carriageway to individual properties or within individual properties. All such installations shall be of adequate size and strength and satisfactorily illuminated.
- 5.15.6 In the event of any trenching being left open for longer than one week, the Contractor shall provide erosion control measures to ensure minimal soil disturbance and material loss off the site. Some or all of these measures shall be provided immediately upon the onset of rain with an open trench.
- 5.15.7 The Contractor shall leave a clear space of 600mm minimum between the edge of any excavation and the inner toe of spoil banks. No excavated materials shall be stacked against the walls of any building or fence without the written permission of the owner of such building or fence. Topsoil from excavations shall be kept separate and utilised to make good the surface after backfilling.

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SG 5.16 Cover

- 5.16.1 Unless noted otherwise on the approved Project Drawings the minimum depth of cover to be provided for mains shall be in accordance with WSA 03 – 2011 Table 7.2 Minimum Depths of Pipe Cover and AS 2032 & AS2566, and:
 - 5.16.1.1 Where normal cover for mains is unable to be maintained due to the presence of existing services or other restricting factors ductile iron pipe, may be used, subject to the approval of the Engineer.
 - 5.16.1.2 Main shall not be laid under stormwater, sewerage pipes or electricity conduits unless approved by the Engineer.

SG 5.17 Crossings

Major Road Crossings

- 5.17.1 Written approval from the Queensland Department of Transport is required if a main is to be constructed underneath or along a declared Main Road.
- 5.17.2 All road crossings shall have an enveloper pipe and the main shall be grouted in the enveloper pipe.
- 5.17.3 The design and construction of the enveloping conduit must be in accordance with Queensland Department of Transport's "Installation of Underground Conduits within the Boundaries of Declared Roads".

Crossings of Other Existing Roads and Streets

- 5.17.4 Unless otherwise approved in writing, all crossings of existing roads and streets shall be bored or jacked with no disturbance to the pavement, shoulders or kerb.
- 5.17.5 The Engineer may permit open trenching to streets below Collector, determined by the location, traffic conditions and age of the existing pavement.
- 5.17.6 The details of the crossing, pipe materials and grouting shall be submitted to Council for approval.
- 5.17.7 Crossings of other carriageways shall be trenched unless the Engineer specifies otherwise.

Railway Crossings

- 5.17.8 Written approval from the Queensland Rail is required if a main is to be constructed underneath a railway line. In such cases the crossing shall generally be designed and constructed in accordance with the requirements of Queensland Rail.

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SG 5.18 Bedding

- 5.18.1 All pipes shall be uniformly bedded in order to ensure solid and uniform support for the full length of the barrel with bell holes formed to accommodate the sockets to ensure a minimum clearance of 20mm.
- 5.18.2 The depth of bedding shall be as detailed on Council's Standard Drawing with the bedding material complying with the "Bedding Material" section of this Specification.

SG 5.19 Laying and Jointing of Pipes

- 5.19.1 All contractors shall have undertaken a manufacturers pipe laying accreditation course.
- 5.19.2 All pipe lines shall be laid to such lines, offset, gradients and levels as shown on approved Project Drawings.
- 5.19.3 Care shall be taken to preserve uniform gradients and correct alignments. Bends shall be used to effect horizontal and vertical changes of direction.
- 5.19.4 The manufacturers' recommendations for maximum deflection at each joint shall be strictly adhered to, if approval is granted by Council to use deflections.
- 5.19.5 Jointing of pipes, valves and fittings is to be carried out to the manufactures recommendations and in accordance with Australian Standards where applicable.
- 5.19.6 For pipes with rubber ring joints, only the lubricant specified in writing by the manufacturer shall be applied in making the joint. When the joint is made, the witness mark shall at no point be more than 1mm from the end of the socket.
- 5.19.7 Before being laid, all pipes, fittings, valves, etc shall be cleaned and examined by the Contractor.
- 5.19.8 Approved plugs shall be used to prevent foreign matter entering sections of pipeline, which are left uncompleted overnight.
- 5.19.9 The Contractor shall take all necessary precautions to prevent flotation of pipes during laying, backfilling and initial testing. Any temporary supports shall be removed prior to completion of backfilling.
- 5.19.10 Pipes shall be cut as needed to suit closing lengths, to remove damaged pipe or fittings or to remove sockets if necessary when jointing a socketed fitting.
- 5.19.11 For field cuts, only an approved mechanical pipe cutter shall be used, except that uPVC pipes may be cut using a power saw or a fine toothed hand saw and mitre box.
- 5.19.12 Any pipes cut in the field shall have their ends prepared in accordance with the manufacturer's written instructions.
- 5.19.13 Where pipes are cut in the field, a witness mark shall be made on the pipe at the length specified by the manufacturer from the end of the pipe. Scoring of uPVC pipes shall not be permitted.

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SG 5.20 Connection to Existing Mains

- 5.20.1 Ready tap, or equivalent, connection points shall be laid with the main within 300 mm of the side property boundaries.
- 5.20.2 The Ready tap connection point is to be installed with a valve on one side and a bung on the other.

SG 5.21 Fittings

- 5.21.1 The laying and jointing of mains shall include the fixing in position of all valves of any description, fire hydrants and all other fittings, which are necessary for the completion of the mains.
- 5.21.2 Joints to secure fittings to pipes shall be approved under Australian Standard AS1646.
- 5.21.3 All sluice valves, gate valves, air valves and hydrants shall be carefully placed in the final position so as to be the correct distance from the surface and installed in accordance with Council's Standard Drawings. With air valves and hydrants, risers shall be installed where necessary and if required, trenches shall be deepened and graded in the vicinity of all valves and hydrants in order to secure the correct depth below the surface.
- 5.21.4 Valves, hydrants and specials shall be thoroughly cleaned out prior to installation in main.
- 5.21.5 The spring hydrants shall be bolted to the flange of the hydrant junction so that the bolts of the hydrants are in line with the main, and the hydrant cover box fitted with its long axis along the centre line of the main. Hydrants must be protected during backfilling in such a manner as will prevent earth or grit from damaging the seating. Refer to Council's standard drawing.
- 5.21.6 Hydrants and valves shall be fully protected during laying and backfilling, on completion all glands shall be well screwed down, and all valves shall operate freely.

SG 5.22 Valve/Hydrant Markers

- 5.22.1 The position of all stop valve, scour valve, air valve and hydrants shall be indicated by a kerb marker plate, painted kerb marker or marker post and raised reflective pavement markers. The type of marker to be installed shall be as stated on the approved Project Drawings.
- 5.22.2 Painted symbols used to indicated hydrants shall be in accordance with Council's Standard Drawing.
- 5.22.3 Kerb marker plates used to indicate valve and hydrant locations shall be fixed to the kerb face it shall be in accordance with Council's Standard Drawing.
- 5.22.4 Kerb and channel shall be stamped or engraved, and posts with marker notice plates are to be located adjacent to each valve, hydrant, air valve and scour valve. The posts are to be located 0.3m on the kerbside of the property alignment unless otherwise directed by the Engineer.

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- 5.22.5 Kerb stamping or engraving, and marker plates shall be marked “V”, “H”, “AV” and “S” indicating sluice valve, hydrant, air valve and scour valve respectively shall be installed on the posts.
- 5.22.6 In addition to painted kerb markers / marker posts, all hydrants shall have a road pavement marker to indicate the location of the hydrant. The road pavement marker shall be either a painted teardrop or blue bi directional raised retro reflective pavement marker as stated on the approved Project Drawings.
- 5.22.7 Where a painted teardrop is specified the teardrop shall be painted with a solid yellow enamel paint and be 630mm overall length with 200mm radius base and a 25mm radius tip. The teardrop shall be painted across the centreline of a two-lane road or in the middle of the near side lane of a multi laned road. The tapered end of the teardrop shall point towards the relevant hydrant
- 5.22.8 Where a blue bi-directional raised retro reflective pavement marker is specified it shall be fixed securely to the road pavement opposite the hydrant. On two lane roads, the marker is to be positioned on the road centreline. For multi-lane roads, it is to be positioned on the lane line between the first and second lane.
- 5.22.9 The installation requirements of and pavement makings and raised retroreflective pavement markers shall be in accordance with Main Roads Standard Specification "MRS11.45 Pavement Marking".

SG 5.23 Anchor Blocks

- 5.23.1 Where a main is installed at a grade of 1 in 6 or steeper, concrete anchor blocks shall be provided in accordance with Council's Standard Drawing
- 5.23.2 Concrete works shall comply with Specification SG 7 CONCRETE WORKS.

SG 5.24 THRUST BLOCKS

- 5.24.1 For vertical bends with an upward thrust additional concrete shall be placed so that the mass of concrete is greater than the thrust on the filling. Sufficient steel reinforcement shall be included to bend the weight of the block below the pipe centreline to the upper part of the block. These thrust blocks shall be designed to manufacturer's specifications.
- 5.24.2 Thrust blocks, sized in accordance with the requirements of the Manufactures specifications.
- 5.24.3 Concrete works shall comply with Specification SG 7 CONCRETE WORKS

SG 5.25 Water Service Connections

- 5.25.1 Connection points shall be laid within 300 mm of the side property boundaries and a maximum of 300mm inside the property boundary.

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- 5.25.2 The connection point is to be installed in accordance with Council's Standard Drawings.
- 5.25.3 All services shall be turned on during the testing process.
- 5.25.4 Water service pipe riser material must be Copper (Northern Region) & Stainless Steel (Southern Region).

SG 5.26 Backfilling and Compaction

- 5.26.1 Material for the side support and overlay of the pipe shall comply with the pipe bedding material specification. The material shall be compacted in layers of not more than 150mm to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289.
- 5.26.2 The remainder of the excavation shall be backfilled with excavated material. The backfill shall be compacted in layers of not more than 150mm thick to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289. Flooding of cohesive material shall not be permitted as a means of compacting backfill.
- 5.26.3 Backfilling and compaction shall be carried out without damaging the pipe or its external coating or wrapping or producing any movement of the pipe.
- 5.26.4 The edges of the trench shall be cut with a clean, straight line prior to excavation. The trench above the approved filling shall be backfilled with approved subgrade replacement material conforming to **Table D3.2** Minimum Pavement Design Criteria, to a level 280 mm below the level of the existing pavement surface, 150 mm and 100 mm separate layers of 1.5% and 3.0% cement stabilised road base Type 2.1 and Type 2.3 shall be compacted over the excavated fill layer, both compacted to 95% relative dry density as determined by Test 5.1.1 of AS 1289 (Standard Compaction), and 30 mm of asphaltic concrete shall be used to complete the trench backfilling. The road shall be restored to a minimum standard stated above or equal to the original standard whichever is greater.
- 5.26.5 Backfill material down to a depth of 300mm below the underside of the pavement material shall be compacted to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289, and backfill material below such depth shall be compacted to not less than 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289.
- 5.26.6 In cases other than those covered by the above clause backfilling above the level of 300mm above the top of the pipes in open trenches may be carried out by dumping from mechanical plant into the trench providing that no rock is placed in the trench until the pipes are covered by at least 300mm of soil backfill.
- 5.26.7 Compaction testing shall be carried out at a rate of 1 test for each 150 metres of trench backfilled or in the case where trenches are constructed under road pavements and road shoulders, 1 test for each 25 metres of trench backfilled.

SG 5.27 Restoration of Surfaces

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- 5.27.1 Pavements, lawns and other improved areas shall be cleaned and left in the same order as they were at the commencement of the works. Lawns shall be restored with turf cut and set aside from the original surface and / or with imported turf.
- 5.27.2 All restored surfaces shall be maintained in the condition to which they are restored until the expiry of the Defects Liability Period applicable to those surfaces. Pavements shall be maintained with crushed metal, gravel or other suitable material allowing for consolidation and shall then be restored to a condition equivalent to that of the original pavement.
- 5.27.3 Immediately the backfilling of a trench excavated through a pavement has been completed, the pavement shall be temporarily restored. Where the trench crosses bitumen or concrete pavement, a pre-mixed asphaltic material shall be used for such temporary restoration. Temporary restoration works shall be maintained by the Contractor until final restoration is carried out.
- 5.27.4 Final restoration of the pavement shall be carried out to restore the pavement and its subbase to no less than the original condition. Unless noted otherwise on the approved Project Drawings all trenches excavated through bitumen or concrete pavement shall be sawcut each side to facilitate a neat finish to the final restoration. Final restoration may include, if required, the removal of temporary restoration.
- 5.27.5 Backfill shall be placed sufficiently high to compensate for expected settlement and further backfilling shall be carried out or the original backfill trimmed at the end of the Defects Liability Period in order that the surface of the completed trench may then conform to the adjacent surface. Surplus material shall be removed and disposed of to areas arranged by the Contractor.
- 5.27.6 In locations where surplus material left in the vicinity of the trench would not be objectionable, the surplus material may be disposed by spreading neatly in the vicinity of the trench in such a way as to minimise future erosion of the backfill and adjacent ground surfaces. The Contractor shall maintain the backfill and adjacent ground until the end of the Defects Liability Period.
- 5.27.7 Where, within public or private property, the reasonable convenience of persons will require such, trenches to be levelled off at the time of backfilling. Any subsequent settlement shall be made good by the Contractor, as required by placing additional fill.
- 5.27.8 All tunnels shall be completely backfilled. The space between the outer surface of the pipes, internal lining and the fact of the tunnel excavation shall be backfilled with sand which shall be compacted by flooding. Sand used for backfilling shall comply with the grading requirements for bedding sand as hereinbefore specified.
- 5.27.9 The Superintendent may direct the Contractor to backfill the tunnel with Grade N20 concrete in lieu of sand.

SG 5.28 Testing of Lines

- 5.28.1 Hydrostatic pressure testing of all water mains shall be carried out prior to the acceptance of the works and witnessed by the consulting Engineer and a council officer.

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- 5.28.2 The contractor shall have carried out a successful test prior to arranging a Council witness test.
- 5.28.3 Pressure testing shall not be carried out during wet weather unless otherwise approved by Council.
- 5.28.4 Before testing a pipeline section, it shall be cleaned and filled slowly with water, taking care that all air is expelled.
- 5.28.5 The minimum test pressure acceptable shall be 1600 KPa unless advised otherwise by the relevant Local Authority and shall be considered to be satisfactory if:
 - 5.28.5.1 There is no failure of any thrust block, anchor block, pipe, fitting, valve, joint or any other pipeline component;
 - 5.28.5.2 There is no visible leakage; and
 - 5.28.5.3 There is no loss of pressure in the 24 hour test period outside of the parameters allowed for under AS2566.2, Constant Pressure Method.
- 5.28.6 The specified test pressure shall be maintained as long as required, while the whole section is examined, and in any case not less than 24 hours.
- 5.28.7 Any failure, defect, and / or visible leakage, which is detected during the pressure testing of the pipeline or during the Defects Liability Period shall be made good by the contractor and re-tested.

SG 5.29 Flushing

- 5.29.1 Upon completion of pressure testing, lines shall be adequately flushed and water samples taken for testing by a Council approved testing authority to the requirements of the National Health and Medical Research Council (NHMRC).
- 5.29.2 Concentrated chlorinated water flowing into the environment after flushing and pressure testing must be adequately de-chlorinated to acceptable levels between 0.2-0.5 mg/L and ensure the water is not de-oxygenated.

SG 5.30 Tolerances

- 5.30.1 Tolerances for the construction of water reticulation works shall comply with **Table S5.1**.

Table S5.1 Construction Tolerances

Description of Works	Tolerance
Alignment	On the allocated alignment (2500m off property boundary)
Hydrants, fittings	Within 0.3m of design relative to side property boundary
Water service connections / conduits	Extend 300mm behind back of kerb, be laid 100mm below pavement subgrade
Valves	Opposite the nearest RP boundary, spaced at 300m apart

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SG 6 – Sewerage Reticulation

General

SG 6.1 Scope

- 6.1.1 This specification details all matters pertaining to Sewerage Reticulation Construction.
- 6.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.
- 6.1.3 Aspects of modification or clarification of the codes are detailed in Appendix A of Design Guideline – D7
- 6.1.4 The requirements of this Manual will take precedence over the Water Services Association of Australia Codes
- 6.1.5 Aspects of medication or clarification of the codes Standard Drawings are detailed in [Appendix H](#) and [Appendix I](#).

SG 6.2 Reference Documents

- 6.2.1 Australian Standards:
 - 6.2.2 AS/NZS 1260 Unplasticised PVC (UPVC) Pipes and Fittings for Sewerage Applications
 - 6.2.3 AS1289 Methods of Testing Soils for Engineering Purposes
 - 6.2.4 AS1432 Copper Tubes for Plumbing, Gasfitting and Drainage Applications
 - 6.2.5 AS/NZS1477 PVC Pipes and Fittings for Pressure Applications
 - 6.2.6 AS1646 Elastomatic Seals for Waterworks Purposed
 - 6.2.7 AS2032 Code of Practice for Installation of PVC Pipe Systems
 - 6.2.8 AS2129 Flanges for Pipes, Valves and Fittings
 - 6.2.9 AS/NZS2280 Ductile Iron Pressure Pipes and Fittings
 - 6.2.10 AS3500 National Plumbing and Drainage Code
 - 6.2.11 AS3996 Metal Access Covers, Road Grates and Frames
 - 6.2.12 AS4198 Precast Concrete Access Chambers for Sewerage Applications
 - 6.2.13 AS4441 Oriented PVC (PVC-O) Pipes for Pressure Applications
 - 6.2.14 AS/NZS4765 Modified PVC (PVC-M) Pipe for Pressure Applications
 - 6.2.15 AS5065 Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications.
- 6.2.2 QLD Government Legislation:
 - 6.2.2.1 Sewerage and Water Supply Act
- 6.2.3 Water Services Association of Australia:
 - 6.2.3.1 WSA 02 – Sewerage Code of Australia
 - 6.2.3.2 WSA 04 – Sewerage Pumping Station Code of Australia

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Materials

SG 6.3 Pipes General

- 6.3.1 All pipes used for sewer reticulation shall be constructed from the following materials:
 - 6.3.1.1 Polyvinylchloride (PVC)
 - 6.3.1.2 Ductile Iron.

SG 6.4 Unplasticised PVC (PVC-U)

- 6.4.1 Unplasticised PVC (PVC-U) pipes and fittings for gravity systems shall be manufactured in accordance with AS1260 suitable for rubber ring joints. Pipe classes shall be in accordance with the manufacturers' recommendation and shall be as shown on the approved Project Drawings.
- 6.4.2 Unplasticised PVC (PVC-U) pipes and fittings for rising mains and suction pipes shall be manufactured in accordance with AS/NZS 1477 minimum Class 12 suitable for rubber ring joints with a mauve coloured pigment.
- 6.4.3 Modified PVC (PVC-M) pipes manufactured in accordance with AS/NZS 4765 by an Australian Standards quality endorsed company may be used as an alternative to PVC-U.
- 6.4.4 Oriented PVC (PVC-O) pipes manufactured in accordance with AS 4441 by an Australian Standards quality endorsed company may be used as an alternative to PVC-U.
- 6.4.5 Rubber Rings shall be manufactured and tested in accordance with AS 1646. They shall be of natural rubber and only those impregnated with a Root Inhibitor shall be used.
- 6.4.6 All pressure mains 100mm diameter and greater shall be D.I.O.D compatible.

SG 6.5 Ductile Iron

- 6.5.1 Ductile Iron pipes shall be manufactured and cement lined in accordance with AS 2280 by an Australian Standards quality endorsed company.
- 6.5.2 Socketed Pipes to be Class K9 suitable for the patented "Tyton" type rubber ring joint. Flanged Pipes to be Class K12.
- 6.5.3 Flanges shall comply with AS 2129 Table C. Bolts and nuts for flanged joints shall be in accordance with AS 2129
- 6.5.4 All pipes and fittings shall be wrapped in a mauve coloured loose polyethylene sleeving 0.25mm thick. Wrapping and taping shall be carried out in accordance with the pipe manufactures recommendations.
- 6.5.5 All bends for mains of 100mm diameter or larger and all other associated fittings shall be constructed in accordance with AS2280, and have flange or spigot and socket type joints as specified on the approved Project Drawings.

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Where flanges are used, bolts shall be matched sets and conform to the following criteria:

- 6.5.5.1 In above ground uses, bolts shall be Hot Dipped Galvanised
- 6.5.5.2 In below ground uses, bolts shall be Grade 316 Stainless Steel with nuts and washers Grade 304 stainless steel.

SG 6.6 Polypropylene Pipes

- 6.6.1 Pipes shall conform to the AS 5065. Pipes shall only be used with the prior approval of Council. “As Constructed” drawings shall clearly indicate location of polypropylene pipes.

SG 6.7 Bedding Materials

- 6.7.1 After the excavation has been completed, inspected and approved by the Superintendent, the foundation layer of bedding concrete or approved bedding material shall be placed. The minimum bedding depth shall be 100mm of approved material. Refer to Council's standard drawings
- 6.7.2 Where directed, pipes shall be bedded on Grade N20 concrete cradle or encased in Grade N20 concrete surround or otherwise bedded in accordance with the drawings or such instructions as may be given by the Superintendent in writing.
- 6.7.3 Unless shown otherwise on the drawings, no pipes encased in concrete shall extend more than 150mm beyond the face of that concrete. Short pipes laid in sewers shall not exceed 600mm in length and short pipes laid in house connections shall not exceed 300mm in length.
- 6.7.4 Both approved bedding and approved filling or blanket course to 100mm above the crown of the pipe shall be compacted to 95% of the maximum density as determined by the Standard Compaction Test Department of Transport Q110A 1993.
- 6.7.5 The material used for bedding, surround and cover for pipes shall be sieved sand, 5mm pea gravel, or 5mm crushed rock free from dust and foreign material.
- 6.7.6 All junction pipes in a line of sewer shall be concrete bedded and encased with a minimum 150mm cover of Grade N20 concrete unless directed otherwise by the Superintendent.
- 6.7.7 Concrete blocks in Grade N20 concrete shall be built across the trenches where directed by the Superintendent.
- 6.7.8 Where passing through concrete, brickwork or masonry, pipes shall be cleaned and washed over with fresh cement grout and bedded on and surrounded with cement mortar at least 12mm clear thickness.

SG 6.8 Concrete

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- 6.8.1 The concrete and reinforcement used in the construction of cast insitu manholes shall comply with Specification SG 7 CONCRETE WORKS.

SG 6.9 Precast Manholes

- 6.9.1 Precast manhole components shall comply with SEQ Water Code Queensland urban Utilities sub-variant.

SG 6.10 Manhole Covers

- 6.10.1 Manhole covers and frames shall be supplied for all sewer manholes shall be Cast Iron sealed (gastight) covers manufactured in accordance with AS 3996.
- 6.10.2 All openings shall conform to the details on Council's Standard Drawing
- 6.10.3 All covers shall have a raised stud pattern with the letters SEWER (65mm high) cast into the centre of the lid and "gatic" type lifting holes.
- 6.10.4 Unless noted otherwise on the approved Project Drawings the minimum class of manhole covers shall be Class C or D.

Construction

SG 6.11 Setout

- 6.11.1 The alignment and grade of sewer lines and position of manholes shall be stated on the approved Project Drawings.
- 6.11.2 The position of the centre of each manhole shall be pegged on the ground by a Registered Surveyor prior to the commencement of work.
- 6.11.3 Offset pegs shall be established prior to commencing construction of any line, at a convenient distance to remain clear of all works and remain intact for the duration of the work.
- 6.11.4 The levels of the sewers shall be maintained in strict accordance with bench marks and only approved and tested equipment shall be used to establish and maintain these levels in accordance with the design documents.

SG 6.12 Clearing & Grubbing

- 6.12.1 All clearing and grubbing works shall be in accordance with Specification SG 1 EARTHWORKS.
- 6.12.2 Where sewer lines pass through allotments any trees or obstructions not on the line of the pipes shall be preserved, Clearing and grubbing shall be carried out in accordance with Specification No. 3.1- Earthworks.
- 6.12.3 The Contractor shall be responsible for all damage to grass, cultivation, fences, building or stock, by fire, falling timber or other causes arising from his operations.

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SG 6.13 Trenching

- 6.13.1 All trenching and foundation works necessary for the installation of the pipeline or thrust blocks, shall be in accordance with Specification SG 1 EARTHWORKS.
- 6.13.2 The width of trenching excavation shall be in accordance with the Council's Standard Drawing at the trench base and comply with all regulations of Workplace Health and Safety Act.
- 6.13.3 In undertaking trench excavation, the Contractor shall provide any shoring, sheet piling or other stabilisation of the sides necessary to comply with statutory requirements.
- 6.13.4 Where public utilities exist in the vicinity of sewer reticulation works the Contractor shall obtain the approval of the relevant authority / corporation to the method of excavation before commencing excavation.
- 6.13.5 In the event of any trenching being left open for longer than one week, the Contractor shall provide erosion control measures to ensure minimal soil disturbance and material loss off the site. Some or all of these measures shall be provided immediately upon the onset of rain with an open trench.
- 6.13.6 The Contractor shall leave a clear space of 600mm minimum between the edge of any excavation and the inner toe of spoil banks. No excavated materials shall be stacked against the walls of any building or fence without the written permission of the owner of such building or fence. Topsoil from excavations shall be kept separate and utilised to make good the surface after backfilling.
- 6.13.7 Where necessary the Contractor must arrange suitable traffic and pedestrian management.

SG 6.14 Crossings

- 6.14.1 Where a sewer main crosses a State Controlled Road, Railway line or creek, the affected work shall be carried out in accordance with the requirements of the relevant Authority / Corporation. It shall be the Contractor's responsibility to complete written notification to the Authority / Corporation of the intention to carry out the work.
- 6.14.2 Where a sewer main crosses an existing road, the affected work shall be carried out in accordance with the requirements of Council. It shall be the Contractor's responsibility to notify Council of the intention to carry out the work.
- 6.14.3 Unless otherwise approved in writing, all crossing or existing roads and streets shall be bored or jacked with no disruption to the pavement, shoulder or kerb.

SG 6.15 Bedding

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- 6.10.1 Bedding types shall be as detailed on Council's Standard Drawing with the bedding materials complying with the "Bedding Material" section of this Specification.

Type 1 Bedding

- 6.10.2 The bedding material shall be as specified and shall be placed and compacted for the full width of the trench to the level of the underside of the pipe.
- 6.10.3 An area of bedding adjacent to the position of the pipe collar should be removed to provide a minimum 20mm clearance to the collar while the remainder of the pipe is bedded evenly on the bedding material.
- 6.10.4 The remainder of the bedding material is then placed and carefully tamped to avoid disturbing the position of the pipe thus ensuring that the surface of every pipe is in full and even contact with the bedding material.
- 6.10.5 All bell holes shall be rammed prior to completion of the bedding operation. The bedding material shall be uniformly compacted so as to achieve the following standards:
 - 6.10.5.1 Minimum dry density ratio 95% Standard (cohesive soils).
 - 6.10.5.2 Minimum density index 65% (cohesionless soils)
- 6.10.6 Compaction requirements are with reference to the relevant Test Methods contained in AS1289.

Type 2 Bedding

- 6.10.7 Used in wet conditions particularly where the trench bottom requires stabilising the trench invert shall be over excavated to accommodate a "Crushed Rock Foundation" with a geotextile surround.
- 6.10.8 Water is to be removed from the excavation as work proceeds to allow for placement of the geotextile crushed rock layer. The crushed rock layer shall be laid in 100mm layers and compacted as required.
- 6.10.9 The geotextile shall surround the crushed rock layer and be overlapped minimum of 500mm.
- 6.10.10 The pipe bedding material shall placed and compacted over the crushed rock foundation as specified for Bedding Type 1.

Type 3 Bedding

- 6.10.11 Type 3 bedding incorporating designed piles that are driven by air or electric hammer on a heavy dolly.
- 6.10.12 Piles shall be driven to give a set in accordance with the design requirements and spaced accordingly as stated on the approved Project Drawings.
- 6.10.13 A 150 x 50 hardwood sleeper is placed on top of the pile with 150 x 50 hardwood planks spanning the sleepers.
- 6.10.14 A concrete cradle as detailed on the approved Project Drawings shall then be poured on the planks to support the pipes.

SG 6.16 Laying and Jointing of Pipes

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- 6.16.1 All contractors shall have undertaken a manufacturers pipe laying accreditation course.
- 6.16.2 All pipelines shall be constructed of pipes of such sizes and laid true to such levels and grades as shown on the approved Project Drawings.
- 6.16.3 The lines, levels and grades of all lines shall be checked and all pipes found incorrect shall be removed and re-laid.
- 6.16.4 Trenches shall be kept free of water during pipe laying, and until completion of backfill.
- 6.16.5 Jointing of pipes, valves and fittings is to be carried out to the manufactures recommendations and in accordance with Australian Standards where applicable.
- 6.16.6 For pipes with rubber ring joints, only the lubricant specified in writing by the manufacturer shall be applied in making the joint. When the joint is made, the witness mark shall at no point be more than 1mm from the end of the socket.
- 6.16.7 Before being laid, all pipes, fittings, valves, etc shall be cleaned and examined by the Contractor.
- 6.16.8 Approved plugs shall be used to prevent foreign matter entering sections of pipeline, which are left uncompleted overnight.
- 6.16.9 The Contractor shall take all necessary precautions to prevent flotation of pipes during laying, backfilling and initial testing. Any temporary supports shall be removed prior to completion of backfilling.
- 6.16.10 Pipes may be cut as needed to suit closing lengths, to remove damaged pipe or fittings or to remove sockets if necessary when jointing a socketed fitting.
- 6.16.11 For field cuts, only an approved mechanical pipe cutter shall be used, except that uPVC pipes may be cut using a power saw or a fine toothed hand saw and mitre box.
- 6.16.12 Any pipes cut in the field shall have their ends prepared in accordance with the manufacturer's written instructions.
- 6.16.13 Where pipes are cut in the field, a witness mark shall be made on the pipe at the length specified by the manufacturer from the end of the pipe. Scoring of uPVC pipes shall not be permitted.
- 6.16.14 Gravity lines shall be constructed to the tolerances specified hereafter:
 - 6.16.14.1 The maximum horizontal deviations to either side from the design axis of a pipeline shall be 100mm for all sizes of pipes.
 - 6.16.14.2 The maximum vertical deviations from the design grade of pipelines of any diameter and grade, shall be + 5mm.
- 6.16.15 During the progress of the works the Contractor shall have at least two (2) days supply of tested and approved pipes, including junctions on the ground in advance of quantity fixed in position.

SG 6.17 Connections to Manholes

- 6.17.1 Pipelines shall be connected to manholes, structures or embedded concrete by means of 600mm long pipes such that two flexible joints are provided, the first joint being at the face of the structure. Refer to Council's Standard drawing
- 6.17.2 The position of the access chamber shall be as shown on the approved Project Drawings. The Contractor shall check the alignment prior to

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- commencing construction and advise the design engineer of any obstructions (Structure, Flora, Services etc)
- 6.17.3 Allowable lateral deviations from the final design position of access chambers shall be in accordance with the tolerances for horizontal deviations of pipelines as specified. Longitudinal deviations from that position shall not exceed 300mm.

SG 6.18 Connection to Existing Infrastructure

- 6.18.1 Connection to existing live sewer mains and manholes shall be carried out in accordance with the requirements of Council. It shall be the Contractor's responsibility to notify Council of the intention to carry out and arrange for the timing of such works.
- 6.18.2 The upstream side of the existing manhole is to be plugged until all new sewer mains have been approved, tested and cleaned.

SG 6.19 Anchor Blocks

- 6.19.1 Concrete anchor blocks shall be provided in accordance with Council's Standard Drawing for 150 dia. lines laid at a grade of 1 in 6 or steeper and 225 dia. lines laid at 1 in 10 or steeper.
- 6.19.2 Concrete works shall comply with Specification SG 7 CONCRETE WORKS.

SG 6.20 House Connection Branches

- 6.20.1 House Connection Branches (HCB) to all properties shall be constructed in accordance with Council's Standard Drawing and to the types, locations, levels and dimensions stated on the approved Project Drawings.
- 6.20.2 Concrete surrounds shall be provided to all HCB's. All concrete works shall comply with Specification SG 7 CONCRETE WORKS.
- 6.20.3 Backfill around risers shall be sand compacted to the top of the socket or coupling, for the full width of trench and for a minimum distance of 500mm upstream and downstream of the riser.
- 6.20.4 The position of each riser, junction or end of a sideline shall be clearly marked by the Contractor on completion of backfilling, with a approved 13mm orange electrical conduit tied to the end of HCB and held in a vertical position during backfilling. The top end of the tape shall be left flush with ground level.

SG 6.21 Rising Mains

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- 6.21.1 All works necessary for the installation of the rising mains including installation of thrust block and anchor blocks, shall be in accordance with Specification SG 5 WATER RETICULATION.
- 6.21.2 Air release valves and scour valves shall be installed where shown on the approved Project Drawings.
- 6.21.3 Unless otherwise noted on the approved Project Drawings, pipes for rising mains shall be laid on continuously rising grades from scour valve to air release valve, notwithstanding any minor irregularities in the ground surface.
- 6.21.4 Marking plates bearing the letters "AV" for air valves, "SV" for scour valves and "RM" at changes of direction and at such chainages that the location of the main is marked at least once each 200 metres.
- 6.21.5 Sewer rising main connections to discharge manholes are to be constructed in accordance with Council's Standard Drawings.

SG 6.22 Manholes

- 6.22.1 All concrete work associated with the construction of manholes shall comply with Specification SG 7 CONCRETE WORKS.
- 6.22.2 Manholes shall be constructed in accordance with Council's Standard Drawing, and to the types, locations, levels and dimensions stated on the approved Project Drawings.
- 6.22.3 Rendering of this invert and benching shall be in accordance with the Council's Standard Drawing.
- 6.22.4 Precast manholes are an acceptable alternative with precast base units for Inlet Type A manholes in accordance with Council's standard procedure for pre cast manholes.
- 6.22.5 Precast Manhole risers are acceptable for use with cast insitu manhole bases.
- 6.22.6 Precast riser units shall be jointed in accordance with the manufacturers' specifications utilising the recommended method and materials. Inlets into precast units shall be constructed in accordance with the details illustrated on Council's Standard Drawing.
- 6.22.7 The installation of all precast manhole components shall be in accordance with the manufacturers' recommended procedures, requirements and Council's standard installation procedure.

SG 6.23 Covers and Surrounds

- 6.23.1 Manhole covers shall be finished flush with the surface in roadways, footpaths and paved surfaces. Elsewhere, unless noted otherwise on the approved Project Drawings, covers shall be finished 50mm above the surface of the surrounding ground, in a manner designed to avoid as far as possible, the entry of surface water.
- 6.23.2 Manhole covers are to be located such that the position of the access opening is directly over the outlet pipe.
- 6.23.3 The installation of all precast manhole covers shall be in accordance with the manufacturers' recommended procedures and requirements.

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SG 6.24 Backfill and Compaction

- 6.24.1 Material for the side support and overlay of the pipe shall comply with the pipe bedding material specification. The material shall be compacted in layers of not more than 150mm to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289. Flooding of non-cohesive material shall be considered as an acceptable method of compacting bedding material.
- 6.24.2 The remainder of the excavation shall be backfilled with excavated material. The backfill shall be compacted in layers of not more than 150mm thick to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289. Flooding of cohesive material shall not be permitted as a means of compacting backfill.
- 6.24.3 Backfilling and compaction shall be carried out without damaging the pipe or its external coating or wrapping or producing any movement of the pipe.
- 6.24.4 Where trenches are under constructed pavements or in other situations where required, the material used for backfilling shall be approved excavated material with linear shrinkage of the fines passing a 2.36mm sieve of not greater than 6 per cent. The Contractor may elect to use imported, select fill or sand for this purpose. The backfill shall be spread in layers not exceeding 300mm in loose depth at or near optimum moisture content and compacted using mechanical vibration equipment.
- 6.24.5 Backfill material down to a depth of 300mm below the underside of the pavement material shall be compacted to 95 per cent of the standard maximum dry density of the material used when determined in accordance with AS1289, and backfill material below such depth shall be compacted to not less than 95 percent of the standard maximum dry density of the material used when determined in accordance with AS1289.
- 6.24.6 In cases other than those covered by the above clause backfilling above the level of 300mm above the top of the pipes in open trenches may be carried out by dumping from mechanical plant into the trench providing that no rock is placed in the trench until the pipes are covered by at least 300mm of soil backfill.
- 6.24.7 Compaction testing shall be carried out at a rate of 1 test for each 150 metres of trench backfilled or in the cast where trenches are constructed under road pavements and road shoulders, 1 test for each 25 metres of trench backfilled.

SG 6.25 Cleaning Sewers

- 6.25.1 Before the sewers, manholes and house drains are accepted they shall be cleaned to remove all clay, sand and other materials.
- 6.25.2 All water plus materials used in the flushing of the reticulation system shall under no circumstances be discharged into existing sewers downstream of construction. All lines shall be inspected after flushing and will not be accepted until they present a clear barrel, free from any obstruction.

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SG 6.26 Test of Manholes

- 6.26.1 All manholes shall be subjected to hydrostatic or vacuum tests to prove their water tightness unless directed otherwise by the Local Authority.
- 6.26.2 For hydrostatic tests, all pipe openings out of the manhole shall be plugged and the manhole filled with water to the lowest point on the top of the manhole cover surround. The plugs shall be positioned in the pipes as near as practicable to the internal face of the access chamber. After allowing an interval for absorption, the manhole shall be refilled.
- 6.26.3 The test on the manhole will be considered satisfactory provided the level does not drop more than 25mm in twenty four (24) hours. The plug of the outlet shall be fitted with a suitable release for emptying the manhole on satisfactory completion of the test.
- 6.26.4 Manholes failing the test shall be repaired and the test repeated. The process of testing, repair of defects and retesting shall continue until a satisfactory test is obtained.
- 6.26.5 Where the ground water level is high, an infiltration test may also be required. This shall not take place until ten (10) days after the placing of concrete.

SG 6.27 Testing of Lines

- 6.27.1 All gravity lines shall be subject to air testing to prove their water tightness unless directed otherwise by the Local Authority.
- 6.27.2 Testing may be done progressively, a minimum of 24 hours notice shall be provided to Council before commencement of testing. Ensure that pipes are clean before any test is performed.
- 6.27.3 If any of the tests proved to be unsatisfactory, the contractor shall be required to detect and repair the fault and then re-test. The contractor shall continue to repair and re-test until a satisfactory test is obtained. Even if testing produces satisfactory test results, the contractor shall repair any pipeline or conduit in which there is a visible or detectable leak or blockage.
- 6.27.4 The contractor shall carry out a visual inspection to ensure that all sewer lines present a full clean bore.

Air Testing General

- 6.27.5 Air testing shall be either pressure testing or vacuum testing, as directed by the Local Authority. The tests shall include the house connection branches and inspection tee.
- 6.27.6 Air Testing (Pressure) - The sewer line to be tested shall be pressurised to the “Initial Pressure” shown in the **Table S6.2** for a minimum of 3 minutes to stabilise the temperature.

Table S6.2 Pressure Air Testing – Initial Pressures

Pressures	Sewer depth range (metres)				
	0-1.5	1.5-3.0	3.0-4.5	4.5-6.0	Over 6.0

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Initial Pressure (KPa)	30	35	40	45	50
Test start pressure (KPa)	25	30	35	40	45

- 6.27.7 After the 3 minute stabilisation period the pressure shall be dropped to the “Test Start Pressure” shown in the above table and the pressure gauge monitored for 5 minutes.
- 6.27.8 The sewer line under test shall be considered to have passed the test when the pressure does not fall by more than 5 KPa during the 5 minute period.
- 6.27.9 Air testing (Vacuum) - The sewer to be tested shall be drawn to a vacuum of 28 KPa and the vacuum gauge monitored for 5 minutes. The sewer under test shall be considered to have passed the test when the vacuum does not fall by more than 5 KPa during the 5 minute period.

Ovality Testing

- 6.27.10 All gravity sewer pipes shall be tested to determine any excessive pipe deflection (Ovality) by using a proving tool.
- 6.27.11 Testing for ovality shall be carried out in accordance with Appendix G of WSA 02-2002 Sewerage Code of Australia
- 6.27.12 The proving tool shall be:
 - 6.27.12.1 Fabricated from steel or aluminium alloy with pulling rings at each end and marked to indicate the nominal pipe size and the provers’ outside diameter.
 - 6.27.12.2 Rigid, non-adjustable, have an odd-number of legs (min 9) and an effective length of not less than its nominal diameter. The minimum diameter at any point along the length shall be as shown in Table G1 of WSA 02-2002 Sewerage Code of Australia.
 - 6.27.12.3 The shape of the proving tool must be approved.
- 6.27.13 Sewer pipes that exhibit excessive ovality, by failing the maximum allowable deflection as shown above, shall be replaced and the re-laid section retested for ovality.

SG 6.28 Testing of Rising Mains

- 6.28.1 Hydrostatic pressure testing of all sewer rising mains shall be carried out prior to the acceptance of the works.
- 6.28.2 The contractor shall have carried out a successful test prior to arranging a Council witness test.
- 6.28.3 Pressure testing shall not be carried out during wet weather unless otherwise approved by Council.
- 6.28.4 Before testing a pipeline section, it shall be cleaned and filled slowly with water, taking care that all air is expelled. Purging of air from rising mains shall be promoted by opening air valves.
- 6.28.5 The hydrostatic test pressure which shall be applied to each section of the pipeline shall be such that at each point of the section the test head shall be equal to or greater than the design head specified or shown on the approved Project Drawings, but shall not exceed same by more than 20 per cent.
- 6.28.6 The pressure testing of a section shall be considered to be satisfactory if:

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- 6.28.6.1 There is no failure of any thrust block, anchor block, pipe, fitting, valve, joint or any other pipeline component;
 - 6.28.6.2 There is no visible leakage; and
 - 6.28.6.3 There is no loss of pressure in the 15 minute test period
- 6.28.7 The specified test pressure shall be maintained as long as required, while the whole section is examined, and in any case not less than 15 minutes.
- 6.28.8 Any failure, defect, and / or visible leakage, which is detected during the pressure testing of the pipeline or during the Defects Liability Period shall be made good by the contractor.

SG 6.29 Restoration of Surfaces

- 6.29.1 Pavements, lawns and other improved areas shall be cleaned and left in the same order as they were at the commencement of the works. Lawns shall be restored with turf cut and set aside from the original surface and / or with imported turf.
- 6.29.2 All restored surfaces shall be maintained in the condition to which they are restored until the expiry of the Defects Liability Period applicable to those surfaces. Pavements shall be maintained with crushed metal, gravel or other suitable material allowing for consolidation and shall then be restored to a condition equivalent to that of the original pavement.
- 6.29.3 Immediately the backfilling of a trench excavated through a pavement has been completed, the pavement shall be temporarily restored. Where the trench crosses bitumen or concrete pavement, a pre-mixed asphaltic material shall be used for such temporary restoration. Temporary restoration works shall be maintained by the Contractor until final restoration is carried out.
- 6.29.4 Final restoration of the pavement shall be carried out to restore the pavement and its subbase to no less than the original condition. Unless noted otherwise on the approved Project Drawings all trenches excavated through bitumen or concrete pavement shall be sawcut each side to facilitate a neat finish to the final restoration. Final restoration may include, if required, the removal of temporary restoration.
- 6.29.5 Backfill shall be placed sufficiently high to compensate for expected settlement and further backfilling shall be carried out or the original backfill trimmed at the end of the Defects Liability Period in order that the surface of the completed trench may then conform to the adjacent surface. Surplus material shall be removed and disposed of to areas arranged by the Contractor.
- 6.29.6 In locations where surplus material left in the vicinity of the trench would not be objectionable, the surplus material may be disposed by spreading neatly in the vicinity of the trench in such a way as to minimise future erosion of the backfill and adjacent ground surfaces. The Contractor shall maintain the backfill and adjacent ground until the end of the Defects Liability Period.
- 6.29.7 Where, within public or private property, the reasonable convenience of persons will require such, trenches to be levelled off at the time of backfilling. Any subsequent settlement shall be made good by the Contractor, as required by placing additional fill.

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- 6.29.8 Where shown on the approved Project Drawings or where the Contractor elects to tunnel under paving, kerb and channel or other improved surfaces in lieu of trenching, backfilling shall be so carried out as to restore full support to those surfaces. The Contractor shall remain responsible for the repair of the improved surfaces, if subsequently damaged due to subsidence of the backfill, until the end of the Defects Liability Period.

SG 6.30 Tolerances

- 6.30.1 Tolerances for the construction of sewer reticulation works shall comply with **Table S6.4**.

Table S6.4 Construction Tolerances

Location	Tolerance
Invert Levels	+25mm - -25mm
Location of alignment and structures	Lateral deviation from line + 100mm Longitudinally along line + 300mm
Grade on pipe	Design grade not compromised

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SG 7 – Concrete Works

General

SG 7.1 Scope

- 7.1.1 This specification details all matters pertaining to the supply, placement, compaction and finishing of Concrete Works.
- 7.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

SG 7.2 Reference Documents

- 7.2.1 Australian Standards
 - 7.2.1.1 AS1012 Methods of Testing Concrete
 - 7.2.1.2 AS1379 The Specification and Manufacture of Concrete
 - 7.2.1.3 AS1478 Chemical Admixtures for Concrete
 - 7.2.1.4 AS1553.1 Low Carbon Steel Electrodes for Manual Arc Welding of Carbon Steels and Carbon-Manganese Steels
 - 7.2.1.5 AS1554.3 Welding of Reinforcing Steel
 - 7.2.1.6 AS2203 Cored Steel Electrodes for Arc Welding
 - 7.2.1.7 AS2717.1 Ferritic Steel Electrodes
 - 7.2.1.8 AS3600 Concrete Structures
 - 7.2.1.9 AS3610 Formwork for Concrete
 - 7.2.1.10 AS3735 Concrete Structures for Retaining Liquids
 - 7.2.1.11 AS3799 Liquid Membrane-forming Curing Compounds for Concrete
 - 7.2.1.12 AS/NZS4671.2 Steel Reinforcing Bars for Concrete
 - 7.2.1.13 AS/NZS4671.3 Steel Reinforcing Wire for Concrete
 - 7.2.1.14 AS/NZS4671.4 Welding Wire Reinforcing Fabric for Concrete.

Materials

SG 7.3 Concrete – General

- 7.3.1 All concrete to be incorporated in the works shall be sourced from a Quality Assured Concrete supplier.
- 7.3.2 The production and delivery of ready-mixed concrete shall be in accordance with the requirements of AS 1379.
- 7.3.3 The quantity of concrete delivered in any truck shall not exceed the rated capacity of its agitator drum. The timing of deliveries shall be such as to ensure an essentially continuous placing operation.

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- 7.3.4 Ready-mixed concrete shall be placed and compacted within 1 hour of charging the mixer for concrete temperatures up to 32°c and within 45 minutes of charging the mixer for concrete temperatures exceeding 32°c.
- 7.3.5 The Consulting Engineer's discretion where approved set-retarding admixtures are used. In this instance approved admixtures shall conform with the requirements of AS 1478 and shall be used in accordance with AS 1379. Calcium Chloride shall not be used as an admixture in concrete works.
- 7.3.6 A Manufacturer's Certificate in the form of a delivery docket in accordance with AS 1379 shall be supplied for each batch and shall be retained by the Contractor. Such certificates shall be held and maintained in the Contractors Quality records for the project. Further, the Contractor shall obtain a statement from the manufacturer qualifying the quality standard of the concrete in accordance with the requirements as specified herein.
- 7.3.7 The consistency and workability of concrete shall be such that it can be handled and transported without segregation and can be placed, worked and compacted into all corners, angles and narrow sections of forms, and around all reinforcement.
- 7.3.8 Concrete class shall be classed as Nx where x is the minimum 28-day compressive strength in megapascals.
- 7.3.9 For construction elements involving structural concrete construction activities, (eg. bridge slabs, bridge abutment footings etc.) the concrete class and slump shall be as detailed in the Project Documentation. The material quality compliance testing in this instance shall involve on-site sampling and testing in accordance with Australian Standard AS 1012. The testing of the 200mm x 100mm diameter test cylinders shall be at a frequency not exceeding one sample of 2 cylinders for each 15m³ or part thereof placed in an essentially continuous manner with a minimum of two samples of 2 cylinders for each casting day.
- 7.3.10 All testing shall be undertaken by a NATA registered testing authority.
11. The class of concrete relative to each construction element shall be as shown in **Table S7.1**.

Table S7.1 Concrete Classes

Construction Element	Class¹
Kerb/Kerb & Channel	N 25
Manholes (Sewer & Stormwater) ²	N25 or N32 as shown on Standard Drawings
Gully Pits / Field Inlets ²	N25 or N32 as shown on Standard Drawings
Headwalls/Wingwalls & Apron Slabs ²	N 25
Pathways / Bikeways	N 25
Access Driveways	N 25
Edge Restraints for Segmental Pavers (On Road Pavements)	N 25
Edge Restraints for Segmental Pavers (On footpaths, bikeways and medians)	N 20
Stamped Concrete (where used in road pavement)	N 32
Stamped Concrete (where used as parking bay behind kerb or not subject to regular street traffic loadings)	N 25
Thrust Blocks	N 20

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Concrete Surrounds for Sewerage House Connection Branches	N 20
Concrete Cradle for Sewer Bedding Type 3	N 15
General Concrete Works (Sign Post Bases, Bases for Post and Rail Fences etc.)	N 20
Notes:	
<ol style="list-style-type: none"> 1. Tested in accordance with the relevant sections of AS 1012. 2. Where any part of the structure is located below RL 1.800 AHD, concrete to be in accordance with the appropriate exposure condition in AS3600 	

SG 7.4 No Fines Concrete

- 7.4.1 No fines concrete shall consist of cement, water and coarse aggregate. The quantity of cement used shall be as specified below. The nominal size of the aggregate for no-fines concrete shall conform with the grading limits specified in **Table S7.2**.
- 7.4.2 The water / cement ratio shall be within the range 0.5 to 0.6 by mass.

Table S7.2 No Fines Concrete – Grading Limits

AS Metric Sieve (mm)	Percentage Passing By Mass	
	Nom. Size 20mm	Nom. Size 10mm
26.5	100	-
19.0	85-100	-
13.2	0-10	100
9.5	0-5	85-100
4.75	0	0-10
2.36	0	0-2
Minimum Cement Content (kg/m ³)	210	250

SG 7.5 Lean Mix Concrete

- 7.5.1 Lean mix concrete shall consist of a graded sand and gravel aggregate of 40mm maximum size with the addition of 5% by mass of Portland Cement or 1 part Portland Cement to 19 parts of graded aggregate and sufficient water to ensure a slump of less than 12mm.

SG 7.6 Reinforcing Steel

- 7.6.1 All reinforcement shall comply with the following requirements where applicable:
- 7.6.1.1 Steel Reinforcing Bar - AS/NZS4671.2 Steel Reinforcing Bars for Concrete
- 7.6.1.2 Hard-draw Steel Reinforcing Bar - AS/NZS4671.3 Steel Reinforcing Wire for Concrete

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- 7.6.1.3 Reinforcing Wire Fabric - AS/NZS4671.4 Welding Wire Reinforcing Fabric for Concrete
- 7.6.2 All reinforcement shall be sourced from and Quality Assured manufacturer of such products and the Contractor shall obtain a statement from the manufacturer qualifying the Quality Standard of the reinforcing steel in accordance with the above noted standards.

Construction

SG 7.7 Temperature Limits for Concrete Placement

- 7.7.1 No concrete shall be placed in the Works if:
 - 7.7.1.1 The temperature of the concrete is less than 5°C or exceeds 30°C;
 - 7.7.1.2 The ambient air temperature is likely to be greater than 45°C during placement or within two (2) hours subsequent to placement.
- 7.7.2 If the ambient air temperature measured at the point of placement is likely to exceed 30°C during placing and finishing operations, the Contractor shall take practical precautions, to ensure that the temperature of the concrete does not exceed the permitted maximum so that the concrete can be placed and finished without defects, otherwise it shall be rejected. Typical precautions include those listed below:
- 7.7.3 At the concrete manufacturing plant:
 - 7.7.3.1 Shading aggregate stockpiles;
 - 7.7.3.2 Painting water tanks white;
 - 7.7.3.3 Insulating or burying delivery lines;
 - 7.7.3.4 Adding crushed ice to replace mixing water (in part) or chilling the water;
 - 7.7.3.5 Injection of liquid nitrogen into the mixer.
- 7.7.4 At the site:
 - 7.7.5 Cooling the formwork by dampening with water sprays;
 - 7.7.6 Shading the work areas;
 - 7.7.7 Erecting wind breaks;
 - 7.7.8 Minimising the time for placing and finishing;
 - 7.7.9 Use of evaporation retarding curing oil.
- 7.7.5 Special attention shall be paid to providing early curing for hot weather concreting operations.

SG 7.8 Foundations

- 7.8.1 Foundations for concrete structures shall be prepared as specified on the Project Drawings.
- 7.8.2 Rock foundations shall be neatly excavated to form a bed for the concrete, and shall be thoroughly scraped and cleaned.

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- 7.8.3 Soil foundation shall, as far as possible, be excavated neatly from the solid material to coincide with the under-surface of the concrete, or of the subbase material (where specified).
- 7.8.4 All soft, yielding or other unsuitable material shall be replaced with sound material and the subgrade shall be compacted to provide a minimum of 95 per cent standard compaction as determined by AS 1289.5.4.1 for standard compactive effort. If the subgrade is dry it shall be sprinkled with as much water as it will readily absorb, before the concrete is placed.
- 7.8.5 The surface shall then be checked for uniformity, line and level, and all irregularities shall be made good.

SG 7.9 Formwork and Falsework

- 7.9.1 All Formwork and Falsework shall conform to AS 3610 unless otherwise required by the specific Project Documentation.
- 7.9.2 All forms shall be built mortar tight and of sufficient rigidity to prevent distortion by the pressure of the concrete and other loads incident to the construction operations. Forms shall be constructed and maintained to prevent warping and the opening of joints due to shrinkage of the timber. The forms shall be substantial and unyielding and shall be so designed and set that the finished concrete will conform to the proper dimensions and within the tolerances specified herein. The design of the forms shall take into account the effect of vibration of the concrete as it is placed.
- 7.9.3 When forms are re-used, their original shape, strength, rigidity, mortar tightness and surface smoothness shall be maintained at all times. Material previously used in formwork must be cleaned off and oiled before re-use. Warped timber shall not be used.
- 7.9.4 Forms, which are unsatisfactory in any respect, shall not be re-used.
- 7.9.5 All timber shall be free from knotholes, loose knots, cracks, splits, warps and other defects, which would affect the strength of the structure or the appearance of exposed surfaces.
- 7.9.6 For narrow walls and columns where the bottom of the form is otherwise inaccessible, openings shall be provided so that they may be cleaned before placing the concrete, and for purposes of compaction and inspection.
- 7.9.7 All forms shall be treated with the lightest practical coating of release agent before the reinforcement is placed. Release agent shall not be placed on reinforcement or construction joints.
- 7.9.8 All forms shall be set and maintained to the line and level designated. Forms shall remain in place for periods, which shall be determined as specified herein. When forms appear to be unsatisfactory in any way, either before or during the placing of concrete, the work shall not proceed until the defects have been corrected.
- 7.9.9 Metal form ties shall be of an approved type, and if cast in, shall be of a type which permits removal of the end fittings to a depth of at least 30mm below the finished surface of the concrete. Ordinary wire ties shall not be used.
- 7.9.10 Form ties shall be located in a uniform symmetrical pattern relative to the finished surface. The cavities left when the end fittings of embedded ties are removed shall be as small as possible and shall be filled with cement mortar at

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- the earliest possible time. The surface of such filled cavities shall be left smooth and uniform in colour.
- 7.9.11 Forms for plain exposed surfaces shall consist of plastic-coated plywood, waterproof plywood, timber lined with tempered hard-board or close-fitting unwarped metal forms. Unless otherwise specified, joints in the form sheeting for plain exposed concrete surfaces shall be either vertical or horizontal and spaced with a regular pattern.
- 7.9.12 Forms for surfaces not exposed to general view may consist of modular timber or metal panels. Timber forms shall be constructed and maintained in such a manner as to prevent warping and opening of joints due to shrinkage of the timber. The timber shall be free of any defects, which will affect the structure.
- 7.9.13 Forms shall be removed with care and without unnecessary hammering or wedging, and so as not to injure the concrete or disturb the remaining supports. Methods of form removal likely to cause overstressing of the concrete shall not be used.

SG 7.10 Reinforcing Steel

- 7.10.1 Reinforcement shall be free of kinks or other unwanted deformations, and shall be cut to length, and bent in accordance with the Project Drawings. Fabric reinforcement shipped in rolls shall be straightened into flat sheets before use.
- 7.10.2 The surface condition of reinforcement shall comply with the following requirements:
- 7.10.2.1 At the time concrete is placed reinforcement shall be free from mud, oil, grease and other non-metallic coatings and loose rust which would reduce the bond between the concrete and the reinforcement.
- 7.10.2.2 For the purpose of this Specification, rust shall not be deemed to be loose if on rubbing with the thumb it leaves only a stain thereon.
- 7.10.2.3 Nevertheless, a deformed bar complying with AS 1302, or a welded wire fabric complying with AS 1304, and having mill scale or rust or both shall be deemed to comply with this Specification if, after wire-brushing the cross-sectional dimensions, including height of deformations; and mass, are not less than the dimensions and mass required by the applicable Australian Standard.
- 7.10.2.4 Any reinforcement projecting from a previous concreting operation shall be cleaned free of adhering concrete or loose slurry prior to any further embedment.
- 7.10.2.5 Any reinforcement placed within 1km of the coastline shall be thoroughly washed with a high pressure fresh water jet immediately prior to pouring concrete to remove any salts deposited during storage and placement.
- 7.10.2.6 Reinforcement which has been submerged by tidal or flood waters shall also be cleaned with a high pressure fresh water jet prior to pouring concrete.

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- 7.10.3 Reinforcement shall be placed in position as shown on the Project Drawings. In the case of bar reinforcement, the bars shall be tied together by wiring each intersection using annealed wire not less than 1.25mm in diameter or by such other fastening devices as may be approved by the Designer, provided that, where the bar spacing is 300 mm or less, alternate intersections only need to be tied.
- 7.10.4 Clearance from forms shall be maintained by use of approved chairs. The shape of the chair shall be such that minimum obstruction is offered to the formation of the homogeneous concrete both within and around the chair. Tubular or cylindrical types shall not be used. Some bar chairs are suitable for soffit use only and should not be used against side forms. Bar chairs shall be sufficient structural strength to support the weight of reinforcement and workmen at temperatures experienced on site.
- 7.10.5 Metal chairs shall not be approved for any locations.
- 7.10.6 Precast mortar blocks shall not be used unless the blocks are manufactured from vibrated concrete of strength equivalent to that of the main concrete, and to a size and shape so as not to interfere with the structural integrity of the works. Such blocks shall have suitable fixing wires cast-in.
- 7.10.7 Layers of bars shall be separated by means of approved bar spacers. Stirrups and ligatures shall pass around the main reinforcement and shall be securely tied thereto.
- 7.10.8 Reinforcement shall be spliced by lapping or where permitted, by welding or by approved mechanical splices. Fabric reinforcement shall be lap spliced only.
- 7.10.9 The system of fixing shall be such as to form a rigid cage which maintains dimensional tolerances under loads experienced during placement of concrete. Welding of reinforcement to form a rigid cage shall comply with the following requirements:
 - 7.10.9.1 Welding shall be in accordance with AS 1554.3. In particular tack welds shall not substantially reduce the cross-section of the reinforcing steel nor adversely affect its strength and shall have:
 - 7.10.9.1.1 A throat thickness not less than 4 mm;
 - 7.10.9.1.2 A length not less than the diameter of the smaller bar.
 - 7.10.9.2 Welding shall not be carried out within 75 mm of any portion of a bar which has been bent or will be bent.
 - 7.10.9.3 No more than one-third of the main reinforcement at any cross-section shall be so welded.
 - 7.10.9.4 Hard drawn wire and fabric reinforcement shall not be welded or heated unless approved by the Engineer.
 - 7.10.9.5 Welding electrodes that are to be used complying with AS 1553.1 or AS 2203 or AS 2717.1.
 - 7.10.9.6 Splices shall be made by butt or by fillet welding. Butt welds shall be qualified complete penetration butt joints in accordance with AS 1554.3.
 - 7.10.9.7 Suitability experienced and competent welding personnel shall be engaged to complete the works.
- 7.10.10 Splicing of reinforcement shall occur only in the locations shown on the Project Drawings. Where practical, splices in bar reinforcement shall be staggered.
- 7.10.11 The length of lap splices in bar reinforcement shall be as shown on the Project Drawings. All reinforcement shall be spliced in such a manner as to

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maintain specified clear cover to the surface of the concrete. Splicing of fabric reinforcement shall be achieved so that the two outermost transverse wires of one sheet of fabric overlap the outermost transverse wire of the sheet being lapped.

SG 7.11 Concrete Placement – General

- 7.11.1 The Contractor shall be solely responsible for placing and compacting the concrete in the forms to comply with this Specification and for achieving dense, sound concrete without voids and to the lines and levels shown on the Project Drawings.
- 7.11.2 When rain threatens or seepage exists in excavations, the Contractor shall have on site sufficient dewatering equipment and covers as applicable to prevent any additional water entering the concrete.
- 7.11.3 Concrete shall be placed in an essentially continuous manner between approved construction joints so as to avoid being placed against partially set concrete.
- 7.11.4 Any troughs and chutes used as aids in placing concrete shall be metal or metal lined and shall be arranged and used in a manner that does not cause segregation. The use of water to facilitate the movement of concrete along troughs or chutes is expressly prohibited, but all troughs and chutes shall be kept clean and free of coating of hardened concrete by flushing thoroughly with water, which shall be discharged well clear of concrete in place.
- 7.11.5 Troughs and chutes shall discharge into vertical downpipes at least 1 metre in length. Where steep slopes are required, the chutes shall be equipped with baffles or be in short lengths that reverse the direction of movement so that the concrete slides without segregation.
- 7.11.6 Pneumatic placers and concrete pump may be permitted for use subject to such equipment being arranged so that no vibrations will damage freshly placed concrete. The delivery end of the pipe shall terminate in a fitting of approved design, which shall prevent segregation of the concrete. After the completion of any concreting operations the equipment shall be thoroughly cleaned before re-use.
- 7.11.7 Concrete shall not be dropped from a height or in such a manner as will cause segregation or loss of material on the reinforcing steel or forms. When placing operations would involve dropping the concrete more than 2 metres it shall be deposited through a sheet metal or other approved downpipe in such a way that the concrete does not segregate. As far as practicable, the pipes shall be kept full of concrete during placing and their lower ends shall be kept buried in the newly placed concrete. The depositing of a large quantity of concrete at any point with the intention of moving it along the forms, will not be permitted.
- 7.11.8 After initial set of the concrete, the forms shall not be jarred and no strain shall be placed on the ends of reinforcing bars which project.

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SG 7.12 Concrete Placement – Under Water

- 7.12.1 Concrete shall not be placed under water unless specifically approved. The slump of the concrete to be placed underwater shall be between 150mm and 200mm.
- 7.12.2 Concrete shall not be placed in running water. Any pumping must cease and the water level must be constant where placement commences. The concrete shall be placed carefully in position by a tremie, a closed bottom-dump bucket or by other approved means. Concrete seals shall be placed in one continuous operation, the concrete shall not be disturbed after being deposited and the placing shall be regulated to continually maintain an approximately horizontal surface.
- 7.12.3 When a tremie is used it shall consist of a watertight tube and at no time shall concrete in the tube come in contact with water when it is being filled. The means of supporting the tremie shall be such as to permit free movement of the discharge end and to permit its being lowered rapidly when necessary to choke off or retard the flow of concrete. No water shall enter the tremie tube. The discharge end shall be completely submerged in concrete at all times and the tremie tube shall always be filled to a height to overcome the head of water.
- 7.12.4 When concrete is placed with a bottom-dump bucket, the bucket shall be lowered gradually and carefully until it rests upon the prepared foundation or upon concrete already placed. It shall then be raised slowly during the discharge travel so as to maintain as far as is practicable still water at the point of discharge and to avoid agitating the mixture. The concrete so placed shall not be disturbed.

SG 7.13 Compaction in Concrete Forms

- 7.13.1 Concrete during and immediately after depositing shall be thoroughly compacted. Concrete other than no fines concrete shall be compacted with high frequency internal vibrations as follows:
 - 7.13.1.1 The vibrators shall be of an approved type and shall be capable of transmitting vibrations at a frequency not less than 150 Hz with an intensity which will visibly affect the concrete at a radius of 300mm.
 - 7.13.1.2 The number of vibrators to be used by the Contractor shall be not less than one for each 4m³ of concrete placed per hour, with a minimum of 2 vibrators to be provided at any time.
- 7.13.2 Vibrators shall be inserted vertically at successive positions not more than 450mm apart and in a manner, which ensures compaction of the concrete around the reinforcing steel and any other embedded fixtures, and into all parts of the forms.
- 7.13.3 Vibration shall continue at each position until air bubbles cease to emerge from the concrete. The vibrators shall then be withdrawn slowly so as to avoid leaving a "pocket". The vibration shall be of sufficient duration to thoroughly compact the concrete, but shall not be continued so as to cause segregation.

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- 7.13.4 Care shall be taken to ensure that newly deposited concrete is vibrated into any fresh concrete adjacent to it to provide a homogeneous concrete mass.
- 7.13.5 Vibration shall not be applied either directly or through the reinforcement to any concrete, which has taken its initial set.

SG 7.14 Removal of Forms and Falsework

- 7.14.1 Unless otherwise specified, forms and falsework shall remain in position until the times stated below have elapsed after completion of concreting:
 - 7.14.1.1 Non structural concrete - Until such time as the concrete has reached 50% of the characteristic 28-day strength or a period of 3 days, whichever is the lesser.
 - 7.14.1.2 Structural Concrete - Soffits of slabs, headstock and diaphragms - Until such time as the concrete has reached 70% of the characteristic 28-day strength or 7 days, whichever is the lesser. For side forms on structural concrete - 3 days minimum.
- 7.14.2 Where the timing for the removal of forms is based on concrete strength as specified herein, the strength shall be proven by testing in accordance with AS 1012.
- 7.14.3 Forms shall be removed with care, without hammering and wedging, and in a manner, which will not injure the concrete or disturb the remaining supports. Centre Forms shall be lowered gradually and uniformly in such a manner as to avoid injurious stress in any part of the structure.
- 7.14.4 Hole formers such as pipes and bars shall be removed as soon as the concrete has hardened sufficiently for this to be done without damage to the concrete.

SG 7.15 Finishing of Exposed Surfaces

- 7.15.1 Unless otherwise specified in the Project Documentation, all surfaces of concrete exposed to view in the completed structure shall be finished in accordance with the following:
 - 7.15.1.1 Kerb and channel, invert crossings, vehicle crossings and industrial crossings shall be finished with an approved steel finishing tool.
 - 7.15.1.2 Footpaths, bikeways and pram ramps shall be finished with a wooden float and broomed.
 - 7.15.1.3 Where a sample panel is supplied or specified associated with a particular project. The concrete finish shall be in accordance with the specified requirement.
- 7.15.2 All concrete surfaces shall be true and even, free from stone pockets, depressions or projections beyond the surface. All arises shall be sharp and true, and mouldings shall be evenly mitred or rounded. Care shall be exercised in removing forms to ensure this result.
- 7.15.3 Immediately after removal of forms from mass or reinforced concrete work, all rough places, holes and porous spots shall be repaired by removing defective work and filling with stiff cement mortar having the same

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- proportions of cement and fine aggregate as used in the concrete, and shall be brought to an even surface with a wooden float.
- 7.15.4 Any tie wires or other fitments extending to outside surfaces, shall be cut back after removal of forms, to a depth of at least 40mm with sharp chisels or cutters. All cavities caused by removal of fitments or tie wires shall be wetted and carefully packed with cement mortar, as above.
- 7.15.5 The surfaces of bolt cavities, tie wire holes, and all defects in concrete shall be coated prior to the placing of mortar, grout, or fresh concrete, with an approved bonding agent, in lieu of wetting with water. The method of application of such agent and the conditions in which it is to be used shall generally be as laid down by the manufacturer.

SG 7.16 Weepholes

- 7.16.1 Drainage adjacent to weepholes shall be provided by either a layer of broken stone or river gravel consisting of clean, hard, durable particles graded from 50mm to 10mm such that:
- 7.16.1.1 The maximum particle dimension shall not exceed 50mm
- 7.16.1.2 No more than 5 per cent by mass shall pass the 9.5mm A.S. sieve. 2. The broken stone or river gravel, enclosed in a filter fabric suitable for drainage without scour, shall be continuous in the line of the weepholes, extend at least 300mm horizontally into the fill and extend at least 450mm vertically above the level of the weepholes.
- 7.16.2 Alternatively the Contractor may provide a synthetic membrane of equivalent drainage characteristics. It shall be stored and installed in accordance with Manufacturer's instructions.

SG 7.17 Joints

- 7.17.1 Where horizontal construction joints are found to be necessary in walls, or cast-in-situ drainage structures the joints may be made at the base of walls and at other locations in the walls where approved by the Consulting Engineer. In order to provide for bond between the new concrete and the concrete which has already set, the surface on which the new concrete is to be placed shall be thoroughly cleaned of loose material, foreign matter and laitance. The surface shall be roughened or keyed and saturated with water. After any excess water has been removed, the surface shall be thinly coated with a neat cement grout.
- 7.17.2 Where vertical expansion joints are shown on the approved Project Drawings in retaining walls or other walls and structures the expansion joints shall consist of jointing material of approved quality, and of thickness stated on the drawings, and a depth sufficient to fill the joint. The jointing material shall be neatly cut to fit the surface of the concrete.
- 7.17.3 Extruded or cast in place kerbing, shall have narrow transverse vertical grooves, 40mm deep and not more than 6mm wide, formed neatly in the surface of the freshly placed concrete to produce contraction joints for the control of cracking. The contraction joints shall be at intervals not exceeding 3 metres.

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- 7.17.4 In footpaths, median toppings and driveways, unless otherwise shown on the approved Project Drawings, expansion joints, 10mm in width for the full depth of paving, shall be constructed at intervals not exceeding 16m and where the pavement abuts against gutters, pits and structures. Expansion joints shall have an approved preformed jointing material. In addition, narrow vertical grooves 20mm deep and not more than 6mm wide shall be formed at intervals not exceeding 2m to induce contraction joints for the control of cracking.
- 7.17.5 All unreinforced paving shall be provided with narrow vertical grooves, 20mm deep and not more than 6mm wide to induce contraction joints for the control of cracking. The joints shall be formed in the freshly placed concrete in a neat regular pattern to form "slabs" no bigger than 2m². The ratio of the longest side to the shortest side shall not exceed 1.6.

SG 7.18 Curing

- 7.18.1 The curing of unformed surfaces of concrete shall commence as soon as finishing operations are complete.
- 7.18.2 If forms are removed in less than 7 days, curing of the formed surface shall commence within two hours of stripping.
- 7.18.3 Curing shall continue for a period after placing the concrete of not less than:
 - 7.18.3.1 Top surface of slabs - 14 days;
 - 7.18.3.2 Other surfaces - 7 days.
- 7.18.4 Curing shall be effected by either Water or Membrane Curing.
- 7.18.5 Water curing shall comprise surfaces being kept moist for the period specified by continuous spraying, ponding, wet hessian or wet sand blankets.
- 7.18.6 Membrane curing shall be effected by application of a sprayed curing compound or by covering with polythene sheet.
- 7.18.7 Sprayed curing compounds shall be of a paraffin wax emulsion type formulated and tested by the manufacturer to conform to AS 3799. The compound shall be mixed if necessary and applied at the rate recommended by the manufacturer.
- 7.18.8 Resin and PVA based compounds shall not be used.
- 7.18.9 Polythene sheet shall be of sufficient strength to withstand wind and any imposed foot traffic. Torn or punctured sheeting shall not be used. Laps should be 300mm minimum and edges and laps shall be sealed by tape or held down by boards or reinforcing bars. Water shall be sprayed under the sheeting at edges and at laps on the day after placing concrete and at regular intervals to maintain moist conditions.

SG 7.19 Backfilling

- 7.19.1 Backfilling at barriers, paving, etc, and minor concrete works shall not commence until after the concrete has hardened and not earlier than three days after placing.
- 7.19.2 No filling shall be placed against retaining walls, headwalls or wingwalls within 21 days after placing of the concrete, unless the walls are effectively supported by struts or when the Contractor can demonstrate that 85 per cent of the design strength of the concrete has been achieved.

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- 7.19.3 Selected backfill shall be placed against retaining walls and cast-in-place box culverts for a horizontal distance equal to one-third of the height of the wall. It shall consist of granular material, free from clay and stone larger than 50mm gauge. The Plasticity Index of this selected backfill material shall not be less than 2 or more than 12 when tested in accordance with AS 12893.3.1. The material shall be placed in layers not exceeding 150mm and shall be compacted to provide a relative compaction of not less than 98 per cent as determined by AS 1289.5.4.1 for standard compactive effort.

SG 7.20 Sprayed Concrete

- 7.20.1 The minimum depth of sprayed concrete to be applied shall be 75mm.
- 7.20.2 Sprayed concrete shall have a minimum 28-day compressive strength of 25 MPa.
- 7.20.3 Earth surfaces shall be graded, trimmed and compacted and shall be dampened prior to applying the sprayed concrete. The Contractor shall take any precautions necessary to prevent erosion when the sprayed concrete is applied.
- 7.20.4 Rock surfaces shall be cleaned of loose material, mud and other foreign matter that might prevent bonding of the sprayed concrete onto the rock surface. The rock surface shall be dampened prior to applying the sprayed concrete.
- 7.20.5 The Contractor shall remove free water and prevent the flow of water, which could adversely affect the quality of the sprayed concrete.
- 7.20.6 Application shall begin at the bottom of the area being sprayed and shall be built up making several passes of the nozzle over the working area. The nozzle shall be held so that the stream of material shall impinge as nearly as possible perpendicular to the surface being coated. The velocity of discharge from the nozzle, the distance of the nozzle from the surface and the amount of water in the mix shall be regulated so as to produce a dense coating with minimum rebound of the material and no sagging. Rebound material shall be removed after the initial set by air jet or other suitable means from the surface as work proceeds and disposed of.
- 7.20.7 Spraying shall be discontinued if wind causes separation of the nozzle stream.
- 7.20.8 Concrete shall not be sprayed in air temperatures less than 5°C.
- 7.20.9 Construction joints shall be kept to a minimum. A joint shall be formed by placing or trimming the sprayed concrete to an angle between 30° and 45° surface. The joint edge shall be cleaned and wetted by air-water jet before recommencing concrete spraying.
- 7.20.10 When spraying around reinforcement, concrete is to be sprayed behind the reinforcement before concrete is allowed to accumulate on the face of the reinforcement.
- 7.20.11 Adjoining surfaces not requiring sprayed concrete shall be protected from splash and spray rebound. Splash or rebound material on these adjoining surfaces shall be removed by air-water jet or other suitable means as work proceeds.
- 7.20.12 Curing shall commence within one hour of the application of sprayed concrete and may be by water or by colourless wax emulsion curing

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compound complying with AS 3799 and applied in accordance with manufacturer's specifications.

- 7.20.13 In water curing, the surface of the sprayed concrete shall be kept continuously wet for at least seven days.

SG 7.21 No Fines Concrete

- 7.21.1 Where no fines concrete is incorporated in the works it shall be rodded sufficiently only to ensure the form is completely filled. It shall be screeded to the required surface level without tamping or vibrating. No fines concrete shall be moist cured for at least four (4) days by covering with wet hessian, polythene sheet or other similar materials. The use of wet sand or any other material, which can enter the voids, will not be permitted for curing purposes.

SG 7.22 Tolerances

- 7.22.1 Where tolerances for individual components and associated dimensions are not specified on the Project Drawings, deviations from established lines, grades and dimensions in the completed work shall not exceed the values stated herein.
- 7.22.2 The dimensional tolerances as shown in **Table S7.3** are to cover strength, durability and fit of prefabricated elements and cast-in-situ elements.

Table S7.3 Dimensional Tolerances

Description	Tolerance (mm)
Cross-sectional dimension of members and thickness of slabs	+ 10, - 3
Length of members, length and width of slabs: - Up to 18m dimension - 18m or over dimension	± 6 1mm for every 3m in length
Clear cover to reinforcement	+ 6, - 3
Fitments for prefabricated elements – girder anchorages (including dimensions between anchorages on adjacent piers), cored holes, handrail anchorages and other embedded items	± 5 max. 1mm for every 1m in length

- 7.22.3 Positional tolerances, as shown in **Table S7.4** refer to the departure of any point, plane or component of a structure from its correct position within the layout of the structure as shown on the Project Drawings.

Table S7.4 Positional Tolerances

Description	Tolerance (mm)
Level of Footings	± 20
Level other than footings	± 5
Horizontal location, where tolerances on fit is not acceptable	± 25

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- 7.22.4 Relative tolerances refer to departures from linearity or planarity in any part of the structure. Tolerances are measured as the departure of any point in a line or surface from the remainder of that line or surface.
- 7.22.5 Departure may be sudden (e.g. misfit at joint in formwork) or gradual (e.g. a wobble in the surface). Tolerance on gradual departure is the value calculated by multiplying the overall length of the line or surface under consideration by the factor given below in **Table S7.5**.

Table S7.5 Relative Tolerances

Description	Tolerance (mm)
Exposed edge – gradual departure	0.001
Exposed surface – gradual departure	0.004 (10mm max.)
Exposed surface – sudden departure	3 mm max

SG 8 Landscaping

General

SG 8.1 Scope

- 8.1.1 This specification details all requirements pertaining to Tree Planting, Grassing, Turfing, Hydromulching and Irrigation works associated with permanent and temporary revegetation works.
- 8.1.2 Where there is any conflict determined between the requirements specified herein and the requirements of any referenced Australian Standard, Statutory Authority Standards or otherwise, the requirements specified herein shall apply.

SG 8.2 Reference Documents

- 8.2.1 Australian Standards:
- 8.2.1.1 AS1432 Copper Tubes for Plumbing, Gasfitting and Drainage Applications
 - 8.2.1.2 S/NZS1477 PVC Pipes and Fittings for Pressure Applications
 - 8.2.1.3 AS2032 Code of Practice for Installation of PVC Pipe Systems
 - 8.2.1.4 AS2507 The storage and Handling of Pesticides
 - 8.2.1.5 AS2845 Water Supply – Back Flow Prevention Devices
 - 8.2.1.6 AS3785 Solvent Cements and Priming Fluids for Use with UPVC Pipes and Fittings
 - 8.2.1.7 AS4419 Soils for Landscaping and Garden Use
 - 8.2.1.8 S4454 Composts, Soil Conditioners and Mulches
- 8.2.2 Queensland Legislation:
- 8.2.2.1 Queensland Land Protection Act (2002)
- 8.2.3 Whitsunday Regional Council:
- 8.2.3.1 Biosecurity Plan 2016-2020

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Materials

SG 8.3 Grass Seeding

- 8.3.1 The grass seeding species mix shall consist of the following:
 - 8.3.1.1 30% Cynodon Dactylon (green couch) – hulled
 - 8.3.1.2 30% Cynodon Dactylon (green couch) - unhulled
 - 8.3.1.3 30% Axonopus Affinis (carpet grass)
 - 8.3.1.4 10% Tetila Rye (in dry season) or Japanese Millet (in wet season)
- 8.3.2 The accepted final mix shall be dependent upon local conditions, soil properties, and method of works.

SG 8.4 Turfing

- 8.4.1 Turf shall consist of 25mm depth of dense, well rooted, vigorous grass growth with 25mm depth of topsoil. It should be free from any material toxic to plant growth, declared weeds, seeds or roots including nut grass and oxalis. The soil attached to the turf shall be free from rubbish, sticks and other deleterious material.
- 8.4.2 The turf shall be supplied as rolls in long lengths of uniform width, not less than 300mm, and shall be in sound unbroken condition.
- 8.4.3 The moisture level in the cut turf should be kept relatively consistent so that it is not saturated or severely dried out when laying. Both of these situations can cause turf to fall apart during laying.
- 8.4.4 The type of grass turf to be used shall as stated on the approved Project Drawings, where not stated broad leaf buffalo shall be used for un-irrigated areas and couch for irrigated areas.
- 8.4.5 Acceptable species for this region are as follows:
 - 8.4.5.1 Axonopus compresus (Broad leaf buffalo)
 - 8.4.5.2 Digitaria didactylia (Blue Couch)
 - 8.4.5.3 Cynodon dactylon (Bermuda Couch / Green Couch).

SG 8.5 Hydromulch

- 8.5.1 The hydromulching mixture shall consist of the following:
 - 8.5.1.1 Mulch - Pulped Paper / Bagasse or Cane fibre
 - 8.5.1.2 Fertiliser - Broad spectrum type CK55 or equivalent.
 - 8.5.1.3 Seed - 33% Cynodon Dactylon (Green Couch) - hulled 33% Cynodon Dactylon (Green Couch) - unhulled 33% Axonopus Affinis (Carpet Grass)
 - 8.5.1.4 Water - Water used to establish and maintain the grassing shall have a pH of between 5.0 and 8.0, a total soluble salts concentration less than 1000mg/l and contain no chemicals or compounds toxic to growth.

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- 8.5.1.5 Binder/Tackifier - Binder is to be non-toxic, inert, water soluble and non-flammable, e.g. Curasol or equivalent. Tackifier is to be non-toxic and biodegradable e.g. Envirotack or equivalent.

SG 8.6 Plant Stock

- 8.6.1 All plant species shall be as detailed on the approved Project Drawings. There shall be no substitution of any species without Council approval.
- 8.6.2 All palms, trees, shrubs and groundcovers shall be true to name. The root system of each plant shall be conducive to successful transplantation, all specimens shall be free from pests and disease, especially Phytophthora, palm beetle, sooty mould and scale, and all containers shall be free from pernicious weeds.
- 8.6.3 All plants shall be grown in containers and shall comply with the following minimum size requirements:
 - 8.6.3.1 Trees - 25 litre container for street tree planting,
 - 8.6.3.2 Trees - 45 litre container for medians, tree guards, traffic islands and roundabouts,
 - 8.6.3.3 Single stemmed palms - 45 litre container,
 - 8.6.3.4 Clumping Palms - 45 litre container □ Shrubs - 200mm container,
 - 8.6.3.5 Groundcovers – 140mm container.
- 8.6.4 Plants shall be watered before transportation to the planting site, and shall be delivered to the site in a covered container. During loading and unloading damage in handling shall be avoided.
- 8.6.5 Species identified in the following are prohibited from use:
 - 8.6.5.1 Land Protection (Pest and Stock Route Management) Act 2002,
 - 8.6.5.2 Land Protection (Pest and Stock Route Management) Regulation 2003
 - 8.6.5.3 Species identified in the Local governments Pest Management Plans, and
 - 8.6.5.4 Publication “Agricultural and Environmental Weeds – Far North Queensland” (Wet Tropics Management Authority and Department of Natural Resources and Mines & Energy)

SG 8.7 Soil Mix

- 8.7.1 A good quality landscaping soil mix shall be imported from an approved source to the planting site for backfilling the planting pits.
- 8.7.2 Specification for the landscaping soil mix are as follows:
 - 8.7.2.1 It shall contain approximately 70% sandy loam and 30% composted or mature organic matter;
 - 8.7.2.2 It shall be friable and not contain any clay;
 - 8.7.2.3 The pH shall be between 5.5 and 7.0;
 - 8.7.2.4 It shall be free from contaminants such as the seed of declared weeds, rocks sticks and salts;
 - 8.7.2.5 It shall not contain any chemical fertilisers.

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SG 8.8 Fertiliser

8.5.1 Fertiliser shall conform to the requirements stated in **Table S8.01**.

Table 8.01 Fertiliser Types

Location	Chemical Type	Type of Application	NPK Analysis
Grass Seeding (Complete lawn fertiliser)	Inorganic	Surface broadcast	N 15 to 24 P 6 to 9
Turfing (Complete lawn fertiliser)	Inorganic	Surface broadcast	N 15 to 24 P 6 to 9
Tree Planting (Controlled release fertiliser)	Organic or inorganic	Fertiliser Tables (2 per tree)	N 15 to 25 P 3 to 9
Planting Beds (Controlled release fertiliser)	Organic or inorganic	Granular	N 18 to 25 P 3 to 7 K 9 to 18

SG 8.9 Irrigation Pipework

- 8.9.1 All below ground pipework shall be unplasticised Poly-vinyl Chloride (uPVC) unless otherwise approved. All pipes shall be Class 12 minimum with Class 18 fittings.
- 8.9.2 All above ground pipe work shall be copper tube (hard drawn) Type D manufactured in accordance with AS 1432 by an Australian Standards quality endorsed company.

Construction

SG 8.10 Grass Seeding

- 8.10.1 Prior to grass seeding all weeds shall be killed by spraying a suitable herbicide. Sprayed areas shall remain undisturbed for two weeks.
- 8.10.2 Prior to grass seeding the ground surface shall be lightly tined to a depth of 100mm below finished surface levels (where slopes are less than 10%). All large stones, rubbish and other materials that may hinder germination shall be removed before topsoiling.
- 8.10.3 Parks may require additional topsoil to a depth of not less than 75mm and shall be lightly compacted and grassed if Council considers the in-situ topsoil of waster quality and is too rocky.
- 8.10.4 Grass seeding applied by drill seeding at the minimum rate of 50kg per hectare using the species mix specified.
- 8.10.5 Fertiliser should be applied following seeding at a minimum rate of 350kg per hectare, subject to specific site conditions, soil analysis and desired outcomes.
- 8.10.6 Seed and fertiliser should be applied at an even rate using a calibrated disc drill seeder followed by a chain and roller.

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- 8.10.7 Disc's should cut approximately 12mm and create enough friable material for chains to cover the seed.
- 8.10.8 Where one pass fails to develop enough friable material a second pass should be made in a transverse direction.
- 8.10.9 Watering is the application of 10mm of water to the total area in not less than one hour and shall include any natural rainfall. The frequency of watering shall comply with the following minimum requirements in **Table 8.02:**

Table 8.02 Grass Seeding Water Requirements

Periods after Grassing	Watering(s)
Immediately	Once
Week 1	Twice / day during hot, dry or windy periods Once / day during cool / overcast periods
Week 2	Once / day
Weeks 3 & 4	Once every second day
Week 5 until necessary	Twice a week or as necessary to ensure 80% minimum strike rate

- 8.10.10 Acceptance shall be the achievement of a minimum vegetative cover of 80% of both the annual and perennial grass cover over the whole area. Grassed areas shall exhibit signs of healthy growth and shall be free of weeds, stones, sticks and other deleterious material. Maximum deviation from finished ground levels 50mm in any 2 metres.

SG 8.11 Turfing

- 8.11.1 Prior to turfing all weeds shall be killed by spraying a suitable herbicide. Sprayed areas shall remain undisturbed for two weeks.
- 8.11.2 Topsoil shall be uniformly applied to provide an average thickness of 50mm with a minimum compacted thickness of 25mm at any location and graded to even-running contours, so that no ponding or waterlogging occurs across the surface of the grassed area.
- 8.11.3 The prepared surface shall be watered within twenty four (24) hours prior to turfing at an application rate of 10mm of water in not less than 1 hour. Watering is to be carried out in such a way as not to cause any scouring or erosion.
- 8.11.4 After watering an approved lawn pesticide shall be applied at the rate specified by the supplier and in accordance with the Agricultural Chemicals Distribution Contract Act and Regulations.
- 8.11.5 Fertiliser should be applied prior to laying turf at a minimum rate of 350kg per hectare, subject to specific site conditions, soil analysis and desired outcomes.
- 8.11.6 Topsoil shall be raked before turf is laid. Turf shall be laid in straight lines with staggered cross joints on the general line of the contour of the slope. The gaps between adjacent sections of turf should not exceed 5mm.
- 8.11.7 A light top dressing shall be worked into the open joints between the turf and then the turf lightly rolled with one pass of a roller weighing about 80kg on a

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1m width of roller. Alternative methods to rolling shall be used where slopes exceed 10%.

- 8.11.8 On steep slopes (exceeding 10%) turf may be held in position by softwood pegs or stakes, located at each end of the turf sections.
- 8.11.9 Watering is the application of 10mm of water to the total area in not less than one hour and shall include any natural rainfall. The frequency of watering shall comply with the requirements in **Table 8.03**:

Table 8.03 Turfed Watering Requirements

Periods after Grassing	Watering(s)
Immediately	Once
Week 1	Once every second day
Week 2, 3 & 4	Three times each week
Weeks 5 - 12	Twice a week

- 8.11.10 Acceptance shall be the achievement of an even green colour with a dense continuous sward over the whole area. Turf shall exhibit signs of healthy growth and shall be free of weeds, stones, sticks and other deleterious material. Maximum deviation from finished ground levels 50mm in any 2 metres.

SG 8.12 Hydromulching

- 8.12.1 Prior to hydromulching all weeds shall be killed by spraying a suitable herbicide. Sprayed areas shall remain undisturbed for two weeks.
- 8.12.2 Batter slopes less than 20% shall then be lightly tined to a depth of 50mm to produce a loose surface and all large stones, rubbish and other materials that may hinder germination shall be removed before topsoiling.
- 8.12.3 Where batters have been stepped, the steps shall be loosely filled with topsoil. Elsewhere, topsoil shall be uniformly applied to provide an average thickness of 75mm with a minimum compacted thickness of 40mm at any location.
- 8.12.4 Dry surfaces shall be watered by a fine spray before the application of the hydromulch.
- 8.12.5 The slurry mixture of mulch, binder, fertiliser and seed is to be kept in a homogenously mixed state throughout the mulching operation.
- 8.12.6 During preparation of the hydromulch, a liquid form pesticide may be added to the storage tank, to facilitate surface application. Application rate should be in accordance with the manufacturer’s recommendation.
- 8.12.7 Additional protective treatments (e.g. fibre matting, anionic bitumen emulsion etc) shall be as specified on the approved Project Drawings.
- 8.12.8 Hydromulch shall not be applied under the following weather conditions at the site:
 - 8.12.8.1 when temperature is higher than 35°C
 - 8.12.8.2 when winds exceed 15 km/hr;

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8.12.8.3 where the surface is too wet or

8.12.8.4 during rain periods or when rain appears imminent.

8.12.9 The rate at which the mulch is applied is dependent on slope shall be in accordance with **Table S8.04**.

Table S8.04 Hydromulching Material and Application Rates (per 1000m)

Slope	<5%	5% - 12%	12% - 20%	20% - 50%	>50%
Pulped Paper	200kg	120kg	120kg	140kg	200kg
Bagasse (wet weight)	200kg	400kg	500kg	700kg	800kg
Cane Fibre (alternative to bagasse)	200kg	200kg	300kg	400kg	500kg
Fertiliser	50kg	50kg	50kg	50kg	50kg
Seed	5kg	5kg	5kg	5kg	5kg
Water	8000 litres	8000 litres	10,000 litres	12,000 litres	18,000 litres
Binder Curasol Envirotack	5 litres 3kg	5 litres 2kg	7.5 Litres 7.6 3kg	15 litres 5 kg	30 litres 5kg
Mulch Thickness	1-2mm	2-3mm	2-4mm	2-4mm	4-6mm

8.12.10 Watering is the application of 10mm of water to the total area in not less than one hour and shall include any natural rainfall. The frequency of watering shall comply with the following minimum requirements in **Table S8.05**:

Table S8.05 Irrigation of grass

Periods after Grassing	Watering(s)
Immediately	Once
Week 1	Twice / day during hot, dry or windy periods Once / day during cool / overcast periods
Week 2	Once / day
Weeks 3 & 4	Once every second day
Week 5 until necessary	Twice a week or as necessary to ensure 80% minimum strike rate

8.12.11 A follow up fertiliser treatment is to be applied to 4 – 6 weeks after germination has occurred. Fertilisation should be with a product that provides for the following elements: Nitrogen (N) 13%, Phosphorus (P) 4% and Potassium (K) 12%.

8.12.12 Acceptance shall be subject to the achievement of a minimum vegetative cover of 80% of both the annual and perennial grass cover over the whole area. Hydromulched areas shall exhibit signs of healthy growth and shall be free of weeds, stones, sticks and other deleterious material.

Whitsunday Regional Council Planning Scheme 2017 – Schedule 6 – (V3.9)

SG 8.13 Planting

- 8.13.1 Planting shall be carried out as soon after delivery to the site as possible. All containers, unless fully biodegradable, shall be removed at the latest point before planting.
- 8.13.2 All plants shall be obtained from a nursery located in an area having a similar climate to the site of the Works.
- 8.13.3 Shrub and ground cover planting to verges and traffic islands etc. shall be as detailed on the approved Project Drawings.
- 8.13.4 Prior to planting all weeds shall be killed by spraying a suitable herbicide. Sprayed areas shall remain undisturbed for two weeks.
- 8.13.5 Street trees shall be planted at the locations as shown on the approved Project Drawings.
- 8.13.6 During backfilling around the plants the soil shall be lightly firmed to ensure intimate contact with the roots, but with large material successive layers of soil will need to be firmed as backfilling proceeds.
- 8.13.7 Ensure the plants are held securely by the soil but not so that moisture penetration of the soil is restricted. After planting, damaged, dead, diseased or crossing branches shall be removed by pruning.
- 8.13.8 Plants should be watered directly after planting prior to spreading of mulch. The mulch shall be left just clear of the plant stem.
- 8.13.9 All trees shall be staked with three (3) 38 x 38 x 2400mm hardwood stake, extending into the ground to a depth of 500mm. Do not allow the stake to penetrate the root ball. Secure the tree to the stake with plastic multi-purpose chain ties. Refer Council's Standard Drawings.
- 8.13.10 Mulch shall be aged hardwood woodchip, stockpiled for a minimum of 6 weeks, or other mulch approved by Council, free from rocks, non-biodegradable and toxic material. In paved footpath planters it shall be installed to a depth of 75mm, in tree guards, traffic islands and mulched, mass planted garden beds within parkland and reserves to a depth of 150mm. In areas being re-vegetated, mulching shall be to a depth of 200mm.
- 8.13.11 Peanut shell or forest litter mulch may be used in "natural" planting areas only, such as buffer planting or parkland planting. It should be installed to a minimum 150mm compacted depth, free from rocks, nut grass, and any other invasive weed.
- 8.13.12 Tea-tree mulch is prone to combustion and shall not be used unless permission is obtained from Council.
- 8.13.13 All plants shall be watered, immediately upon planting, and at the rate of 10 litres per plant every third day for the first twelve weeks.
- 8.13.14 Weed and grass growth in mulched areas shall be killed by treatment with herbicide in accordance with the manufacturer's instructions at monthly intervals during the construction period and contract maintenance period. Contact of the herbicide with the new plants shall be avoided and any damage repaired, or damaged plant material replaced.
- 8.13.15 Acceptance shall be subject to achieving the following criteria:
 - 8.13.15.1 Plants, which do not meet the acceptance criteria, shall be replaced.
 - 8.13.15.2 Replacement plants shall be of similar size and quality and of identical species and variety to the plant being replaced.

Whitsunday Regional Council Planning Scheme 2017 – Schedule 6 – (V3.9)

- 8.13.15.3 Plants shall exhibit signs of healthy growth,
- 8.13.15.4 Plants shall be well formed,
- 8.13.15.5 Plants shall be free from disease or insect pests,
- 8.13.15.6 Plants shall be free of physiological disease symptoms (yellowing, wilting etc),
- 8.13.15.7 Mulch shall be free from weeds, sticks, rubbish and other deleterious material.

Irrigation

SG 8.14 General

- 8.14.1 Application shall be made to Council for connection of irrigation systems to the water main. The Contractor shall arrange with the Council for the timing of the work. All works shall be carried out by the relevant Local Authority at the applicants cost.
- 8.14.2 The Applicant will be responsible for the payment of all water used during construction, testing, establishment and maintenance of the irrigation system and landscape works.

SG 8.15 Excavation

- 8.15.1 Do not excavate by machine within 500mm of existing underground services.
- 8.15.2 The standard width of trench for pipes shall be 150mm.
- 8.15.3 Unless noted otherwise on the approved Project Drawings or directed by Council all pipe work is to be installed with a minimum cover of 350mm.

SG 8.16 Laying of Pipes

- 8.16.1 All pipe work to be bedded in clean fill sand with a minimum cover of 50mm all round.
- 8.16.2 Special precautions are to be taken to exclude dirt, sand, grit or gravel from entering pipelines.
- 8.16.3 The open ends of pipes shall be plugged at the end of the day's work to prevent entry of water or mud.

SG 8.17 Pressure Testing

- 8.17.1 All work shall satisfy a test pressure of the nominated working pressure for a period of two (2) hours. The test shall be carried out during the coolest part of the day. The point at which the test pressure is measured shall be at the lowest point in the profile of that section of main under test.

Whitsunday Regional Council Planning Scheme 2017 – Schedule 6 – (V3.9)

- 8.17.2 All tests shall be carried out under the supervision and in the presence of the Council Inspector.
- 8.17.3 Any defects that arise during the tests shall be repaired in an approved manner. Any leak however small will be classed as a defect. All such repair work shall be similarly tested and approved before acceptance.
- 8.17.4 The Contractor shall give 48 hours notice to Council so that arrangements can be made for supervision of the testing.
- 8.17.5 The Contractor shall accept all risks and expenses incurred during testing and shall provide all labour together with all pumps, engines, pipes, temporary valve plugs, flanges and all other equipment as may be necessary to undertake testing

SG 8.18 Flushing

- 8.18.1 After pressure testing has been carried out the new pipework shall be flushed as thoroughly as possible with the available water pressure.

SG 8.19 Controllers

- 8.19.1 All Council landscaped areas, which require irrigation systems shall be controlled by electrically, operated solid state controller.

SG 8.20 Filtration

- 8.20.1 All irrigation systems shall be fitted with an approved flow strainer installed in a secure enclosure.

SG 8.21 Valves

- 8.21.1 Electrically actuated solenoid valves shall have flow control, manual bleed screw, 24 VAC solenoid, Buna N diaphragm, and be constructed of PVC and stainless steel. They shall be suitable for direct burial and have 150 psi maximum working pressure. They shall be pressure regulating solenoid valves.
- 8.21.2 Isolation valves shall be of bronze construction and of the BSP screwed gate type as approved by the engineer. They shall be installed on the supply side at every solenoid valve to enable isolating.
- 8.21.3 Protective valve boxes are to be provided for each solenoid valve. They shall be constructed of green high density polyethylene, be 450 x 300 x 300mm in dimension, and have a lockable lid with the word "Irrigation" clearly marked on it.

Whitsunday Regional Council Planning Scheme 2017 – Schedule 6 – (V3.9)

- 8.21.4 The wiring from the solenoid to the controller shall be laid in conduit and shall be of 250 volt grade and shall be installed to approved standards. The wiring shall be located with all pipework.
- 8.21.5 All solenoid valves shall be connected to controller by 0.05mm solid core wire and to have seven insulated cores within a common plastic protective shield. It shall be similar in all respects to RIS multi-core 7/0.5mm electrical control wire and shall be continuous between valve and controller, and valve to valve. An additional one metre length of cable shall be provided at each wire termination. Cable shall be sized for voltage drop not exceeding four (4) volts over total route length.

SG 8.22 Backflow Prevention Devices

- 8.22.1 All Council landscaped areas, which require irrigation systems, shall have a backflow prevention device installed. This device should comprise of a stand constructed fully from hard drawn copper pipe (Type D) and should have an inline strainer both before and after the backflow preventer. This should comply with AS 2845.

SG 8.23 Performance Test

- 8.23.1 On completion of the installation the system shall be tested in the presence of a Council Inspector.
- 8.23.2 The system shall be operated to demonstrate that all components function as required by the design.
- 8.23.3 The Contractor is responsible for making all necessary alterations to the system so that the performance is in accordance with the design specifications.

SG 8.24 Backfilling of Trenches

- 8.24.1 Trenches shall be backfilled with the excavated material. If the excavated material is considered unsuitable for backfilling by the Council Inspector, it shall be removed from the site and replaced with clean approved backfill material.
- 8.24.2 All trenches so backfilled shall be compacted and lightly raked to ensure that surface levels marry with adjacent surface levels, are free draining and free from mounds or depressions. All rocks or evidence or excavated subgrade shall be raked up and removed.

[Form 1 – Statement of compliance Operational works design](#)

Whitsunday Regional Council Planning Scheme 2017 – Schedule 6 – (V3.9)

13.3.3 - Request for Owners Consent and Road Closure Support - Stone Island Aerial Tramway

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Matthew Twomey - Manager Development Assessment

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Letter to WRC Re Flagstaff Hill Road Closure [**13.3.3.1** - 2 pages]
2. Proposal Plan [**13.3.3.2** - 1 page]
3. Road Closure Nov 2022 [**13.3.3.3** - 1 page]

PURPOSE

To present the request received regarding the partial road closure.

OFFICER'S RECOMMENDATION

That Council write to Stone Island Holdings Pty Ltd to request a draft development application be provided with further information to enable Council to consider supporting the request for a partial permanent road closure of Margaret Reynolds Drive.

BACKGROUND

Stone Island is proposed to undergo a redevelopment and expansion to re-establish resort operations. To service the resort an Aerial Tramway is proposed which will connect the island from Margaret Reynolds Drive with a support tower on North Head Island.

APPLICATION SUMMARY

Stone Island Holdings Pty Ltd (SIH) have requested Council support a partial permanent road closure within Margaret Reynolds Drive to accommodate the Drive Station for the Aerial Tramway. The road closure process must be initiated by Council with the Department of Resources (DoR). Support for the road closure is tied to the second request for owners' consent from DoR for the making of a development application to Council for the Aerial Tramway. Council is advised that in order for DoR to provide owners consent unconditional support for the road closure is required.

It is recommended Council seek further information on the proposed development application to inform the level of support to the proposal. A draft development application will best enable Council to understand the impacts of the proposal and proposed mitigation measures by SIH.

STATUTORY/COMPLIANCE MATTERS

Land Act 1994
Planning Act 2016

STRATEGIC IMPACTS

Provide a consistent and transparent strategic framework and direction for the development industry and community.

FINANCIAL IMPLICATIONS

Based on current information the financial implications on Council are unclear. SIH has offered assistance to minimise the burden on Council, however no further detail is available.

CONSULTATION

Coordinator Transport Planning & Assets.

RISK ASSESSMENT

Should Council provide consent it risks commencing the process without a detailed understanding of the project.

TIMINGS/DEADLINES

There is no formal date for a response.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.



21 November 2022
Whitsunday Regional Council
PO Box 104
PROSERPINE Q 4800

Dear Sir/Madam

Flagstaff Hill Road Closure to Accommodate the Whitsunday Aerial Tramway

We refer to previous discussion and our most recent briefing to Council on Wednesday 16 November 2022 and confirm we act for Stone Island Holdings Pty Ltd (SIH), the lessee of Stone Island.

We confirm our client is desirous of constructing an aerial tramway (ATW) from Flagstaff Hill to Stone Island and the design of the ATW includes a drive station at Flagstaff Hill.

The purpose of this letter is to ascertain Council's support for a partial road closure of Margaret Reynolds Drive to accommodate the ATW drive station so that Owner's Consent can be provided by the Department of Resources (DoR) for a Material Change of Use Development Application. If development approval is not forthcoming for the ATW then SIH will not proceed with the road closure.

We note that Council recently increased its land holdings at Flagstaff Hill, via a road closure, to create an expanded lot for the conference centre, being Lot 210 on SP 312206.

SIH requests that Council once again initiates a partial road closure of Margaret Reynolds Drive to encompass the proposed drive station by creating a new standalone lot at the southern end of the road reserve. SIH would then lease the drive station site from Council. See attached two sketches showing the extent of the proposed road closure and the proximity of the area of road to be closed in relation to the existing infrastructure at Flagstaff Hill.

As the footprint for the drive station is minimal the impact on the capacity of the car park in the road reserve is also minimal and it would still allow for a bus drop off area to be accommodated adjacent to proposed lot to service both the ATW and the conference centre.

SIH has always envisaged there would be a close working relationship between the conference centre and the ATW and having shared facilities would be sensible.

If Council is agreeable to the proposed road closure, our client would be prepared to undertake remedial works in the remainder of Margaret Reynolds Drive to reconfigure the car park to ensure there is adequate car parking at the top of Flagstaff Hill (or at the bottom of the hill) to cater for the future demand.



Cardiff Consulting Pty Ltd
ACN 156 473 675
Trading as Cardiff Law

Liability limited by a Scheme approved under the Professional Standards legislation.

a PO Box 2113 Wellington Point Q 4160
p 07 38242974 / 0484099777
e prc@cardifflaw.com.au



SIH would also be interested to work with Council to improve pedestrian and cycle connections to Flagstaff Hill from the Bowen foreshore.

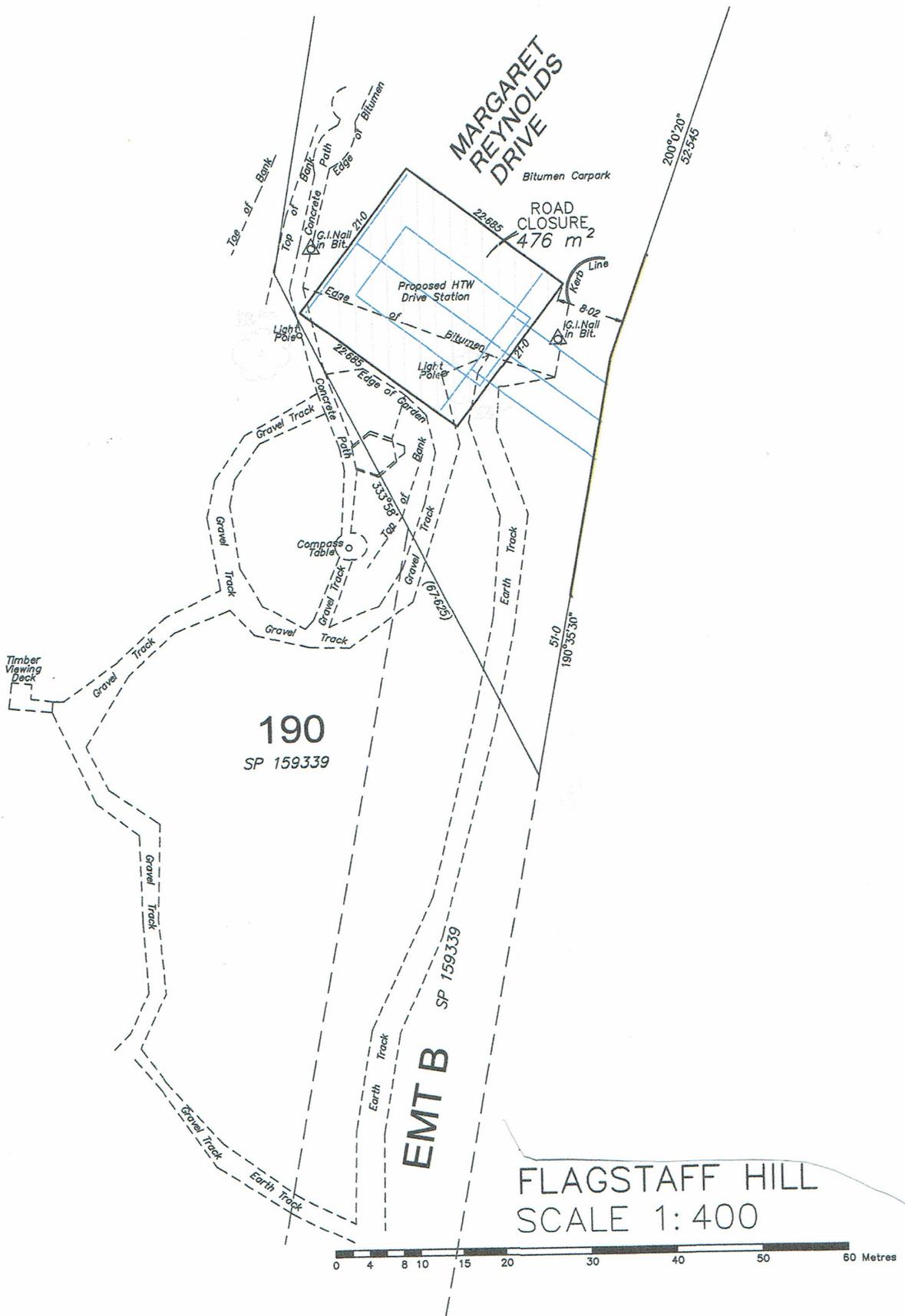
As noted at the briefing, SIH is prepared to assist Council with the road closure administrative process so as to minimise the burden on Council.

We await your reply.

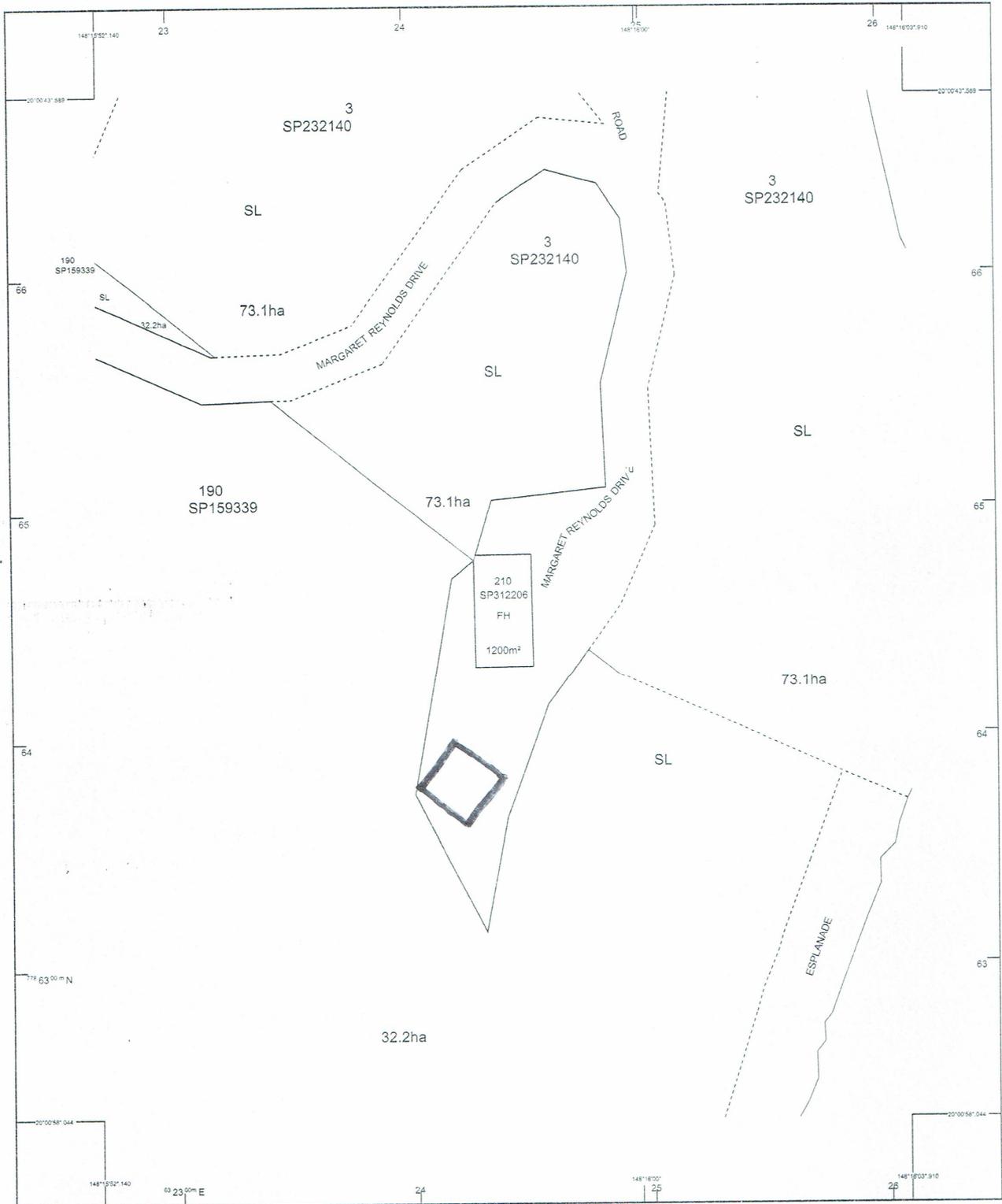
Yours faithfully,

A handwritten signature in black ink that reads "P.R. Cardiff". The signature is written in a cursive style with a large, stylized flourish at the end.

Peter R Cardiff
Director & Lawyer



Attachment 13.3.3.3 Road Closure Nov 2022



STANDARD MAP NUMBER
8557-14441

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	210/SP312206
Lot/Plan	1200m ²
Area/Volume	FRESHWATER
Tenure	WHITSUNDAY REGIONAL
Local Government	BOVEN
Locality	44607821
Signature/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 03/03/2022

DCDB: 02/03/2022

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Queensland Government
(c) The State of Queensland (Department of Resources) 2022.

13.3.4 - 20220710 - Development Application for Reconfiguration of a Lot (Access Easement) - 162 Richmond Road, Bowen - 4 RP705668

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Matthew Twomey - Manager Development Assessment

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [13.3.4.1 - 3 pages]
2. Zone and Site Plan [13.3.4.2 - 1 page]
3. Proposal Plan [13.3.4.3 - 1 page]
4. Planning Assessment [13.3.4.4 - 4 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Reconfiguration of a Lot - Access Easement, made by S A Annand, on L: 4 RP: 705668 and located at 162 Richmond Road Bowen, subject to the conditions outlined in Attachment 1.

BACKGROUND

There is no background to report.

APPLICATION SUMMARY

Council is in receipt of a development application to create an access easement from Richmond Road to the rear premises, described as Lot 19 RP705668. An unsealed driveway currently exists within the proposed easements footprint and is informally used. The access easement is proposed to provide a secondary access location to the rear premises. One submission was received during public notification. A detailed assessment of the assessment benchmarks and submission is provided in Attachment 4.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

N/A

CONSULTATION

Senior Technical Officer Engineering Assessment

This is page 915 of the Agenda of Council's Ordinary Council Meeting - 14 December 2022

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by **16 December 2022**.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

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 Easement in Lot 4 on RP705668	Wynne Planning & Development	2022WRC073	07/09/2022

1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Access and Parking
 - Erosion Prevention and Sediment Control

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

1.3 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.

1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan.

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 of sealing the survey plan.

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.

3.0 ACCESS AND PARKING

3.1 A Development Permit for Operational Works (External and Internal Access) shall be obtained prior to commencement of work on site. Any application for Operational Works (External and Internal Access) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

3.2 The applicant must design and reconstruct the existing external access from Richmond Road to the property boundary of Lot 4 RP705668 to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils current Standard Drawing RS-056 and Whitsunday Regional Councils Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.

3.3 The applicant must design and construct the internal access from the Richmond road road reserve boundary for the full length of the proposed access to a concrete/sealed standard and have a minimum width of 3.0m prior to the signing of the Plan of Survey.

3.4 The documentation for the proposed Access Easement must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the access within the Easements.

4.0 STORMWATER AND FLOODING

4.2 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.

4.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and

Attachment 13.3.4.1 Conditions of Approval

Council's Development Manual (or equivalent replacement document current at the time of development).

5.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 5.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.
- 5.2 The Erosion Prevention and Sediment Control Plan must be prepared in accordance with Council's Development Manual and best Practice Erosion & Sediment Control – November 2008 (IECA White Book).
- 5.3 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).
- 5.4 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.
- 5.5 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.
- 5.6 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.
- 5.7 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.

6.0 MAINTENANCE VALUATION

- 6.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$39.00 per lot.

7.0 MISCELLANEOUS

- 7.1 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
- 7.2 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.
- 7.3 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.
- 7.4 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 Richmond Road or adjoining land unless written permission from the owner of that land and Council is provided.
- 7.5 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.

8.0 ADVISORY NOTES

8.1 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.

8.2 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.

8.3 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.

8.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

8.5 General Safety of Public During Construction

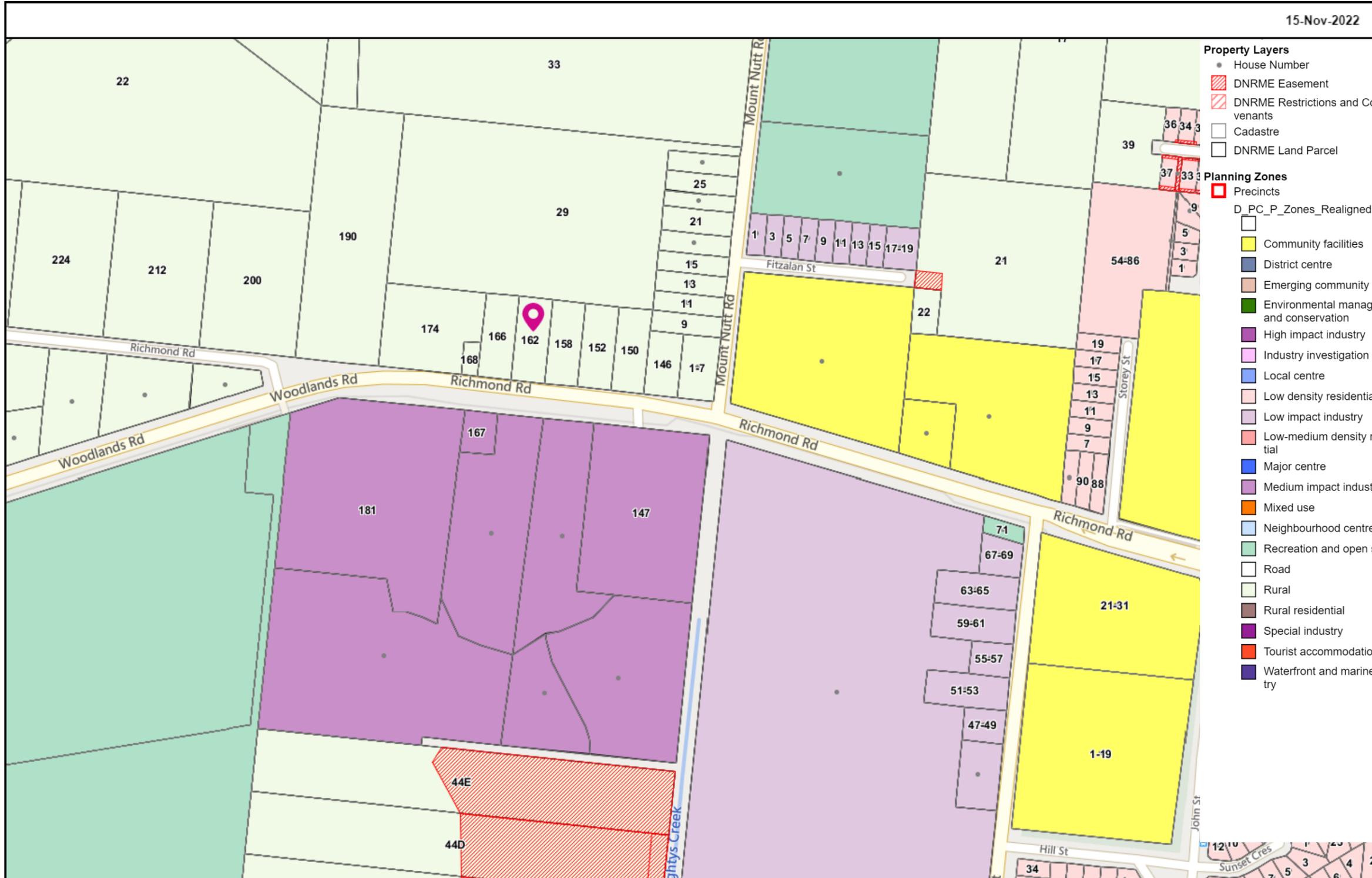
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or 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.

8.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

15-Nov-2022

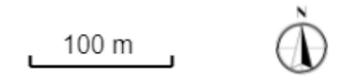


- Property Layers**
- House Number
 - DNRME Easement
 - DNRME Restrictions and Covenants
 - Cadastre
 - DNRME Land Parcel
- Planning Zones**
- Precincts
 - D_PC_P_Zones_Realigned
 - Community facilities
 - District centre
 - Emerging community
 - Environmental management and conservation
 - High impact industry
 - Industry investigation and development
 - 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 activity



Disclaimer

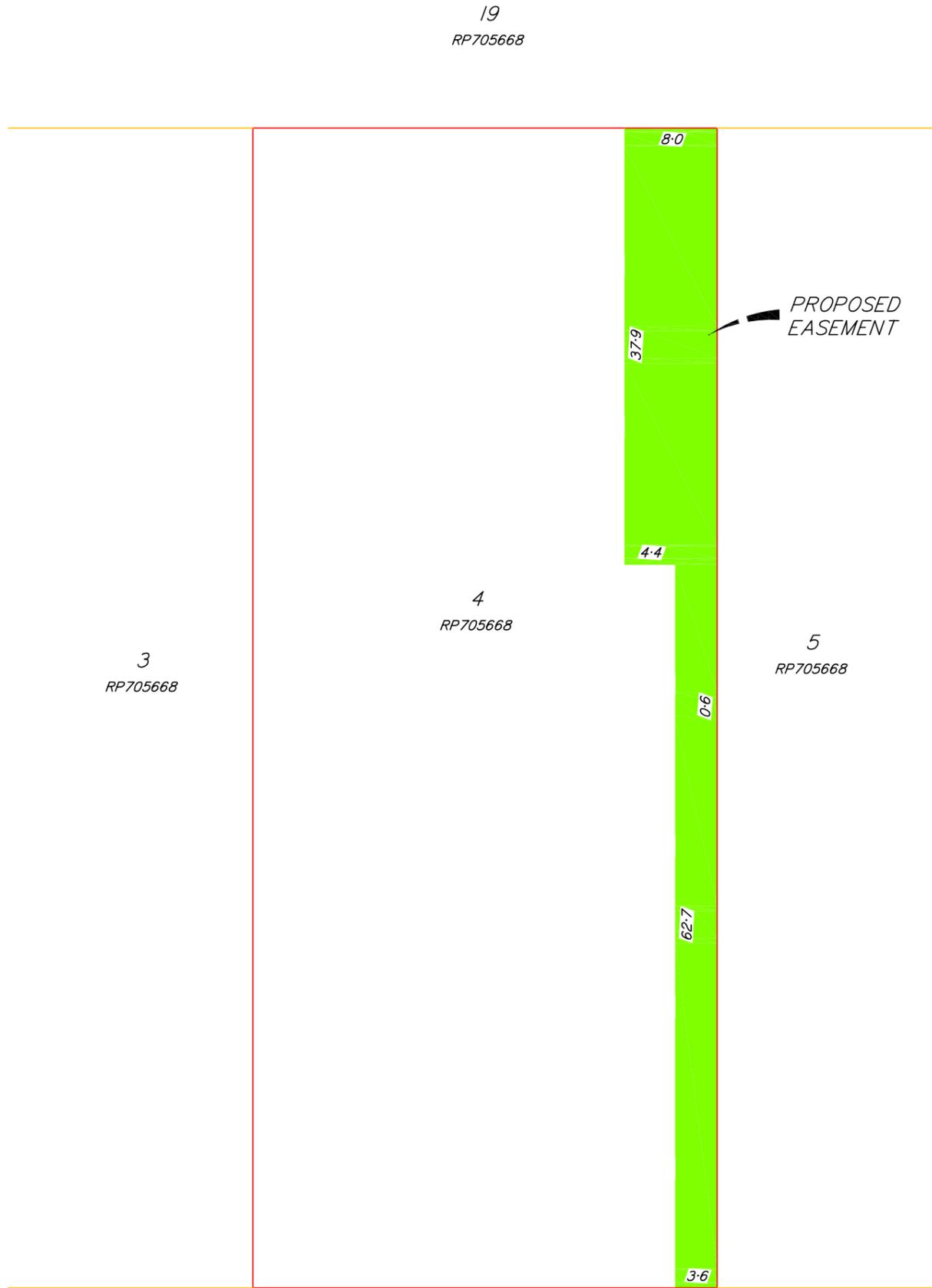
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NOTE: –

Areas and Dimensions are approximate only and are subject to survey.

Total Area of Land 4047m²



RICHMOND ROAD

Wynne Planning & Development PTY LTD
TOWN PLANNING SPECIALIST

PROJECT Proposed Easement in Lot 4 on RP705668		File Reference 2022WRC073	DATE 07/09/2022
162 Richmond Road, Bowen		SCALE 1:400 (at A3 Page Size)	SHEET No. 1/1
LOCALITY BOWEN	LOCAL GOVERNMENT WHITSUNDAY REGIONAL	DRAWN by: JB	DRAFTING CHECK by: KM

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 Reconfiguration of a Lot - Access Easement
Landowner	S A Annand
Property Address:	162 Richmond Road, Bowen
Property Description:	L: 4 RP: 705668
Area of Site:	4047m2
Planning Scheme Zone:	Rural zone
Level of assessment	Impact assessable
Overlays:	Acid sulfate soils overlay Agricultural land overlay Coastal protection overlay Flood hazard overlay
Existing Use:	Veterinarian Clinic and Shed
Existing Approvals:	N/A
Public Notification:	23 September 2022 – 19 October 2022
Submissions received:	One
State referrals:	Nil.
Infrastructure charges:	N/A

2. Site Details

2.1. Location

The land is at 192 Richmond Road, Bowen on the entrance into Bowen proper.

2.2. Zoning

The land is zoned Rural under the Whitsunday Regional Council Planning Scheme 2017 (v3.7).

2.3. Site description

The land is improved by two structures consisting of a Veterinarian Clinic and Shed. There are no discernible drainage features present onsite and significant natural vegetation remains.

2.4. Access

Access is existing from Richmond Road.

2.5. Surrounding uses

Rural residential development and an earthmoving business adjoin the subject land.

3. Proposal Details

Council is in receipt of a development application to create an access easement from Richmond Road to the rear premises, described as Lot 19 RP705668. An unsealed driveway currently exists within the proposed easement footprint.

The access easement is proposed to provide a legal and formal secondary access location to the rear premises.

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 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 not required to be referred to SARA.

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. The proposal does not conflict with the SPP.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal is consistent with the provisions of the plan.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. The proposal is minor in nature and does not compromise the Strategic Intent of the Planning Scheme.

4.4.2. Overlay Codes

Acid sulfate soils overlay code

Attachment 13.3.4.4 Planning Assessment

The proposed development is identified on land subject to investigation for acid sulfate soils. A condition of approval has been included for the management of this overlay.

Agricultural land overlay code

The proposed development is identified as a locally important agricultural area. The premises is not currently utilised for any meaningful agricultural pursuit and the proposed access easement does not impact on the condition of the land.

Coastal protection overlay code

The frontage of the premises is identified being subject to medium storm tide inundation. Physical works to construct the access easement will be completed under operational works approval with regard to the inundation characteristics of the site.

Flood hazard overlay code

The premises is subject to both localised and riverine flooding. Physical works to construct the access easement will be completed under operational works approval with regard to the flood characteristics of the site.

4.4.3. Zone Code

Rural zone code

The proposal complies with the requirements of the rural zone code. The proposal does not result in any built form on the premises and an existing informal access point to the premises will be utilised.

4.4.4. Development Codes

Infrastructure code

No infrastructure is proposed to support the proposal.

Landscaping code

No additional landscaping is considered necessary to support the proposal with significant vegetation existing.

Transport and parking code

The proposed access currently exists in an unsealed form. Conditions of approval have been provided to construct the access from Richmond Road to a sealed standard in accordance with the Development Manual under operational works. As the access is to serve as a secondary access point for the rear property it is not considered necessary to condition the driveway width to be upgraded. Conditions of approval have also been provided to seal the internal access easement in accordance with the requirements of the Development Manual. Conditions have been included to ensure no worsening in Q100 flows results from the works.

Excavation and filling code

Physical site works have been conditioned to be completed under operational works.

5. Public Submissions

The development application was placed on public notification between 23 September 2022 and 19 October 2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 21 October 2022. One submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. Increased flooding impacts	Conditions of approval have been provided addressing the construction of

	the access within an environment which inundates.
2. Increased access movements to Lot 19 RP705668	The proposed access easement serves as a secondary access point to the rear allotment. It is not expected significant vehicle movements will occur.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

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

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
RAL	N/A	N/A	\$N/A		\$Nil
Total Adopted Charge					\$Nil
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
RAL	N/A	N/A	N/A	100%	\$Nil
Total Credit					\$Nil
Total Levied Charge					\$Nil

13.3.5 - 20211031 - Development Application for Material Change of Use (Car Wash, Outdoor Sales & Associated Service Industry/Low Impact Industry) - 144-146 Main Street, Proserpine - 4 & 5 RP405787

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Matthew Twomey - Manager Development Assessment

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [**13.3.5.1** - 9 pages]
2. Locality and Zoning Plan [**13.3.5.2** - 1 page]
3. Development Plans [**13.3.5.3** - 5 pages]
4. SARA Conditions [**13.3.5.4** - 10 pages]
5. Planning Assessment [**13.3.5.5** - 10 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use - Car Wash, Outdoor Sales & Associated Service Industry/Low Impact Industry, made by Chapman Group Enterprises Pty Ltd As TTE, on L: 4 RP: 705787 T: N420/213, L: 5 RP: 705787 T: N420/213 and located at 144 and 146 Main Street Proserpine, subject to the conditions outlined in Attachment 1.

BACKGROUND

There is no background to report.

APPLICATION SUMMARY

Council is in receipt of a development application to establish two separate uses on the land. The primary use is for a car wash facility facing Davey Avenue and accessed via Main Street. The second land use is for outdoor sales with an associated Service industry/low impact industry.

The Car Wash will incorporate the following elements:

- One automatic car wash bay and associated mechanical plant located within a plantroom
- Two self-serve wash bays
- One vacuum island located adjacent to the self-serve bays
- Operational during daylight hours only

The outdoor sales use covers the existing building and forecourt area on the Main Street frontage of the site and involves the construction of a small shed at the rear for undertaking repair work. This shed forms the Service Industry/Low Impact Industry component of the development. The Outdoor Sales use is Carlisle Tractors Proserpine which primarily sells

New Holland tractors. The use is currently operating and has been established on the premises without approval.

Nine submissions were received during the public notification period. A detailed assessment of the submissions and assessment benchmarks is provided in Attachment 5.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

The applicable infrastructure charges total \$45,676.12.

CONSULTATION

Technical Officer Engineering Assessment

Coordinator Transport Planning & Assets

Director Infrastructure Services

Environment Officer

SLR Consulting

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by **16 December 2022**.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

Attachment 13.3.5.1 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
Site Plan	John Harper Landscape Designs	LCP 01 Rev C	27/03/2022
Surface Treatments	John Harper Landscape Designs	LCP 02 Rev C	27/03/2022
Planting Concept	John Harper Landscape Designs	LCP 03 Rev C	27/03/2022
Davey Avenue Visualisations	John Harper Landscape Designs	LCP 04 Rev C	27/03/2022
Concept Notes	John Harper Landscape Designs	LCP 05 Rev C	27/03/2022
Elevation	Tropical Sheds	15082_COUL SON Page 2 of 32	23/02/2022
Car Wash Building Plan and Elevation	Trevor Glasson Consulting Services	20029 02C	02/03/2022
Impervious and Pervious Areas Plan	Trevor Glasson Consulting Services	20029 13A	02/03/2022
Driveway Access and Carparking Layout Detail Plan with Finished Levels	Trevor Glasson Consulting Services	20029 11A	02/03/2022
AEP1% (Q100) Plan	Trevor Glasson Consulting Services	20029 12A	02/03/2022
Signage & Linemarking Plan	ALNDD Engineering Pty Ltd	SK360 Rev A	02/09/2021
Swept Path Layout Plan Sheet 1 of 5	ALNDD Engineering Pty Ltd	SK380 Rev A	02/09/2021
Swept Path Layout Plan Sheet 2 of 5	ALNDD Engineering Pty Ltd	SK381 Rev A	02/09/2021
Swept Path Layout Plan Sheet 3 of 5	ALNDD Engineering Pty Ltd	SK382 Rev A	02/09/2021

Attachment 13.3.5.1 Conditions of Approval

Swept Path Layout Plan Sheet 4 of 5	ALNDD Engineering Pty Ltd	SK383 Rev A	02/09/2021
Swept Path Layout Plan Sheet 5 of 5	ALNDD Engineering Pty Ltd	SK384 Rev A	02/09/2021
Stormwater Quality Management Plan	Trevor Glasson Consulting Services	Rev A	09/03/2022
Sewerage Connection and Water Supply Connection Plan	Trevor Glasson Consulting Services	20029 17A	02/03/2022
Environmental Noise Assessment	Eco Acoustics	22021040-01a	29/03/2022
Proserpine Carwash Main Street Proserpine – Response to Council Further Information Request	Eco Acoustics	22021040-02	28/08/2022
Traffic Impact Assessment	Altus Traffic Engineering	TIA - 144-146 Main Street, Proserpine v2	22/08/2022

- 1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 20 December 2021.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Works:
 - Access and Parking
 - Stormwater
 - Water Infrastructure;
 - Sewerage Infrastructure
 - 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 Prior to the commencement of the first change of use, L: 4 RP: 705787 and L: 5 RP: 705787 are to be amalgamated.
- 1.8 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped

Attachment 13.3.5.1 Conditions of Approval

approved plans to ensure consistency in construction, establishment and maintenance of approved works.

- 1.9 Unless explicitly expressed in the condition, each condition is applicable to each aspect of development.

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 Prior to the commencement of the Car Wash, landscaping must be provided generally in accordance with the approved landscaping plans LCP 02 Rev C and LCP 03 Rev C by John Harper Landscape Designs.
- 2.4 Mature landscaping is to be planted along both property boundaries as indicated on the approved landscaping plans.
- 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 New buildings are to be finished with external building materials and colours to reduce scale and bulk.

4.0 LIGHTING

- 4.1 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.

5.0 WATER INFRASTRUCTURE

- 5.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site.
- 5.2 Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 5.3 The development must be connected to Council's water supply network using the existing 150mm water main located on the southern side of Main Street. The water service connection must be sized appropriately for the use. Any upgrading works must be completed by the developer at their full cost prior to commencement of the use.
- 5.4 Each use within the development must be provided with a sub-meter in accordance with Council's policy for sub-metering prior to the commencement of the use.
- 5.5 Prior to commencement of use on the site the owner must lodge with Council a civil 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 Council's Development Manual.
- 5.6 At time of lodgement of the Operational Works (Water Infrastructure) a detailed Hydraulic Layout Plan is to be provided with the accompanying schematic detail of the separator.

6.0 SEWERAGE INFRASTRUCTURE

- 6.1 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site.
- 6.2 Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

Attachment 13.3.5.1 Conditions of Approval

- 6.3 All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Regional Council Development Manual prior to commencement of the use.
- 6.4 Any existing sewer connections that will not be used for the development must be disconnected and sealed prior to commencement of the use.
- 6.5 Easements must be provided over all existing and new Council sewerage lines and connections constructed as part of the development located on private property.
- 6.6 Easement documentation must be provided free of cost to Council.
- 6.7 Prior to commencement of use on the site, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified 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 Councils Development Manual.

7.0 ACCESS AND PARKING

- 7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking.
- 7.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.3 The applicant must design, construct, and maintain the external egress from the pavement of Davey Avenue to the property boundary to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils Standard Drawing RS-051 prior to the commencement of the use. The egress is to be constructed to be a left out only.
- 7.4 The external egress on to Davey Avenue must include provision for all drainage from within the property and along the driveway surface to be collected at or inside the property boundary and discharged to a legal point of discharge prior to the commencement of the use.
- 7.5 A minimum of 12 car parking spaces and 1 MRV Loading Area are to be provided and maintained within the boundaries of the property prior to commencement of the use for the Outdoor Sales and Service Industry/Low Impact Industry.
- 7.6 All accesses, driveways, circulation roads, parking bays and maneuvering areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.
- 7.7 All car parking areas must be constructed to the following standards:
 - a) Universal access must be provided in accordance with AS2890 and to a sealed standard (or any later revision of this standard).
 - b) Pedestrian and vehicular areas must be appropriately delineated to ensure the safety of the site users.
- 7.8 Prior to commencement of use on the site the applicant must lodge with Council, a civil engineer's design, and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that External Access, Internal Access, onsite parking, and maneuvering areas have been designed and constructed according to the conditions of this Decision Notice and achieves compliance with WRC Planning Scheme, WRC Development Manual, AS2890 and AS 1428.
- 7.9 Signage and line marking must be installed in accordance with approved drawing SK360 Rev A dated 02/09/2021.
- 7.10 Directional signage directing left turn only must be placed on the exit to Davey Avenue.
- 7.11 Directional signage must be placed internally directing traffic to the Car Wash or Outdoor Sales car parking.
- 7.12 Directional signage must be placed on the Main Street frontage identifying the entry to the premises.

8.0 STORMWATER AND FLOODING

Attachment 13.3.5.1 Conditions of Approval

- 8.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage.
 - 8.2 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 current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice.
 - 8.3 The applicant must design and construct Roof and Allotment drainage system for the development including any detention system so as to comply with the Queensland Urban Drainage Manual current at the time of development as a minimum. The stormwater design is to provide for the developed flows from the site to be piped to a Legal Point of discharge.
 - 8.4 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
 - 8.5 Prior to commencement of use on the site the applicant must lodge with Council, a civil engineer's design, and construction certification (by an experienced and qualified engineer). 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 current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.
- 9.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**
- 9.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control Management Plan) must be obtained prior to commencement of work on site.
 - 9.2 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.
 - 9.3 Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.
 - 9.4 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 stabilized (e.g., turfed, concreted).
 - 9.5 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.
 - 9.6 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.
 - 9.7 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.
- 10.0 ENVIRONMENTAL HEALTH**
- 10.1 A trade waste approval must be obtained from Council's Environmental Health Service Department prior to the discharge from the premises of any trade waste to Council's

Attachment 13.3.5.1 Conditions of Approval

- wastewater system. All discharges must be in accordance with Council's wastewater system admission limits.
- 10.2 The plant room is to be lined with 50mm 32kg/m³ sound absorbing insulation or similar.
 - 10.3 The proposed automatic car wash bays will be fitted with automatic doors on the entry and exit equivalent to a PVC clear 2.5 mm door blade (which provides a minimum Rw 23).
 - 10.4 This entry canopy to the automatic wash bay is required to be lined internally with perforated metal with sound absorbing insulation (50mm 32kg/m³) and clad externally with sheet metal or similar.
 - 10.5 A 2.2-metre-high acoustic barrier will be constructed along the full length of the property boundaries. The height of the barriers is based on the finished ground height of the proposed car wash.
 - 10.6 The acoustic barriers are to be constructed from a material to achieve a minimum superficial density of 11kg/m³ and have a mass leakage of less than 1%.
 - 10.7 The vacuum bays located adjacent to the property boundary are required to be located within a carport structure with solid rear and end walls and a roof. The roof is required to be lined with 50mm 32kg/m³ sound absorbing insulation to minimize reverberation within the space.
 - 10.8 Prior to the commencement of the use of the Car Wash, certification is to be provided by a suitably qualified person that conditions 10.2 – 10.7 have been complied with.
 - 10.9 In the event the business/operator receives a noise complaint the following procedure must be enacted:
 - a) The business/operator shall record the following details of the complaint:
 - i. Contact details of the complainant;
 - ii. Time and date of the complaint;
 - iii. Details and nature of the complaint;
 - iv. The method which the complaint was lodged; and
 - v. The action taken by the responsible person in relation to the complaint.
 - b) If the issue cannot be resolved in house between the business/operator and the complainant within 5 days, the business/operator shall be responsible to commission an independent noise consultant which is endorsed by Council to conduct a noise assessment. The noise assessment must include:
 - i. The nature or the potential harm/nuisance;
 - ii. The sensitivity of the receiving environment;
 - iii. The current state of technical knowledge of the activity;
 - iv. Appropriate noise standards; and
 - v. The likelihood of successful application of different attenuation measures that may be taken.
 - c) Upon receipt of the noise acoustic report the business/operator must undertake appropriate actions to resolve the complaint.
 - d) The business/operator must then advise the complainant of actions taken to resolve the complaint.
 - 10.10 The release of dust and any particulate matter must not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor.

11.0 CATCHMENT AND LAND MANAGEMENT

- 11.1 At lodgement of first Operational Works application:
 - (a) an 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
 - (b) detailed engineering and landscape drawings
 - (c) working copies of all stormwater models and calculations used in the creation of the SQMP and development application and
 - (d) suitably qualified person certification

Attachment 13.3.5.1 Conditions of Approval

- 11.2 The proposed bioretention basin 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.
- 11.3 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.
- 11.4 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.

12.0 OPERATING PROCEDURES

- 12.1 The hours of operation for the Car Wash are 7am to 6pm Monday to Sunday.
- 12.2 Delivery of tractors and supplies to the Outdoor Sales & Associated Service Industry/Low Impact Industry is to be made by a vehicle no larger than a Medium Rigid Vehicle (MRV).
- 12.3 The delivery of tractors is to occur in the concrete apron.
- 12.4 Refuse collection is occur outside of the nominated business hours.
- 12.5 Loading and unloading of a vehicle servicing a development must be conducted wholly within the site.
- 12.6 A vehicle or vehicles waiting to be loaded or unloaded must stand entirely within the site.
- 12.7 All vehicles must enter and exit the site in a forward gear.
- 12.8 The site must be maintained in a clean and tidy state at all times.
- 12.9 The Service Industry/Low Impact Industry is limited to the servicing and maintenance of products associated with the outdoor sales.
- 12.10 Tractors and other outdoor sales equipment is only to be displayed on the forecourt fronting Main Street.

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.
 - 13.5 Prior to the commencement of the use a Waste Management Plan is to be provided to Council.
- ### **14.0 CONSTRUCTION MANAGEMENT**
- 14.1 Prior to the lodgment of the first operational works application, the applicant is to submit a Construction Management Plan to Council, which addresses at a minimum:

- a) Public safety, amenity and site security
- b) Construction hours
- c) Noise control
- d) Air and dust management
- e) Waste management
- f) Traffic management

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 Main Street, Davey Avenue 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

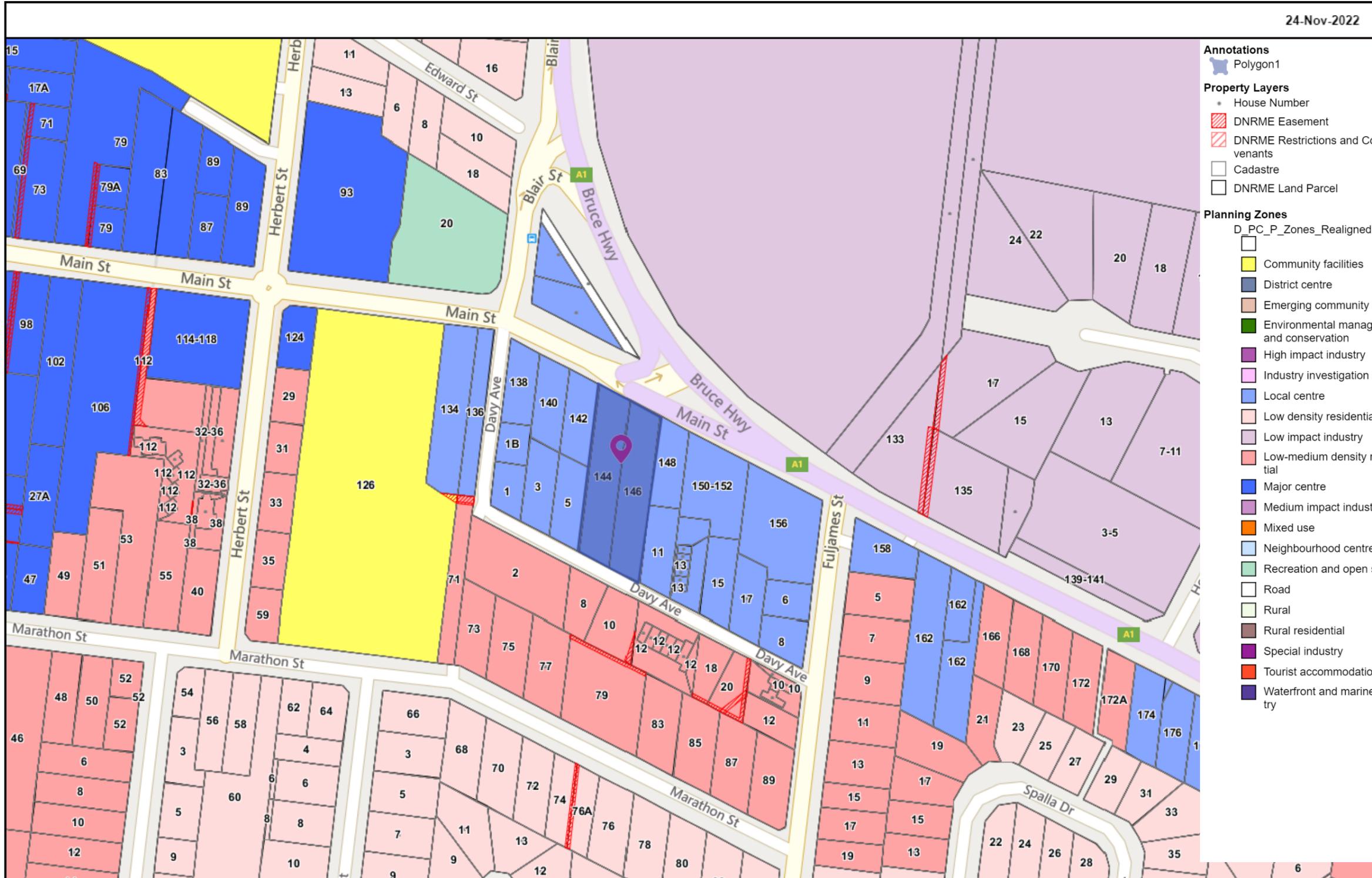
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

Attachment 13.3.5.1 Conditions of Approval

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 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

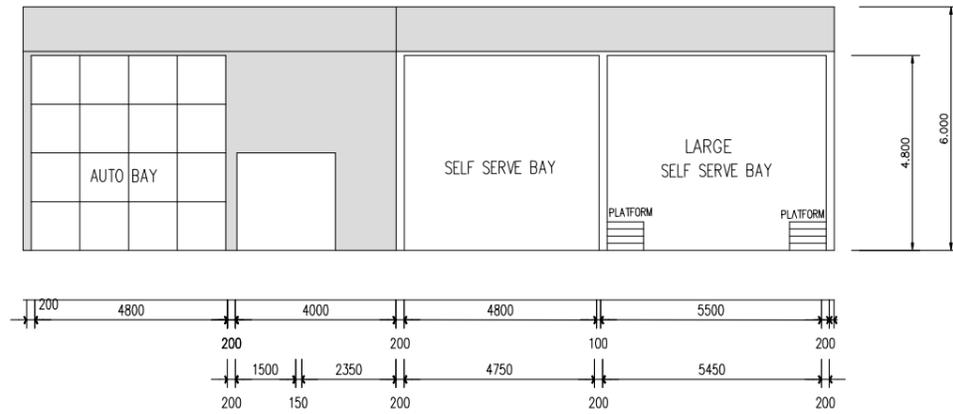


Disclaimer

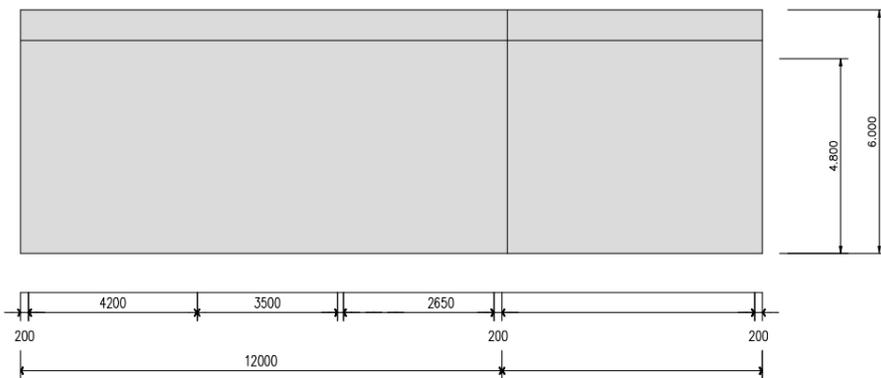
This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, Whitsunday Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © Whitsunday Regional Council 2018.

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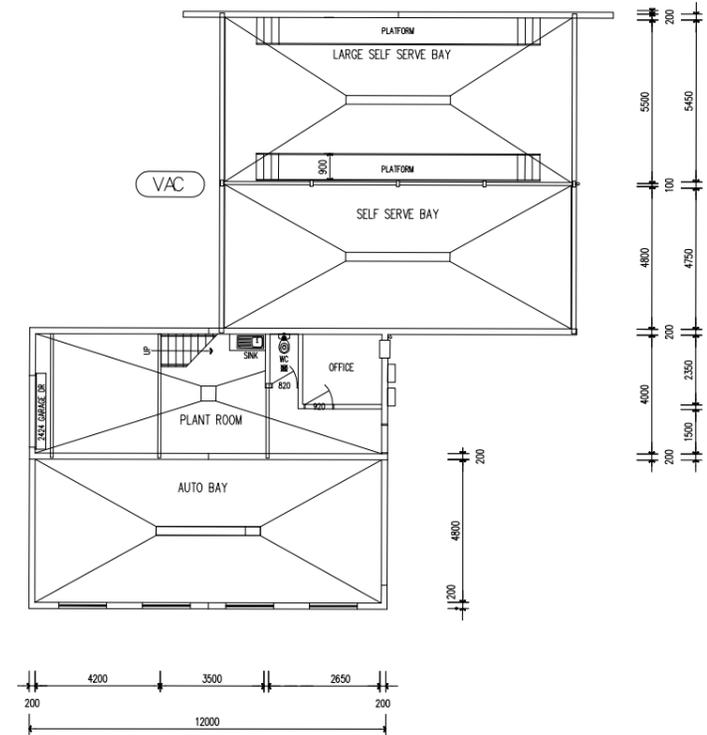


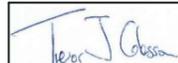


Carwash Elevation
From Main Street Entry



Carwash Elevation
From East



Certified by 
Trevor James Glasson
RPEQ 5396

No.	Date	By	Revision Description
A	27/8/20	TJG	Original Issue
B	19/10/20	TJG	Shed added near eastern Boundary
C	11/3/22	TJG	Fascade and Rendering Notes added

SCALES
Horizontal 0 1 in 200 (A1) 8m.
WHITSUNDAY REGIONAL COUNCIL
DEVELOPMENT APPLICATION No.
2021/1031

Designed	TJG
Checked	TJG
Approved	TJG

Trevor Glasson
Consulting Services

Address PO Box 983
Proserpine QLD 4800
Mobile 0432 323 823
Email trevor.glasson@bigpond.com

**MCU – Car Wash,
Outdoor Sales & Associated
Service Industry**
144 146 Main Street, Proserpine

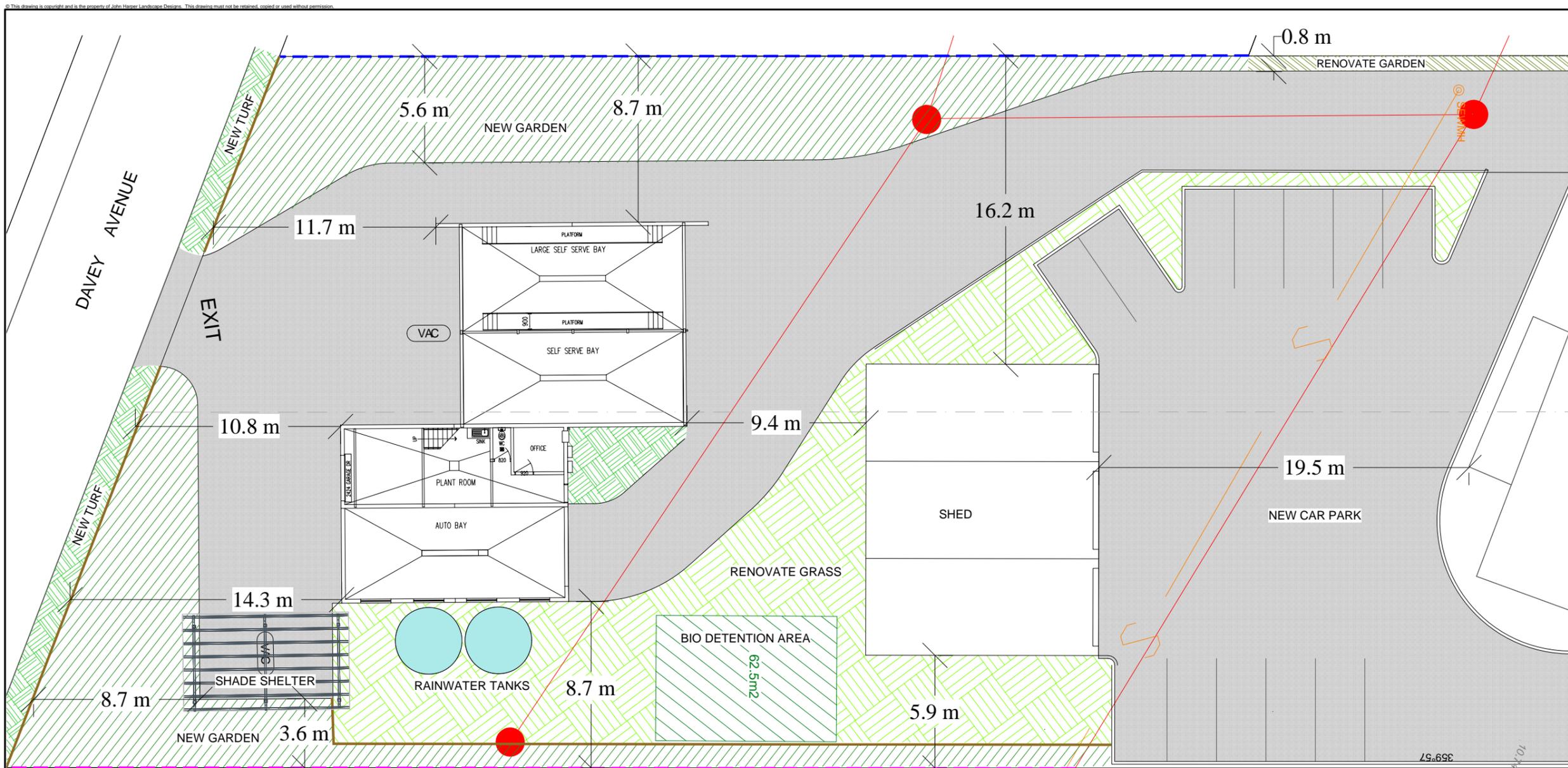
Carwash Building Plan
and Elevation

Scale: 1:200 (A1)
Drawing No:
20029 02C

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Title	SITE PLAN	Job Number	21041	Issue Date	27/03/2022	Client:		SCALE 1:500 @ A3	REVISIONS A DRAFT FOR COMMENT B FOR SUBMISSION C RESPONSE TO COUNCIL RFI	* Do not scale from drawing * Verify the location of all services before commencement of works * All works to comply with Australian Standards * Works to comply with all relevant laws, regulations, building codes & approvals	PO Box 1031, Proserpine, QLD, 4800 M: 0417 195 059 E: john@jhld.com.au W: jhld.com.au	
Project	PROSERPINE CARWASH 144-146 MAIN STREET, PROSERPINE	Drawing Number	LCP 01	Revision	C	COULSON						



LEGEND

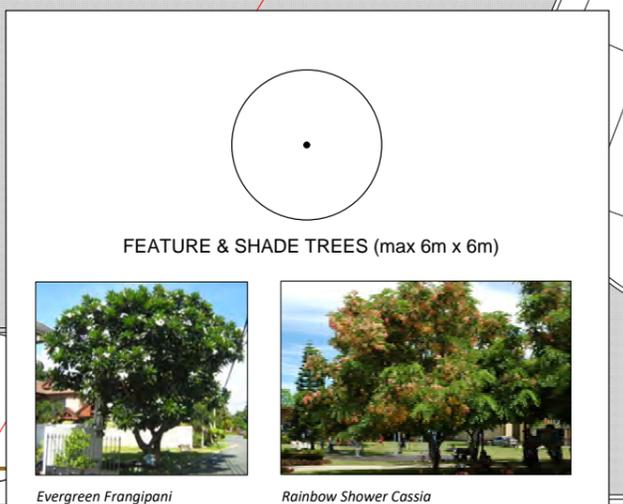
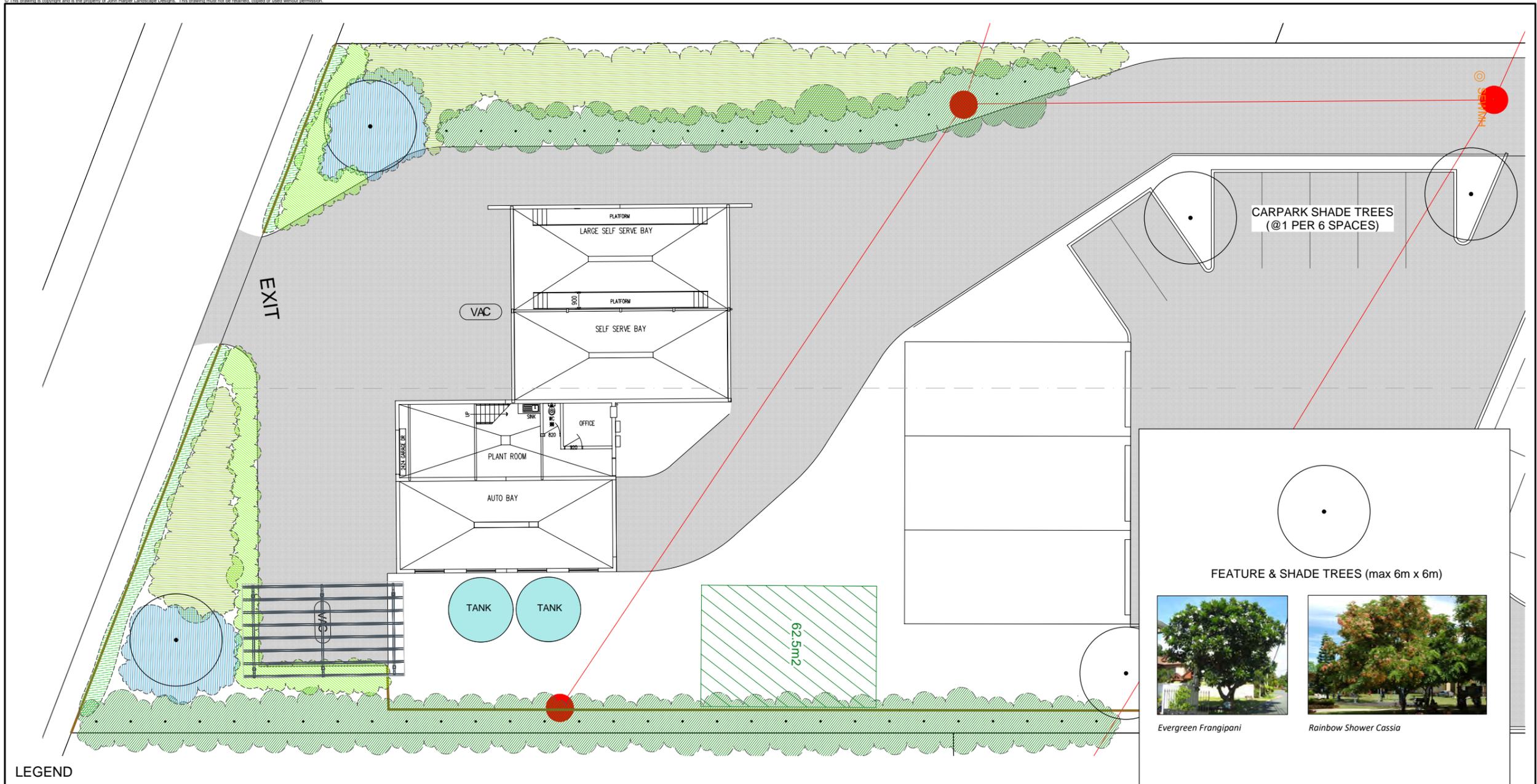
- NEW GARDEN AREAS - 439m²
- RETAIN AND RENOVATE EXISTING FENCELINE GARDEN - 85m²
- RENOVATE EXISTING GRASS - 345m²
- NEW TURF - 63m²
- GARDEN EDGING - 76m
- NEW 1800mm HIGH DOUBLE LAPPED TIMBER BARRIER FENCE - 56m
- LAP EXISTING 1800mm HIGH TIMBER FENCE TO CREATE BARRIER FENCE - 51m

NOTES

- Western Boundary:
The neighbour adjacent to the western boundary has requested the following:
- That the existing boundary fence be retained and at its existing height of 1800mm. It is proposed to add palings of the same type to the fence on the development side to lap the fence, creating a barrier for noise and spray drift.
 - That no tall hedging be placed against the fence as they want to retain as much light to the side of the residence as possible.
- Eastern Boundary:
- The existing chain wire fence will be replaced by a new 1800mm high double lapped paling fence for the extent of the new development.
- Renovated Landscape Areas:
- Renovate grass means top-dress, level and oversow the area
 - Renovate garden means clean up, prune and hedge existing shrubs and install new mulch.

Title	SURFACE TREATMENTS	Job Number	21041	Issue Date	27/03/2022	Client:		SCALE 1:200 @ A3	REVISIONS	* Do not scale from drawing * Verify the location of all services before commencement of works * All works to comply with Australian Standards * Works to comply with all relevant laws, regulations, building codes & approvals	PO Box 1031, Proserpine, QLD, 4800 M: 0417 195 059 E: john@jhld.com.au W: jhld.com.au	JHLD JOHN HERRER LANDSCAPE DESIGNS
Project	PROSERPINE CARWASH 144-146 MAIN STREET, PROSERPINE	Drawing Number	LCP 02	Revision	C	COULSON			A DRAFT FOR COMMENT B FOR SUBMISSION C RESPONSE TO COUNCIL RFI			

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LEGEND

 TALL SCREENING / BUFFER HEDGE (+/- 3m)  <small>Pink Phyllanthus</small>  <small>Lilly Pilly</small>	 LOW BORDER HEDGE (+/- 1m)  <small>Waterfall Plant</small>  <small>Green Island Fig</small>	 UNDERSTORY ACCENT PLANTS (+/- 1.5m)  <small>Gingers</small>  <small>Cordyline</small>	 INFILL PLANTING (+/- 1.5m)  <small>Myoporum</small>  <small>Spiral Ginger</small>	 EDGING GROUND COVERS (+/- 1m)  <small>Dieties</small>  <small>Spider Lilly</small>
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NOTE: These photos are intended to show the general plant style and theme. They do not indicate the suggested species, although some may be used.

Title	PLANTING CONCEPT	Job Number	21041	Issue Date	27/03/2022	Client:		SCALE 1:200 @ A3	REVISIONS A DRAFT FOR COMMENT B FOR SUBMISSION C RESPONSE TO COUNCIL RFI	* Do not scale from drawing * Verify the location of all services before commencement of works * All works to comply with Australian Standards * Works to comply with all relevant laws, regulations, building codes & approvals	PO Box 1031, Proserpine, QLD, 4800 M: 0417 195 059 E: john@jhd.com.au W: jhd.com.au	
Project	PROSERPINE CARWASH 144-146 MAIN STREET, PROSERPINE	Drawing Number	LCP 03	Revision	C	COULSON						

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NORTH WESTERN VIEW FROM DAVEY AVENUE



EASTERN VIEW FROM DAVEY AVENUE



NORTHERN VIEW FROM ACROSS DAVEY AVENUE

Title	DAVEY AVENUE VISUALISATIONS	Job Number	21041	Issue Date	27/03/2022	Client:		REVISIONS A DRAFT FOR COMMENT B FOR SUBMISSION C RESPONSE TO COUNCIL RFI	* Do not scale from drawing * Verify the location of all services before commencement of works * All works to comply with Australian Standards * Works to comply with all relevant laws, regulations, building codes & approvals	PO Box 1031, Proserpine, QLD, 4800 M: 0417 195 059 E: john@jhld.com.au W: jhld.com.au	 JHLD JOHN HARPER LANDSCAPE DESIGNS
Project	PROSERPINE CARWASH 144-146 MAIN STREET, PROSERPINE	Drawing Number	LCP 04	Revision	C	COULSON					

RA6-N



SARA reference: 2111-26209 SRA
Council reference: 20211031
Applicant reference: 2020WRC292

20 December 2021

Chief Executive Officer
PO Box 104
PROSERPINE QLD 4800
info@whitsundayrc.qld.gov.au

Attention: Mr Matthew Twomey

Dear Mr Twomey

SARA response—144 and 146 Main Street, Proserpine

(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 and Referral Agency (SARA) on 29 November 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	20 December 2021
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 - Car Wash, Outdoor Sales & Associated Service Industry/Low Impact Industry
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a State-controlled road	

SARA reference: 2111-26209 SRA
Assessment Manager: Whitsunday Regional Council
Street address: 144 and 146 Main Street, Proserpine
Real property description: Lot 4 on RP705787 and Lot 5 on RP705787
Applicant name: Chapman Group Enterprises Pty Ltd As TTE
Applicant contact details: Shop 5, Deicke Arcade, 38 Main Street
PROSERPINE QLD 4800
kellianne@wynneplanninganddevelopment.com

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 Erin Lee, Principal Planning Officer, on (07) 4898 6815 or via email MIWSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Duncan Livingstone
A/Manager (Planning)

cc Chapman Group Enterprises Pty Ltd As TTE, kellianne@wynneplanninganddevelopment.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Change 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
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 2, table 4 Item 1 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department and 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:		
1.	The development must be carried out generally in accordance with the Site Plan, prepared by John Harper Landscape Designs, dated 27/04/2021, reference LCP01 and revision B.	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 SARA's decision are:

- All works for the development are to be setback away from the State-controlled road.
- Access to the State-controlled road is existing and of an appropriate standard to cater for the uses on site.
- The development is not located within 100m of a State-controlled road intersection.
- The proposed development will not impact existing public passenger transport infrastructure.
- The development does not lie within a future state-controlled road environment.
- The proposed development will not generate volumes of traffic that will impact the state-controlled road network.

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 SARA
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

(page left intentionally blank)

Attachment 5—Approved plans and specifications

(page left intentionally blank)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-26209 SRA

Date: 20 December 2021



PO Box 1034
Proserpine, QLD 4800
M: 0417 195 059
P: 07 4631 1111
W: jhld.com.au

* Do not scale from drawing
* Verify the location of all services before construction
* All works to comply with Australian Standards regulations, building codes & approvals

REVISIONS	
A	DRAWN FOR COMMENT
B	FOR SUBMISSION

SCALE
1:500 @ A3



Client: COULSON

Issue Date	Revision
27/04/2021	B

Job Number: 21041
Drawing Number: LCP 01

Title	Project
SITE PLAN	PROSERPINE CARWASH 144-146 MAIN STREET, PROSERPINE

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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 - Car Wash, Outdoor Sales & Associated Service Industry/Low Impact Industry
Landowner	Chapman Group Enterprises Pty Ltd As TTE
Property Address:	144 and 146 Main Street, Proserpine
Property Description:	<u>L: 4</u> RP: 705787 T: N420/213, <u>L: 5</u> RP: 705787 T: N420/213
Area of Site:	3788m ²
Planning Scheme Zone:	Local centre zone
Level of assessment	Impact assessable
Overlays:	Acid sulfate soils overlay Flood hazard overlay Infrastructure overlay
Existing Use:	Outdoor Sales (not approved)
Existing Approvals:	Nil.
Public Notification:	31 March 2022 and 28 April 2022
Submissions received:	Nine
State referrals:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – State Transport Corridors – within 25m of a state-controlled road
Infrastructure charges:	\$45,676.12

2. Site Details

2.1. Location

The proposed development is located over two allotments with dual frontages to Main Street and Davey Avenue, Proserpine.

2.2. Zoning

The premises is zoned Local centre under the *Whitsunday Regional Council Planning Scheme 2017* (v3.7).

2.3. Site description

The two allotments which form the site are generally regular in shape. The site is relatively flat and cleared of all significant vegetation. No discernible drainage lines or features are present.

2.4. Access

Existing access points exist to Main Street from the previous use of the land as a service station. A new access is proposed to Davey Avenue.

2.5. Surrounding uses

The premises is surrounded by a mix of land uses which have progressively developed over the years. Immediately adjoining the site are dwelling houses. In close proximity are a mix of light industrial uses, commercial uses and multiple dwelling units.

2.6 Site history

Upon adoption of the Whitsunday Shire Planning Scheme 2009 in 2009 the premises was rezoned from a residential zoning to a commercial zoning. The current *Whitsunday Regional Council Planning Scheme 2017* refined the intent for the site for localised commercial purposes.

3. **Proposal Details**

Council is in receipt of a development application to establish two separate uses of the land. The primary use is for a car wash facility on the Davey Avenue frontage accessed via Main Street. The second unrelated land use is for outdoor sales business with an associated service industry/low impact industry.

The Car Wash will incorporate the following elements:

- One automatic car wash bay and associated mechanical plant located within a plantroom
- Two self-serve wash bays
- One vacuum island located adjacent to the self-serve bays
- Operational during daylight hours only

The outdoor sales use covers the existing building and forecourt area on the Main Street frontage of the site and involves the construction of a small shed at the rear for undertaking repair work. This shed forms the Service Industry/Low Impact Industry component of the development. The Outdoor Sales use is intended to accommodate Carlisle Tractors Proserpine which primarily sells New Holland tractors. The use is currently operating and has been established on the premises without approval.

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 Bruce Highway and Main Street which are state-controlled roads. Conditions of approval issued by SARA have been included as Appendix 3 to this report. The existing access points to Main Street have been approved for use by the two developments.

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

Attachment 13.3.5.5 Planning Assessment

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 – Liveable Communities

Not Applicable.

State Interest – Mining and Extractive Resources

Not Applicable.

State Interest – Water Quality

A Stormwater Quality Management Plan (SWQMP) has been provided to support the application. Conditions of approval have been imposed to achieve the required stormwater water quality targets.

State Interest – Natural Resources, Risk and Resilience

The subject site is mapped by Council being subject to flood hazard. An engineering assessment has been provided to demonstrate the proposal does not create a net worsening in the flood characteristics of the area.

State Interest – Strategic Airports and Aviation Facilities

Not applicable.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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. An assessment of the Desired Regional Outcomes is provided below:

Regional Framework: - Desired Regional Outcomes:

Strategic directions – Sustainability, Climate Change and Natural Hazards

The development suitably accounts for the identified overlays which affect the site.

Strategic directions – Environment

There is a minimal impact on the natural environment from the proposal. The premises has previously been cleared and currently exists in a predominately grassed state.

Strategic directions – Regional Landscapes

Not Applicable.

Strategic directions – Natural Resource Management

Not Applicable.

Strategic directions – Strong Communities

The region is made up of many local communities, each with its own unique character and identity. The region is growing rapidly, and significant growth is projected. Ensuring access to key essential community services for all residents will ensure that liveability of the region is retained and improved. The proposal provides for a small-scale car wash which is a service not currently available in Proserpine as the closest car wash is in Cannonvale. Improving accessibility to these facilities will improve the liveability of Proserpine.

Strategic direction – Strong Economy

Economic viability is a key element in ensuring the region's sustainability and growth. Economic development and population growth will support the expansion of higher order services within the regional centres, contributing to lifestyle factors that will also help attract and retain skilled workers within the region. The proposed outdoor sales use supports the regions agricultural sector strengthening the regional economy.

Strategic direction – Managing Growth

Providing a more compact urban settlement pattern focusing on existing towns and cities will provide better levels of accessibility, and cost-effective provision of infrastructure and services. The proposal is suitably located to take advantage of its accessibility to the existing settlement pattern and infrastructure provision.

Strategic direction – Urban Form

Built form should respond to the region's climate with tropical design principles incorporated into development. Both proposed uses do not provide a substantial built form on the site, with significant landscaping proposed to improve the site.

Strategic direction – Infrastructure and Servicing

Any growth in the region will inevitably add pressure to existing infrastructure networks. The proposal is suitably serviced by necessary infrastructure.

Strategic direction – Transport

Establishing a more compact urban form will improve the effectiveness and efficiency of transport. It is important that the region recognises, protects and manages major transport corridors. The development does not impact on the major transport corridor of the Bruce Highway. The proposed development will add additional traffic to Davey Avenue, a road which has design limitations due to the era in which it was formed. Mitigation measures have been recommended to manage the impact of the development on Davey Avenue.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked its key

Attachment 13.3.5.5 Planning Assessment

economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

Strategic Intent – Theme 1 - Liveable communities and housing

The proposal does not undermine the regions hierarchy of centres. The proposed uses are considered to have a nexus to centres zoned land as expressed by both a car wash and outdoor sales being grouped as business activities in the defined activity groups of the Planning Scheme. An assessment of the availability of industrial zoned land has been provided which identifies the limited availability within Proserpine for established sites. A demand exists for both developments and the site is suitably located to meet this need.

Strategic Intent – Theme 2 - Economic growth

The proposed development is not to a scale which identifies as a key regional sector of the economy. However, the proposal is acknowledged to support areas of the regional economy to vary degrees.

Strategic Intent – Theme 3 - Environment and heritage

The proposal is located on land developed for urban uses. As such, the key ecological values of the site have been addressed previously. The built form of the proposal will not result in an adverse impact to the core landscape values of the region with the car wash located on the secondary frontage of the premises and the outdoor sales utilising the existing building onsite.

Strategic Intent – Theme 4 - Safety and resilience to hazards

The strategic framework seeks to avoid or mitigate potential adverse environmental impacts from development. The proposal is acknowledged to have the potential to create adverse air, noise and/or odour impacts. Technical reporting has been provided which provides recommendations to mitigate the identified impacts to accepted standards. Conditions of approval are provided to secure these requirements.

Strategic Intent – Theme 5 - Infrastructure

The proposed development is suitably located to maximise the efficient use of the region's infrastructure networks. Subject to the imposition of reasonable and relevant conditions the regions infrastructure networks will be protected.

4.4.2. Overlay Codes

Acid sulfate soils overlay

The subject site is located on land identified as being potential impacted by acid sulfate soils. A condition of approval has been imposed to address this overlay.

Flood hazard overlay

The subject site is located on land identified being subject to flooding. A Q100 analysis of the site has been provided to support the application. The analysis finds that the construction footprint within the section of the site that floods will result in a minor loss of flood storage of approximately 13m³. To offset this lost storage a bio detention area is proposed that will provide a detention area of approximately 12.8m³. It is therefore considered that the development will not affect either upstream or downstream properties.

Infrastructure overlay

The subject site is located within the road noise corridor. As no sensitive land uses are proposed the impact of road noise is not applicable to the application.

4.4.3. Zone Code

Local centre zone code

The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to service local needs. The scale of the uses proposed are not to a scale which is intended to service a large catchment area. Notably, the proposed car wash is considerably small and intended to only service the needs of Proserpine residents and not the wider region.

The business uses of the site being the car wash and outdoor sales have a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 6m for the car wash structures. The development incorporates the use of the existing building on site, previously used as a service station. The new buildings onsite are setback from the road frontages and significant landscaping is incorporated into the urban design.

Industry activities may be established where they are compatible with the character and amenity of surrounding development. It is noted the service industry/low impact industry shed is associated with the outdoor sales uses and is not an independent use of the land. The shed will not be readily visible from either street frontage and through conditions of approval the adjoining amenity can be protected.

Developments in the local centre zone are to be located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises. An Environmental Noise Assessment (ENA) prepared by EcoAcoustics has been provided to support the development. A Peer Review of the report was undertaken by SLR Consulting with clarifications and refinements in the report addressed in an addendum to the ENA. The report provides the following recommendations for the construction and operation of the development to ensure the environmental performance criteria are met:

- *Based on the current design and operation, the site is restricted to daytime and evening only;*
- *The plant room is to be lined with 50mm 32kg/m³ sound absorbing insulation or similar;*
- *The proposed automatic car wash bays will be fitted with automatic doors on the entry and exit equivalent to a PVC clear 2.5 mm door blade (which provides a minimum Rw 23);*
- *The entry to the automatic wash bays will be fitted with a roof as shown in Figures 1.2 and 1.3. This entry canopy is required to be lined internally with perforated metal with sound absorbing insulation (50mm 32kg/m³) and clad externally with sheet metal or similar;*
- *A 2.2-metre-high acoustic barrier will be constructed along the side property boundaries as shown in Figure 5.1;*
- *The height of the barriers is based on the finished ground height of the proposed car wash;*
- *The acoustic barriers are to be constructed from a material to achieve a minimum superficial density of 11kg/m³ and have a mass leakage of less than 1%; and*
- *The vacuum bays located adjacent to the property boundary are required to be located within a carport structure with solid rear and end walls and a roof. The roof is required to be lined with 50mm 32kg/m³ sound absorbing insulation to minimise reverberation within the space.*

Attachment 13.3.5.5 Planning Assessment

The findings of the report are accepted to address the acoustic impact of the development. A condition of approval has been included requiring prior to the commencement of the use of the car wash a suitably qualified person provides certification to Council confirming the noise quality recommendations of the ENA have been implemented. In the event a noise complaint is received conditions of approval have been provided to remedy the issue.

To account for potential spray drift from the car wash landscaping is proposed along both property boundaries and a 2.2m high fence. The predominant wind direction is south-easterly. The adjoining premises on the western boundary is a one-storey premises and will be buffered by the landscaping and fence. The adjoining premises on the east is a two-storey building, however spray drift from any northerly winds will be blocked by the automatic car wash building. A condition of approval has been imposed requiring the release on any particulate matter from the site to be within accepted limits.

Development in the zone is to not unreasonably interfere with the safe and efficient operation of the surrounding road network. Through the access arrangements to the site and operational conditions of approval an unreasonable interference to the road network is not created. Further discussion is contained in the Transport and Parking Code assessment.

4.4.4. Development Codes

Business activities code

Both the car wash and outdoor sales uses are to be assessed against the business activities code. The car wash is sited to address Davey Avenue, setback approximately 8.7m from the vacuum bay structure and approximately 10.8m from the closest car wash bay. There is no adjoining commercial development to the premises, with the streetscape generally resembling a mixed-use environment. It is therefore not achievable for the development to create a typical commercial streetscape. The car wash is not intended to service those travelling by foot and therefore no provision for pedestrian accessibility has been provided.

The acceptable outcomes of the code for environmental management and amenity of residential premises provides the following benchmarks:

Acceptable outcome	Comment
AO7.1 Undesirable visual, noise and odour impacts on public spaces and sensitive uses are avoided or reduced by: (a) where appropriate, limiting the hours of operation of the Business activity to maintain acceptable levels of residential amenity relative to the site context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) not locating site service facilities and areas along any frontage to a public street, sensitive uses or other urban space.	An Environmental Noise Assessment (ENA) prepared by EcoAcoustics has been provided to support the development. Recommendations have been provided to reduce the noise impact by limiting the hours of operational and providing built form recommendations to achieve environmental performance requirements.
AO7.2 Where the Business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive uses, such measures are designed and constructed to be compatible with surrounding development and the local streetscape	A 2.2m high acoustic attenuation fence required to mitigate the noise generated by the car wash. A 1.9m high fence currently adjoins the premises to the west. The additional 300mm required for the acoustic fence is not considered to impact the streetscape

Attachment 13.3.5.5 Planning Assessment

	streetscape or the amenity of the adjoining premises.
AO7.3 Glare conditions or excessive light spill onto adjacent sites and public spaces are avoided or minimised through measures, such as: (a) selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential premises.	Conditions of approval are provided requiring all lighting to be directed downwards so as not to result in light spill to adjoining residential uses.
AO8.1 Where the development is adjacent to an existing or approved building containing Accommodation activities, the reasonable privacy and amenity of such uses is maintained by: (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, including balconies and terraces, located and designed to not look into dwellings or rooming units; and (c) incorporating screening over building openings.	As the proposed additional structures do not exceed 8.5m in height and are well setback from the side boundaries, overlooking of the adjoining residential premises will not occur.
AO9.1 The Business activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environmental Protection (Noise) Policy 2008.	An Environmental Noise Assessment (ENA) prepared by EcoAcoustics has been provided to support the development. The report provides recommendations to ensure compliance with the policy is achieved.

The outdoor sales use occupies the existing structure on the premises, previously used as a service station. The assessment benchmarks relevant to the built form are not applicable as the structure is existing and no changes are proposed. The operation of the outdoor sales business will primarily be the static display of large farm equipment. No undesirable visual, noise or odour impacts on adjoining residential uses will result. Deliveries will be made at the forecourt area at the front of the existing building. There is substantial separation between the area for unloading and adjoining residential uses.

Industry activities code

The associated service industry/low impact industry with the outdoor sales activity is to be assessed against the industry activities code. The proposed shed to accommodate the industrial activities is significantly setback from both street frontages. The structure will be approximately setback 5.9m from eastern boundary which adjoins a sensitive land use, being a residential dwelling. Although not 10m from the boundary, the shed is approximately 24m from the residential dwelling on this premises. A condition has been included for a 2.2m high solid screen fence to be construction along the boundary prior to the commencement of the use. The nature of works proposed to be undertaken within the shed are not considered to cause an unreasonable amenity disturbance and only associated with the outdoor sales use of the land. Conditions of approval are included to manage the environmental performance of

the activities. In the event a noise complaint is received conditions of approval have been provided to remedy the issue.

Infrastructure code

The proposal is capable of being serviced by all necessary reticulated infrastructure networks. Conditions of approval have been provided to ensure all connections are undertaken to the satisfaction of Council under operational works approval.

Landscaping code

A Landscape Concept Plan has been provided to support the application. The plan identifies that significant landscaping is proposed surrounding the car wash and low impact industry/service industry shed. The landscaping provides for the softening of the built form of the Car Wash from the Davey Avenue Street frontage and adjoining residential premises. A 2.2-metre-high acoustic barrier will be constructed along the side property boundaries as recommended by the ENA. No additional landscaping is considered necessary to support the Outdoor Sales use which utilises the existing concrete apron from the previous use of the land.

Transport and parking code

The proposed development has been supported by a Traffic Impact Assessment (TIA) and technical engineering drawings for the internal circulation. Access to all uses is via Main Street only, with exists provided to Main Street from the outdoor sales and low impact industry/service industry shed and to Davey Avenue for the car wash. Twelve car parks are proposed to service the Outdoor Sales and low impact industry/service industry in excess of the requirements of the requirements of the code. No car parking is provided for the car wash as by nature each bay serves as a vehicle parking space. There is additional room to queue behind the bays in the event the bays are occupied.

The development is acknowledged to increase the number of vehicle movements on Davey Avenue. The TIA indicates the car wash will result in an additional four vehicle movements per hour, corresponding to daily flow of 40 vehicles per day exiting on Davey Avenue. The formation of Davey Avenue does not provide the opportunity to provide pedestrian footpaths with pedestrian movements occurring on the grassed verge or roadway. The TIA indicates the development will not increase the number of pedestrian movements along Davey Avenue. To limit the additional flow of traffic onto Davey Avenue traffic leaving will only be permitted to make a left-out movement.

The safety of pedestrians is recognised from vehicle speed surveys collected which identify approximately 50% of vehicles travel at reduced speeds on Davey Avenue significantly reducing the risk of pedestrian related incidents.

Conditions of approval have been included requiring all site access driveways, internal circulation and manoeuvring areas and parking areas to be constructed under operational works permit.

5. Public Submissions

The development application was placed on public notification between 31 March 2022 and 28 April 2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 12 May 2022. Nine (9) submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. Capacity of Davey Avenue	Addressed in the Transport and Parking Code assessment.

2. Pedestrian safety in Davey Avenue	Addressed in the Transport and Parking Code assessment.
3. Site access from Main Street	The access to the premises from Main Street has been assessed and approved by SARA.
4. Overspray from the Car Wash	To account for potential spray drift from the car wash landscaping is proposed along both property boundaries and a 2.2m high fence. The predominant wind direction is south-easterly. The adjoining premises on the western boundary is a one-storey premises and will be buffered by the landscaping and fence. The adjoining premises on the east is a two-storey building, however spray drift from any northerly winds will be blocked by the automatic car wash building. A condition of approval has been imposed requiring the release on any particulate matter from the site to be within accepted limits.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

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

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Commercial (Bulk Goods)	220m ²	\$153.40 per m ² of GFA		\$33,748.00
MCU	Industry	184.56m ²	\$54.80 per m ² of GFA		\$10,113.88
MCU	Commercial (Retail)	229.2m ²	\$197.20 per m ² of GFA		\$45,198.24
Total Adopted Charge					\$89,060.12
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU – Existing Lawful Use	Commercial (retail)	220m ²	\$197.20 per m ² of GFA	100%	\$43,384.00
Total Credit					\$43,384.00
Total Levied Charge					\$45,676.12

In accordance with the Infrastructure Charges Resolution (No.1 of 2022) a Car Wash is listed as an 'Other Use' requiring Council to apply a charge from another category which Council determines should apply based on that other use having a similar demand for infrastructure. It has been determined to apply the Commercial (retail) rate.

13.3.6 - 20220809 - Development Application for Material Change of Use (Short-Term Accommodation) - 4 Hill Crest Ave, Airlie Beach - M Coughlan C/- Wynne Planning and Development

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [**13.3.6.1** - 2 pages]
2. Planning Officer Report [**13.3.6.2** - 5 pages]
3. Locality Plan [**13.3.6.3** - 1 page]
4. Zoning Plan [**13.3.6.4** - 1 page]
5. Plans of Development [**13.3.6.5** - 6 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by M Coughlan C/- Wynne Planning and Development, on L: 603 A: 8595 T: 20995054 and located at 4 Hill Crest Avenue Airlie Beach, subject to the conditions outlined in Attachment 1.

BACKGROUND

This is the first application of this type for the subject land.

APPLICATION SUMMARY

Council is in receipt of a Development Application for Material Change of Use for Short-Term Accommodation of an existing two-bedroom Dwelling House located at 4 Hill Crest Avenue Airlie Beach.

The application has been supported by documentation demonstrating compliance with the Short-term Accommodation Guideline. The documentation includes a Code of Conduct, Property Management Plan, Statutory Declaration (to declare the dwelling will not be used as a 'Party House') and Fire and Evacuation Plan for the proposed use. Two submissions were received during the public notification period. Concerns raised relate to disruption to residential amenity, the number of short-term accommodation uses in the area and traffic issues that arise from too many short-term accommodation premises in the area.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts, rigorous conditions of approval have been imposed. A detailed assessment against the assessment benchmarks and submissions is provided in Attachment 2.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

There are no applicable infrastructure charges.

CONSULTATION

Manager Development Assessment

Senior Technical Officer Engineering Assessment

Civil Engineer (Network Planning)

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by **20 December 2022**.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

Attachment 13.3.6.1 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
Site Plan	Applicant	N/A	N/A
Floor Plan	Applicant	N/A	N/A
Property Management Plan	Applicant	N/A	N/A
Code of Conduct	Applicant	N/A	N/A
Fire & Evacuation Pan	Applicant	N/A	N/A

- 1.2 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.
- 1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.4 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.

2.0 BUILDING

- 2.1 The applicant is to upgrade fire safety measures to the equivalent requirement of a long-term rental property.

3.0 ACCESS AND PARKING

- 3.1 A minimum of two (2) car parking spaces must be provided on site prior to commencement of the use.
- 3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

4.0 OPERATING PROCEDURES

- 4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.
- 4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:
- Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.
 - Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.
 - Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
 - Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
 - The maximum permitted number of overnight guests on any one day.

Attachment 13.3.6.1 Conditions of Approval

- ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
 - iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
 - iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
 - e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
 - f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.
 - g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 20 minutes. Agent response may include attendance by a private security firm.
 - h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.
- 4.3 A maximum of four (4) overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.

5.0 ADVISORY NOTES

- 5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation
- 5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.
- 5.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.

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 – Short-Term Accommodation
Landowner	M Coughlan
Property Address:	4 Hill Crest Avenue Airlie Beach
Property Description:	L: 603 A: 8595 T: 20995054
Area of Site:	607m ²
Planning Scheme Zone:	Low Density Residential
Level of assessment	Impact assessable
Overlays:	Acid Sulfate Soils Infrastructure
Existing Use:	Dwelling house
Existing Approvals:	Nil
Public Notification:	20/10/2022 / 14/11/2022
Submissions received:	Two (2)
State referrals:	Nil
Infrastructure charges:	Nil

1. Site Details

1.1. Location

The property is located at 4 Hill Crest Avenue Airlie Beach.

1.2. Zoning

The land is zoned Low Density Residential under the *Whitsunday Regional Council Planning Scheme 2017*.

1.3. Site description

The site has been developed for a residential dwelling and includes an access driveway.

1.4. Access

Access to the premises is achieved via a layback curb from Hill Crest Avenue. The driveway is not sealed and is comprised of road base gravel.

1.5. Surrounding uses

Surrounding uses include dwelling houses. Slightly further away are additional Short-term Accommodation uses.

2. Proposal Details

The proposal is for Short-term Accommodation of an existing elevated single-storey dwelling house that contains two (2) bedrooms, lounge area and a large balcony. There is no formalised parking area on-site, however the unsealed gravel driveway has more than enough space for two vehicles to be parked on-site.

The dwelling is connected to all urban services. The applicant has provided documentation demonstrating compliance with the Short-term Accommodation Guideline, being a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

3. 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 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).

3.1. State Assessment and Referral Agency (SARA)

The application was not referable.

3.2. 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. The proposal does not conflict with the SPP.

3.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal is generally consistent with the provisions of the plan.

3.4. Whitsunday Regional Council Planning Scheme, 2017

3.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion

and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

The proposal is consistent with Theme 1 – Liveable communities and housing which provides that limited accommodation activities can be located within the Airlie Beach township and does not conflict with the remaining themes.

3.4.2. Overlay Codes

Acid Sulfate Soils Overlay Code

A portion of the site is within the Acid Sulfate Soils Overlay. No additional building works are proposed as part of this development. Any additional building works will be subject to the overlay. The development satisfies the overlay.

Infrastructure Overlay Code (Public Passenger Transport Buffer)

The dwelling is in proximity of the Coral Sea Marina and is therefore within the Public Passenger Transport Buffer. The site has no direct access to Shute Harbour Road and is not on a public bus route. The development will not impact the regions public transport operations.

3.4.3. Zone Code

Low density residential zone code

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts stringent conditions of approval have been imposed. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions have been imposed which are monitored by a managing agent 24/7.

3.4.4. Development Codes

Multi-unit uses code

No additions or changes to the built form of the dwelling house are required to support the development.

Infrastructure code

No additional infrastructure is required to support the development.

Landscaping code

No additional landscaping is required to support the development.

Transport and parking code

The proposal complies with the requirements of the code. The site triggers are requirement of two parking spaces and there is sufficient space available for two spaces, with additional on-site spaces available in the handle of the gravel driveway. A condition of approval has been

imposed requiring a minimum of two car parking spaces to be made available onsite. The proposal is not considered to add additional vehicle movements to Hill Crest Avenue from those already permitted as a dwelling house.

Short-term Accommodation Guideline

- Site plan provided;
- Property management plan provided;
- Code of Conduct provided;
- Fire and emergency plan provided;
- Statutory declaration has been provided;
- Two on-site car parking spaces provided.

4. Public Submissions

The development application was placed on public notification between 20/10/2022 and 14/11/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 15/11/2022. Two (2) submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
<p>1. The proposal conflicts with Part 6 Section 6.2.8.2(3)(d)(vi) of the Scheme</p>	<p>A submission advises a non-compliance with the Overall Outcome (3)(d)(vi) of the Low Density Residential Zone Code.</p> <p>Overall Outcome (3)(d)(vi) relates to limited provision of Business, Community and Other activities, including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations that ensure they can assimilate to the low density environment and conform to the character of the area.</p> <p>The proposed development is an Accommodation Activity and limited accommodation activities are permitted in the zone providing they are compatible with the prevailing scale and residential character of surrounding development. No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape.</p>
<p>2. Concerns over the number of STA properties in the area.</p>	<p>A submitter raised concerns over the number of STA properties within the surrounding locale of Summit Ave, Mazlin St, Hillcrest and Broadwater Ave.</p> <p>Council has issued approvals within the area and no issues have been raised regarding response times to issues from property managers. Approved STA sites all operate under a Code of Conduct/Management Plan. This Code of Conduct includes provisions relating to not only parking and rubbish collection, but noise, nuisance, and disruptive and anti-social behaviour.</p>

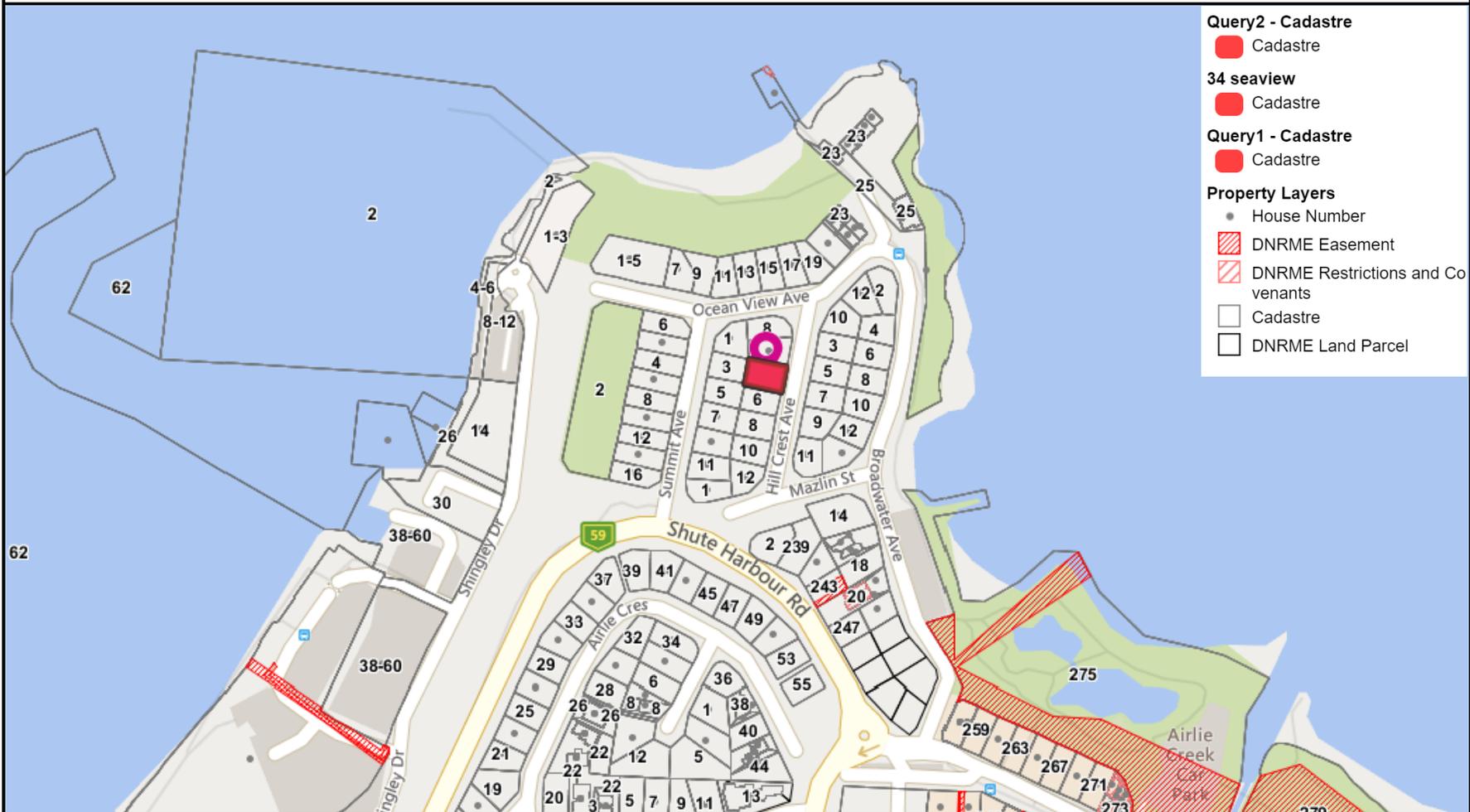
Attachment 13.3.6.2 Planning Officer Report

<p>3. Too many vehicles/boats/trailers parking unlawfully in Hill Crest Avenue</p>	<p>A submission raises issue with unlawful parking in the area due to Coral Sea Marina staff parking unlawfully and the STA houses compound to the issue.</p> <p>As the submission advises, Council has placed yellow lined 'no parking' areas within Hill Crest Avenue. Council is doing what it can do to prevent unlawful parking in the area through the no parking zones. Council's Local Law department has issued 32 infringement notices in Hill Crest Avenue and Mazlin Street in the past month. The development has the required amount of on-site parking spaces and does not require on street carparking.</p>
<p>4. Council should impose a maximum number of STA premises in the area</p>	<p>Council's Planning Scheme does not currently have a benchmark around number of STA premises permitted in one area.</p>
<p>5. Police and property managers have been called numerous times in response to noise complaints.</p>	<p>A submission advises that police and property managers have been called numerous times in response to noise complaints.</p> <p>No complaints regarding STA premises in Hill Crest Ave, Ocean View Ave or Mazlin Street have been received by Council. This indicates property managers and police are responding to the complaint in a timely manner and that the issue is being resolved as they arise.</p>

5. Infrastructure Charges

5.1. Adopted Infrastructure Charges Resolution

There are no infrastructure charges applicable.



Disclaimer

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, Whitsunday Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © Whitsunday Regional Council 2018.





Property Layers

- House Number
- ▨ DNRME Easement
- ▨ DNRME Restrictions and Co
venants
- Cadastre
- DNRME Land Parcel

Planning Zones

- ▣ Precincts
- Building Heights Airlie Beach
 - 14 metres
 - 18 metres
 - 21 metres
- D_PC_P_Zones_Realigned
 - Community facilities
 - District centre
 - Emerging community
 - Environmental manage
and conservation
 - High impact industry
 - Industry investigation a
 - Local centre
 - Low density residential
 - Low impact industry
 - Low-medium density re
sidential
 - Major centre
 - Medium impact industr
 - Mixed use
 - Neighbourhood centre
 - Recreation and open s
 - Road
 - Rural
 - Rural residential

Disclaimer

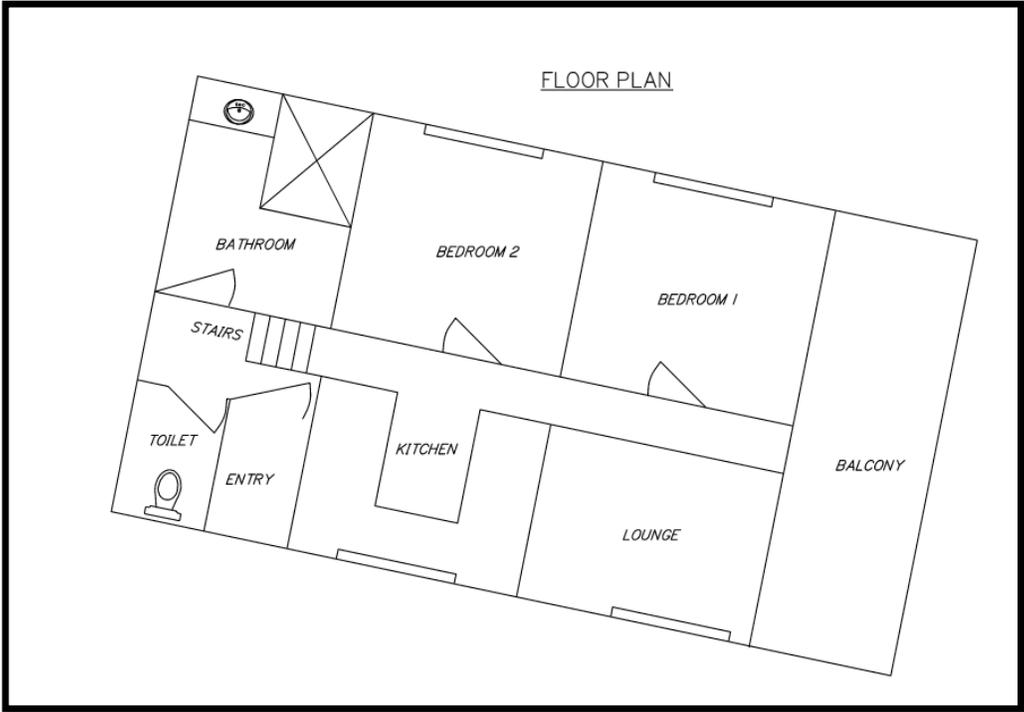
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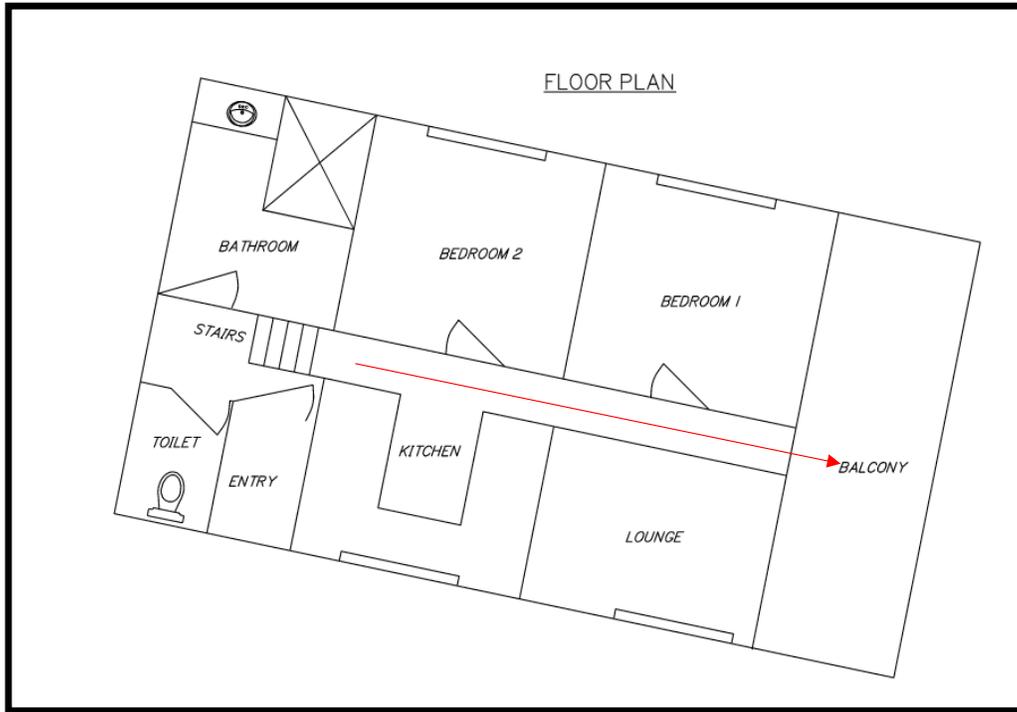
HOLIDAY HOME – SITE PLAN



HOLIDAY HOME – FLOOR PLAN



HOLIDAY HOME – FIRE EVACUATION PLAN



In the event of a fire, please assemble near the front of the property and take directions from emergency services.

HOLIDAY HOUSE

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 4 Hillcrest Avenue, Airlie Beach

PROPERTY MANAGER DETAILS:

Name: Whitsunday Holiday Rentals

Telephone Number: 0409 831 133

Email: bookings@whitsundayholidayrentals.com.au

The nominated Property Manager will:

- *Have day-to-day management of the holiday home;*
- *Specifically respond to complaints pertaining to guest behavior made by neighbours immediately.*

DETAILS OF RESERVATIONS ARRANGEMENTS:

Internet: All major booking portals including, Stayz/HomeAway, Trip Advisor, Airbnb, Expedia, Booking.com, Wotif websites.

DUTIES OF PROPERTY MANAGER

- *Supply, readily visible in the kitchen or living area of the home, the Terms & Conditions, Code of Conduct, Body Corporate By Laws (if applicable) the Property Management Plan, the Fire and Emergency Plan & Guest Compendium.*
- *Liaise with guests for the occupancy and vacation of the premises;*
- *Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions.*
- *Ensure guests are aware of the Code of Conduct, Terms & Conditions, House Rules, Body Corp By Laws.*
- *Ensure guests are aware of the Fire and Emergency Plan;*
- *Ensure the premises are clean and maintained to a high standard;*
- *Ensure bed linen is clean and replaced upon tenant vacation; and*
- *Ensure rubbish and recycling bins are put out and collected as required.*

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 4 Hillcrest Avenue, Airlie Beach

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

SMOKING: No smoking is permitted within the dwelling house at any time.

VEHICLE PARKING: The tenants are free to park in the covered spaces to the rear of the property, however please do not park in the driveway as this is a shared driveway with the neighbour.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests can dispose of rubbish at the dump station which is free and located on the road to Dingo Beach.

WASTEWATER SYSTEM: The house is connected to a septic tank – please do not flush wipes or sanitary items down the toilet or use bleach products as the septic system will not cope with these items.

KEYS: At the end of the agreed tenancy, guests agree to lock the premise, close all windows and return the keys to the Property Manager or secured into the lockbox provided.. Any lost or damaged keys will be replaced at the guests expense. Check in time is anytime after 2pm. Check out time is 10am. Please leave beds you have used unmade, wash the dishes and take the rubbish outside to the wheely bins near the shed.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 4 Hillcrest Avenue, Airlie Beach

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Whitsunday Holiday Rentals: 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DIASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

The Whitsunday Disaster Coordination Centre number is **1300 972 006**.

This number is only operational when the Centre has been officially opened by the Whitsunday Disaster Management Group. Whitsunday Regional Council will advise the public when this has occurred.

For the most up to date information in a disaster event 'Like' the [Whitsunday Disaster and Emergency Information Facebook page](#)

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13.3.7 - 20220817 - Development Application for Material Change of Use (Short-Term Accommodation) - 34 Seaview Drive, Airlie Beach - M N Chieu C/- Wynne Planning & Development

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [13.3.7.1 - 2 pages]
2. Planning Officer Report [13.3.7.2 - 5 pages]
3. Locality Plan [13.3.7.3 - 1 page]
4. Zoning Plan [13.3.7.4 - 1 page]
5. Plans of Development [13.3.7.5 - 8 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by M N Chieu C/- Wynne Planning & Development, on L: 60 SP: 289273 CTS: 37350 and located at 34 Seaview Drive Airlie Beach, subject to the conditions outlined in Attachment 1.

BACKGROUND

This is the first application of this type for the subject land.

APPLICATION SUMMARY

Council is in receipt of a Development Application for Development Permit for Material Change of Use for Short-Term Accommodation of an existing four-bedroom Dwelling House located at 34 Seaview Drive Airlie Beach.

The application has been supported by documentation demonstrating compliance with the Short-term Accommodation Guideline. The documentation includes a Code of Conduct, Property Management Plan, Statutory Declaration (to declare the dwelling will not be used as a 'Party House') and Fire and Evacuation Plan for the proposed use. One submission was received during the public notification period. Concerns raised relate to disruption to residential amenity (noise), the number of short-term accommodation uses in the Airlie Beach and concerns that more short-term properties will impact long-term rental supply.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts, rigorous conditions of approval have been imposed. A detailed assessment against the assessment benchmarks and submissions is provided in Attachment 13.3.5.2.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

There are no applicable infrastructure charges.

CONSULTATION

Manager Development Assessment

Senior Technical Officer Engineering Assessment

Civil Engineer (Network Planning)

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by **20 December 2022**.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

Attachment 13.3.7.1 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
Site Plan	Applicant	N/A	N/A
Floor Plan	Applicant	N/A	N/A
Property Management Plan	Applicant	N/A	N/A
Code of Conduct	Applicant	N/A	N/A
Fire & Evacuation Pan	Applicant	N/A	N/A

- 1.2 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.
- 1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.4 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.

2.0 BUILDING

- 2.1 The applicant is to upgrade fire safety measures to the equivalent requirement of a long-term rental property.

3.0 ACCESS AND PARKING

- 3.1 A minimum of two (2) car parking spaces must be provided on site prior to commencement of the use.
- 3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

4.0 OPERATING PROCEDURES

- 4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.
- 4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:
- Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.
 - Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.
 - Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
 - Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
 - The maximum permitted number of overnight guests on any one day.

Attachment 13.3.7.1 Conditions of Approval

- ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
 - iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
 - iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
 - e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
 - f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.
 - g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 20 minutes. Agent response may include attendance by a private security firm.
 - h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.
- 4.3 A maximum of six (8) overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.

5.0 ADVISORY NOTES

- 5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation
- 5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.
- 5.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.

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 – Short-Term Accommodation
Landowner	M N Chieu
Property Address:	34 Seaview Drive Airlie Beach
Property Description:	L: 60 SP: 289273 CTS: 37350
Area of Site:	899m ²
Planning Scheme Zone:	Low Density Residential
Level of assessment	Impact assessable
Overlays:	Bushfire Hazard Environmental Significance Landslide hazard
Existing Use:	Dwelling House
Existing Approvals:	20180616 – MCU for a Dwelling House (Height, Slope, Siting)
Public Notification:	20/10/2022 / 14/11/2022
Submissions received:	One (1)
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Details

2.1. Location

The property is located at 34 Seaview Drive Avenue Airlie Beach.

2.2. Zoning

The land is zoned Low Density Residential under the *Whitsunday Regional Council Planning Scheme 2017*.

2.3. Site description

The site is a steep residential allotment where access can only be gained from Seaview Drive due to the significant retaining walls that hold Seaview Drive. There is no vehicular access to the backyard area which contains thick regrowth vegetation.

2.4. Access

Vehicular access to the site is achieved via a standard crossover to 34 Seaview Drive. The driveway is concrete and provides access to the garage and space for 2 vehicles.

2.5. Surrounding uses

Surrounding uses include dwelling houses, vacant residential land and multiple dwelling units. Slightly further away are additional Short-term Accommodation uses.

3. Proposal Details

Attachment 13.3.7.2 Planning Officer Report

The proposal is for Short-term Accommodation of a two-storey dwelling house that contains four (4) bedrooms, an open plan living, dining and kitchen area, a small deck and a large alfresco area. A double garage with access to Seaview Drive is located on the first floor.

The dwelling is connected to all urban services. The applicant has provided documentation demonstrating compliance with the Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan.

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 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 13.3.5.1).

4.1. State Assessment and Referral Agency (SARA)

The application was not referable.

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. The proposal does not conflict with the SPP.

4.1. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal is generally consistent with the provisions of the plan.

4.2. Whitsunday Regional Council Planning Scheme, 2017

4.2.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

The proposal is consistent with Theme 1 – Liveable communities and housing which provides that limited accommodation activities can be located within the Airlie Beach township and does not conflict with the remaining themes.

Attachment 13.3.7.2 Planning Officer Report

4.2.2. Overlay Codes

Bushfire Hazard Overlay

The dwelling was constructed within the age of the current Planning Scheme, therefore the hazard overlay was addressed under the Class 1A Dwelling House Building Permit issued by the Private Building Certifier.

Environmental Significance Overlay (ESO) Code

The dwelling house is within the ESO, specifically Wildlife Habitat. Given the site is within an urban area and no further clearing is proposed the overlay is addressed.

Landslide Hazard Overlay

A geotechnical report was supplied with the Building Permit and previous Material Change of Use Permit for the dwelling. No further assessment is required.

4.2.3. Zone Code

Low density residential zone code

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts stringent conditions of approval have been imposed. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions have been imposed which are monitored by a managing agent 24/7.

4.2.4. Development Codes

Multi-unit uses code

No additions or changes to the built form of the dwelling house are required to support the development.

Infrastructure code

No additional infrastructure is required to support the development.

Landscaping code

No additional landscaping is required to support the development.

Transport and parking code

The proposal complies with the requirements of the code. The site triggers the requirement of two parking spaces per the acceptable outcomes of the code. As the garage is built on the property boundary there is no additional room for onsite vehicle parking.

Council's guideline for short term accommodation requires 3 carparks for compliance. Council's code requires 2 carparks for compliance. Although unable to provide an additional car park on the site and the inability to provide safe on street car parking, the proposal is compliant with the code and therefore refusal of the application cannot be sustained.

Short-term Accommodation Guideline

- Site plan provided;
- Property management plan provided;
- Code of Conduct provided;
- Fire and emergency plan provided;
- Statutory declaration has been provided;
- Two on-site car parking spaces provided. The premises is unable to achieve three onsite parking spaces.

5. Public Submissions

The development application was placed on public notification between 20/10/2022 and 14/11/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 15/11/2022. One (1) submission was received during this period of Public Notification.

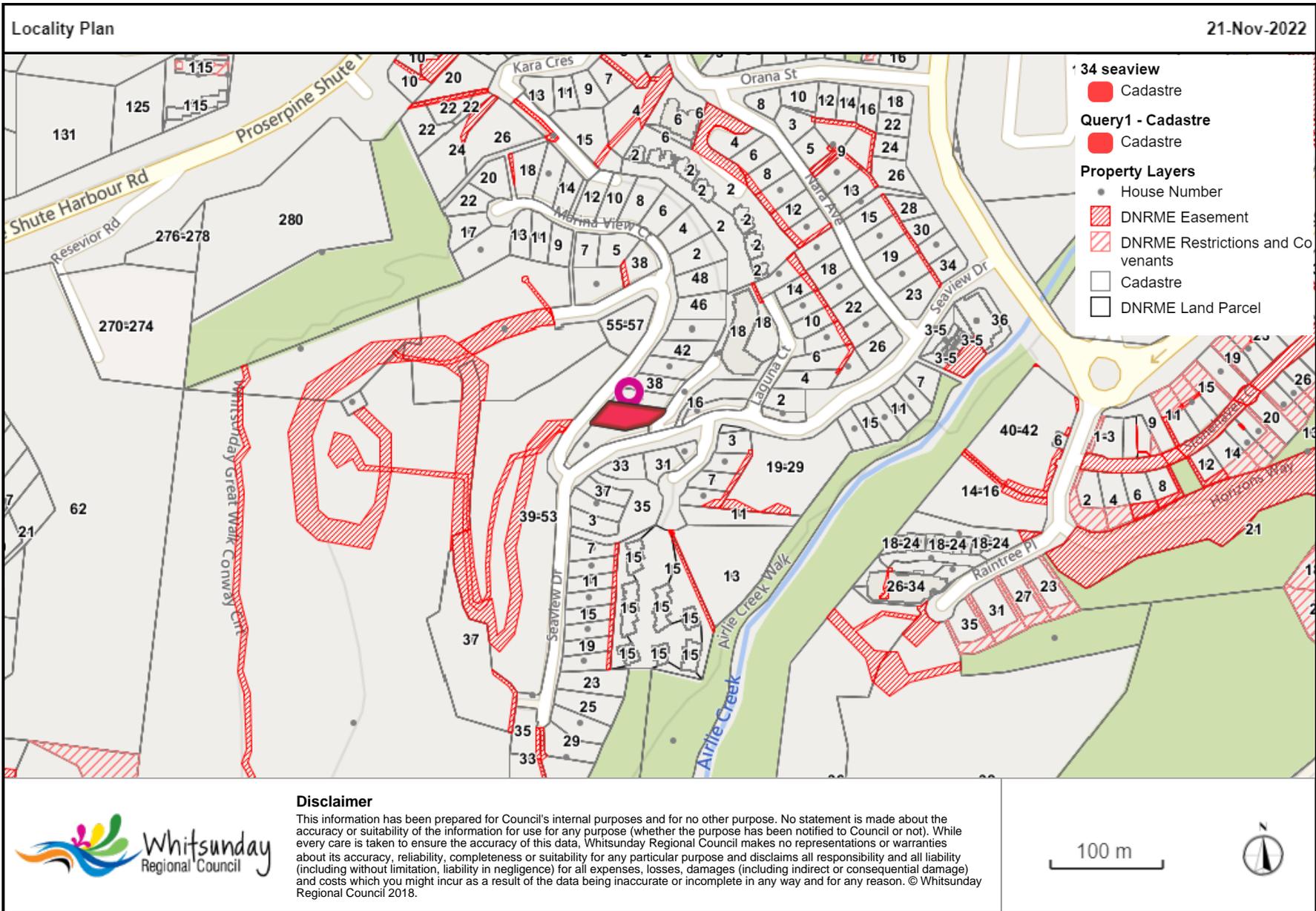
Submissions have been received and summarised in the below table:

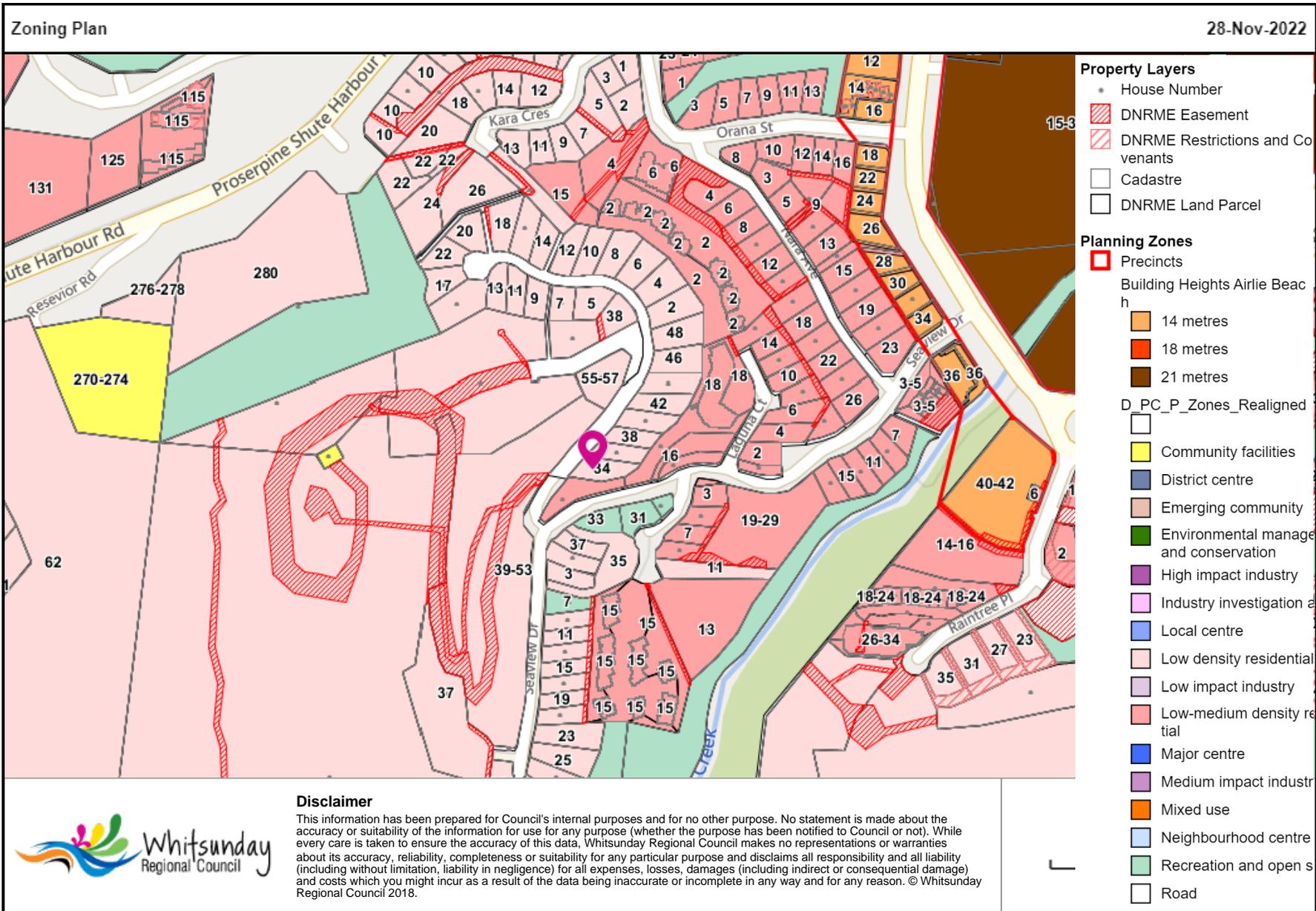
Issue	Comment/Condition Number
1. Too many STA's in Airlie Beach	<p>A submitter raised concerns over the number of STA properties within Airlie Beach.</p> <p>Council has issued approvals within the area and no issues have been raised regarding response times to issues from property managers. Approved STA sites all operate under a Code of Conduct/Management Plan. This Code of Conduct includes provisions relating to not only parking and rubbish collection, but noise, nuisance, and disruptive and anti-social behaviour.</p>
2. Every house that is put into the holiday rental pool takes it out of the long-term rental market	<p>The submission advises that 'every house that is put into the holiday rental pool takes it out of the long-term rental market.'</p> <p>The supply of short-term and long-term rentals in the Airlie Beach township is not a Planning benchmark for consideration.</p>
3. Noise	<p>The submission raises concerns around amenity in the area, specifically noise impacts.</p> <p>A property manager is appointed to manage the property in accordance with the approved Property Management Plan. A property manager must monitor the property and must be within 20 minutes from the site to react to any complaints received. A property management sign will be located on the front gate of the site to ensure the community is able to contact the property manager for the issue to be resolved.</p>
4. Council should impose a maximum number of STA premises in the area	<p>Council's Planning Scheme does not currently have a benchmark around number of STA premises permitted in one area.</p>

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

There are no infrastructure charges applicable.



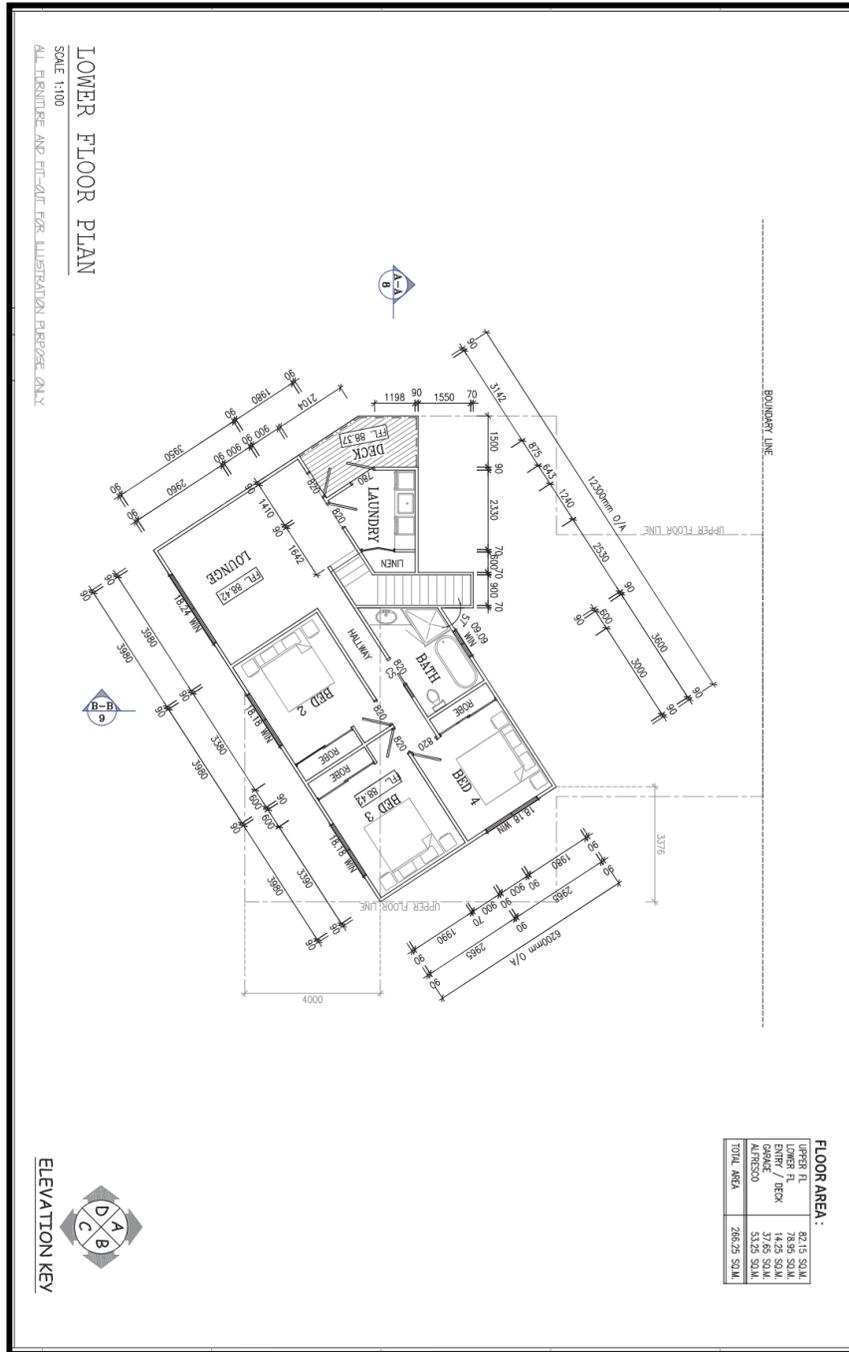


HOLIDAY HOME – SITE PLAN



Holiday House

34 Seaview Drive, Airlie Beach



HOLIDAY HOUSE

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 34 Seaview Drive, Airlie Beach

PROPERTY MANAGER DETAILS:

Name: Whitsunday Holiday Rentals

Telephone Number: 0409 831 133

Email: bookings@whitsundayholidayrentals.com.au

The nominated Property Manager will:

- *Have day-to-day management of the holiday home;*
- *Specifically respond to complaints pertaining to guest behavior made by neighbours immediately.*

DETAILS OF RESERVATIONS ARRANGEMENTS:

Internet: All major booking portals including, Stayz/HomeAway, Trip Advisor, Airbnb, Expedia, Booking.com, Wotif websites.

DUTIES OF PROPERTY MANAGER

- *Supply, readily visible in the kitchen or living area of the home, the Terms & Conditions, Code of Conduct, Body Corporate By Laws (if applicable) the Property Management Plan, the Fire and Emergency Plan & Guest Compendium.*
- *Liaise with guests for the occupancy and vacation of the premises;*
- *Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions.*
- *Ensure guests are aware of the Code of Conduct, Terms & Conditions, House Rules, Body Corp By Laws.*
- *Ensure guests are aware of the Fire and Emergency Plan;*
- *Ensure the premises are clean and maintained to a high standard;*
- *Ensure bed linen is clean and replaced upon tenant vacation; and*
- *Ensure rubbish and recycling bins are put out and collected as required.*

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 34 Seaview Drive, Airlie Beach

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

SMOKING: No smoking is permitted within the dwelling house at any time.

VEHICLE PARKING: The tenants are free to park in the covered spaces to the rear of the property, however please do not park in the driveway as this is a shared driveway with the neighbour.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests can dispose of rubbish at the dump station which is free and located on the road to Dingo Beach.

WASTEWATER SYSTEM: The house is connected to a septic tank – please do not flush wipes or sanitary items down the toilet or use bleach products as the septic system will not cope with these items.

KEYS: At the end of the agreed tenancy, guests agree to lock the premise, close all windows and return the keys to the Property Manager or secured into the lockbox provided.. Any lost or damaged keys will be replaced at the guests expense. Check in time is anytime after 2pm. Check out time is 10am. Please leave beds you have used unmade, wash the dishes and take the rubbish outside to the wheely bins near the shed.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 34 Seaview Drive, Airlie Beach

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Whitsunday Holiday Rentals: 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DIASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

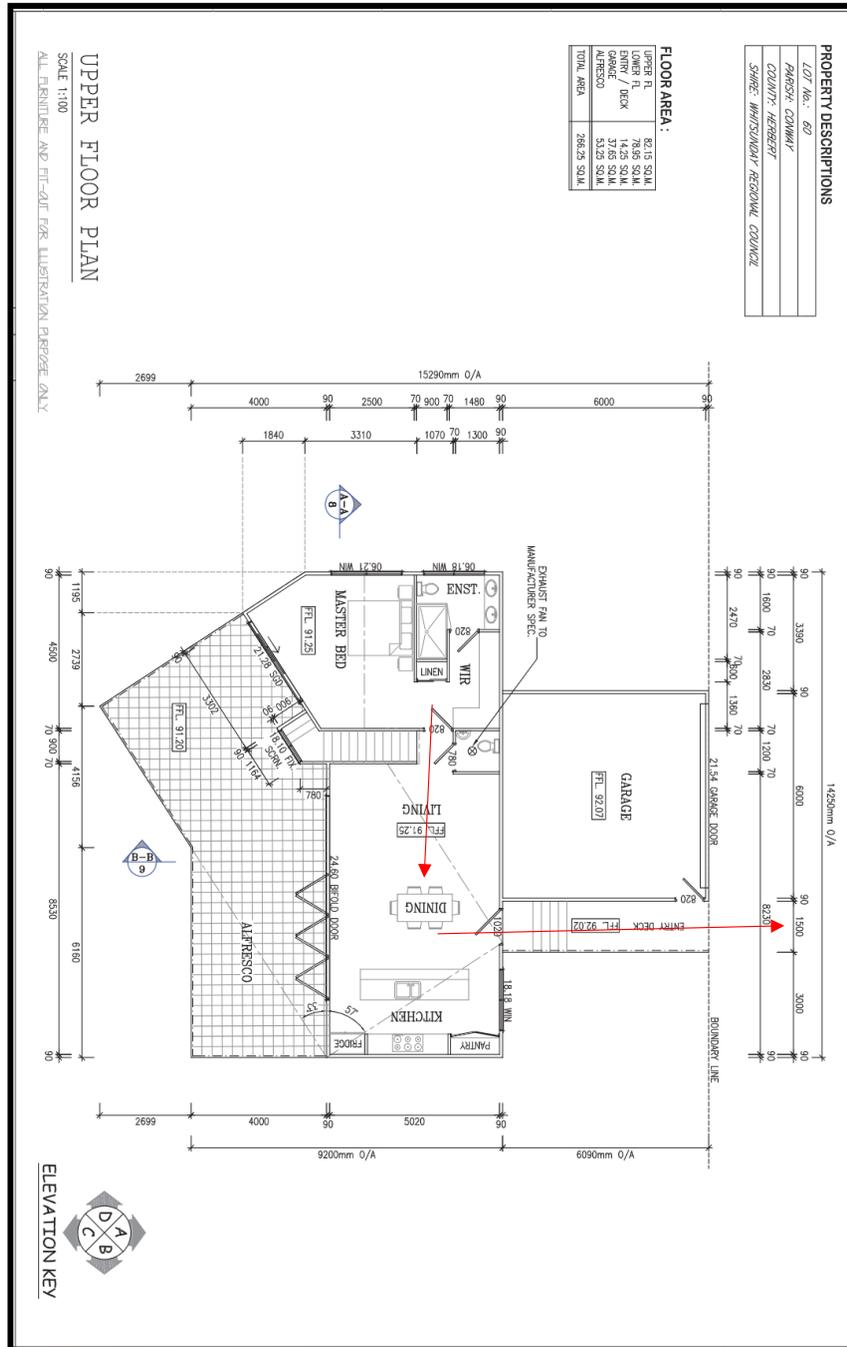
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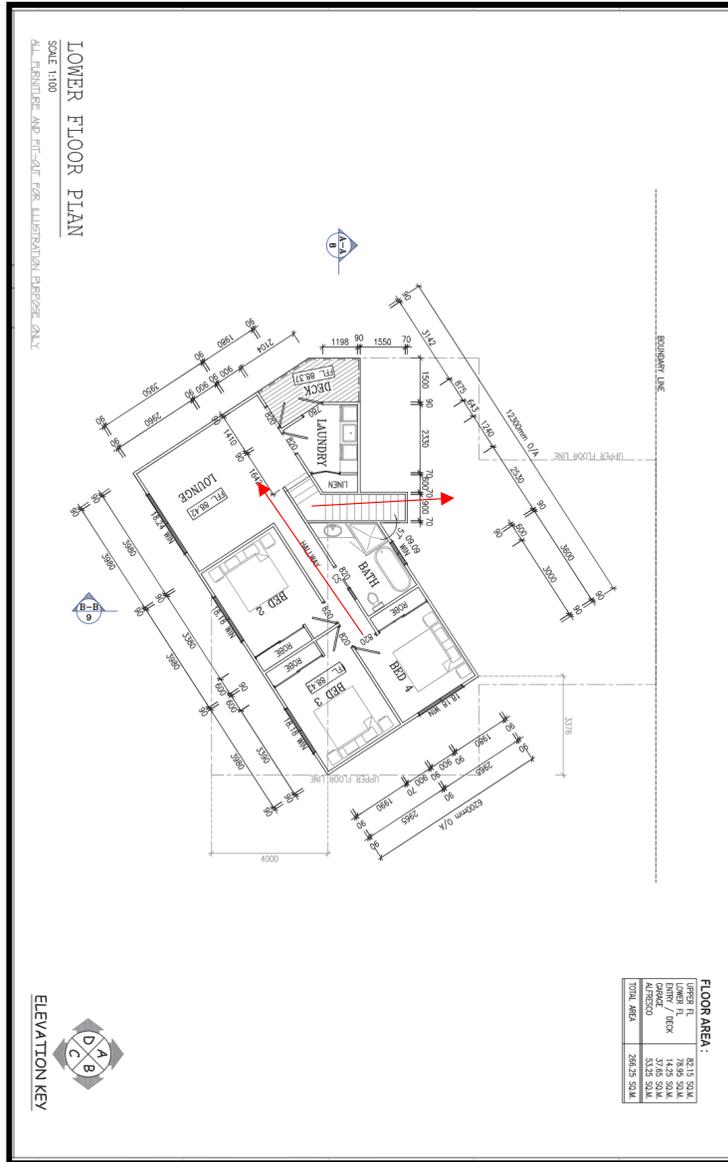
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HOLIDAY HOME – FIRE EVACUATION PLAN



Attachment 13.3.7.5 Plans of Development



In the event of a fire, please assemble near the front of the property and take directions from emergency services.

13.3.8 - 20220808 - Development Application for Material Change of Use (Short-Term Accommodation) - 332 Mandalay Road, Mandalay - Reynolds & Wilson C/- Wynne Planning and Development

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [13.3.8.1 - 2 pages]
2. Planning Officer Report [13.3.8.2 - 5 pages]
3. Locality Plan [13.3.8.3 - 1 page]
4. Zoning Plan [13.3.8.4 - 1 page]
5. Plans of Development [13.3.8.5 - 6 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by K Reynolds & A Wilson C/- Wynne Planning and Development, on L: 3 RP: 721173 T: N718/218 and located at 332 Mandalay Road Mandalay, subject to the conditions outlined in Attachment 1.

BACKGROUND

This is the first application of this type for the subject land.

APPLICATION SUMMARY

Council is in receipt of a Development Application for Material Change of Use for Short-Term Accommodation of an existing three-bedroom Dwelling House located at 332 Mandalay Road, Mandalay.

The application has been supported by documentation demonstrating compliance with the Short-term Accommodation Guideline. The documentation includes a Code of Conduct, Property Management Plan, Statutory Declaration (to declare the dwelling will not be used as a 'Party House') and Fire and Evacuation Plan for the proposed use. One submission was received during the public notification period. Concerns raised relate to disruption to residential amenity (primarily noise) and that Mandalay Road is narrow with concealed driveways and presents as a potential traffic hazard with holidaymakers not familiar with the area.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts, rigorous conditions of

approval have been imposed. A detailed assessment against the assessment benchmarks and submission is provided in Attachment 13.3.6.2.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

There are no applicable infrastructure charges.

CONSULTATION

Manager Development Assessment

Senior Technical Officer Engineering Assessment

Civil Engineer (Network Planning)

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 4 January 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

Attachment 13.3.8.1 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
Site Plan	Applicant	N/A	N/A
Floor Plan	Applicant	N/A	N/A
Property Management Plan	Applicant	N/A	N/A
Code of Conduct	Applicant	N/A	N/A
Fire & Evacuation Pan	Applicant	N/A	N/A

- 1.2 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.
- 1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.4 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.

2.0 BUILDING

- 2.1 The applicant is to upgrade fire safety measures to the equivalent requirement of a long-term rental property.

3.0 ACCESS AND PARKING

- 3.1 A minimum of three (3) car parking spaces must be provided on site prior to commencement of the use.
- 3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

4.0 OPERATING PROCEDURES

- 4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.
- 4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:
- Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.
 - Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.
 - Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
 - Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
 - The maximum permitted number of overnight guests on any one day.

Attachment 13.3.8.1 Conditions of Approval

- ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
 - iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
 - iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
 - e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
 - f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.
 - g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 20 minutes. Agent response may include attendance by a private security firm.
 - h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.
- 4.3 A maximum of six (6) overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.

5.0 ADVISORY NOTES

- 5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation
- 5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.
- 5.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.

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 – Short-Term Accommodation
Landowner	Karl J Reynolds and Alicia E Wilson
Property Address:	332 Mandalay Road Mandalay
Property Description:	L: 3 RP: 721173 T: N718/218
Area of Site:	809m ²
Planning Scheme Zone:	Low Density Residential
Level of assessment	Impact assessable
Overlays:	Bushfire Hazard Flood Hazard Landslide Hazard
Existing Use:	Dwelling house
Existing Approvals:	Nil
Public Notification:	20/10/2022 / 14/11/2022
Submissions received:	One (1)
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Details

2.1. Location

The property is located at 332 Mandalay Road, Mandalay.

2.2. Zoning

The land is zoned Low Density Residential.

2.3. Site description

The site has been developed for a residential dwelling and includes driveway access and ancillary structures.

2.4. Access

Access to the premises is achieved via a fully sealed concrete driveway to Mandalay Road.

2.5. Surrounding uses

Surrounding uses include dwelling houses with Short-term Accommodation uses located further away.

1. Proposal Details

The proposal is for Short-term Accommodation of an existing two-storey dwelling house that contains three (3) bedrooms, 2 bathrooms, a studio, a large terrace and porch for entertaining, a swimming pool and garage. A single bay covered garage is situated underneath the dwelling. Additional parking space for two additional vehicles in tandem is available in the driveway

The dwelling is not connected to Council reticulated water or sewer services. Council's Plumbing Inspector has advised the dwelling has sufficient effluent capacity for the proposed use.

The applicant has provided documentation demonstrating compliance with the Short-term Accommodation Guideline, being a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

2. 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 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 13.3.6.1).

2.1. State Assessment and Referral Agency (SARA)

The Application was referable.

2.2. 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. The proposal does not conflict with the SPP.

2.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal is generally consistent with the provisions of the plan.

2.4. Whitsunday Regional Council Planning Scheme, 2017

2.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through

Attachment 13.3.8.2 Planning Officer Report

the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

The proposal is consistent with Theme 1 – Liveable communities and housing which provides that limited accommodation activities can be located within the Mandalay township. The proposal does not conflict with the remaining themes.

2.4.2. Overlay Codes

Bushfire Hazard

No additional building works are proposed as part of this development. A fire and evacuation plan has been submitted with the development application and is deemed suitable for the proposed development.

Flood Hazard

The dwelling resides on an elevated hillside at approximately 15m AHD. The overlay appears to be an error and no further assessment is required.

Landslide Hazard

No additional building works are proposed as part of this development. Any additional building works will be subject to the overlay. The development satisfies the overlay.

2.4.3. Zone Code

Low density residential zone code

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts stringent conditions of approval have been imposed. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions have been imposed which are monitored by a managing agent 24/7.

2.4.4. Development Codes

Multi-unit uses code

No additions or changes to the built form of the dwelling house are required.

Infrastructure code

No additional infrastructure is required. The existing effluent system is sized for three (3) bedrooms and the permit will be conditioned for a maximum of 3 bedrooms (6 guests).

Landscaping code

No additional landscaping is required.

Attachment 13.3.8.2 Planning Officer Report

Transport and parking code

The proposal complies with the requirements of the code. The site has 1 under cover parking space under the dwelling with additional space in the driveway for 2 vehicles to park in tandem. A condition of approval has been imposed requiring a minimum of three car parking spaces to be made available onsite. The proposal is not considered to add additional vehicle movements to Mandalay Road from those already permitted as a dwelling house.

Short-term Accommodation Guideline

- Site plan provided;
- Property management plan provided;
- Code of Conduct provided;
- Fire and emergency plan provided;
- Statutory declaration has been provided;
- Three on-site car parking spaces provided.

3. Public Submissions

The development application was placed on public notification between 20/10/2022 and 14/11/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 15/11/2022. One (1) submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. Noise	<p>The submission raises concern that this part of Mandalay has 'extraordinary sound dynamics,' advising that noise from other houses is easily heard in the area.</p> <p>A property manager is appointed to manage the property in accordance with the approved Property Management Plan. A property manager must monitor the property and must be within 20 minutes from the site to react to any complaints received. A property management sign will be located on the front gate of the site to ensure the community is able to contact the property manager for the issue to be resolved. Development conditions are also included to reduce/cease noise from the premises after 9pm.</p>
2. Concealed driveways	<p>The submission advises that this part of Mandalay Road is narrow with concealed driveways and presents as a potential traffic hazard with holidaymakers not familiar with the area.</p> <p>The submitters concern regarding the concealed driveways is acknowledged. However, Mandalay Road is of an appropriate size for the catchment it services. The average pavement width is 6.5m wide in the area of the site which is enough room for two vehicles to pass each other simultaneously.</p>

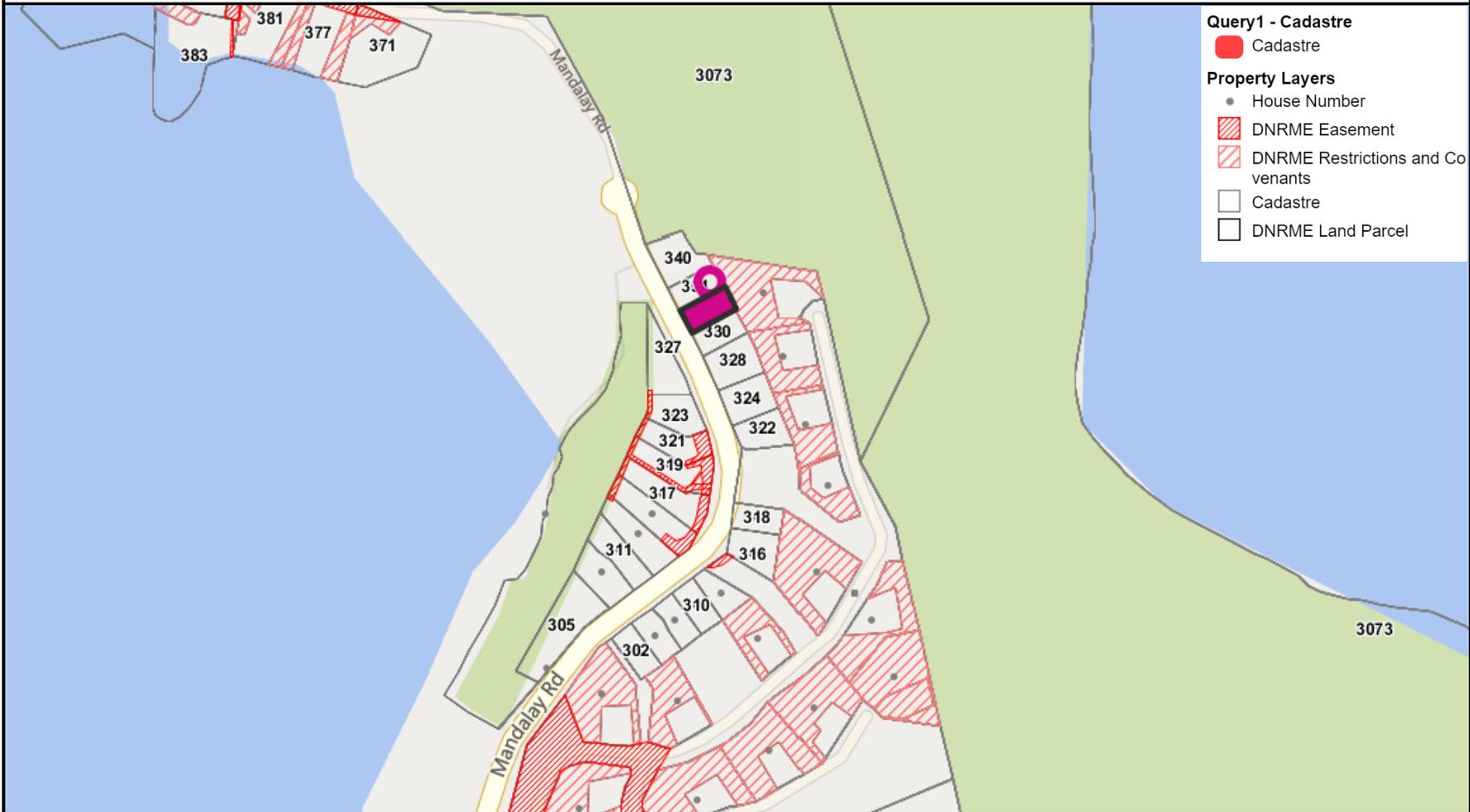
4. Infrastructure Charges

4.1. Adopted Infrastructure Charges Resolution

There are no infrastructure charges applicable.

332 Mandalay Road

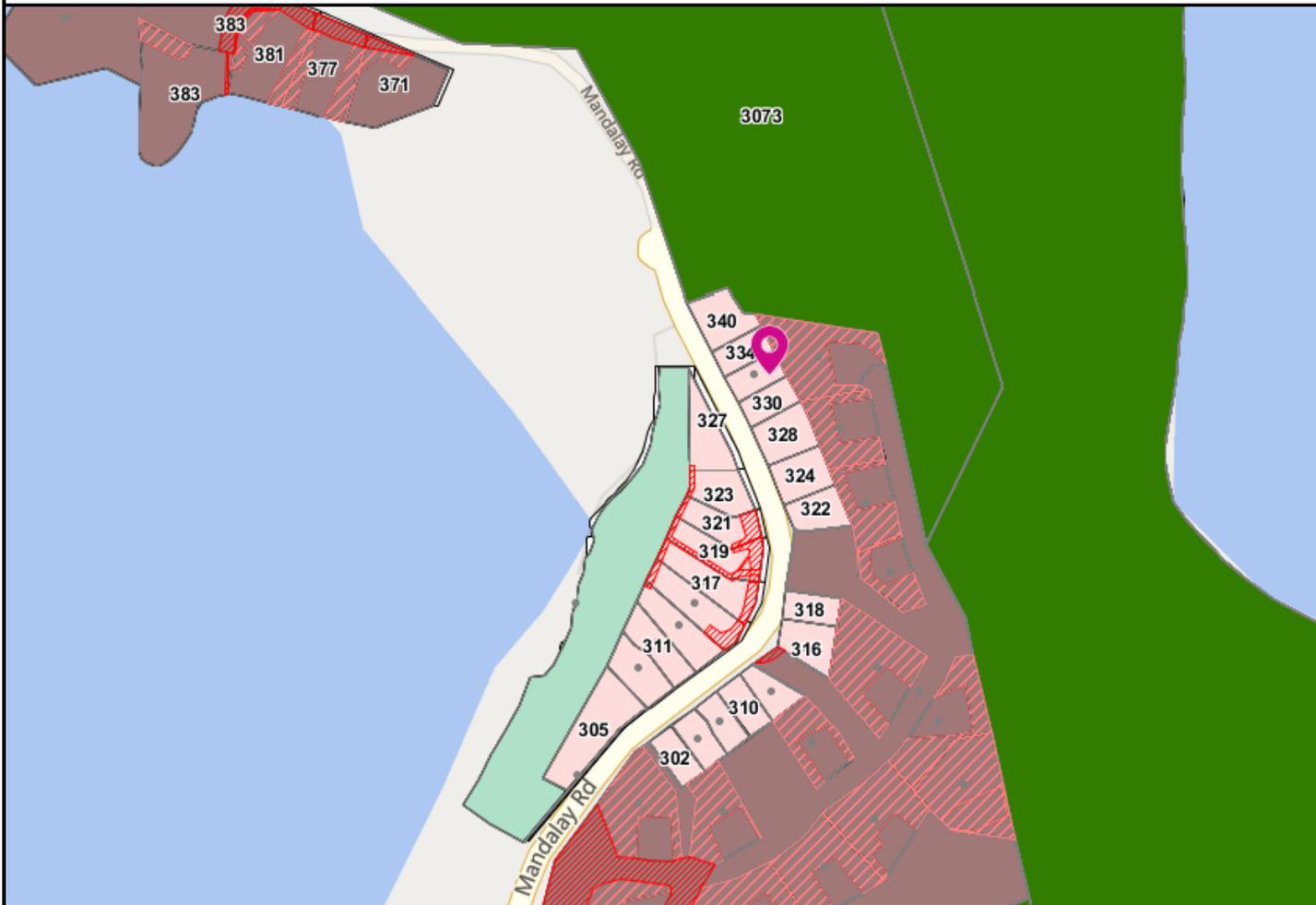
21-Nov-2022



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Property Layers

- House Number
- ▨ DNRME Easement
- ▨ DNRME Restrictions and Co-venants
- Cadastre
- DNRME Land Parcel

Planning Zones

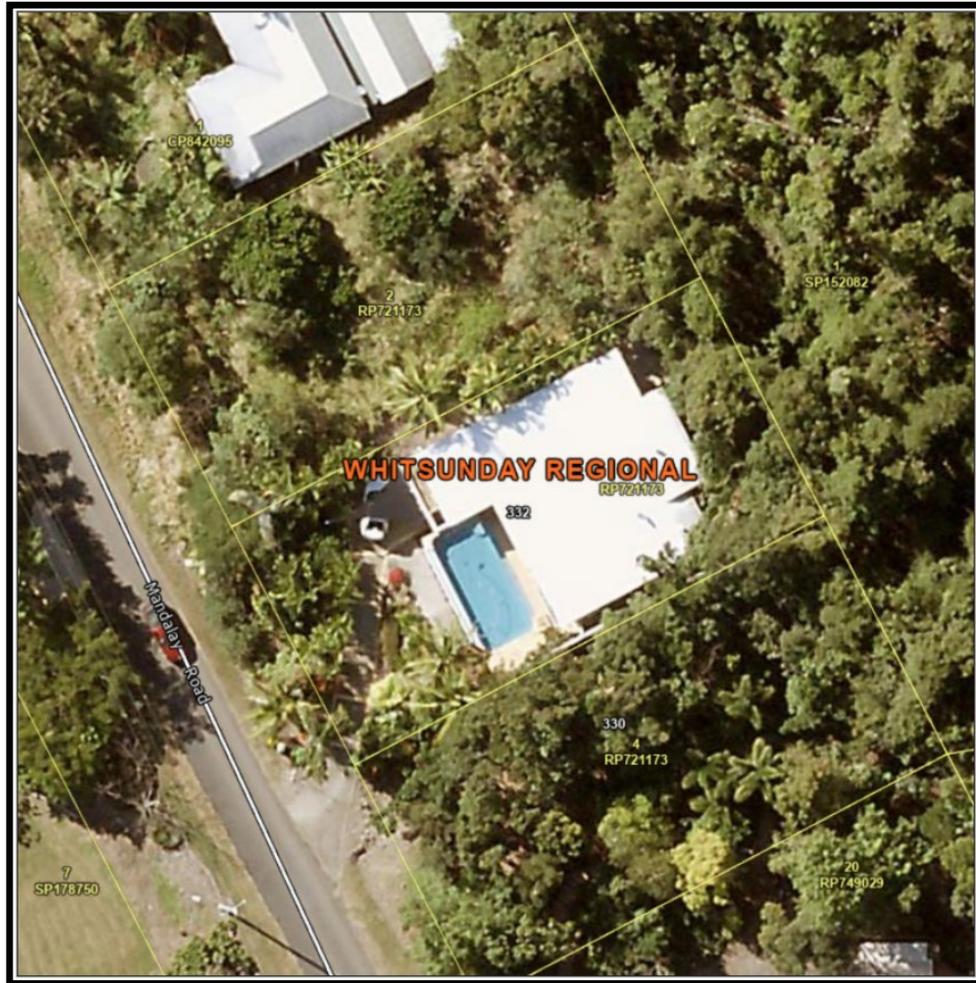
- ▣ Precincts
- Building Heights Airlie Beach
 - 14 metres
 - 18 metres
 - 21 metres
- D_PC_P_Zones_Realigned
 - Community facilities
 - District centre
 - Emerging community
 - Environmental management and conservation
 - High impact industry
 - Industry investigation area
 - Local centre
 - Low density residential
 - Low impact industry
 - Low-medium density residential
 - Major centre
 - Medium impact industry
 - Mixed use
 - Neighbourhood centre
 - Recreation and open spaces
 - Road
 - Rural
 - Rural residential

Disclaimer

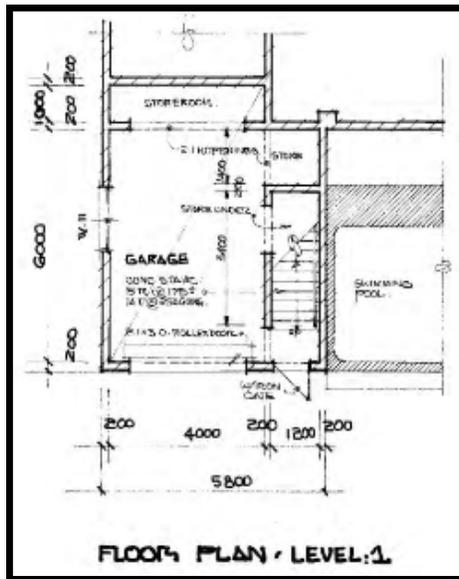
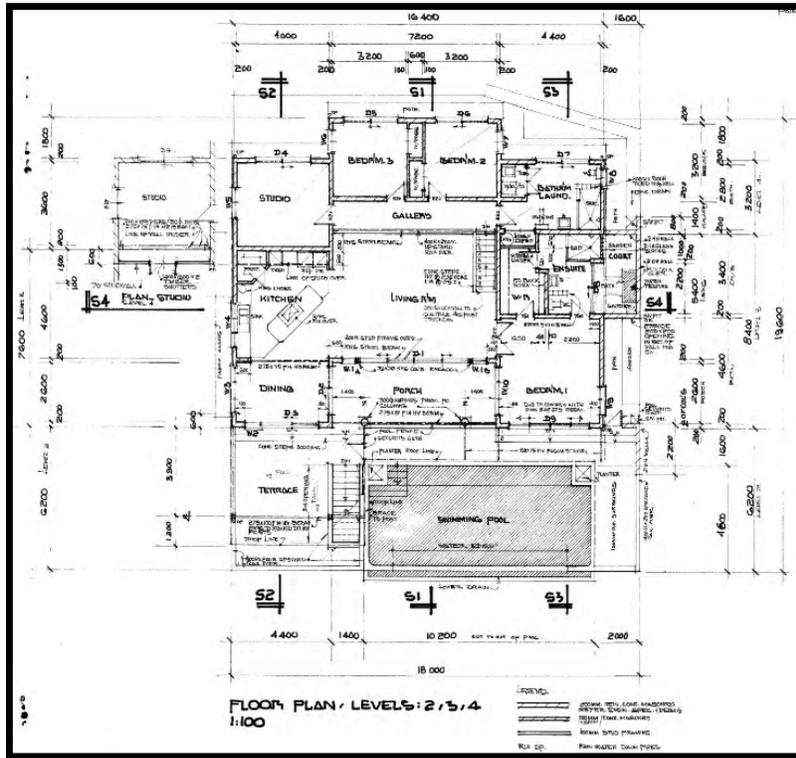
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HOLIDAY HOME – SITE PLAN



HOLIDAY HOME – FLOOR PLAN



HOLIDAY HOUSE

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 332 Mandalay Road, Mandalay - Holiday House

PROPERTY MANAGER DETAILS:

Name: Whitsunday Holiday Rentals

Telephone Number: 0409 831 133

Email: bookings@whitsundayholidayrentals.com.au

The nominated Property Manager will:

- *Have day-to-day management of the holiday home;*
- *Specifically respond to complaints pertaining to guest behavior made by neighbours immediately.*

DETAILS OF RESERVATIONS ARRANGEMENTS:

Internet: All major booking portals including, Stayz/HomeAway, Trip Advisor, Airbnb, Expedia, Booking.com, Wotif websites.

DUTIES OF PROPERTY MANAGER

- *Supply, readily visible in the kitchen or living area of the home, the Terms & Conditions, Code of Conduct, Body Corporate By Laws (if applicable) the Property Management Plan, the Fire and Emergency Plan & Guest Compendium.*
- *Liaise with guests for the occupancy and vacation of the premises;*
- *Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions.*
- *Ensure guests are aware of the Code of Conduct, Terms & Conditions, House Rules, Body Corp By Laws.*
- *Ensure guests are aware of the Fire and Emergency Plan;*
- *Ensure the premises are clean and maintained to a high standard;*
- *Ensure bed linen is clean and replaced upon tenant vacation; and*
- *Ensure rubbish and recycling bins are put out and collected as required.*

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 332 Mandalay Road, Mandalay

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

SMOKING: No smoking is permitted within the dwelling house at any time.

VEHICLE PARKING: The tenants are free to park in the covered spaces to the rear of the property, however please do not park in the driveway as this is a shared driveway with the neighbour.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests can dispose of rubbish at the dump station which is free and located on the road to Dingo Beach.

WASTEWATER SYSTEM: The house is connected to a septic tank – please do not flush wipes or sanitary items down the toilet or use bleach products as the septic system will not cope with these items.

KEYS: At the end of the agreed tenancy, guests agree to lock the premise, close all windows and return the keys to the Property Manager or secured into the lockbox provided.. Any lost or damaged keys will be replaced at the guests expense. Check in time is anytime after 2pm. Check out time is 10am. Please leave beds you have used unmade, wash the dishes and take the rubbish outside to the wheely bins near the shed.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 332 Mandalay Road, Mandalay

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Whitsunday Holiday Rentals: 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DIASASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

The Whitsunday Disaster Coordination Centre number is **1300 972 006**.

This number is only operational when the Centre has been officially opened by the Whitsunday Disaster Management Group. Whitsunday Regional Council will advise the public when this has occurred.

For the most up to date information in a disaster event 'Like' the [Whitsunday Disaster and Emergency Information Facebook page](#)

Other important disaster information can be found by navigating the left hand menu on Council's webpage at <https://www.whitsunday.qld.gov.au/140/Disaster-Management>.

13.3.9 - 20211136 - Development Application for Reconfiguration of a Lot - 1 into 2 lots; and Material Change of Use for Parking Station (Car Park) - 6-12 The Beacons Road Airlie Beach - Whitsunday Sailing Club C/- Veris

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [13.3.9.1 - 8 pages]
2. Planning Officer Report [13.3.9.2 - 9 pages]
3. Locality Plan [13.3.9.3 - 1 page]
4. Zoning Plan [13.3.9.4 - 1 page]
5. Plans of Development [13.3.9.5 - 28 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use for Parking Station (Car Park); and Development Application for Development Permit for Reconfiguration of a Lot – One (1) into two (2) Lots, made by Whitsunday Sailing Club Limited C/- Veris, on L: 104 SP: 232115 and located at 6-12 The Beacons Road Airlie Beach, subject to the conditions outlined in Attachment 1.

BACKGROUND

This is the first application of this type for the subject land.

APPLICATION SUMMARY

Council is in receipt of a Development Application for a two-stage development consisting of the following aspects:

1. Development Application for Development Permit for Reconfiguration of a Lot - 1 into 2 lots; and
2. Development Application for Development Permit for Material Change of Use for Parking Station (Car Park).

Stage 1 consists of a standard Reconfiguration of a Lot to subdivide the subject premises into 2 lots. Proposed Lot 40 will have a lot size of 1700m² and proposed Lot 41 will have a lot size of 300m² and will contain the Stage 2 Parking Station (Car Park). Stage 2 involves a Material Change of Use for a Parking Station (Car Park). The Car Park will be a 5-bay car park to be placed adjacent to the public toilet at The Beacons and directly in front of the private marina arm. The Car Park will be a private facility for the exclusive use for Sailing Club members and is being provided to improve the accessibility for members who utilise the marina arm directly adjacent the site.

The application has been supported by an Engineering Infrastructure Report by Premise which has demonstrated general compliance with Council's Development Manual and relevant standards. A section of the existing public footpath intersects through proposed Lot 40 and will be removed from the private property and realigned within Council's road reserve subject to an operational works application and the relocation of any Council assets.

Two submissions were received during the Public Notification period, one in support and one against the proposed development. A detailed assessment against the assessment benchmarks and submission is provided in Attachment 2.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

Applicable infrastructure charges total \$29,456.61.

CONSULTATION

Manager Development Assessment

Senior Technical Officer Engineering Assessment

Civil Engineer

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 21 December 2022.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.

- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

PART A – 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
Plan of Proposed Lots 40 & 41	Veris	401651 PP-01 Rev. A	31/08/2021
Engineering Infrastructure Report	Premise	MIS0798/R02 Rev. A	11/11/2021

1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 1. Water; and
 2. Erosion Prevention and Sediment Control.

1.3 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.

1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to signing of the Survey Plan.

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 of signing of the Survey Plan.

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 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.

2.5 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 WATER INFRASTRUCTURE

3.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

3.2 Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.

Attachment 13.3.9.1 Conditions of Approval

- 3.3 All water Infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of development), prior to sealing of the survey plan.
- 3.4 Prior to signing of Plan of Survey, whichever is sooner, the applicant must lodge with Council a civil 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 Council's Development Manual.

4.0 SEWERAGE INFRASTRUCTURE

- 4.1 Lot 40 must be connected to Council's sewerage reticulation network prior to signing of the Survey Plans.

5.0 ACCESS AND PARKING

- 5.1 The applicant must provide and maintain the existing external access from the pavement of The Beacons Road to the property boundary of proposed Lot 40 to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's Standard Drawing RS-049 and RS-050 prior to signing of the survey plans.

6.0 ELECTRICITY AND TELECOMMUNICATIONS

- 6.1 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 lots; 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 lots, 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 lots 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 lots prior to signing of the Survey Plan.

7.0 MAINTENANCE VALUATION

- 7.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$39.00 per lot.

8.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 8.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act. 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 stabilized (e.g., turfed, concreted).
- 8.2 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.

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- 8.3 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.
- 8.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

9.0 MISCELLANEOUS

- 9.1 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

- 9.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, footpaths and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 9.3 The applicant is responsible for connecting footpaths along the frontage of the site to the existing footpaths on either side of the subject land.
- 9.4 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.
- 9.5 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 The Beacons Road or adjoining land unless written permission from the owner of that land and Council is provided.
- 9.6 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.

10.0 ADVISORY NOTES

- 10.1 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.

- 10.2 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.

- 10.3 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.

Attachment 13.3.9.1 Conditions of Approval

10.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

10.5 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.

10.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

PART B – MATERIAL CHANGE OF USE FOR PARKING STATION (CAR PARK)

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
Plan of Proposed Lots 40 & 41	Veris	401651 PP-01 Rev. A	31/08/2021
Engineering Infrastructure Report	Premise	MIS0798/R02 Rev. A	11/11/2021

1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 1. Earthworks;
 2. Roadworks;
 3. Access & Parking; and
 4. Erosion Prevention and Sediment Control.

1.3 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.

1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to signing of the Survey Plan.

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 of signing of the Survey Plan.

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 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.

2.5 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 EARTHWORKS

3.1 Prior to commencement of any work on site, an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All filling is to be placed, trimmed, and compacted as a minimum to standards identified in AS 3798. Compaction test results are to be submitted to Council for its records.

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- 3.2 At completion of construction and prior to the commencement of the use, the Supervising Engineer must provide certification to Council that all construction complies with this Decision Notice and AS3798.

4.0 WATER INFRASTRUCTURE

- 4.1 The development must be connected to Council's water network prior to commencement of the use.

5.0 ACCESS AND PARKING

- 5.1 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 Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 5.2 The applicant must design, construct, and maintain the external access from the pavement of The Beacons Road to the property boundary of proposed Lot 41 to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's Standard Drawings prior to signing of the survey plans.
- 5.3 A minimum of 5 sealed car parking spaces must be provided on proposed Lot 41 prior to commencement of the use. All accesses, driveways, circulation roads, parking bays and manoeuvring areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428. The driveway access must be constructed to a minimum of 5.5 meters wide to allow for safe two-way access.
- 5.4 The external access must include provision for all drainage from within the property and along the driveway surface to be collected at or inside the property boundary and discharged to a legal point of discharge prior to the commencement of the use.

6.0 STORMWATER AND FLOODING

- 6.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage. 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 current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.2 The applicant must design and construct an Allotment drainage system for the development so as to comply with the Queensland Urban Drainage Manual current at the time of development as a minimum.
- 6.3 Prior to the commencement of the use the applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge.
- 6.4 Prior to commencement of use on the site the applicant must lodge with Council, a civil engineer's design, and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Allotment drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.
- 6.5 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

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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.

7.0 ROADWORKS

- 7.1 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 (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.2 A 1.5-metre-wide concrete footpath, including tactile indicators in accordance with AS1428.4, must be reconstructed outside of proposed Lot 40 within The Beacons Road reserve, prior to commencement of the use.
- 7.3 The applicant must provide a 1.5-metre-wide concrete footpath, including tactile indicators in accordance with AS1428.4, from the existing footpath to connect to the existing footpath in The Beacons Road to the east and west, prior to the commencement of the use.
- 7.4 The applicant is responsible for the relocation and protection of any private or Council assets in the location of the footpaths as required by this Decision Notice.

8.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 8.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act. 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 stabilized (e.g., turfed, concreted).
- 8.2 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.
- 8.3 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.
- 8.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

9.0 MISCELLANEOUS

- 9.1 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.

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- 9.4 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 The Beacons Road or adjoining land unless written permission from the owner of that land and Council is provided.
- 9.5 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.

10.0 ADVISORY NOTES

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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.

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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.

10.3 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.

10.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

10.5 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.

- 10.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

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 Reconfiguration of a Lot - 1 into 2 lots; and Development Application for Development Permit for Material Change of Use for Parking Station (Car Park)
Landowner	Whitsunday Sailing Club Limited
Property Address:	6-12 The Beacons Road Airlie Beach
Property Description:	L: 104 SP: 232115
Area of Site:	2000m ²
Planning Scheme Zone:	Community Facilities Zone
Level of assessment	Impact Assessable
Overlays:	Costal Environment Overlay (Erosion prone and Stormtide) Infrastructure Overlay
Existing Use:	Vacant
Existing Approvals:	Nil
Public Notification:	05/01/2022 / 18/02/2022 and 11/05/2022 / 24/06/2022
Submissions received:	Two (2)
State referrals:	Nil
Infrastructure charges:	\$29,456.61

2. Site Details

2.1. Location

The property is located at 6-12 The Beacons Road Airlie Beach.

2.2. Zoning

The land is zoned Community Facilities under the Whitsunday Regional Council Planning Scheme 2017.

2.3. Site description

Located along the Southern side of the Beacons Road, Lot 104 on SP232115 is currently a flat vacant block of land. The site has a total area of 2000m², has a frontage of approximately 83m to The Beacons Road and directly backs onto the Port of Airlie Marina.

2.4. Access

Access to proposed Lot 40 is gained via an existing concrete crossover to The Beacons Road. Access to proposed Lot 41 is via a 3.0m wide sealed crossover to The Beacons Road as well. A condition will be imposed requiring a 5.5m wide access to allow for two-way traffic flow in accordance with AS2890.1.

2.5. Surrounding uses

North – Land zoned and developed for Low-medium density residential

East – Low-medium density residential and Recreation and open space.

South – Port of Airlie marina.

West – Port of Airlie Mixed Use currently vacant lots.

3. Proposal Details

Council is in receipt of a development application consisting of two aspects in corresponding stages:

1. Development Application for Development Permit for Reconfiguration of a Lot - 1 into 2 lots; and
2. Development Application for Development Permit for Material Change of Use (MCU) for Parking Station (Car Park).

Stage 1

Stage 1 consists of a standard 2 lot subdivision. This aspect of the development application is Impact Assessable as there is no nominated Lot size for the Community Facilities zone, triggering impact assessment in all subdivision circumstances. Proposed Lot 40 will have a lot size of 1700m² and proposed Lot 41 will have a lot size of 300m² and will contain the Stage 2 Parking Station (Car Park).

Stage 2

Stage 2 involves an MCU for a Parking Station (Car Park). The Car Park will be a 5-bay car park adjacent to the public toilet at The Beacons and directly in front of the private marina arm. A Parking Station is Code Assessable within the Community Facilities Zone. The car park is to be a private car park for Sailing Club members associated with the adjacent marina arm. The footpath that currently intersects the site between road reserve and private property will be removed from the private property and realigned within Council's road reserve. A condition will be imposed requiring the footpath to connect to both adjoining existing paths.

Development Application history since lodgement

The Development Application was originally submitted to Council on 12/11/2021 and contained the following aspects of development:

1. A Preliminary Approval (PA) to vary the zoning of the land from Community Facilities Zone to the Mixed-use Zone;
2. A Development Permit for Reconfiguration of a Lot - 1 into 2 lots; and
3. A Development Permit for Material Change of Use for Parking Station (Car Park).

In response to a submission received during public notification of the application the applicant made an Other Change to the Development Application, which changed the application to consist of the following aspects of development:

1. A PA to vary the Tables of Assessment and Zone Code for the Community Facilities zone to allow Multiple Dwelling Units as Code Assessable and to vary the building height of the zone from 8.5m to 12m;
2. A Development Permit for Reconfiguration of a Lot - 1 into 3 lots and Access Easement;
3. A Development Permit for Material Change of Use for 6 Multiple Dwelling Units; and
4. A Development Permit for Material Change of Use for Parking Station (Car Park).

A final Minor Change to the application was made, again in response to a submission, which removed the Preliminary Approval and Development Permit for 6 Multiple Dwelling Units.

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 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 not referable.

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. The proposal does not conflict with the SPP.

Natural Hazards, Risk and Resilience

The subject site is mapped by Council as being subject to coastal hazards. The development site is subject to an Infrastructure Agreement which sets the storm tide level at 3.7m AHD which formed the basis for the land reclamation works undertaken to create the Port of Airlie. Notwithstanding, the proposal is not considered to result in a substantial conflict with the prescribed assessment benchmarks of the SPP. To support this assessment, further discussion regarding the technical matters of the coastal hazards can be found within the overlay assessment.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal is generally consistent with the provisions of the plan as it is an urban use located within the Urban Footprint.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The proposal does not conflict with or compromise the Strategic Framework.

4.4.2. Strategic Intent

The proposal does not conflict with any of the benchmarks within Strategic Intent. A Parking Station is Code Assessable within the Community Facilities Zone. The reconfiguration of a lot aspect is Impact Assessable; however, despite the 300m² lot size for proposed Lot 41, the development is acceptable as the proposed lot is sufficient for the intended purpose as a car

Attachment 13.3.9.2 Planning Officer Report

park. Lot 40 is also a sufficient size to contain uses prescribed under the Community Facilities Zone.

4.4.3. Overlay Codes

Coastal Environment Overlay (Storm-tide and Erosion Prone Areas)

The subject site is located within the coastal protection overlay for coastal erosion and high and medium storm tide inundation.

The site is not at risk of coastal erosion processes from wave action due to:

- A protected marina, including wave attenuation infrastructure designed to deflect waves and currents arising from a storm event;
- Sheet pile walls encircling the marina; and
- Built infrastructure in the form of a constructed boardwalk between the marina and site.

In the event maintenance is required of this infrastructure, adequate land access is provided via the boardwalk corridor and Proposed Lot 41. On this basis, it is considered the subject site is not at risk of coastal erosion processes.

In addressing the coastal inundation mapping, only a small portion of the subject site is identified being within the high storm tide inundation area with the remainder in the medium. The proposed development will not increase the intensity of development expected onsite. No additional burden will be placed on disaster management response or recovery capacities and capabilities and there is existing infrastructure, including a clear and efficient means of access to the state-controlled road network. The future development of the land can be located, designed and constructed to avoid adverse coastal hazard impacts with finished floor levels (FFL) providing a resilient design.

Council is currently revising its adopted storm surge levels with new information, and these will be reflected in the major amendment to the Planning Scheme. As the site is subject to active infrastructure agreement, the applicant is not obligated to adjust the lot levels to the revised information and has not elected to do so. Future development of Proposed Lot 40 will be assessed for its immunity at time of lodgement. The car park use on Proposed Lot 41 is not affected by inundation.

Infrastructure Overlay (Public Passenger Transport Buffer)

The premises is within proximity of the Port of Airlie Marina which is a public transport terminal used for ferrying to the Whitsunday Island group. The proposed development will bear no impact on the region's ability to supply public transport to or from the Port of Airlie ferry terminal. The site has no direct access to Shute Harbour Road and is not on a public bus route. No further assessment of the overlay is required.

4.4.4. Community Facilities Zone Code

The purpose of the Community facilities zone is to provide for community related activities and facilities whether under public or private ownership. The development application is for a Reconfiguration of a Lot to subdivide the premises into two lots, to facilitate private community infrastructure in the form of a 5-bay private Parking Station (car park) for members of the Whitsunday Sailing Club who have moored vessels within the marina. No uses are proposed

Attachment 13.3.9.2 Planning Officer Report

on Lot 40 and the car park proposed for Lot 41 is low in scale and intensity in terms of the surrounding environment.

The proposed private car park is being provided to improve the accessibility to Whitsunday Sailing Club members who utilise the marina arm directly adjacent the site. This infrastructure will improve the efficiency for those who utilise the marina by providing a parking area closer than the public parking spaces on Council's road reserve in the surrounding area, also freeing up their availability to the general public.

In addition to the car park aspect of the proposal, the applicant will be required to relocate a portion of the public footpath outside of the private property. Some small changes to the alignment of infrastructure in the area will also be required to facilitate the footpath relocation. These works will be conditioned to be completed at Operational Works stage in association with the creation of the car park.

4.4.5. Development Codes

Reconfiguring a Lot Code

In accordance with Table 9.4.6.3.2 of the code, there is no specified allotment size for the Community Facilities zone, meaning that any application for reconfiguration triggers an impact assessable development application. When considering the Overall Outcomes of the code, it must be clear that the new lots are configured in a manner which:

- a) is appropriate for their intended use;
- b) is responsive to site constraints;
- c) provides appropriate access; and
- d) supports high quality urban design outcomes.

Reviewing the above criterion for proposed Lot 40, the 1700sqm lot size provides ample space for future community uses. The applicant has not advised what use will be provided on Lot 40, however the allotment has an existing access that complies with Council's relevant standard. Given there are no uses proposed on Lot 40, it is considered that the proposed lot size enables the future use of the land to be able to respond to any existing site constraints whilst achieving high quality urban design outcomes.

Proposed Lot 41 is to have a size of 300sqm. It has been demonstrated that the lot size and dimensions are appropriate for the intended use. The supplementary engineering report by Premises, demonstrates the functionality of the car park within the 300sqm lot. The report advises that the 5-bay car park can provide for a B99 vehicle (regular sedan) to be able to manoeuvre the site without conflict. Wheel stops will be provided on each park to ensure vehicle overhang does not impede the pedestrian footpath providing connectivity to the marina arm. The proposed driveway will be conditioned to comply with Council's standard drawing RS-051, requiring a 5.5m width for two-way traffic flow.

Excavation and Filling Code

Minor site regrading may be required in order to achieve the required minimum fall to the nominated stormwater point of discharge. Detailed design on earthworks will be supplied at operational works stage.

Infrastructure Code

Attachment 13.3.9.2 Planning Officer Report

An existing watermain runs along the frontage of proposed Lot 40 and continues through proposed Lot 41 to service the fire hydrant located at the existing jetty access on the south-west corner of proposed Lot 41. The site does not currently have a water connection and therefore two new connections will be required under a further development permit for operational works.

In terms of sewer in the vicinity, an existing sewer gravity main runs along the northern side of The Beacons road with an existing line that connects to a manhole located in the north-east corner of proposed Lot 40. The sewer gravity main runs towards an existing pump station that is located to the east of proposed Lot 41. A sewer connection for Lot 40 will be provided under operational works and preliminary investigations indicate the existing manhole has sufficient depth to enable construction of an extension to service Lot 41, if required. Due to the size of Lot 41 and the proposed use it not necessary to condition a sewer connection for Lot 41 (carpark). The connection works for Lot 40 will be conditioned to be undertaken in accordance with Council's Development Manual and Standard Drawings at operational works stage.

Electrical and telecommunication services surround the development site and subsequent electrical extensions required to service the proposed development will be sought from Ergon during the operational works phase.

In terms of stormwater quality and control, the development site is not large enough to trigger assessment against the SPP. However, it is still a requirement under the code to ensure stormwater controls are implemented during construction phases. As such, the development will require erosion prevention and sediment control measures during the construction phase to comply with the requirements of the Whitsunday Regional Council Development Manual and the Environmental Protection Act, which will be achieved via an operational works permit.

The development necessitates the relocation of an existing 1.5m public footpath from private property. The footpath relocation area and subsequent footpath extensions may require the relocation of existing private and Council infrastructure. As no detail design for this area has been undertaken, a condition of approval has been included to ensure the applicant is responsible for the relocation and protection of any private and Council assets in the footpath area.

Landscaping Code

No vegetation is proposed to be removed or provided as a result of the reconfiguration. As no sensitive land uses are involved within the site or are in immediate proximity to the reconfiguration, no landscaping buffers are required.

Transport and Parking Code

The access for proposed Lot 40 is existing and complies with the current Development Manual requirements. No additional internal or external driveway works will be required for lot 40. Lot 41 will contain the proposed 5-bay private car park. The applicant proposes that the car park will require a new crossover that will be a 3.0m wide. AS2890.1 requires driveways to non-residential allotments to have two-way traffic flow. Therefore, the driveway will be required to be 5.5m wide and development conditions imposed by Council will reflect this.

A small reconfiguration of the existing 1.5m pedestrian pathway through and adjacent to Lot 40 will be required as a large portion of the footpath intersects the private property. In addition, Council is imposing a condition to connect the existing footpaths between the site and the footpath adjacent the public toilet at The Beacons road, as currently pedestrians must traverse onto the road to get to the footpath that is within the proposed development site. This will be conditioned via an operational works permit for roadworks as part of the car park condition set. The condition will require a 1.5m footpath connection as this will match in with the existing footpath in the area.

5. Public Submissions

The development application was placed on public notification between 11/05/2022 and 24/06/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 30/06/2022. Two (2) submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. The application is not lawfully made	Council determines whether an application is taken to be properly made. The mandatory items to be supplied to make a properly made application under s53 (1) to (3) of the Planning Act were supplied. Council determined the application as properly made.
2. Planning need to override the Scheme has not been supplied	The submission advises that no Planning Need has been presented to allow Council to assess the proposed variation from the Community Facilities zone to the Mixed-use zone. The applicant has opted to remove all variation aspects from the proposal.
3. Adverse amenity impacts	The submission raises concern that the previously proposed MCU for 6 Multi-Dwelling Units would result in unacceptable amenity impacts and land use conflicts with existing and approved developments in the near vicinity of the subject site. The applicant has opted to remove the application for MCU for Multi-Dwelling Units from the development proposal.
4. The application lacks important details and is uncertain and deficient	The submission advises that the application is deficient in that it lacks essential specialist assessments and reporting; specifically, an expert visual impact assessment report, expert traffic impact assessment report and expert needs assessment report, to support the previously proposed variations to the zone, uses and building height. These reports are generally required to support applications that seek to vary elements of the Scheme.

	<p>The applicant has removed all variations from the proposal. The development facilitates a Code Assessable car park and an Impact Assessable Reconfiguration of a Lot, from one lot into two lots. The submission has not raised any objections to the proposed car park or reconfiguration of a lot aspects.</p>
5. The Proposed Rezoning	<p>The submission takes issue with the application suggesting that the subject site is to be rezoned from Community Facilities to Mixed-Use by way of an upcoming planning scheme amendment, and therefore seeks, in effect, to “fast-track” this outcome.</p> <p>The applicant has removed all variation aspects from the proposal. The applicant is no longer seeking to change the zoning of the site through this development application.</p>
6. Engineering Issues	<p>The submission raises issue with a number of engineering concerns that were in relation to the previously proposed Multi-Dwelling Unit aspect of the development. The submission focusses on specifically setback non-compliances, risk of the proposal to storm-tide, engineering non-compliances with the driveways for the units, that assumptions were made around water and sewer supply to the units and the proximity of the units to a sewage pump station located within the adjacent Lot 124SP218220.</p> <p>The multiple dwelling unit aspect has been removed entirely from the application. Proposed Lot 40 will remain vacant as a result of this proposal.</p>

One submission was received in support of the development application. No commentary is provided around this submission.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

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

Adopted Charge				
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge
ROL	Residential – 3 or more bedroom dwelling house	2	\$30,677.65	\$61,355.30
MCU	Minor uses*	0m ² GFA	\$0.00	\$0
Total Adopted Charge				\$61,355.30
Credit				

Attachment 13.3.9.2 Planning Officer Report

Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
ROL – Existing lawful use	Residential – 3 or more bedroom dwelling house	1	\$30,677.65	70% (-water)**	\$21,474.35
ROL – Roads N/A	Residential – 3 or more bedroom dwelling house	1	\$30,677.65	40%***	\$12,271.06
ROL – Land for public parks and community facilities N/A	Residential – 3 or more bedroom dwelling house	1	\$30,677.65	3%***	\$920.32
ROL Sewer N/A	Residential – 3 or more bedroom dwelling house	1	\$30,677.65	27%****	\$8,282.96
<i>Total Credit</i>					\$31,898.69
Total Levied Charge					\$29,456.61

* Parking Station is listed as an 'Other use' under Council's Adopted Infrastructure Charges Resolution (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 Minor uses. Note: an alternative commercial charge would remain \$0 due to no GFA.

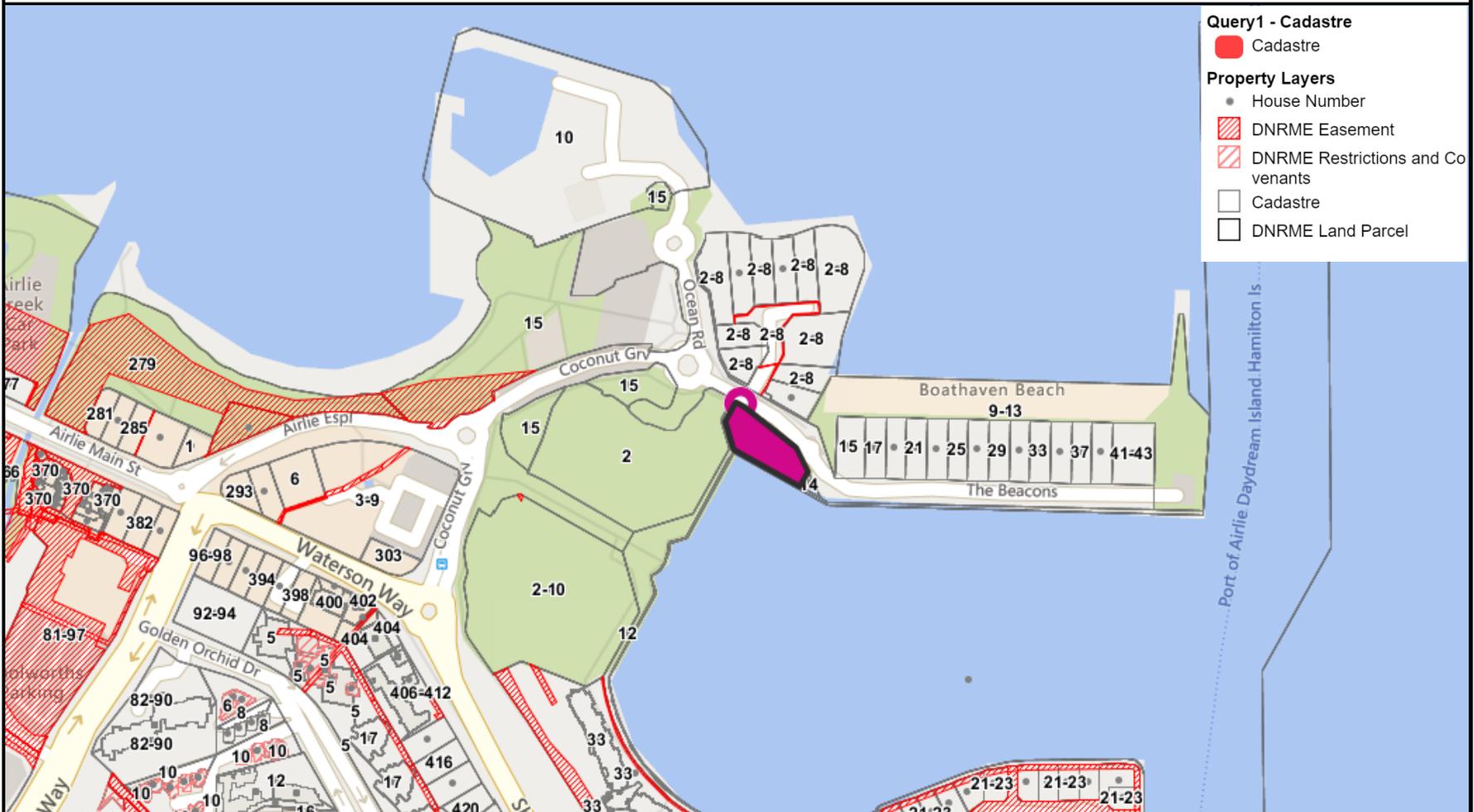
**The subject premises is not connected to water and therefore does not attract a credit.

***8 The site is part of the Port of Airlie development and is subject to an Infrastructure Agreement with Whitsunday Regional Council whereby future development will receive credits where specified in the agreement.

**** Proposed Lot 41 is not connected to sewer.

Locality Plan

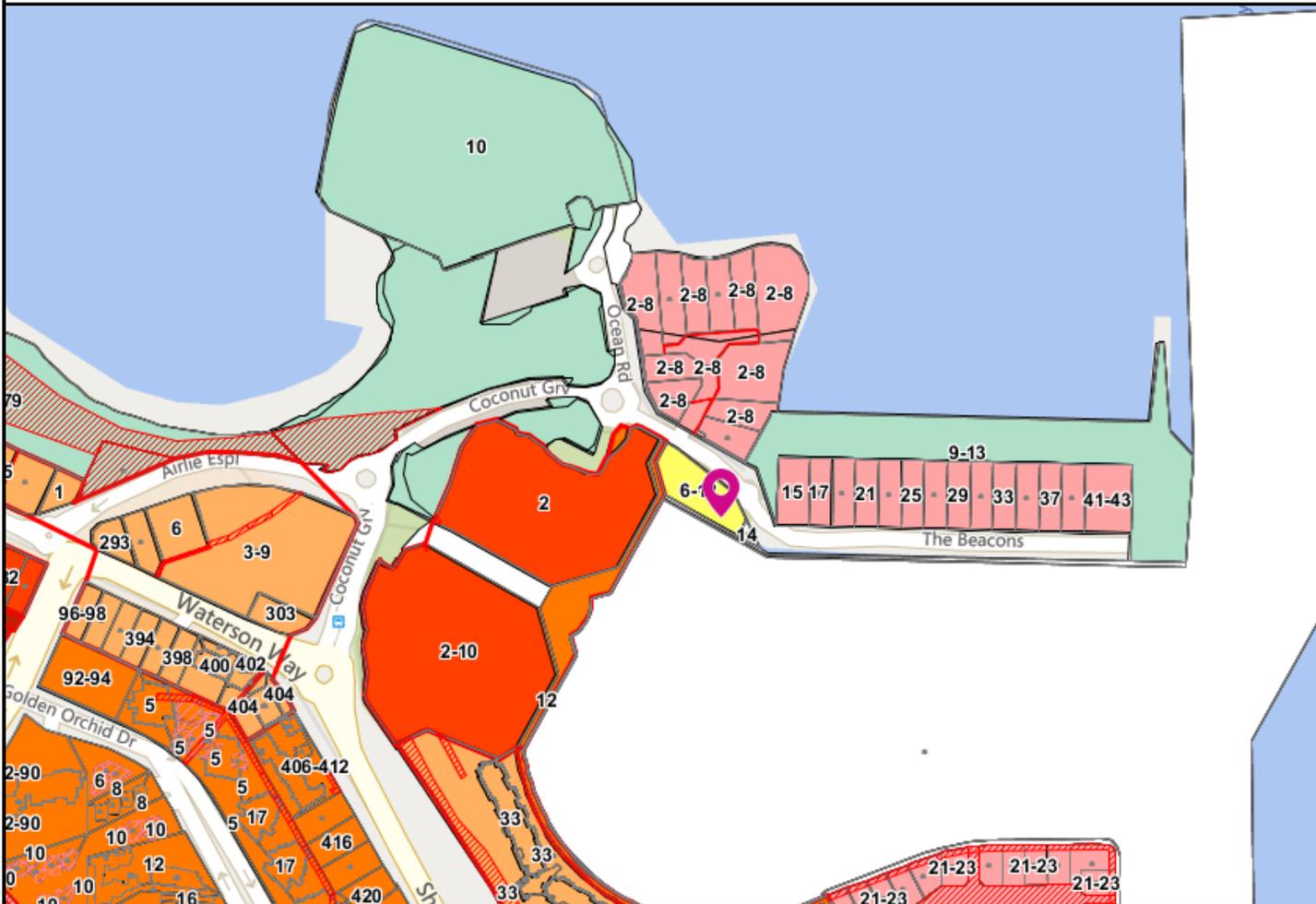
23-Nov-2022



Disclaimer

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Property Layers

- House Number
- DNRME Easement
- DNRME Restrictions and Co venants
- Cadastre
- DNRME Land Parcel

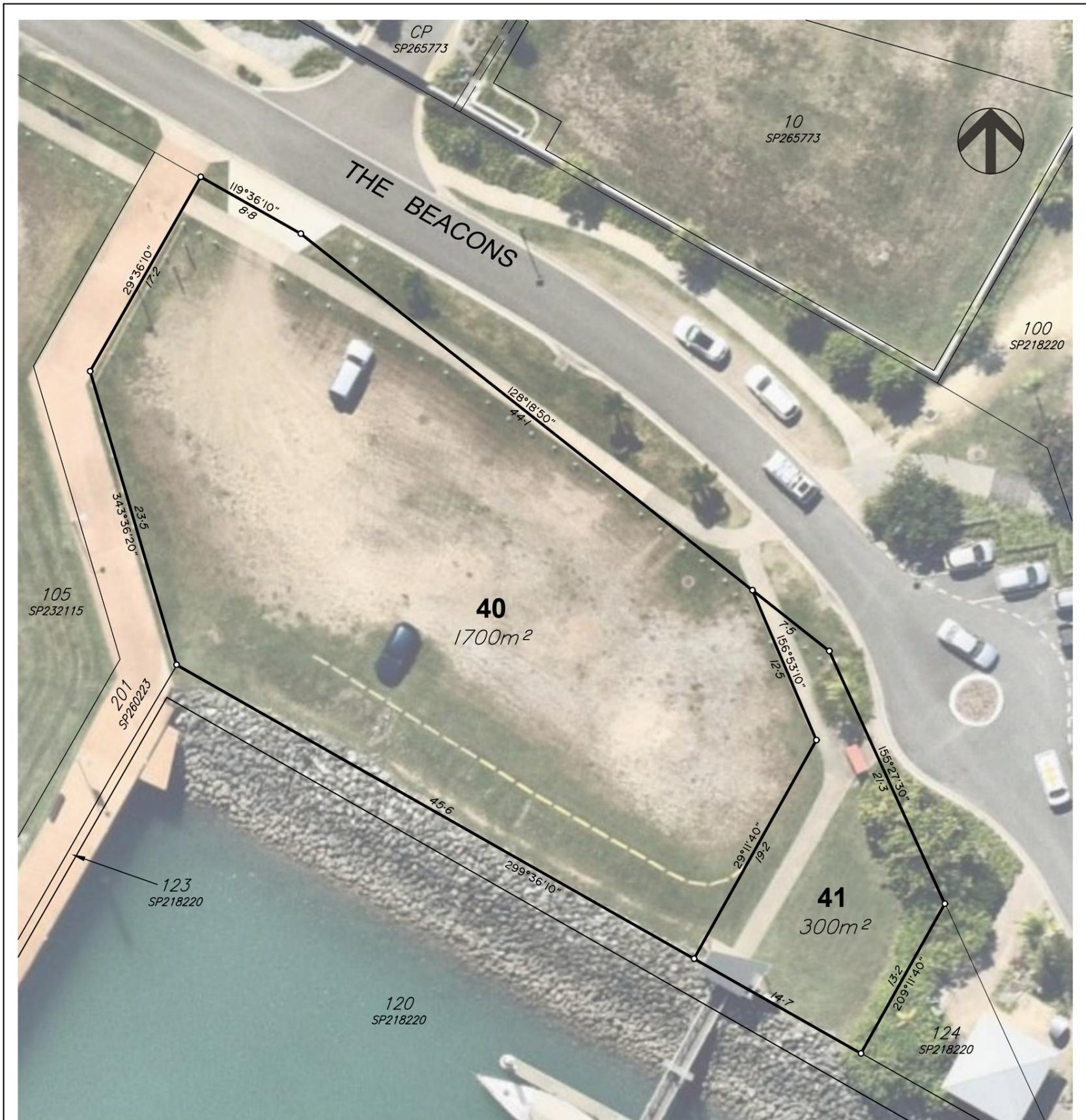
Planning Zones

- Precincts
- Building Heights Airie Beac h
 - 14 metres
 - 18 metres
 - 21 metres
- D_PC_P_Zones_Realigned
 -
 - Community facilities
 - District centre
 - Emerging community
 - Environmental manage and conservation
 - High impact industry
 - Industry investigation a
 - Local centre
 - Low density residential
 - Low impact industry
 - Low-medium density re tial
 - Major centre
 - Medium impact industr
 - Mixed use
 - Neighbourhood centre
 - Recreation and open s
 - Road
 - Rural
 - Rural residential

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Notes:

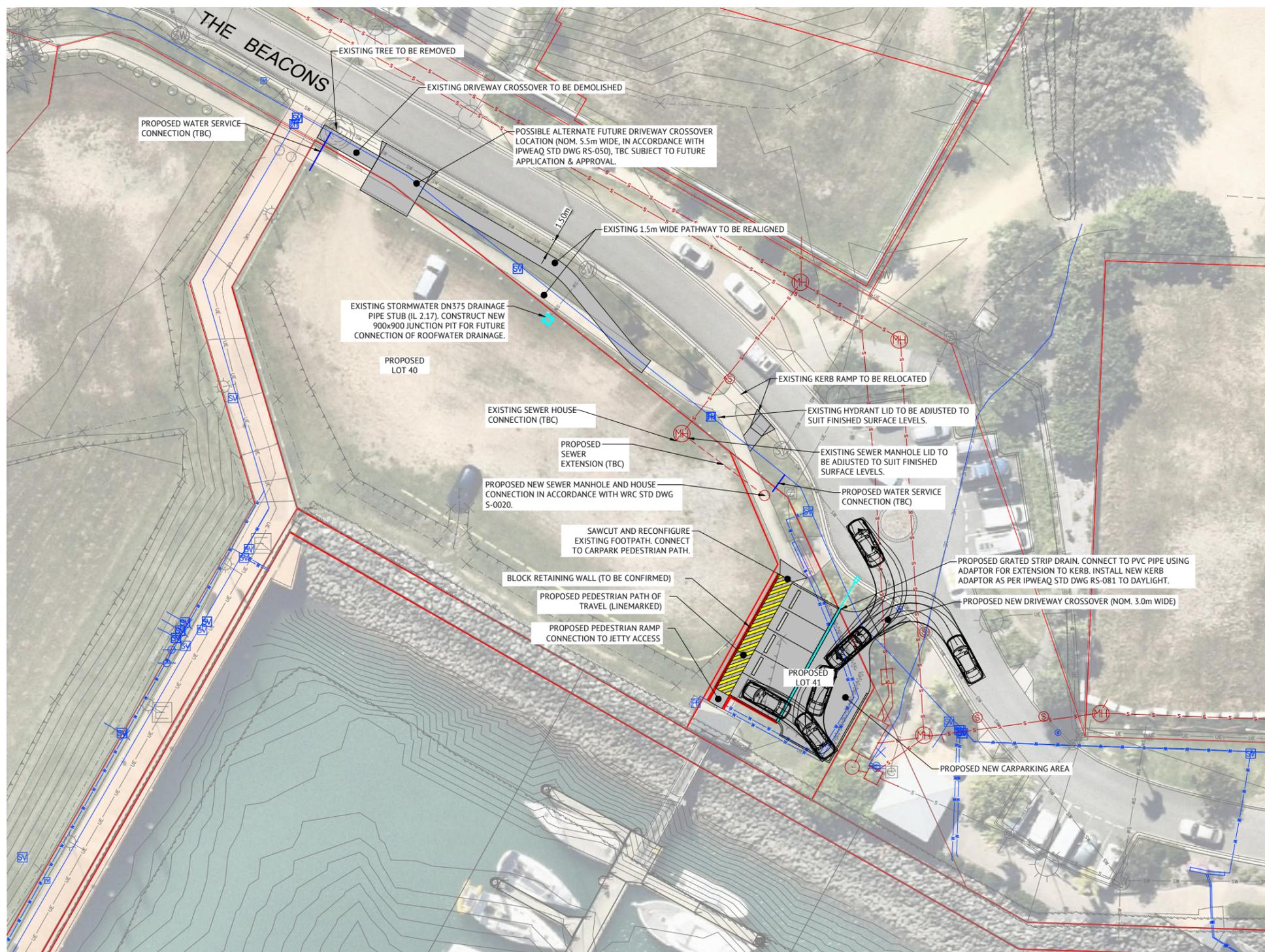
The proposed boundaries as shown hereon are preliminary only and are subject to final design, local authority approval and registration in the Department of Natural Resources.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Scale 1:300 - Lengths are in Metres



<p>0 50mm 100mm 150mm SCALE BAR</p>		<p>THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS</p>		<p>IMPORTANT NOTES: (These notes are an integral part of this plan) This plan has been prepared for Whitsunday Sailing Club for the purposes of showing Proposed Boundary Subdivision. It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations: See face of plan</p>		<p>Data Sources</p> <table border="1"> <tr><td>Cadastral Boundaries</td><td>SP232115</td></tr> <tr><td>Contours / Topographic</td><td>*</td></tr> <tr><td>Aerial Images</td><td>Nearmaps</td></tr> <tr><td>Flood Level</td><td>*</td></tr> <tr><td>Engineering Design</td><td>*</td></tr> <tr><td>Architectural Design</td><td>*</td></tr> <tr><td>Landscape Design</td><td>*</td></tr> </table>		Cadastral Boundaries	SP232115	Contours / Topographic	*	Aerial Images	Nearmaps	Flood Level	*	Engineering Design	*	Architectural Design	*	Landscape Design	*	<p>Locality: Proserpine Local Authority: Whitsunday R.C. Projection: * Horizontal Meridian: * Vertical Level Datum: * Level Origin: * Scale: 1:300 @ A3 Surveyed: * Designed: * Drawn: KL 31.08.2021 Checked: JG 31.08.2021 Plot Date: 31 Aug. 2021 Computer File Ref: 401651 PP-01 Rev B.dwg</p>		<p>6-12 THE BEACONS Airlie Beach For WHITSUNDAY SAILING CLUB</p>		 <p>BRISBANE (07) 3666 4700 WHITSUNDAYS (07) 4945 6600 MACKAY (07) 4957 8700 CAIRNS (07) 4252 9400 veris.com.au ACN 615 735 727 Veris Australia Pty Ltd</p>	
Cadastral Boundaries	SP232115																										
Contours / Topographic	*																										
Aerial Images	Nearmaps																										
Flood Level	*																										
Engineering Design	*																										
Architectural Design	*																										
Landscape Design	*																										
<p>Copyright © Veris Australia Pty Ltd. 06.07.2021</p> 		<table border="1"> <tr><td>A</td><td>Original</td><td>31.08.2021</td><td>KL</td></tr> <tr><td>Issue</td><td>Revisions</td><td>Date</td><td>Drawn</td></tr> </table>		A	Original	31.08.2021	KL	Issue	Revisions	Date	Drawn	<p>Plan of Proposed Lots 40 & 41 Cancelling Lot 104 on SP232115 Sheet 1 of 2</p>		<p>Drawing No 401651 PP-01</p> <p>Issue A</p>													
A	Original	31.08.2021	KL																								
Issue	Revisions	Date	Drawn																								

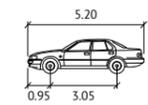


LEGEND

- 5.90 — EXISTING SURFACE CONTOURS
- SW — SW — SW — EXISTING STORMWATER DRAINAGE
- S — S — S — EXISTING SEWER MAIN
- W — W — W — EXISTING WATER MAIN
- UE — UE — UE — EXISTING UNDERGROUND ELECTRICAL
- T — T — T — EXISTING UNDERGROUND TELECOMMUNICATION
- G — G — G — EXISTING UNDERGROUND GAS MAIN
- — — — — EXISTING TOP OF BATTER
- — — — — EXISTING BOTTOM OF BATTER
- — — — — PROPOSED STORMWATER LINE
- — — — — PROPOSED SEWER EXTENSION

EXISTING SERVICES NOTE

1. EXISTING SERVICES ARE LOCATED WITHIN THE SITE.
2. THE CONTRACTOR IS TO LOCATE ALL SERVICES BY CONTACTING THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



PASSENGER-CAR

	metres
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

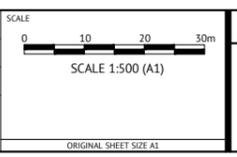


FOR INFORMATION ONLY				
DATE	REV	DESCRIPTION	REC	APP
27/10/21	2	REVISED FOR INFORMATION ONLY		
20/09/21	1	FOR INFORMATION ONLY		

Premise

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 PH: (07) 4829 3660
 WEB: www.premise.com.au

DESIGNED L.LORD
CHECKED
PROJECT MANAGER C.PORTER



CLIENT	COHA GROUP
PROJECT	LOT 104 THE BEACONS LOT RECONFIGURATION
LOCATION	AIRLIE BEACH, QLD
SHEET TITLE	CONCEPT LAYOUT PLAN - EXTERNAL WORKS

JOB CODE	MIS-0798
SHEET NUMBER	SKC002
REV	2



Premise

WHITSUNDAY SAILING CLUB

Lot 104 The Beacons

ENGINEERING INFRASTRUCTURE REPORT

Report No: MIS0798/R02

Rev: A

11 November 2021

WHITSUNDAY SAILING CLUB
 LOT 104 THE BEACONS
 ENGINEERING INFRASTRUCTURE REPORT



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DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
DRAFT	15/10/21	DRAFT ISSUE FOR COMMENT			
A	11/11/21	FINAL ISSUE			
Prepared By		Reviewed By		Authorised By	
Carson Ly		Lauren Lord		Chris Porter	





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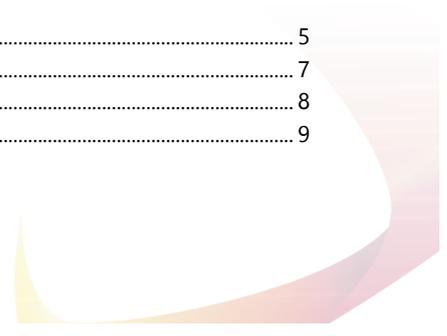
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APPENDICES

APPENDIX A GENERAL ARRANGEMENT PLAN
APPENDIX B WRC FLOOD REPORT



1. INTRODUCTION

Premise have prepared this Engineering Infrastructure Report (EIR) in support of a Preliminary Approval (PA) for the proposed one (1) lot into two (2) lot development proposed at 6 The Beacons, Airlie Beach. The subject site is currently within the Whitsunday Regional Council Community Facilities planning zone and consists of the land parcel Lot 104 SP232115.

The applicant intends to develop the subject lot and create two (2) new separate allotments that can be utilised for residential purposes, as well as a proposed carpark. The proposed site is largely vacant with an existing rock revetment wall located on the southern boundary and an existing footpath that allows access to the jetty being the primary features of the site. Refer **Figure 1** below.



Figure 1 - Subject Site

The intent of this report is to address the Civil Engineering Infrastructure required for the proposed development including access, water reticulation, sewer reticulation and stormwater management for the project. This report will demonstrate that the proposed development will not negatively impact on existing services, buildings and infrastructure surrounding the subject site.

2. EXISTING SITE

The proposed development site is approximately 2,000m² and is situated on Lot 104 SP232115, which is located off The Beacons. The site has a mild fall of 2% from the northern boundary of the site towards the rock revetment wall on the southern boundary. The site is currently vacant with an existing driveway access (concrete infill between the back of kerb and footpath only) to the lot at the sites western boundary.

The entire site is currently open space, with no existing buildings. There is an existing water main that runs along the south-east boundary of the site to service the jetty, as well as existing stormwater, sewer, and water services within the road reserve at the frontage of the site as shown in **Figure 2**.



Figure 2 - Site Layout Plan

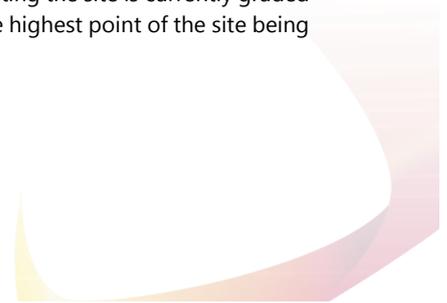
3. PROPOSED DEVELOPMENT

The proposed development intends to reconfigure Lot 104 SP232115 into two (2) individual lots. The proposed lots will be herein noted as proposed lots 40 and 41, as specified by Veris and shown in the concept layout in **Appendix A**. Lot 40 shall be 1700m² and is proposed to be utilised as a 'Mixed Use' development that will include two (2) proposed driveways. Lot 41 shall incorporate the remaining 300 m² and is proposed to be utilised as new sealed car parking area that will include five (5) standard class 3 car spaces and one (1) proposed driveway.

Please refer to **Appendix A** of this report for the current proposal plan and existing services

4. EARTHWORKS

Detailed survey of the site was undertaken by Veris on 9 September 2021 indicating the site is currently graded south towards the rock revetment wall. There is an approximate 2% fall with the highest point of the site being approx. ~RL 3.8m and the lowest ~RL 3.4m. See **Figure 3** below.



WHITSUNDAY SAILING CLUB
 LOT 104 THE BEACONS
 ENGINEERING INFRASTRUCTURE REPORT



Figure 3 - Site Levels (Provided by Veris)

4.1 Proposed Levels

Minor site regrading may be required subject to the configuration of the site, in order to achieve the required minimum fall to the nominated stormwater point of discharge. This shall be addressed during the detailed design phase; however, given the mild existing grade of the site it is not expected that this will present any significant challenges.

4.2 Site Geology

The presence of Acid Sulfate Soils is not uncommon in coastal areas lower than 5m AHD and should be managed so that release of acid and associated metal contaminants, from acid sulfate soils, does not have any adverse effects on the natural environment, built environment, infrastructure, or human health.

Whitsunday Regional Council (WRC) online mapping was utilised to review the land information and planning scheme overlays applicable to the development site. Although, detailed survey conducted by Veris confirms that the proposed site is below RL 5m AHD Council's overlay for Acid Sulfate Soils, indicates that the subject site is not within the overlay extents as shown in **Figure 4**.

It is recommended that geological investigation of the site is conducted by a certified geotechnical engineer at the Building Approval phase to determine whether acid sulfate soils are present and to propose management solutions if acid sulfate soils are encountered during earthworks or footing excavation activities.



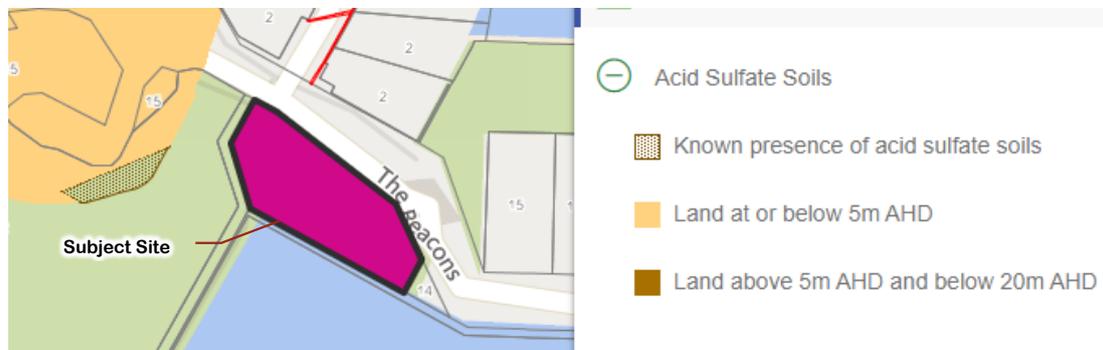


Figure 4 - Acid Sulfate Soils Overlay (WRC Planning Scheme Mapping)

5. STORMWATER MANAGEMENT

5.1 Stormwater Quantity

5.1.1 PRE-DEVELOPMENT

The pre-development stormwater catchment, for proposed Lots 40-41, predominantly flows towards the southern boundary of the site towards the existing rock revetment wall which will ultimately discharge into the Marina. Survey has indicated that there is an existing stormwater line and three (3) stormwater pits located at the frontage of the subject site, and it can be assumed that it currently receives the stormwater runoff from other existing developments in the vicinity. In addition, there is an existing stormwater line that runs into proposed lot 40, which is assumed to have been constructed for future development.

5.1.2 POST-DEVELOPMENT

The proposed development works will likely have an impact on the hydrology of the site due to the construction of the carpark on proposed lot 41 and the future development on proposed lot 40, which will result in an increase to the fraction of impervious area for the catchment. Although, according to Council's Planning Scheme, Lot 104 SP232115 is zoned as a 'community facilities' lot. As per the *Whitsunday Planning Scheme 2017 – Part 6 – Zone Codes*, the subject site is intended to be developed and potentially utilised as one of the uses summarised in **Table 1** below. Therefore, it can be assumed that the existing stormwater infrastructure in The Beacons was designed to accommodate for the quantity of stormwater runoff from a community facilities lot.

Table 1 compares the purpose and potential use of a community facilities zone and also a mixed-use zone. Upon review of the purpose and potential use for each zone, it is likely they will both have a similar impact on the fraction impervious and therefore can be assumed that rezoning the existing site to a Mixed Use development site will not negatively impact the site as the existing stormwater infrastructure should be designed to cater for the additional stormwater runoff.





Table 1 - Summary of Council Zone Uses

Zone	Purpose and Use
Community Facilities	<ul style="list-style-type: none"> • Medical Centre • Schools • Public Utilities • Community Activities • Sports and Recreation • Etc
Mixed Use	<ul style="list-style-type: none"> • Business • Retail • Tourist Accommodation • Sports and Recreation • Tourist Attractions • Etc

The post-developed site for proposed lot 40 will likely discharge all roof water to the existing piped stormwater infrastructure in The Beacons, with the discharge point for the remaining stormwater runoff from the carpark and driveway to be dependent on the configuration of the proposed developed site.

A building hydraulics engineer will be required at the operational works/building works phase to undertake appropriate design, including sizing of any on-site detention, for the final configuration of Lot 40.

Similarly, dependent on final levels and configuration of Lot 41's pavement, a portion of the site may fall back to The Beacons, however the relative size of the site in contrast to The Beacons catchments, means there is unlikely to be a significant increase in runoff.

Refer to the General Arrangement Plan in **Appendix A** detailing the concept stormwater arrangements for the two (2) lots.

5.2 Stormwater Quality

The stormwater quality strategy for the development shall be based on the requirements listed in the State Planning Policy – July 2017 under the Water Quality section and Appendix B – Stormwater management design objectives.

As the total site area is less than 2,500m², and the development will not result in six (6) or more dwellings, assessment against the State Planning Policy is not triggered. As such, Stormwater Quality Improvement Devices (SQID's) need not be incorporated into the final design for the sites (operational phase) however it is recommended that measures to manage gross pollutants leaving both proposed lots are incorporated into the future Operational Works designs.

Erosion prevention and sediment control measures will need to be established during the construction phase of the works so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Environmental Protection Act. It is anticipated that this will be readily achievable through application



of the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) at the time of constructing the works.

5.3 Flooding and Inundation

The WRC ‘Town of Whitsunday Drainage Study’ (December 2017) was reviewed to develop an understanding of the existing flooding and inundation conditions of the site. The findings of the report indicated that the proposed site area is affected by potential storm surge ~RL 4.23m AHD. The climate change model through to the year 2050 indicates that the difference in the peak inundation Level is an increase of 0.2-0.5m, where the 2100 climate change model indicates an increase greater than 0.5m.

As shown in **Figure 5** below, the Whitsunday Regional Council mapping for Planning Major Amendments indicates that majority of the sites developable footprint is located above the high risk flood hazard area of the Flood Hazard overlay.

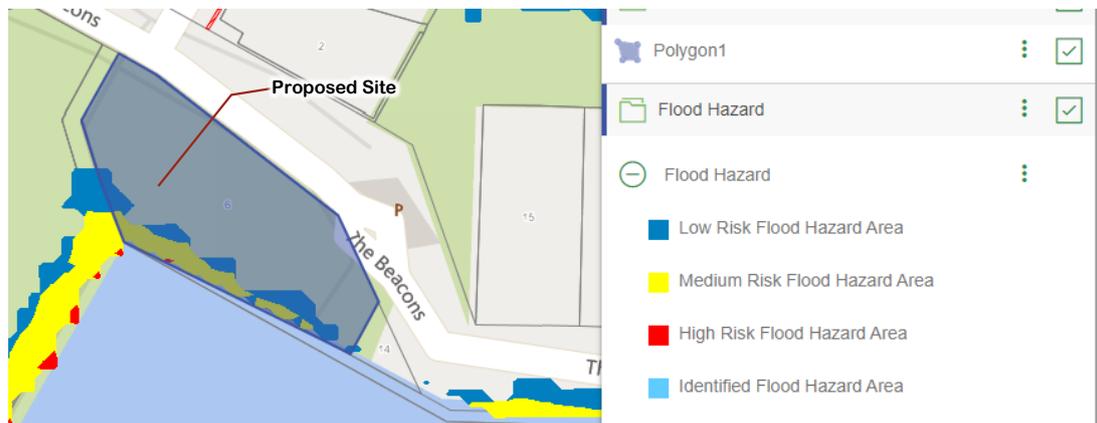


Figure 5 - Flood Hazard Overlay (WRC Planning Major Amendments Mapping)

As specified in **Appendix B** the max flood depth above ground level is 1.18m, which will need to be considered when developing building designs for any habitable living spaces associated with future development of Lot 40.

6. ACCESS AND PARKING

6.1 Access – General

Vehicle ingress and egress to the subject lots is readily achievable via The Beacons.

The existing driveway access at the site’s western boundary will likely need to be reconstructed and widened to suit the ultimate internal arrangement of Lot 40. Driveway location and construction will need to comply with Council Standard Drawings RS-0049 – RS-0050 (depending on use)

Driveway access locations to proposed Lot 41 are considerably more restricted, due to the presence of the traffic calming device and stormwater pit lintel in front of the site. A concept plan has been prepared to demonstrate the Standard Drawing requirements can be achieved for an access to proposed lot 41.

In addition, Lot 41 is intended to be used as off-street parking, which will include five (5) (Class 3) parking spaces as per AS2890. Carpark concept shown in **Appendix A** has assumed the following:

- Adopt IPWEAQ barrier kerb type B1.
- B99 vehicle is used for simulations.
- Wheel stops will be used to stop vehicle overhang over pedestrian travel pathway.
- 3m wide driveway (minimum allowable for class 3).

Refer to the General Arrangement Plan in **Appendix A** detailing the proposed access arrangements for the two (2) lots. The location and orientation of the driveways will be confirmed at the Building Approval phase.

6.2 Parking

The Whitsunday Regional Council Planning Scheme (Part 9) details the minimum on-site parking requirements for each land use type. As the proposed development for Lot 40 is yet to be confirmed an analysis was conducted using the possible uses for a mixed use zoned area as discussed in section 5. See **Table 2** below for minimum on-site parking requirements.

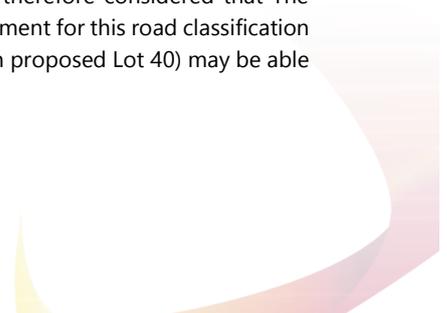
Table 2 - Minimum on-site parking requirements

Potential Use	Requirement
Business	1 space per 40m ² GFA
Retail	1 space per 20 m ² of TUA
Tourist Accommodation	One (1) space per one (1) bedroom unit + one (1) visitor space per five (5) units
Sports and Recreation	1 space per 20 m ² of TUA
Tourist Attractions	Not specified

6.3 Footpath

There are currently existing footpaths located on either side of The Beacons, each with an approximate width of 1.5m. A section of the footpath is currently located within proposed Lot 40.

The Beacons can be considered an 'Access Street' in accordance with Table D1.1 of the WRC Development Manual. Table D1.3 of the of the WRC Development Manual mandates that an 'Access Street' requires a minimum of one 1.5m wide pathway within the reserve, as a minimum. It is therefore considered that The Beacons existing arrangement of two pathways is beyond the minimum requirement for this road classification and that the section of pathway along the southern verge (including that within proposed Lot 40) may be able to be removed entirely.



WHITSUNDAY SAILING CLUB
 LOT 104 THE BEACONS
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Notwithstanding, pedestrian access from The Beacons to the Marina is considered desirable for connectivity purposes. It is therefore proposed that the footpath is ultimately reconstructed / re-aligned, to be confirmed in the future development application over proposed Lot 41.

7. WATER SUPPLY AND SEWER RETICULATION

7.1 Site Demand

The demand for water supply and sewage generation of the proposed development was analysed in accordance with the Queensland Government Planning Guidelines for Water Supply and Sewerage – Table A. While the existing site is currently contained within the Community Facilities zone, the future development on proposed Lot 40 is intended to be used for Mixed Use purposes. **Table 3** and **Table 4** below show the pre and post development water and sewer demand.

Table 3 - Water and Sewer Demand - Community Facilities Zone

Potential Use	Water Demand (litres/day)	Sewer Demand (litres/day)	Unit
Medical Centre	400 to 700	250 to 675	100 sqm GFA
School	70 to 115	40 to 70	Per Person
Community Activities	500 to 600	280 to 450	100 sqm GFA
Tourist Attractions	500 to 600	280 to 450	100 sqm GFA
Sports and Recreation	500 to 600	280 to 450	100 sqm GFA



Table 4 - Water and Sewer Demand - Mixed Use Zone

Potential Use	Water Demand (litres/day)	Sewer Demand (litres/day)	Unit
Business	500 to 800	150 to 300	100 sqm GFA
Retail	500 to 800	150 to 300	100 sqm GFA
Tourist Accommodation	700 to 1200	300 to 600	100 sqm GFA
Sports and Recreation	500 to 600	280 to 450	100 sqm GFA
Tourist Attractions	500 to 600	280 to 450	100 sqm GFA

7.2 Water Reticulation

An existing watermain runs along the frontage of proposed Lot 40 and continues on through proposed Lot 41 to service the fire hydrant located at the existing jetty access on the south west corner of proposed Lot 41. It can be assumed that the existing watermain is designed to cater for a community facility zoned area. Comparing **Table 3** and **Table 4**, the water demands suggest that a Community Facilities zone and a Mixed Use zone have similar demands on the water supply. Therefore, it can be assumed that the existing water infrastructure can be utilised for the proposed development of the site.

Enquiries with Council suggest a property connection for the existing lot is not present, and as such the proposed reconfiguration will necessitate two (2) new property connections, one each to proposed lot 40 and 41.

The proposed connections to existing water supply mains will be carried out by the developer under Council supervision and at the developer's expense. All design and connection of the water main will be carried out in accordance with Council's Development Manual and Standard Drawings.

The final arrangement of the proposed water mains will be confirmed in the Operational Works Phase.

Refer to the General Arrangement Plan in **Appendix A** detailing the proposed water connection points for the two (2) lots.

7.3 Sewerage Reticulation

An existing sewer gravity main runs along the northern side of The Beacons, with an existing line that connects to a manhole located in the north east corner of proposed Lot 40. The sewer gravity main runs towards an existing pump station that is located to the east of proposed Lot 41. It can be assumed that the existing sewer infrastructure is designed to cater for a community facility zoned area. Comparing **Tables 3** and **4**, the sewer demands suggest that a Community Facilities zone and a Mixed Use zone require similar sewer service.

WHITSUNDAY SAILING CLUB
LOT 104 THE BEACONS
ENGINEERING INFRASTRUCTURE REPORT



Therefore, it can be assumed that the existing sewer infrastructure can be utilised for the proposed development of the site.

The final arrangement of the proposed sewer infrastructure will need be confirmed in the detailed design phase associated with the Operational Works, but preliminary investigations indicate the existing manhole (#MH-P-3439) has sufficient depth to enable construction of a further reach / extension to service Lot 41.

Extension of the gravity network shall be designed and constructed by the developer in accordance Council's Development Manual and Standard Drawings. Connection to the existing manhole will be carried out by the developer under Council supervision and at the developer's expense.

Refer to the General Arrangement Plan in **Appendix A** detailing the proposed sewer connection points for the two (2) lots.

8. ELECTRICAL AND COMMUNICATIONS

8.1 Electricity Supply

Dial Before You Dig (DBYD) information (Retrieved 05/10/21) has been sourced to determine the existing electrical and telecommunication services surrounding the development site. As shown in **Figure 6**, existing underground electrical infrastructure is present in the road reserve of The Beacons which services the existing residential lots.

Accordingly, any required upgrading and subsequent electrical extensions required to service the proposed development will be sought from Ergon in conjunction with the required civil works at the Operational Works Phase. Service installation details will be confirmed during detailed design in accordance with Ergon's requirements.



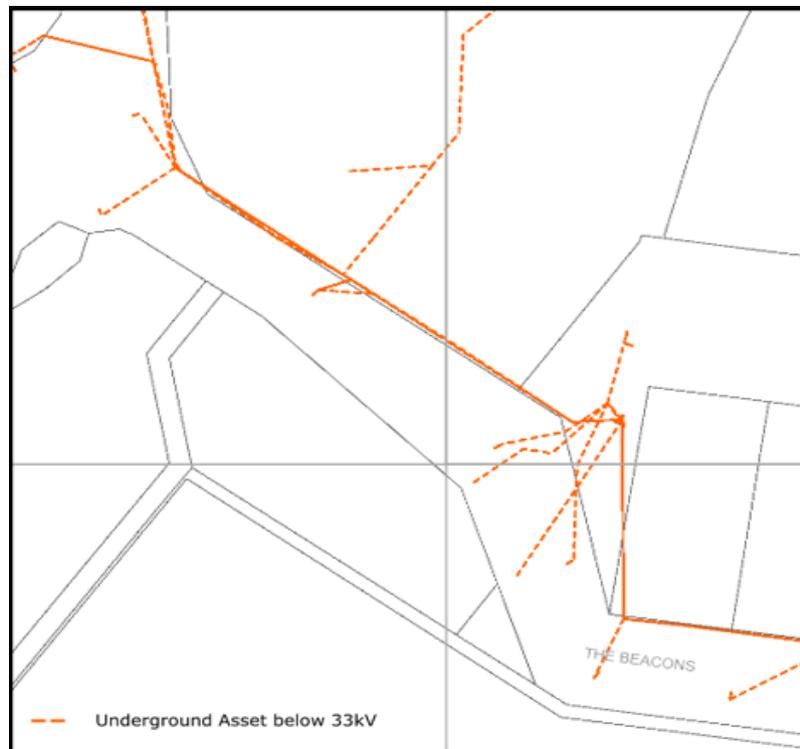


Figure 6 - Existing Electrical Map (DBYD)

8.2 Communication Services Supply

According to the Rollout Map provided by NBN there is service already available to the subject lot and the surrounding developed lots.

Accordingly, any upgrading and subsequent extension to these existing communication services to service the proposed development will be sought from the NBN Authority in conjunction with the required civil works at the Operational Works phase. Service installation details will be confirmed during detailed design in accordance with the service providers requirements.

9. CONCLUSION

This Engineering Infrastructure Report has reviewed and outlined the key components for the reconfiguration and future development of Lot 104 on SP232115. The feasibility of each element of the development has been assessed in accordance with the Whitsunday Regional Council Codes and Standards, as well as the requirements of the State Planning Policy. The assessment has not indicated any significant conflict in terms of provision of civil infrastructure that would prevent the current proposed development from being approved.

WHITSUNDAY SAILING CLUB
LOT 104 THE BEACONS
ENGINEERING INFRASTRUCTURE REPORT



10. REFERENCES

1. Whitsunday Planning Scheme – (2017)
2. State Planning Policy – (July 2017)
3. Town of Whitsunday Drainage Study' – (December 2017)
4. Queensland Government Planning Guidelines for Water Supply and Sewerage – (March 2014)

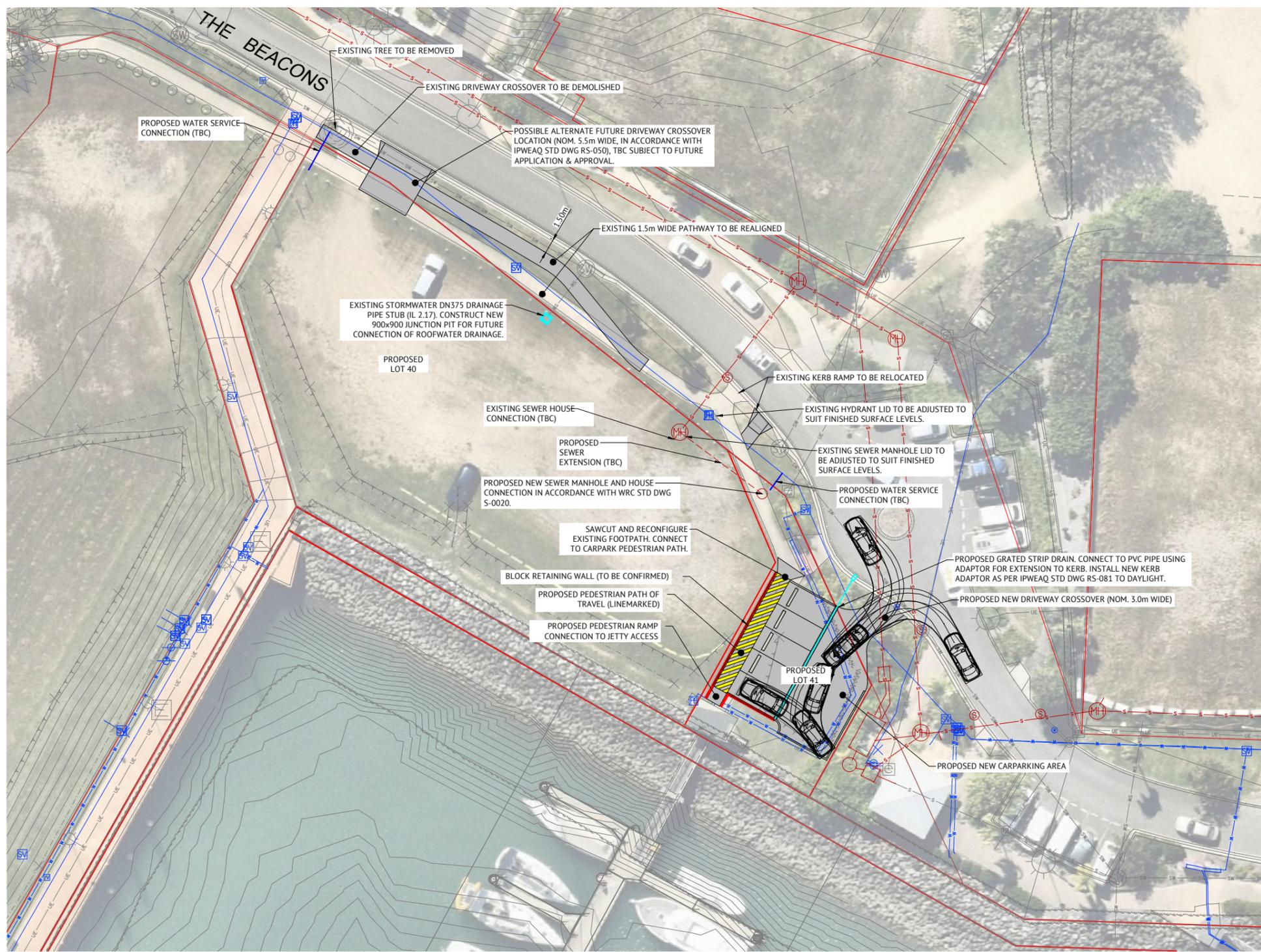




APPENDIX A

GENERAL ARRANGEMENT PLAN



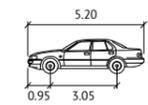


LEGEND

- 5.90 — EXISTING SURFACE CONTOURS
- SW — SW — SW — EXISTING STORMWATER DRAINAGE
- S — S — S — EXISTING SEWER MAIN
- W — W — W — EXISTING WATER MAIN
- UE — UE — UE — EXISTING UNDERGROUND ELECTRICAL
- T — T — T — EXISTING UNDERGROUND TELECOMMUNICATION
- G — G — G — EXISTING UNDERGROUND GAS MAIN
- — — — — EXISTING TOP OF BATTER
- — — — — EXISTING BOTTOM OF BATTER
- — — — — PROPOSED STORMWATER LINE
- — — — — PROPOSED SEWER EXTENSION

EXISTING SERVICES NOTE

1. EXISTING SERVICES ARE LOCATED WITHIN THE SITE.
2. THE CONTRACTOR IS TO LOCATE ALL SERVICES BY CONTACTING THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



PASSENGER-CAR

	metres
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

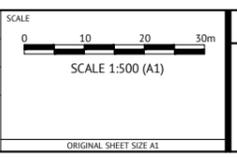


FOR INFORMATION ONLY				
DATE	REV	DESCRIPTION	REVISIONS	REC APP
27/10/21	2	REVISED FOR INFORMATION ONLY		
20/09/21	1	FOR INFORMATION ONLY		

Premise

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 PO BOX 1122
 MACKAY, QLD 4740
 PH: (07) 4829 3660
 WEB: www.premise.com.au

DESIGNED L.LORD
CHECKED
PROJECT MANAGER C.PORTER



CLIENT	COHA GROUP
PROJECT	LOT 104 THE BEACONS LOT RECONFIGURATION
LOCATION	AIRLIE BEACH, QLD
SHEET TITLE	CONCEPT LAYOUT PLAN - EXTERNAL WORKS

JOB CODE	MIS-0798
SHEET NUMBER	SKC002
REV	2



APPENDIX B

WRC FLOOD REPORT

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

The FloodInform Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit [Development Services](#). For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit [Council's Disaster Management site](#).

At a glance...

Property Information

Lot Plan(s): [104SP232115](#)
Address: [6- 12 The Beacons Rd](#)
Lot size: 2000m²
Zoning: Community facilities

Flood and or Coastal hazard information

Local Studies (Flood Levels available 1% AEP) at 2100

Risk rating(s): Low
 Medium
Max Flood Height: 2.41m (AHD)
Max flood depth (ground level): 1.18m
Max Stormtide Height: 4.23m (AHD)
Min habitable floor level: 4.53m (AHD)
Source: Town of Whitsunday Drainage Study 2017
 Coastal Hazard Mapping Refinement Study 2018



Legend

Selected Property	DNRMLease
Easement	Flood Area

Flood Hazard

Low Risk Flood Hazard Area	Medium Risk Flood Hazard Area
High Risk Flood Hazard Area	Identified Flood Hazard Area

Stormtide Inundation (AHD)

3.2	3.61	4.12	4.63	5.04
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Elevation and Velocity

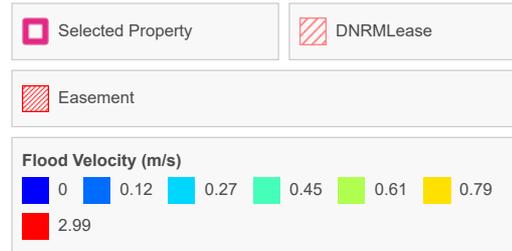
Elevation details not available for this property.

Ground Levels

NOTE: A Minimum habitable floor level of **4.50m** has been identified based upon 300mm above the 1% AEP event.



Legend



Flood and coastal hazard information

Flood Risk Description

Flood Hazard Category	Description	Depth/Velocity Limit	Depth Limit	Velocity Limit
Low	Unsafe for small vehicles	$\leq 0.6 \text{ m}^2/\text{s}$	$\leq 0.5 \text{ m}$	$\leq 2.0 \text{ m/s}$
Medium	Unsafe for vehicles and people	$> 0.6 \text{ m}^2/\text{s}$ to $\leq 1.0 \text{ m}^2/\text{s}$	$\leq 1.2 \text{ m}$ to $\leq 2.0 \text{ m}$	$\leq 2.0 \text{ m/s}$
High	Unsafe for vehicles and people. All building types considered vulnerable to failure.	$> 1.1 \text{ m}^2/\text{s}$	$> 2.1 \text{ m}$	$> 2.0 \text{ m/s}$

Note – Bowen and Proserpine flood levels do not contain velocity measurements. This is for information purposes only.

Explanation

m(AHD) - Metres Australia Height Datum. The level of 0.0m AHD is approximately mean sea level.

Flood Levels - The Flood level bar chart above shows the possible flooding level and percentage chance of that level being reached or exceeded in any year. Refer to 'Useful Definitions' for further information.

Minimum Habitable Floor Level - Applies to residential development only. Please refer to Council's planning scheme to learn how this may affect you. If a property is in an overland flow path, or a large allotment, a minimum habitable floor level cannot be provided. Refer flood and planning development flags below.

Ground Levels - The green line above shows this property's approximate lowest and highest ground levels based on latest available information to Council. If you are building, please confirm with a surveyor. For further information and definitions please refer to the Useful Definitions section.

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

Maximum and Minimum Ground Level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Flood and Coastal hazard Planning information

Development within the Flood and Coastal hazard overlay codes

- Habitable buildings should be located out of hazard area, or habitable levels must be 300mm above the DFE or DSTE;
- Hazardous materials should be stored outside of the hazard area or at least 300mm above the DFE or DSTE;
- All new buildings located within a hazard area must be certified by a Registered Professional Engineer of Queensland (RPEQ) to ensure structural adequacy;
- Removal or addition of fill greater than 50m³ in a flood hazard area may require RPEQ certification;
- Riparian areas, watercourses, overland flow paths, coastal environment areas and drainage corridors should be protected in development or development is appropriately designed by an RPEQ;
- Creation of new lots must ensure safe evacuation routes can be provided;

The above principles are basic information to make an applicant aware of the Flood or Coastal hazard overlay code. Please refer to the Planning Scheme Part 5 Tables of Assessment to determine if development triggers further assessment against each of these codes located within Part 8 – overlays and ensure all relevant outcomes are addressed if required.

Whitsunday Planning Scheme 2017

The following overlays have been identified as being applicable to the selected property:

- [Zones and Zone Precincts](#)
- [Erosion Prone Areas](#)
- [Storm Tide Inundation](#)
- [Infrastructure](#)

Useful Definitions

Council's Planning Scheme - The Whitsunday Regional Council (planning scheme) has been prepared in accordance with the Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 10 years.

Rateable Address - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

Habitable building - A room used for normal domestic activities, and:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, and sunroom; but
- excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

DFE - A defined flood event (DFE) is the flood event adopted by a local government for the management of development in a particular locality. For the purposes of the Planning Scheme, the DFE is the 1% Annual Exceedance Probability (AEP) event, equivalent to a 1 in 100 year average recurrence interval (ARI) event unless indicated otherwise.

DSTE - The event (measured in terms of the likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide, equivalent to a 1 in 100 year average recurrence interval (ARI) storm event incorporating 2100 climate change projections, including:

- sea level rise; and
- an increase in cyclone intensity by 10 per cent relative to maximum potential intensity.

Whitsunday Regional Council's Online Planning and Development Flood & Storm tide tools

Council's online tools to supplement this Flood or Storm tide report for planning and development purposes include:

- Property Report
- Investors portal report
- Flood hazard overlay code
- Coastal hazard overlay code

For more information on Council's planning scheme and online flood tools for planning and development:

- Phone [\(07\) 4945 0263](tel:0749450263) and talk to a Planning Services Officer or email info@whitsundayrc.qld.gov.au
- visit <https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017>, or
- visit a [Council Customer Service Centre](#)

Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodInform Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodInform Property Report.
3. It is the enquirer's responsibility to interpret the effects on particular properties using the information provided in the Flood Level Maps. Precise surveys of individual land parcels would be required to assess current property levels and vulnerability to flooding. Please note that this data is indicative only and is based on available coarse ground model data at the time of assessment (shown in the table below). Whitsunday Regional Council gives no warranty as to the accuracy, reliability, completeness or suitability of the data included in this website and accepts no liability for any loss, damage or costs including consequential damage relating to any use of the data.

Location	Flood / Storm Tide Study And Year
Town of Whitsunday	Town of Whitsunday Drainage Study 2017
Bowen	Bowen Local Catchment Study 2015 Don River Flood Risk and Mitigation Study 2014
Proserpine	Proserpine Flood and Drainage Study 2011
Gumlu and Guthalungra	Elliot River Flood Model; and Molongle Creek Catchment Flood Study 2006 (updated 2013)
All Region coastline (storm tide)	Coastal Hazard Mapping Refinement Study 2018

See online here - <https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/studies-and-superseded-planning-schemes>



Premise



13.3.10 - 20220686 - Development Application for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots and Access Easement, 171 Wrights Road, Strathdickie, Shead C/- Veris

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Planning Assessment Report [13.3.10.1 - 11 pages]
2. Locality Plan [13.3.10.2 - 1 page]
3. Proposal Plan [13.3.10.3 - 2 pages]
4. Agricultural Land Classification - 171 Wrights Road, Strathdickie [13.3.10.4 - 2 pages]
5. Foxdale Quarry adjacent to 171 Wrights Road, Strathdickie [13.3.10.5 - 1 page]
6. Foxdale KRA Separation Area [13.3.10.6 - 1 page]
7. Conditions of Approval [13.3.10.7 - 5 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council refuse the Development Application for Reconfiguration of a Lot - One (1) Lot into Four (4) Lots and Access Easement, made by L E Shead, on L: 15 SP: 199086 and located at 171 Wrights Road Strathdickie, for the following reasons:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation of Agricultural Land Classification (ALC) Class A and Class B land;
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land;
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a) The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone;
 - b) The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand;
 - c) The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares;
 - d) The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.
 - e) The application conflicts with the Extractive Resources Overlay as the reconfiguration results in the creation of additional lots used or capable of being used for Accommodation activities within the resource separation buffer area.

4. Access to Proposed Lot 1 does not comply with Safe Intersection Siting Distance (SISD) requirements for an 80kmh road.

BACKGROUND

At Council Ordinary Meeting of 23 November 2022 Council resolved that the item lie on the table pending further review of the conditions and a site visit.

APPLICATION SUMMARY

Council is in receipt of a development application to reconfigure one lot into four lots at 171 Wrights Road, Strathdickie. The site is within the Rural Zone for which the proposed allotments do not comply with the minimum lot size. The proposed allotment configuration is:

	Lot size (100ha)	Width (minimum 200m)	Depth (minimum 800m)
Lot 1	10,790m ²	68m	145m
Lot 2	8,725m ²	84m	114m
Lot 3	12,190m ²	120m	113m
Lot 4	46.25 ha	>200m	>800m

The applicant has not demonstrated planning grounds to support the application and the proposal is recommended for refusal due to non-compliances with the benchmarks set by the Planning Scheme, Regional Plan and the State Planning Policy which seek to protect agricultural land. One submission was received during the public notification period objecting to the proposal. A detailed planning assessment is contained within Attachment 13.3.1.1.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

If approved infrastructure charges would be \$39,574.18

CONSULTATION

Manager Development Assessment
Manager Strategic Planning
Technical Officer Engineering Assessment
Civil Engineer (Network Planning)
Environment Officer
Public Consultation – 15 Business Days

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by **20 December 2022**.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

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:	Reconfiguration of a Lot - One (1) Lot into Four (4) Lots and Access Easement
Landowner	L E Shead
Property Address:	171 Wrights Road Strathdickie
Property Description:	L: 15 SP: 199086
Area of Site:	49.43ha
Planning Scheme Zone:	Rural
Level of assessment	Impact Assessable
Overlays:	Acid Sulfate Soils Agriculture Land Airport Environs Bushfire Hazard Environmental Significance Extractive Resources Flood Hazard Infrastructure Landslide Hazard
Existing Use:	Vacant
Existing Approvals:	Nil
Public Notification:	21/09/2022 / 17/10/2022
Submissions received:	One (1)
State referrals:	Nil
Infrastructure charges:	\$39,574.18

2. Site Details

2.1. Location

The premises is located at 171 Wrights Road Strathdickie.

2.2. Zoning

The premises is zoned Rural under the *Whitsunday Regional Council Planning Scheme 2017 (V3.7)*.

2.3. Site description

The subject site is an irregular shaped allotment that lies between Wrights Road and the Myrtle Creek. A vegetated hillside runs centrally through the site and essentially divides the lot in half. Besides the steep land in the centre of the site, grades across the site are generally below 10% with some areas of the site exceeding 15%. An easement exists currently over the site that gives lawful access to a Telstra tower located on top of the hillside on a separate lot. The back portion of the lot adjacent to the Myrtle Creek, also adjoins Council's Foxdale Quarry.

2.4. Access

Access to Lot 1 is proposed from Wrights Road in the form of a new 4m concrete crossover with a 450mm culvert.

Access to Lots 2 – 4 is proposed from an existing access location on Wrights Road. The access crossover is proposed to be upgraded to a 5.5m concrete crossover with a 450mm culvert in accordance with Rural access standard RS-056.

2.5. Surrounding uses

- North – Rural and rural residential lots with dwelling houses.
- East – Rural and rural residential lots with dwelling houses.
- South – Rural land
- West – Rural land, Foxdale Quarry

3. Proposal Details

Council is in receipt of a development application for the reconfiguration of one rural allotment into four, as described below:

	Lot size (100ha)	Width (minimum 200m)	Depth (minimum 800m)
Lot 1	10,790m ²	68m	145m
Lot 2	8,725m ²	84m	114m
Lot 3	12,190m ²	120m	113m
Lot 4	46.25 ha	>200m	>800m

The site is currently vacant and contains no existing structures. The application has been supported by an Engineering Report by Trevor Glasson Consulting Services (RPEQ 5396), which contains a Q100 flooding assessment that has identified areas subject to Q100 inundation.

An effluent suitability report by CQ Soil Testing has also been provided to support the application and has demonstrated each lot can be appropriately serviced with an effluent disposal system in compliance with the Queensland Plumbing and Wastewater Code.

One submission against the development application was received during the Public Notification period, not from an adjoining landowner.

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 recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation of Agricultural Land Classification (ALC) Class A and Class B land;

2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land;
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone;
 - b. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand;
 - c. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares;
 - d. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.
 - e. The application conflicts with the Extractive Resources Overlay as the reconfiguration results in the creation of additional lots used or capable of being used for Accommodation activities within the resource separation buffer area.
4. Access to Proposed Lot 1 does not comply with Safe Intersection Siting Distance (SISD) requirements for an 80kmh road.

4.1. State Assessment and Referral Agency (SARA)

The application was not referable.

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. The following State interest is applicable.

State Interest – Agriculture

The subject allotment is identified on the Scheme's Agricultural Land Overlay Map having Class A Agricultural Land Classification as well as being within the State Strategic Cropping Land overlay. Only 2.2% of Queensland is identified for cropping and the best of this percentage is identified as Strategic Cropping Land.

The State Planning Policy identifies that "*Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:*

- a) *avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;*
- b) *avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; and*
- c) *maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land."*

The proposed development conflicts with this State Interest. The creation of permanent infrastructure that comes with a reconfiguration of a lot, will create fragmentation of agricultural land and impede using the land for future rural uses. Due to being classified

as Strategic Cropping Land, Council requested the applicant to undertake an assessment against AO1.2 of the Agricultural Land Overlay Code using the Guidelines for Agricultural Land Evaluation in Queensland Second Edition 2015 (ALE 2015), to do a site-specific evaluation of the land to confirm the land is not suitable for current and future Rural activities. The applicant did not undertake an evaluation specifically against the guideline. The site is classified as Class A Land and Strategic Cropping Land, which is a finite resource for Queensland and should be protected for current and future potential agricultural uses.

State Interest – Planning for Safety and Resilience to Hazards

The application attempts to appropriately respond to identified hazards by way of placing all areas assessed to be subject to Q100 inundation under easement, ensuring that those areas remain free of structures to ensure water flows freely over the site and so that habitable dwellings are outside of the inundation area. The land is also subject to the Landslide Hazard Overlay and Council requested a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards) through the Information Request period, however no report was provided.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan 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 proposal conflicts with the following provision of the Regional Plan:

Strategic direction – Managing Growth

The proposal will create further rural residential development in an area which is not identified as a Rural Living Area in the MIW Regional Plan. The purpose of the Rural Living Area in the regional plan is to prevent further fragmentation of productive agricultural land, by concentrating rural residential development in the identified areas within the plan. The continued loss of good quality agricultural land and strategic cropping land has the potential to reduce the future capacity and viability of the agricultural industry and associated rural support industries.

The proposal does not demonstrate a planning need to compromise the intent of the regional plan to protect productive agricultural land.

4.1. Whitsunday Regional Council Planning Scheme, 2017

4.1.1. Strategic Framework

The proposed development does not align with the Strategic Frameworks for the reasons identified in the Strategic Intent assessment.

4.1.2. Strategic Intent

Strategic Intent – Theme 1 – Liveable communities and housing

The predicted demand and supply of rural residential land within the planning scheme area was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand.

The land is proposed to be subdivided down to a size that is not considered efficient and productive Rural land. The lot adjoins rural land on all sides and some of the rural adjoining properties are used for residential purposes only. However, proposed Lot 4 adjoins agricultural activities in the form of small vegetable crops and sugar cane; and the applicant has not demonstrated that the additional dwellings that can be placed on the lot as a result of the subdivision will not impact the production capabilities of the adjoining agriculture premises. With the creation of a new allotment, the new lot owner automatically obtains the ability to lawfully construct another dwelling house and associated outbuildings, lowering the production capacity of the new lot and potentially impacting the production capabilities of the adjoining allotment depending on the placement of the dwelling.

Strategic Intent – Theme 2 – Economic growth

The proposed subdivision fragments rural land and potentially constrains Productive agricultural operations by way of creating contested land that results in agricultural practices causing issues like spray drift, noise and odour. The requirement of the Council through the Mackay Isaac Whitsunday Regional Plan 2012 and Whitsunday Planning Scheme is to protect and retain agricultural land for current and future uses, to ensure production and food security into the future and ensure there is sufficient agricultural land for new facilities such as niche processing like fruits and vegetable production, e.g., finger limes. The proposal adds no economic benefit to rural production and can only further decrease agricultural productivity in the area, which directly conflicts with the Economic Growth Strategic Intent.

Strategic Intent – Theme 3 – Environment and heritage

The proposal will not create the opportunity for additional clearing exemptions than that which presently exist. This was confirmed by SARA Officers upon submission of the development application to Council, also meaning that the proposal did not trigger a referral to SARA for Native Vegetation Clearing.

Strategic Intent – Theme 4 – Safety and resilience to hazards

The proposal generally responds to the identified hazards which impact the site. Q100 easements are proposed over areas subject to inundation. A concrete causeway has been provided within the access driveway to allow for flood waters to leave the site but also for the driveway to be traversable during these events. Future dwelling locations can be located outside of the identified hazard areas.

Strategic Intent – Theme 5 – Infrastructure

The proposal is supported by the regions existing infrastructure networks.

4.1.3. Overlay Codes

Acid Sulfate Soils Overlay

Bore logs provided with the Effluent Suitability Report found no signs of acid sulfates.

Agriculture Land Overlay

The proposed development conflicts with the Agricultural Land Overlay. An agricultural land evaluation has not been undertaken for this proposal as per the requirements of the overlay code and Council's Information Request. The Agricultural Land Overlay protects the Strategic Framework requirement of Economic Growth 3.2.2. The Agricultural Land Overlay is separated into the following two layers:

Attachment 13.3.10.1 Planning Assessment Report

- IAA State Important Agricultural Layer; and
- Agricultural land classification class A and B.

Important agricultural areas (IAAs) are areas identified in the Queensland Agricultural Land Audit 2013 as having all the requirements for agriculture to be successful and sustainable. ALC Class A and Class B land constitute the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. They are productive soils that have the capacity to sustain agricultural production with few limitations and cover just 2.5 per cent of Queensland. The site has been identified as containing Class A, B and D land (including sub-categories). The flat areas over the site, where the new lots are proposed, are the primary production areas and have been classified as Class A to A2, being the best productive lands in the State. The vegetated hillsides have been classified as Class B and the areas directly adjoining the Myrtle Creek at the rear of the site are Class D. See Attachment 13.3.1.5 which contains a detailed map of the Agricultural Land Classifications across the site.

The application therefore is unable to comply with the Agricultural Land Overlay and cannot be provided development conditions to comply.

Airport Environs Overlay

The development site is approximately 13km from the Whitsunday Coast Airport. As no new structures are proposed, the development does not conflict with this overlay.

Bushfire Hazard Overlay

No trees are located on proposed Lot 1 to 3 and sufficient space is available with fire separation for any proposed dwelling on proposed Lot 4. The development does not conflict with this overlay.

Environmental Significance Overlay (ESO)

The vegetated hillside areas over the site are subject to the ESO. No additional structures are proposed, no vegetation removal is proposed, and no additional boundaries are proposed within the ESO area, which means no additional clearing exemptions are created as a part of the creation of additional allotments. The development does not conflict with this overlay.

Extractive Resources Overlay

The development proposal is unable to comply with the benchmarks of the Extractive Resources Overlay Code. Proposed Lot 4 and part of proposed Lot 3 are within the Key resource area (KRA) separation area. The purpose of the overlay code is to protect and maintain the sustainable and viable use of extractive resources within the Region by preventing incompatible development and land uses from encroaching on the extractive resource and associated separation areas. The code is clear in that to comply with the provisions of the overlay, a development does not materially increase the number of people living within a KRA. The proposal enables up to two additional dwellings within the separation buffer and therefore cannot comply with the overlay code.

Further to the identified non-compliance, Council's ability to further expand the Foxdale Quarry as it directly adjoins Proposed Lot 4 may become compromised by additional development as proposed. As the proposal allows a future owner of Lot 4 to build anywhere on the premises, there are no regulatory functions to prevent the future owner from building

Attachment 13.3.10.1 Planning Assessment Report

within the expansion area of the Foxdale Quarry. An aerial image of the development site adjacent to the Foxdale Quarry is in Attachment 13.3.1.6.

The proposal in its current form is unable to comply with Acceptable Outcomes, Performance Outcomes and Overall Outcomes of the overlay code and cannot be conditioned to comply (refer Attachment 13.3.1.7).

Flood Hazard Overlay

A flood hazard assessment was undertaken with the aim of identifying land subject to Q100 inundation across the site. Areas subject to Q100 are proposed under easement. A concrete causeway to allow water to flow over the access handle has been proposed as a solution to ensure water flows are not concentrated into the downstream allotment. The depth of water in a Q100 event over the causeway is 80mm which is within the acceptable limits for vehicle crossings in accordance with the Queensland Urban Drainage Manual (QUDM). Therefore, the solution is satisfactory, and the overlay code is complied with.

Infrastructure Overlay

The sections of the parcel that adjoin Wrights Road are subject to the Major Electricity Buffer due to 66kV electrical infrastructure that traverses the road reserve. Proposed Lots 1 - 4 are adequately set back from Wrights Road with sufficient space for a future dwelling outside of the buffer area. The overlay benchmarks are therefore satisfied.

Landslide Hazard Overlay

The land is subject to the Landslide Hazard Overlay and Council requested a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards) through the Information Request period, however no report was provided as the applicant advised that all future dwellings can be located outside of the identified landslide hazard areas. A condition of approval could be imposed that any future dwelling subject to the hazard area must undertake a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards), however as it stands the slope stability of the land is unknown.

4.1.4. Rural Zone Code

The proposed development conflicts with the intent and Overall Outcomes of the Rural Zone. The purpose of the Rural Zone is to provide for a wide range of rural activities and a limited range of non-rural activities which complement or provide a service to rural areas. The proposal will remove the site's capability of providing rural activities as the permanent infrastructure (dwelling, sheds, pool, effluent disposal areas etc) resulting from this development will negate any future use of the land for agriculture.

The current area of the lot could provide for a wide range of rural uses, not just sugar cane or grazing. Future uses of agriculture could include intensive horticulture like the growth of fruit trees or other small intensive rural uses. Fragmentation of the lot ensures that the larger lot is less productive and thus diminishes the productive capacity for future use and the long-term viability for agriculture. Overall Outcome (h) requires that need is demonstrated such that there is an overriding need for the development in terms of a public benefit and that there is no other site that is suitable for the development. It is noted that there has been no analysis of need presented for the subdivision of rural land and that there is still surplus rural residential land in the region capable of further subdivision.

The applicant's primary grounds for approval are:

1. The front portion of the lot is too narrow for agricultural uses and that this area is already contested land due to the close proximity of adjoining residential dwellings.
2. The character of the Wrights Road area is rural residential and the proposal is providing rural residential properties.
3. Precedence of previous decisions by Council.

The grounds for approval are not supported. No evidence has been provided to support the statement that the front portion of the site is too narrow for any meaningful agricultural pursuits. The site has approximately 13 hectares of flat, easily accessible and Class A agricultural land in the front portion of the site which would lend itself well to rural activities. The two closest dwellings adjoining the site have under 10m setbacks to Wrights Road, which means the areas of contested land lie only in the very front portion of the site adjoining Wrights Road, leaving ample space for uncontested, agriculturally viable land within the remaining 13 hectares where Lot 1 to 4 are proposed.

In relation to the character of Wrights Road being rural residential; it accepted that there is a mix of both rural and rural residential zoned land in Wrights Road and therefore it is not incorrect that the proposal adds to the existing rural residential character in the area. However, when considering the whole street, it becomes apparent there are two distinct characteristics at each end of Wrights Road. Properties situated towards Strathdickie Road are currently used for rural residential purposes and properties towards the opposite end of the street are being used for agriculture. The subject premises resides centrally between the properties used for rural residential and rural production. By permitting the proposed development, it allows additional residential uses to encroach on the existing agricultural activities which creates contested land that can impact the production capabilities of the existing agricultural uses. Each time additional residential uses are permitted in rural areas, it permanently impacts the long-term agricultural production capacity of the region because once a rural allotment becomes exclusively used for residential purposes, it will not be able to return to being suitable land for agriculture.

Previous decisions of Council do not override the need to demonstrate compliance with the relevant assessment benchmarks for the development.

4.1.5. Development Codes

Reconfiguring a Lot Code

The proposed development is inconsistent with the Reconfiguring a Lot Code. The proposal is unable to meet the Performance Outcomes of the code whereby it does not meet the minimum lot size of 100ha listed within the code, is unable to maintain a productive use and amenity of rural land and is not compatible with the preferred character of the zone. The proposal is inconsistent with the intended purpose of land within the zone and does not offer unique circumstances to justify approval despite the inconsistency.

Infrastructure Code

An effluent suitability report by CQ Soil Testing advises that the allotments have sufficient room to receive effluent treatment and disposal and can be installed in accordance with the Queensland Plumbing and Wastewater Code.

In addition, there is space for the appropriate number of water tanks which is to be resolved at future building works stage. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

Landscaping Code

The proposal benefits from existing natural vegetation that is on the site and adjoins the site.

Excavation and Filling Code

No excavation or filling is proposed as part of this development.

Transport and Parking Code

Access to Lot 1 is proposed from Wrights Road in the form of a new 4m concrete crossover with a 450mm culvert. The proposed location does not comply with Safe Intersection Siting Distance (SISD) requirements for an 80kmh road due to thick vegetation in the Wrights Road road reserve obstructing view down towards Strathdickie Road. This has been confirmed by Council's Roads & Drainage Civil Engineer.

Access to the site is not in accordance with Council's Development Manual standards unless significant roadside vegetation in front of a neighbour is removed.

Access to Lot 2 to 4 is proposed from the existing access location at Wrights Road. The access crossover is proposed to be upgraded to a 5.5m concrete crossover with a 450mm culvert in accordance with Rural access standard RS-056. The proposed access at this location complies with Development Manual.

The access handle to service Lot 2 to 4 is proposed as a 5.5m sealed driveway for a length of 55m and transitioning to a 5.5m gravel driveway for 120m until a 40m concrete causeway to allow for Q100 flows across the driveway. The remainder of the driveway (approximately 85m) which provides access to Lot 4, is also proposed as a 5.5m gravel driveway. Areas in the battle-axe handle that are proposed as gravel do not comply with the Development Manual requirements and are required to be sealed. The applicant's engineer has acknowledged this non-compliance but has not revised the proposal to comply with Council's requirements.

Further, the access handle for Lot 2 to 4 also serves as an access easement for the Telstra telecommunications tower on Lot 175 HR964. This means that service vehicles will also be using the access, meaning additional traffic movements over a driveway that doesn't comply with the Development Manual.

5. Public Submissions

The development application was placed on public notification between 21 September 2022 and 17 October 2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 19 October 2022. One (1) submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
-------	--------------------------

Attachment 13.3.10.1 Planning Assessment Report

<p>1. Flooding</p>	<p>The site is subject to flooding and a Q100 engineering assessment has been undertaken by a Registered Professional Engineer of Queensland (RPEQ). The assessment advises that areas within proposed Lot 3 are subject to Q100 overland flows. A Q100 easement will subsequently be provided, to ensure that any future dwelling house is located outside of this area and to mitigate risk of inundation. The engineering assessment confirms there will not worsen in the catchment.</p>
<p>2. Loss of prime agricultural land</p>	<p>As discussed in the zone and overlay assessment above, it is acknowledged that the proposal will cause a detrimental impact on the region's supply of Class A agricultural land.</p>
<p>3. Overall impact on the rural area through increased urbanisation</p>	<p>The submission raises concerns pertaining to the issues of providing additional residential uses within the rural zone. The issues raised relate to:</p> <ul style="list-style-type: none"> • Additional domestic animals impacting the native wildlife in the area; • Additional vehicle movements to Wrights Road that is especially narrow adjacent the subject premises; and • Inconsistencies in the application material stating land size was too small for agricultural uses but that it is big enough for future rural activities like market gardening and animal husbandry – how can it be too small for one agricultural use but not the other? <p>The site is subject to the ESO and no vegetation is proposed to be cleared as part of this proposal. It is acknowledged that additional dwellings may bear some impact on native wildlife, but not through the loss of vegetation.</p> <p>The additional vehicle movements resulting from the proposed development will not trigger an upgrade of Wrights Road in accordance with Council's Road Hierarchy.</p> <p>It is acknowledged that the proposal does not comply with the Agriculture Overlay and the Rural Zone Code.</p>
<p>4. Specific impacts to adjacent residences</p>	<p>The submission raises concerns with the following resulting from the development:</p> <ul style="list-style-type: none"> • Increased light pollution and noise • Visual impact - degradation of rural view with addition of bitumen or concrete roads for access • Future power poles across the vista • Less privacy - encroachment of buildings near pre-existing residences. <p>The concerns raised in the submission are acknowledged and may occur as a result of the development.</p>

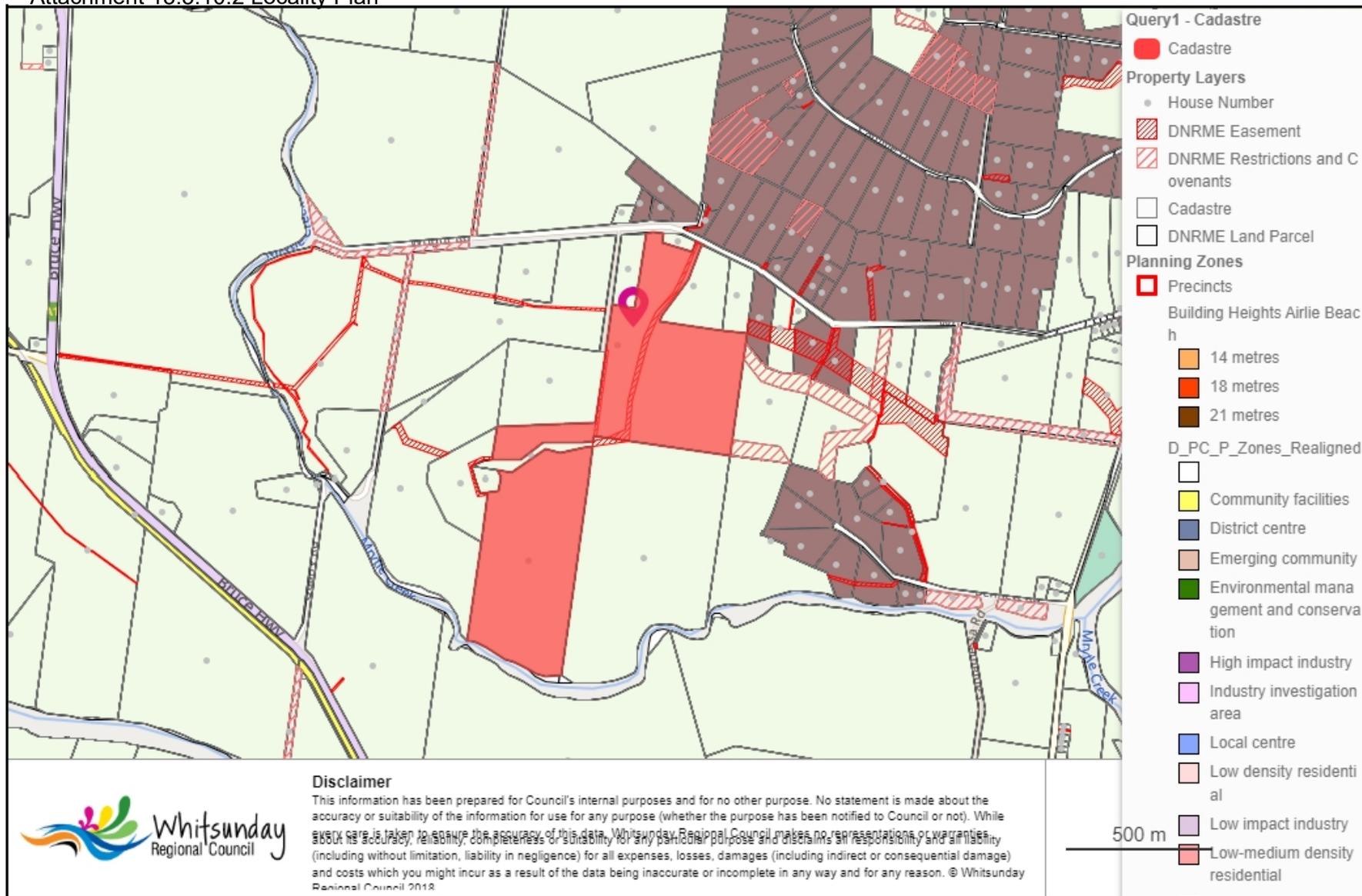
6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

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

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
ROL	Residential	4	\$30,677.65		\$122,710.60
<i>Total Adopted Charge</i>					\$122,710.60
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing	Residential	1	\$30,677.65	100%	\$30,677.65
RAL	Water	3	\$30,677.65	30%	\$27,609.88
RAL	Sewer	3	\$30,677.65	27%	\$24,848.89
<i>Total Credit</i>					\$83,136.42
Total Levied Charge					\$39,574.18
Current Amount of Levied Charge		\$39,574.18			

Attachment 13.3.10.2 Locality Plan





- Subject Lot
- Extractive Resource Separation Area
- Q100 Easement Area

Scale 1:5000 - Lengths are in Metres.
 0 50 100 150 200 250 300 350 400 450

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Cadastral Boundaries	DCDB																	
Contours / Topographic	Nearmaps																	
Aerial Images																		
Flood Level																		
Engineering Design																		
Architectural Design																		
Landscape Design																		



171 Wrights Road
Strathdickie
For
Lilla Shead

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Data Sources	
Cadastral Boundaries	DCDB
Contours / Topographic	*
Aerial Images	Nearmaps
Flood Level	*
Engineering Design	*
Architectural Design	*
Landscape Design	*

Issue	Revisions	Date	Drawn
A	Original	30.11.2022	KL

Locality: Strathdickie
Local Authority: Whitsunday R.C.
Projection: *
Horizontal Meridian: *
Vertical Level Datum: *
Level Origin: *
Scale: 1:1500 @ A3
Surveyed: *
Designed: *
Drawn: KL 30.11.2022
Checked: TT 30.11.2022
Plot Date: 02 Dec, 2022
Computer File Ref:
401889 PP-02 Rev A.dwg

Proposed 4 Lot
Subdivision
Lot 15 on SP199086
171 Wrights Road
Sheet 2 of 2



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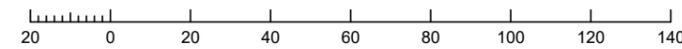
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Drawing No 401889 PP-02 Issue A

- Extractive Resource Separation Area
- Q100 Easement Area
- Developable Areas

Scale 1:1500 - Lengths are in Metres.



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Attachment 13.3.10.4 Agricultural Land Classification - 171 Wrights Road, Strathdickie

20°21'26"S 148°34'3"E

20°21'26"S 148°35"1"E



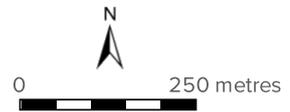
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20°22'20"S 148°35"1"E

A product of



Legend located on next page



Scale: 1:9036

Printed at: A4
Print date: 1/11/2022

Projection: Web Mercator EPSG 102100 (3857)

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 Legend

 Attribution

Agricultural land class: A; B; C; D

-  A
-  A1
-  A2
-  B
-  C
-  C1
-  C2
-  C3
-  D
-  Water
-  No Data

Address

Land parcel

-  Parcel

Land parcel - gt 1 ha

-  Parcel

Land parcel - gt 10 ha

-  Parcel

Property

- 

Land parcel - gt 1000 ha

-  Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results

15SP199086

Cities and Towns

- 

Road crossing

-  Bridge
-  Tunnel

Railway

- 

Maxar

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Attachment 13.3.10.5 Foxdale Quarry adjacent to 171 Wrights Road, Strathdickie

20°21'27"S 148°33'55"E

20°21'27"S 148°34'50"E

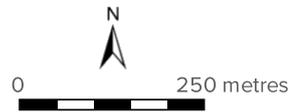


20°22'19"S 148°33'55"E

20°22'19"S 148°34'50"E



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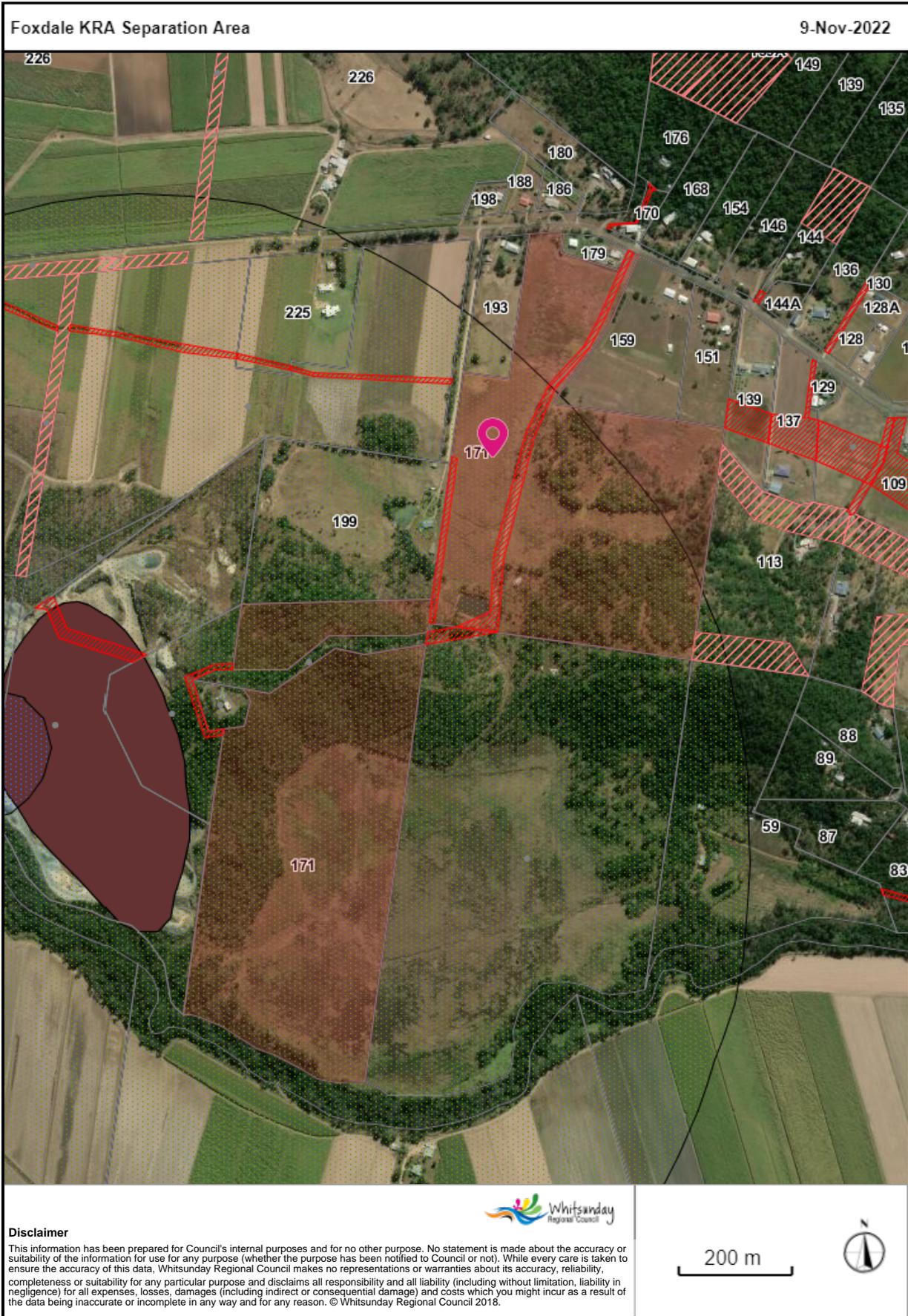
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Attachment 13.3.10.7 Conditions of Approval

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	Veris	401889 PP-02 Sheet 1 and 2	30/11/2022
Engineering Report and RFI Response	Trevor Glasson Consulting Services	Engineering Report (Rev B)	14/07/2022
Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal	CQ Soil Testing	CQ21043	19/05/2022

- 1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
 - Access and Parking;
 - Erosion Prevention and Sediment Control.
- Plumbing and Drainage Works; and
- Building Works;

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

- 1.3 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.
- 1.4 A plan showing the location of a future dwelling on each proposed lot and being outside of the Foxdale KRA separation area shall be provided to Council prior to the signing of the Survey Plan.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the signing of the Survey Plan.
- 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 the signing of the Survey Plan.

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 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.

Attachment 13.3.10.7 Conditions of Approval

- 2.5 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 WATER INFRASTRUCTURE

- 3.1 Design and construct a potable water supply to proposed Lot 1, 2, 3 and 4 in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detailed design at future building application stage.

4.0 ON-SITE EFFLUENT DISPOSAL

- 4.1 At future building application stage, the applicant is to design and construct an on-site sewerage treatment system to proposed Lot 1, 2, 3 and 4. Such work must be in accordance with Councils Planning Scheme applicable at the time and Queensland Plumbing and Wastewater code. The applicant will be required to supply a detailed site-specific Wastewater Report at building stage that complies with AS 1547:2012 and the Queensland Plumbing and Wastewater Code Version 1:2019. The Effluent Feasibility Study by CQ Soil Testing should be noted at future building stage.

5.0 ACCESS AND PARKING

- 5.1 A Development Permit for Operational Works (External Access) must be obtained prior to commencement of work on site. Any application for Operational Works (External Access) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 5.2 The applicant must design and construct an external access from Wrights Road, road reserve to proposed Lot 1 to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils current Standard Drawing RS-056 and Whitsunday Regional Councils Development manual standard DG 1.17 and DG 1.30 Access to Allotments, prior to the signing of the Plan of Survey.
- 5.3 With the submission of the Operational Works (External Access), the applicant must demonstrate Safe Intersection Sighting Distance (SISD) for proposed Lot 1 is achieved to the requirements of Austroads. Any vegetation within the road reserve that is obstructing safe sighting distance is to be removed so that SISD is achieved.
- 5.4 The applicant must design and construct the external access from Wrights Road to the property boundary of Easement C to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils Standard Drawing RS-056 and Whitsunday Regional Councils Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.
- 5.5 The applicant must design and construct the internal access from the northern boundary of Easement C to the driveway access location of proposed Lot 3 to a sealed standard 5.5 meters wide so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils Standard Drawing RS-056 and Whitsunday Regional Councils Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.
- 5.6 The applicant must design and construct the internal access from the driveway of proposed Lot 3 to a sealed standard transitioning to 3 meters wide to the northern boundary of proposed Lot 4 so as to comply as a minimum with the levels, dimensions and specifications as shown on Councils Standard Drawing RS-056 and Whitsunday Regional Councils Development manual standard DG 1.17 and DG 1.30 Access to Allotments prior to the signing of the Plan of Survey.
- 5.7 The documentation for the proposed Access Easement must include statements with regard to ownership and responsibility for future construction and ongoing maintenance requirements of the access within the Easement.

6.0 STORMWATER AND FLOODING

Attachment 13.3.10.7 Conditions of Approval

- 6.1 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
- 6.2 Easements must be provided over all land assessed to be below the Q100 level of immunity identified on TGCS drawing 22021 02D.
- 6.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (current at the time of development).
- 6.4 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.

7.0 ELECTRICITY AND TELECOMMUNICATIONS

- 7.1 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 lots; 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 lots, 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 lots 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 lots prior to signing of the Survey Plan.

8.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 8.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act. 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 stabilized (e.g., turfed, concreted).
- 8.2 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.
- 8.3 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.
- 8.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

9.0 GEOTECHNICAL

- 9.1 Prior to the release of the plan of survey the applicant must provide to Council a site-specific Landslide Hazard (Geotechnical) Assessment Report in accordance with PSP SC6.5 (Natural hazards) will be required for Lot 15 on SP199086.

Attachment 13.3.10.7 Conditions of Approval

10.0 MAINTENANCE VALUATION

10.1 The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$38.00 per lot.

11.0 MISCELLANEOUS

11.1 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

11.2 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.

11.3 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.

11.4 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 Wrights Road or adjoining land unless written permission from the owner of that land and Council is provided.

11.5 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.

12.0 ADVISORY NOTES

12.1 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.

12.2 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.

12.3 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.

12.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

12.5 General Safety of Public During Construction

Attachment 13.3.10.7 Conditions of Approval

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.

- 12.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.

13.3.11 - Development Services Monthly Report - November 2022

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Tamara Dansie - Administration Coordinator Development Services

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Information

ATTACHMENTS

1. Development Services Monthly Report November 2022 1 [13.3.11.1 - 15 pages]

PURPOSE

This report presents information relating to the operations of the Development Services Directorate for the month of November 2022.

OFFICER'S RECOMMENDATION

That Council receives the Development Services Monthly Report for November 2022.

BACKGROUND

The Development Services Directorate has a vision of a prosperous, liveable and sustainable Whitsundays.

The Directorates purpose is to lead the delivery of economic, social and environmental outcomes for the Whitsundays through services in partnership with stakeholders.

The Directorates vision is delivered by bringing together the functions of Strategic Planning, Development Assessment, Building and Plumbing Assessment and Compliance.

DISCUSSION/CURRENT ISSUE

See Attachment 1 – Development Services Monthly Report.

STATUTORY/COMPLIANCE MATTERS

All development activities have been undertaken within acceptable timeframes.

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

Monitor development and land use to ensure compliance with statutory requirements and development conditions.

Develop and maintain a local government infrastructure plan that aligns with Council's Asset Management Plans and long-term Financial Forecast in compliance with State Interests.

Provide a consistent and transparent strategic framework and direction for the development industry and community.

FINANCIAL IMPLICATIONS

All operations have been managed within existing budget limitations.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Manager Strategic Planning
Team Leader Plumbing

RISK ASSESSMENT

Regular reporting on the Directorate's progress and achievements ensures accountability and fosters a positive culture.

TIMINGS/DEADLINES

The Development Services Monthly Report is generally submitted to the first Council Meeting in the month.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

N/A



Development Services Monthly Report

Building
Plumbing
Strategic Planning
Development Assessment
Development Compliance

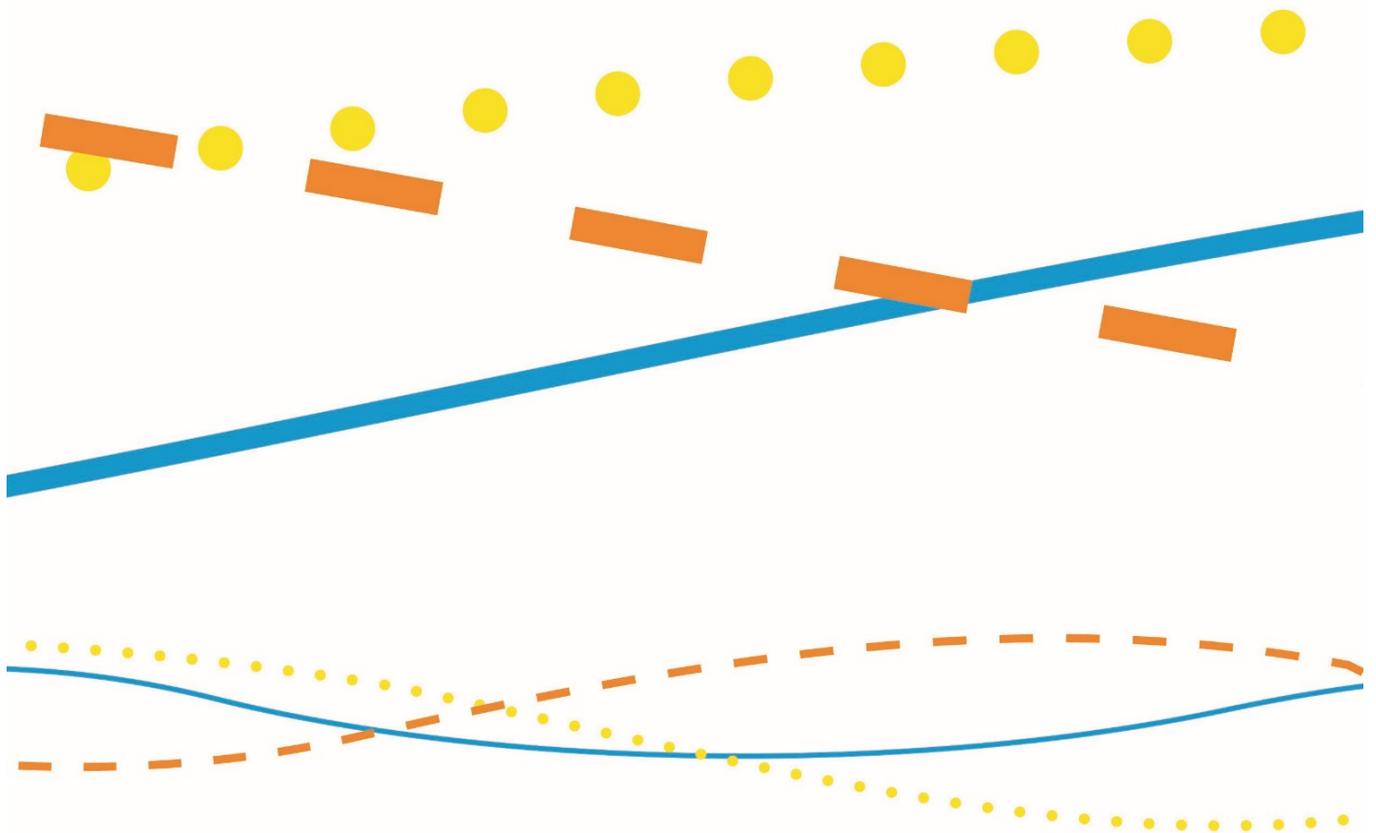


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Directors Report

STRATEGIC PLANNING

Council adopted the Proserpine to Airlie Beach Growth Study and Structure Plan, Affordable Housing Submission Analysis, and review of the Abbot Point Port Masterplan. A review of the recent *Planning Regulation 2017* amendment to the definition of Secondary Dwelling was also presented to Council. Council was briefed on the Open Space Strategy and the Planning Scheme Policy (Development Manual) Amendment.

The Planning Scheme Major Amendment completed public consultation, submission analysis now commences on 1331 submissions, most of which were a petition style of prewritten submissions. The volume of these type of submissions makes it comparatively easy to respond but very time consuming and resource dependant. Submission analysis will be presented to Council to determine what changes might be needed before seeking final approval from the Minister.

The Local Government Infrastructure Plan V2 Amendment (LGIP) has undergone the final internal and legal review before being presented to Council in December. The next step is to have the LGIP reviewed by an independent reviewer before a State Interest Review and public consultation.

DEVELOPMENT ASSESSMENT

Development applications received and decided increased during November with 29 lodged and 25 decided. This rise in activity is on trend with previous years with the push to lodge development applications with Council or have them decided by the end of the calendar year. 3 subdivision applications were decided for the month which approved an additional 25 allotments. 5 plan sealing requests were finalised in November bringing 34 new allotments to the market.

On the ground the number of inspections undertaken by technical engineering staff increased to the second highest number for the calendar year at 24. This reflects the number of significant developments under construction which are pushing to complete works before the end of 2022.

Work continues on several appeals, including One Whitsunday with Council to respond to changes sought by the Appellant in December. Trial dates have been set for the Port of Airlie appeal in the April 2023 sittings of the Court. Joint Expert Reports are under preparation for the Daniel Appeal.

BUILDING

Building within the region remains strong with a focus on shed, domestic houses and swimming pools. The number of Development Applications lodged by Private Certifiers this month remain consistent with previous months and is expected to continue on a similar trajectory.

PLUMBING

The number of applications and inspections completed continue to reflect the Regions active building market. Plumbing permits issued were primarily residential builds with some commercial projects. The assessment of plumbing applications has been extended beyond the teams usually quick time frames due to the large number of incomplete applications being submitted. Over 70% of plumbing applications received during the month were not properly made and required further documentation and investigation. Advice to customers in 2023 will focus on improving the standard of applications at submitting stage.

COMPLIANCE



Full review is underway of all existing building, plumbing and planning compliance matters with a priority on finalising all outstanding matters. This has included conferencing with the QBCC. Various advice letters were sent during the month for matters including unapproved buildings, unlawful swimming pools, unapproved home based businesses, alleged short term accommodation and residents living in sheds.

Strategic Planning

The Strategic Planning Branch is responsible for developing and maintaining land use and infrastructure plans and policies, such as the Planning Scheme, as well as reviewing various planning related State planning instruments and legislation, including the Mackay, Isaac, Whitsunday Region Plan.

Operational Activities

The Strategic Planning Branch is undertaking several projects, including;

- Planning Scheme Major Amendment Submission Analysis;
- Heritage Placecard Amendments Submission Analysis;
- Proserpine to Airlie Beach Growth Study and Structure Plan Submission Analysis;
- Open Space Strategy Submission Analysis;
- Planning Scheme Policy (Development Manual) Amendment Submission Analysis;
- Housing Affordability Submission Analysis;
- Local Heritage Policy Review;
- State approval of the Airlie Beach Land Management Plan;
- Brief Council on the Local Government Infrastructure Plan V2 Amendment;
- Implementation of Town Master Plan Projects;
- Research and preparation of a Proserpine Industrial Structure Plan;
- On-going Strategic Referrals for Development Assessment; and
- On-going assessment of Façade Improvement Policy Applications.

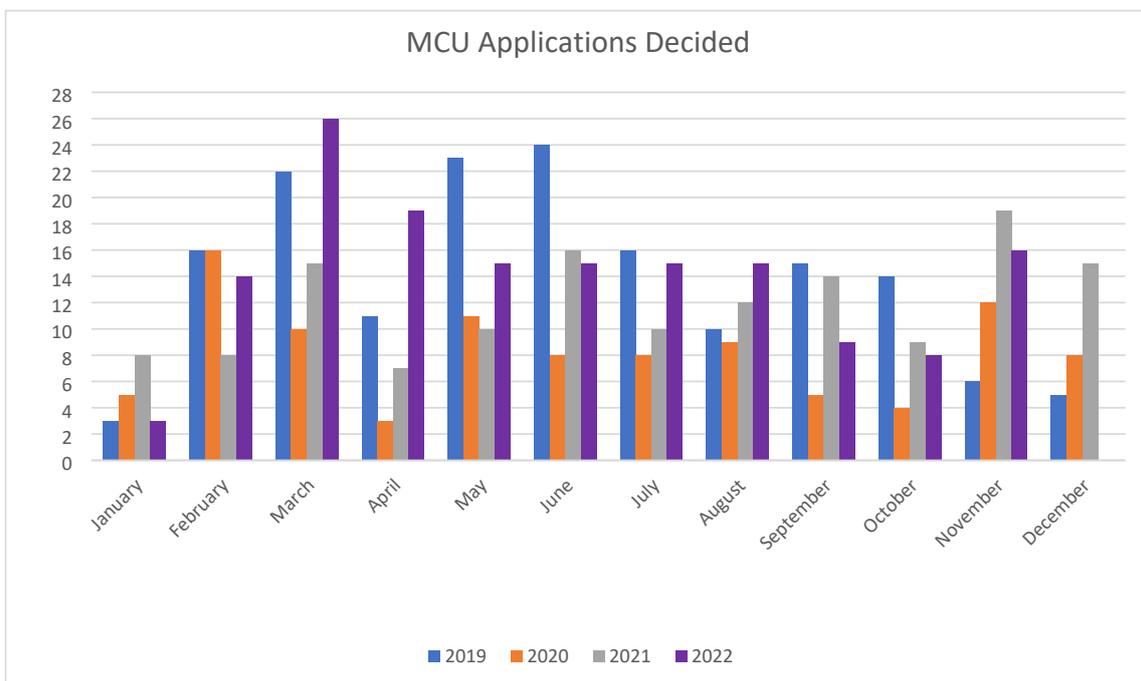
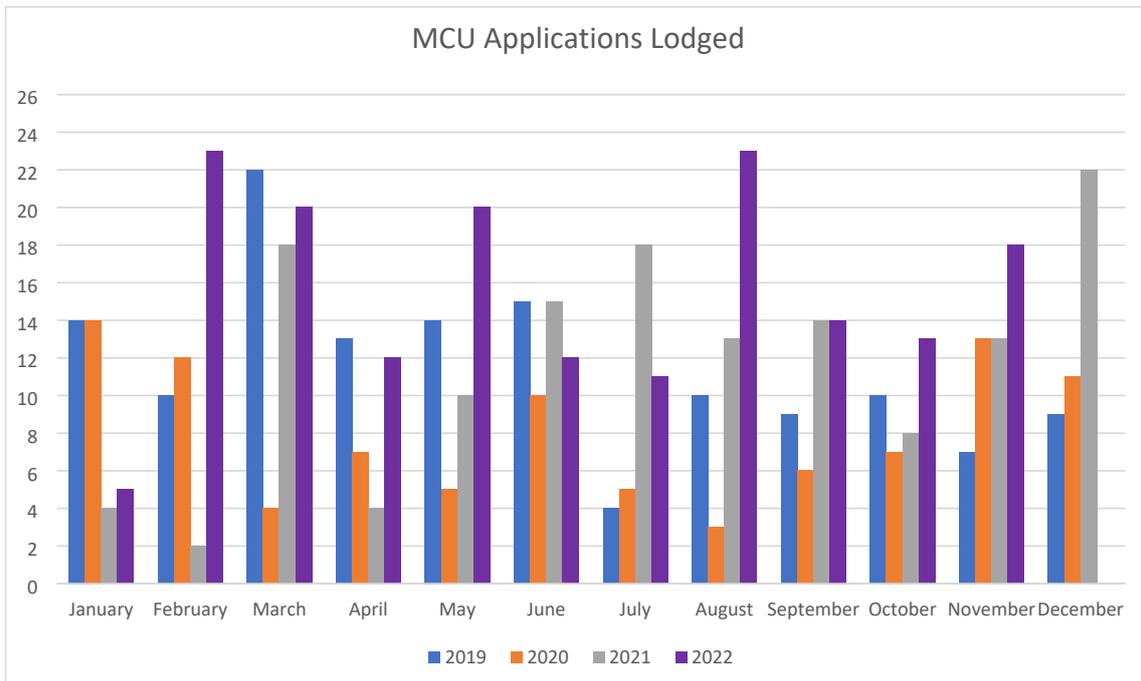
Development Assessment

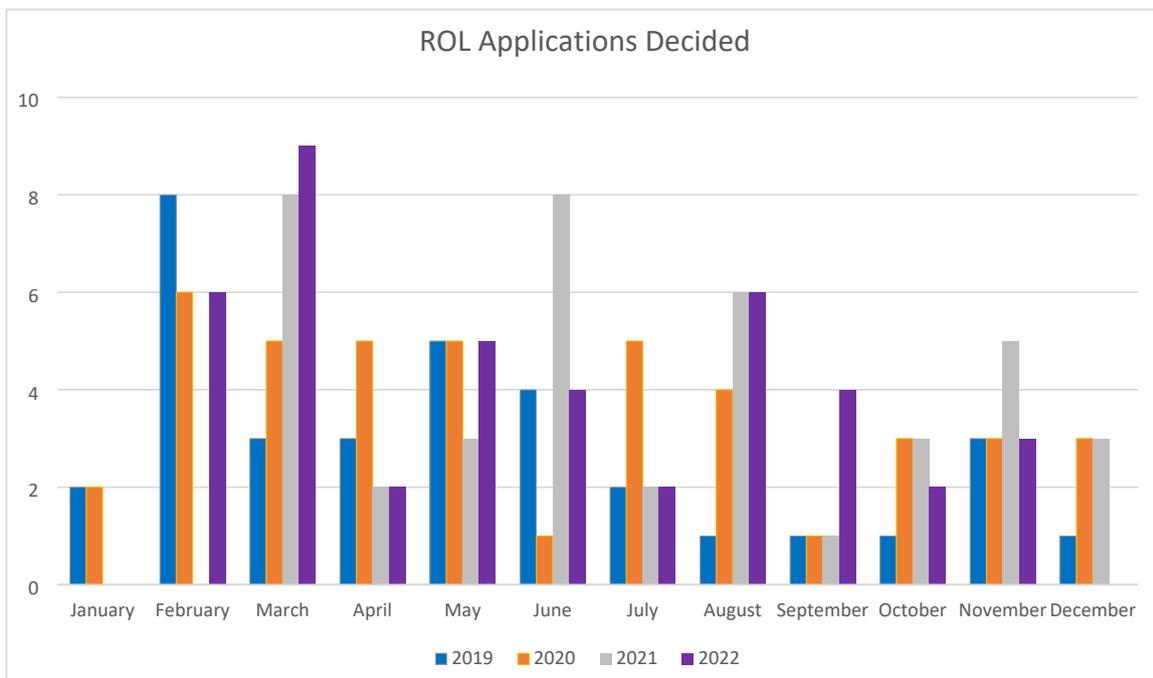
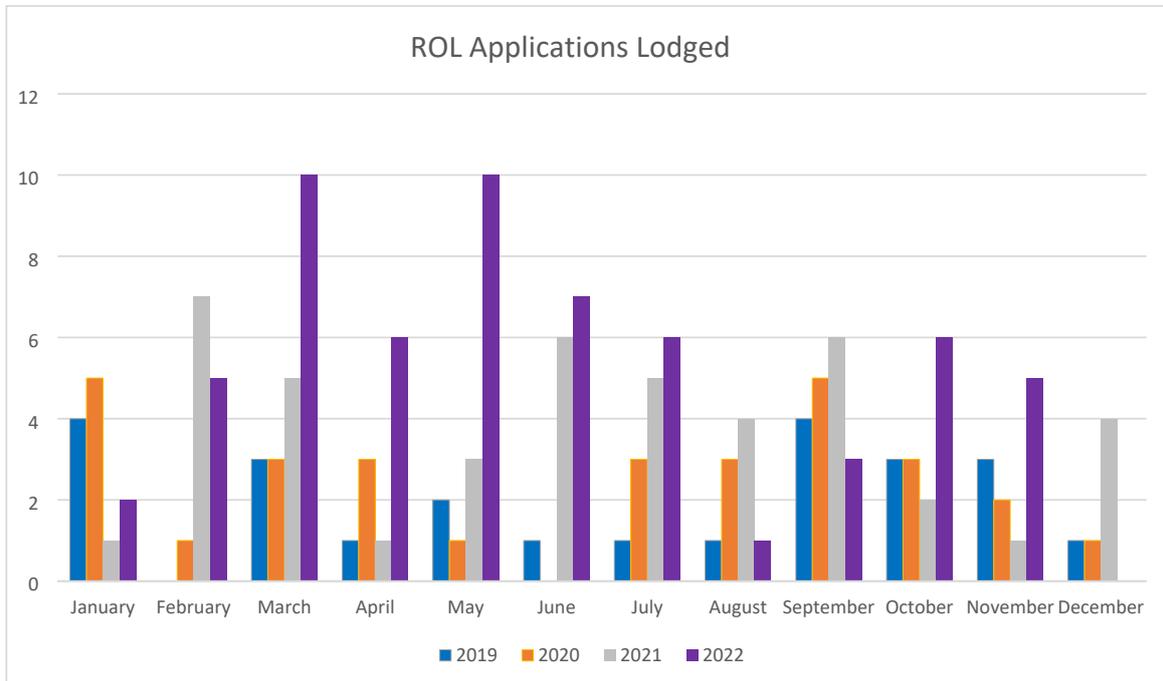
The Development Assessment Unit is responsible for assessing development applications, reviewing referrals for state land, environmental impact statements and other material for coordinated projects, activities, preparing planning and development certificates and inspecting developments for compliance with development approvals and other planning requirements.

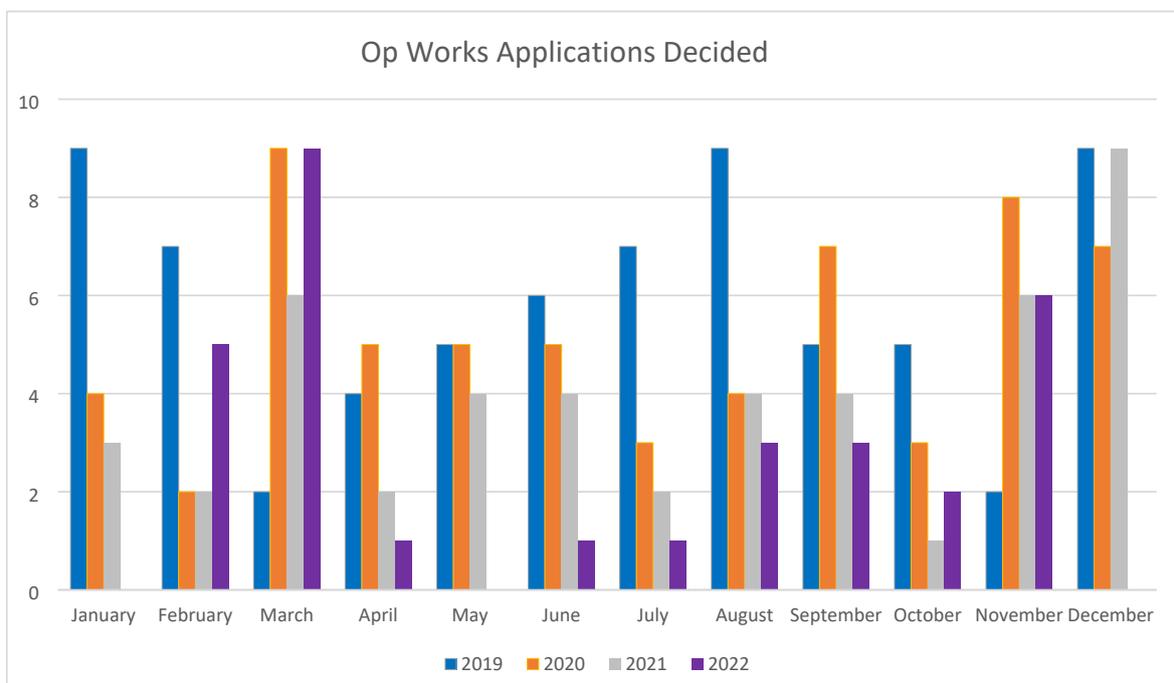
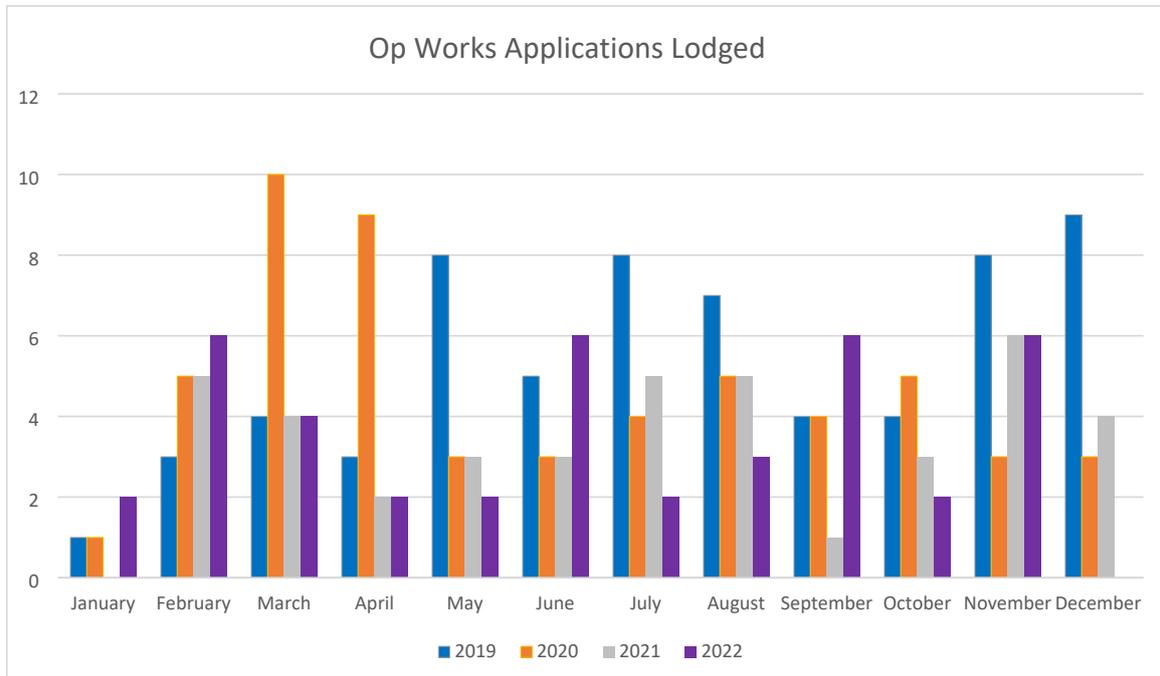
Development Statistics

NOVEMBER 2022









Summary of Applications Approved Under Delegated Authority 25 Oct 2022 – 30 Nov 2022

Application #	Applicant & Location	Approval Details
20211211	B W Nicholson 25 Airlie Crescent, Airlie Beach	Development Permit for Material Change of Use – Dwelling House (Siting Variation, Site Coverage & Build over Sewer)
20220365	Blue Jeep Investments Pty Ltd Bushranger Drive, Preston	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Twenty-One (21) Lots - Stage 3
20191416	Yoogalu Pty Ltd 2-12 Central Avenue, Cannonvale	Development Permit for Material Change of Use - Showroom
20220838	E C Booth 70 Baxter Avenue, Heronvale	Development Permit for Material Change of Use (Shed)
20220858	A J Wright 16 Horseshoe Bay Road, Bowen	Development Permit for Material Change of Use (Shed)
20220915	Economic Development Queensland Abbot Point Road, Bowen	Development Permit for Material Change of Use (Water Storage Facility) & Operational Works (Earthworks, Access, Erosion & Sediment Control)
20220578	R W Biggs 1232 Shute Harbour Road, Brandy Creek	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment)
20220570	Westrock Pty Ltd Mt Nutt Road, Queens Beach	Development Permit for Operational Works – Earthworks, Erosion & Sediment Control
20220603	Red Emperor Construction 25 Abell Road, Cannonvale	Development Permit for Material Change of Use – Multiple Dwelling Units (8 Residential Units)
20220887	T N Ward 53 Pioneer Drive, Dingo Beach	Development Permit for Material Change of Use – Carport (Setbacks)
20220895	M J Hannant 15 Sprintsail Crescent, Cannon Valley	Development Permit for Material Change of Use – Dwelling House (Shed)
20220709	M A O'Keefe 12588 Bruce Highway, Hamilton Plains	Development Permit for Reconfiguration of a Lot – Two (2) Lots into Two (2) Lots (Boundary Realignment)
20220737	D S Kawalko 273 Paluma Road, Woodwark	Development Permit for Material Change of Use – Shed & Awning
20220780	D C Flood 9 Chapman Steet, Proserpine	Development Permit for Material Change of Use – Short Term Accommodation (8 x Rooming Units)
20220818	E R Lohman 8 Laguna Court, Airlie Beach	Development Permit for Material Change of Use – Short Term Accommodation
20220870	Moloko Homes Pty Ltd Scenic Ridge Drive, Cannonvale	Development Permit for Operational Works – (Roadwork, Drainage, Landscaping,

		Stormwater, Earthworks, Water, Sewage & Clearing Vegetation)
20220941	Hamotoo Pty Ltd as TTE Hamilton Island, Whitsundays	Development Permit for Material Change of Use – Resort Complex
20220963	Urban Trend Constructions Australia Pty Ltd 119 Botanica Drive, Woodwark	Development Permit for Material Change of Use – Dwelling House
20221038	G C Raiteri 15 Staniland Drive, Strathdickie	Development Permit for Operational Works – (Driveway Access, Erosion & Sediment Control)
20221094	C E Hill Shute Harbour Road, Cannonvale	Development Permit for Operational Works – (Stockpiling)
20220078	Whitsunday Commercial Centre Pty Ltd As TTE & Others 1-21 Central Avenue, Cannonvale	Development Permit for Operational Works – (Water & Sewerage Infrastructure)

Summary of Applications Approved By Council 25 Oct 2022 – 30 Nov 2022

Application #	Applicant & Location	Approval Details
20220303	K M Willis 7 Pioneer Drive, Dingo Beach	Development Permit for Material Change of Use – Short Term Accommodation
20220708	Britt Karl James As TTE 1 Mazlin Street, Airlie Beach	Development Permit for Material Change of Use – Short Term Accommodation

Summary of Applications Tabled By Council 25 Oct 2022 – 30 Nov 2022

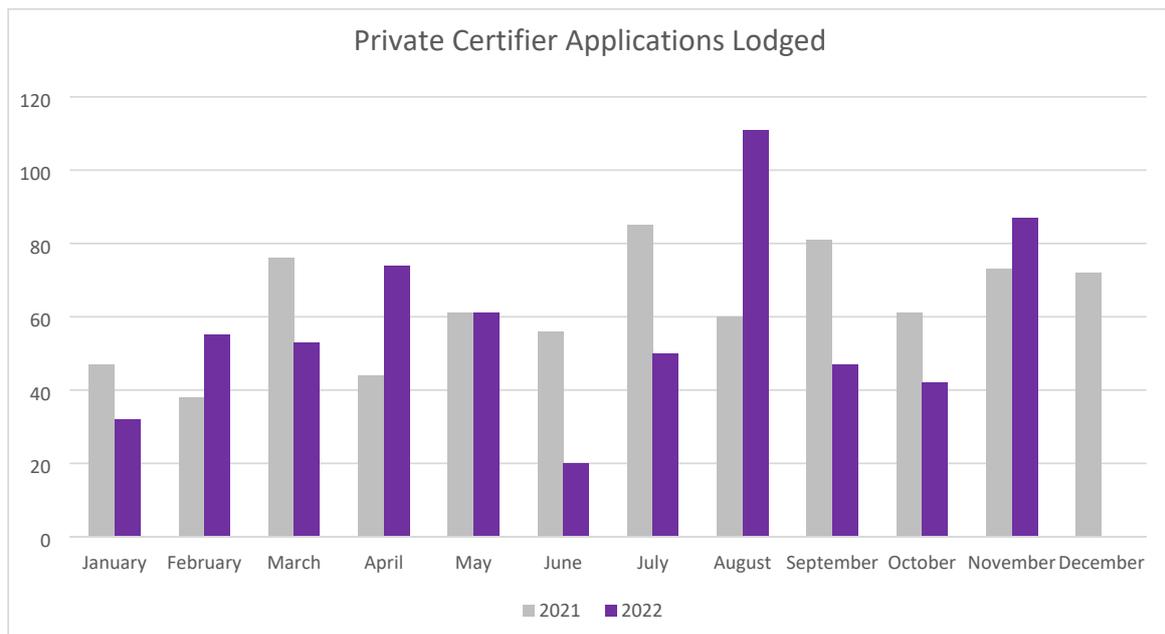
Application #	Applicant & Location	Approval Details
20220686	L E Shead 171 Wrights Road, Strathdickie	Development Permit for Reconfiguration of a Lot – One (1) Lot into Four (4) Lots

Building

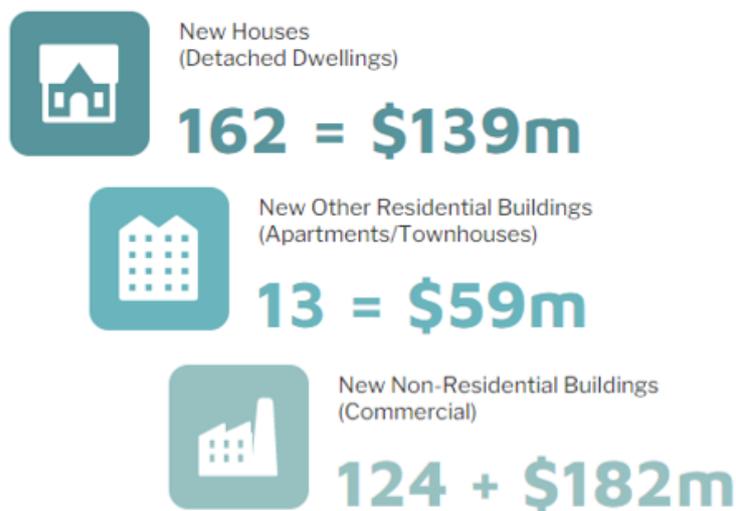
The Building branch is responsible for reviewing building applications, developing and maintaining various related policies and registers and carrying out regulatory functions.

Building Statistics

NOVEMBER 2022



Recent stats released by the Australian Bureau of Statistics identified the following during July 2021 and June 2022:

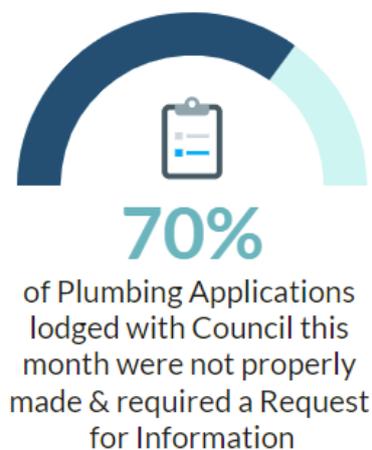
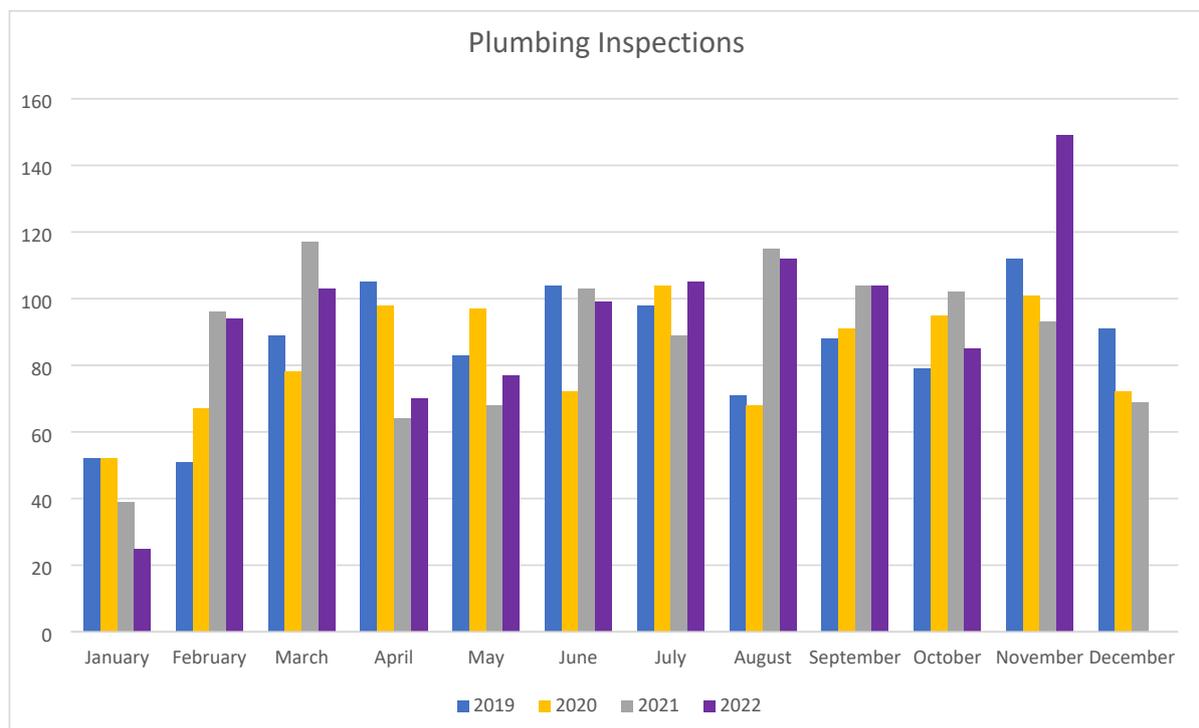


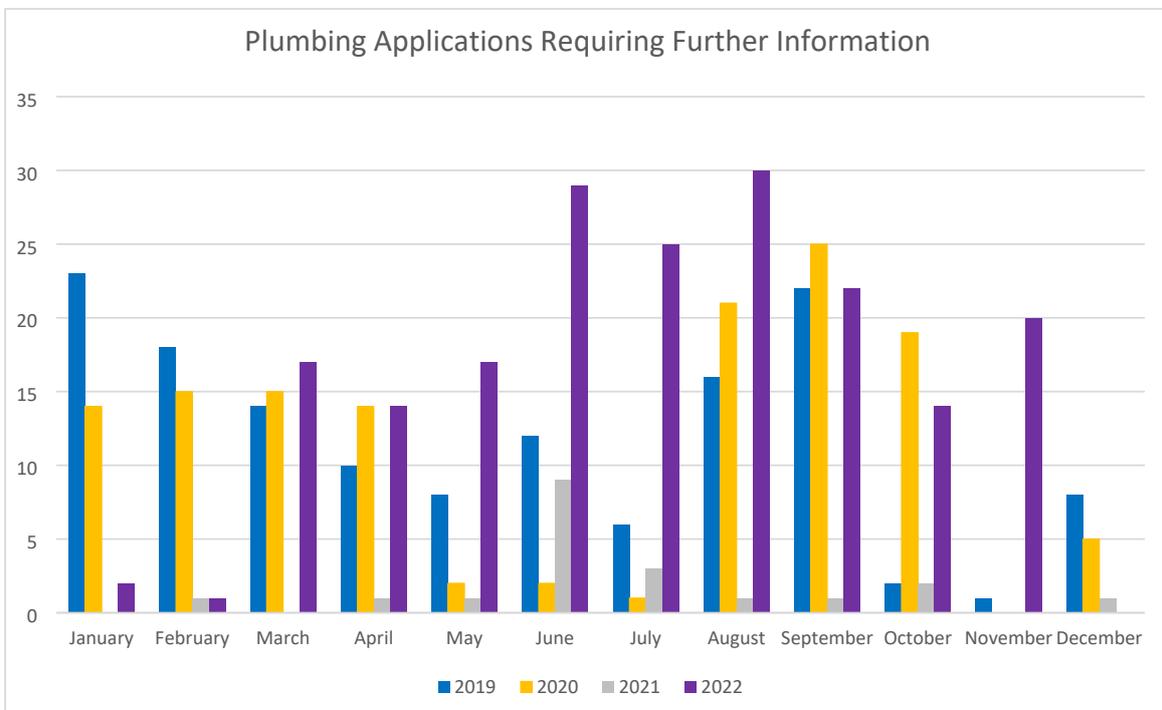
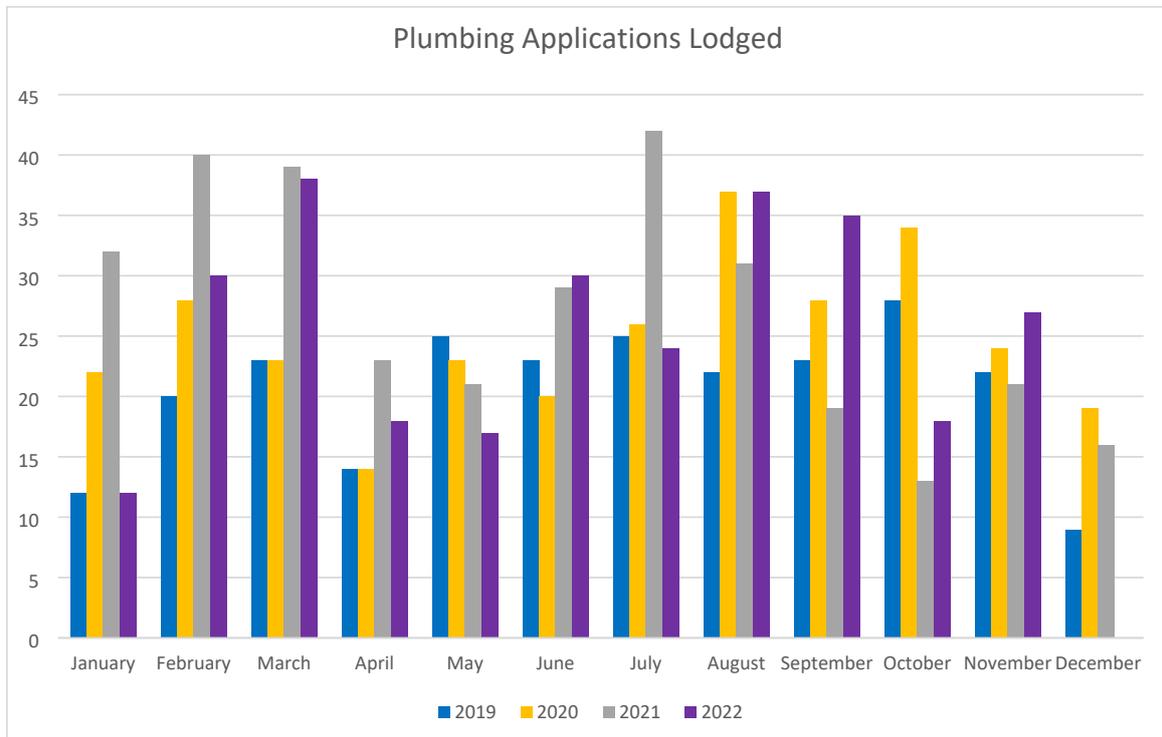
Plumbing

The Plumbing branch is responsible for the assessment of plumbing applications, conducting plumbing inspections, developing and maintaining related policies and registers and carrying out regulatory functions.

Plumbing Statistics

NOVEMBER 2022







Development Compliance

Development Services manage and regulate enforcement and compliance procedures across the Building, Plumbing and Planning sectors throughout the Region.

Compliance Statistics

NOVEMBER 2022

Summary of Ongoing Compliance Matters



Unlawful Use

21



Lapsing Building Approvals

188



Unlawful Building / Plumbing Works

23



General Compliance Matters

27

13.4.1 - Expression of Interest - Bowen Community Markets

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Brooke Newell - Community Development Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

To seek expressions of interest from not-for-profit organisations to facilitate the Bowen Community Markets every Sunday.

OFFICER'S RECOMMENDATION

That Council advertise an Expression of Interest to not-for-profit community groups to facilitate the Bowen Community Markets every Sunday.

BACKGROUND

Bowen Community Markets have been organised by the Bowen Lions Club for the last 20 years.

A letter was received by Councillor Michael Bruncker dated 27 October 2022 from the Bowen Lions Club advising that they can no longer operate the markets and the last market day will be Sunday 18 December 2022.

DISCUSSION/CURRENT ISSUE

The Bowen Community Markets have proven to have had a positive impact for the Bowen community. On average the markets attract 30 marketeers with 1,000 to 1,500 locals and visitors to Bowen each Sunday.

The recommendation to advertise an expression of interest will continue to provide this support to the Bowen Community.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

Council may waive yearly application fee for use of Council land.

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

There is a low financial cost to Council, the promotion of the markets will bring tourists to Bowen.

TIMINGS/DEADLINES

To advertise no later than 21 December 2022.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

N/A

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Markets are no longer operated.	N/A	Reduced number of visitors to Bowen each weekend. No markets for community to attend.

13.4.2 - Sport & Recreation Club Grants - December 2022

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Jacqueline Neave - Arts & Community Programs Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

For Council to consider the payment of the Sport & Recreation Club Grants for December 2022 in accordance with Council's Sport & Recreation Grant Guidelines.

OFFICER'S RECOMMENDATION

That Council approve the payment of a Sport & Recreation Club Grants to the following recipients:

1. Bowen Seagulls Junior Rugby League Inc. – Band 1 - \$5,500
2. Bowen Netball Association Inc. – Band 2 - \$3,000
3. Whitsunday Weigh-lifting Association Inc. - Band 2 - \$3,000
4. Proserpine BMX Club Inc. - Band 3 - \$1,500
5. Tennis Whitsunday Club Inc. - Band 4 - \$1,000

BACKGROUND

To be eligible for the Sport & Recreation Grant a club must meet the following criteria:

- Is incorporated and meets the obligations with the Office of Fair Trading
- Is covered with the appropriate level of public liability insurance (20 million)
- Provides membership data (as defined by Council) to Council on an annual basis

The level of funding available to clubs will be based on a progressive scale, the larger the participation rate, the larger the support to the club. Participation is defined as being the total number of active members within the club.

The Sport & Recreation Clubs Grants are allocated based on the following:

Band Level	No. of Active Participants	Grant Allocation (\$)
Band 1	>250	5,500
Band 2	101 – 250	3,000
Band 3	51 – 100	1,500
Band 4	4 - 50	1,000

DISCUSSION/CURRENT ISSUE

The following applications were submitted:

Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Requested (\$)
Bowen Seagulls Junior Rugby League Inc.	232	127	359	1	Yes	5,500
Bowen Netball Association Inc.	117	76	193	2	Yes	3,000
Whitsunday Weigh-lifting Association Inc.	105	47	152	2	Yes	3,000
Proserpine BMX Club Inc.	39	22	61	3	Yes	1,500
Tennis Whitsunday Club Inc.	4	34	38	4	Yes	1,000
					Total	14,000

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

LSP_COMM_ - Community Grants Policy

STRATEGIC IMPACTS

Facilitate, foster, and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from budget code: JC:2967.10250 – Community Donations (2967) / Club Grants (10250).

Description	Amount (\$)
2022-2023 Budget	150,000
Actual + Commitment	67,845
YTD Remaining Budget	82,155

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

Reputational Risk – Providing funding support to the community and recognising the efforts of local Sport & Recreational Clubs is a positive outcome for Council.

TIMINGS/DEADLINES

Payment will be made within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

This decision does not limit the identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not approved	Save money in the budget	Negative impact for Council not showing support to clubs

13.4.3 - Financial Support for a Junior Elite Athlete - December 2022

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Jacqueline Neave - Arts & Community Programs Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

For Council to consider the applications for Financial Support for a Junior Elite Athlete.

OFFICER'S RECOMMENDATION

That Council approve financial support for the following applicants:

- a) Sophie Fletcher – 11/12yrs Aquathlon Championships - \$250
- b) Kayla Vella – School Sport U15s Girls Touch Football Championships – \$1,000
- c) Catherine Maund – Equitana Horseball Championships - \$1,000

BACKGROUND

At the Ordinary Council Meeting held on 28 July 2021, Council resolved to adopt a policy to provide Financial Support for a Junior Elite Athlete. The level of funding available to individual Junior Elite Athletes is calculated on a progressive scale, the higher the level of representation the greater the financial support, as outlined below:

Level of Representation	Allocation (\$)
Representing North Queensland or equivalent in State level competition	250
Representing Queensland within Queensland	500
Representing Queensland Interstate	1,000
Representing Australia Overseas	up to 2,000

DISCUSSION/CURRENT ISSUE

Name	Age	Competition	Representation Level	Sport	Amount (\$)
Sophie Fletcher	11	11/12yrs Aquathlon Championships Hervey Bay, Qld 4 February 2023	Representing North Queensland in State Level Competition	Running/ Swimming	250
Kayla Vella	14	U15s Girls Touch Championships Wagga Wagga, NSW 30 October – 4 November 2022	Representing Queensland Interstate	Touch Football	1,000
Catherine Maund	14	Horseball Team Championships Equitana Melbourne 12-13 November 2022	Representing Queensland Interstate	Horseball	1,000
Total					2,250

Catherine Maund has previously received funding through the Junior Elite Athlete program as detailed below:
August 2022 – Horseball Championships

Kayla Vella and Sophie Fletcher have not previously received funding through the Junior Elite Athlete program. It should be noted, the applications were received prior to the competition.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

LSP_COMM_05 – Financial Support for a Junior Elite Athlete Policy

STRATEGIC IMPACTS

Facilitate, foster, and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.11074 – Community Donations (2967) / Donations (11074).

Description	Amount (\$)
2022/23 Budget	100,000
Actual + Commitment Spend	49,247
YTD Remaining Budget	50,753

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

The financial assistance shows Council's commitment to providing support to local junior elite athletes competing in a regional, state, or national level competition.

TIMINGS/DEADLINES

To be paid within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

This decision does not limit human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not provide financial support	Maintain budget level	Community feedback due to lack of support

13.4.4 - RADF 2022/23 Funding Round 2 - August 2022 to November 2022

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Jacqueline Neave - Arts & Community Programs Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

For Council to consider the funding for the Regional Arts Development Fund (RADF) grant applications for Round 2 of the 2022/23 Program, as recommended by the RADF Advisory Committee. All comments from the committee were received via email.

OFFICER'S RECOMMENDATION

That Council:

1. Approve the payment of Regional Arts Development Fund (RADF) grants (subject to conditions) – for Round 2, as recommended to Council by the RADF Advisory Committee to assist the following recipients:
 - a) Tammi Burgis – Concept development plan for Exhibition and Workshops - \$3,100
 - b) Margaret Burgess – “Our Artist’s Open Studio Trail” consultation sessions - \$3,390

2. Advise the following applicant that they were unsuccessful:
 - a) Karen Jacobsen – Misogyny Opus Orchestral Work - \$9,600

BACKGROUND

RADF invests in quality arts and cultural experiences across Queensland based on locally determined priorities.

Local Arts and Cultural workers submit an application to Council for funding grants. Applications are assessed by an elected committee against the criteria based on program guidelines and priorities identified in Council’s Arts and Culture Policy.

All projects and activities receiving RADF funding are required to report on their contribution towards RADF 2022/23 Key Performance Outcomes (KPOs) included in the RADF guidelines.

The 2022/23 funding Round 2 closed on Friday 4 November 2022 for projects commencing after Monday, 12 December 2022.

DISCUSSION/CURRENT ISSUE

The following applications were submitted:

Tammi Burgis – Inter-regional collaboration with Artist Fiona Flohr (Mackay), concept development plan for exhibitions & workshops

Requested \$3,100 Recommendation \$3,100

The objective is to plan and work towards an exhibition in collaboration with Fiona Flohr to establish a strong theme, research, and experiment with ideas.

- Explore opportunities to create community workshops within the region on Community Health and Wellbeing
- Results expected would be an exhibition title established, a storyboard developed consisting of photo's, sketches/drawing, colour pallet ideas and ceramic pieces
- Locate venues to hold exhibition and workshops in the region – including Collinsville, Bowen, and Cannonvale

Commentary from the committee notes:

- The project seems fair and reasonable. Bringing artists together to create an exhibition for all to see.

Margaret Burgess – “Our Artist’s Open Studio Trail”

Requested \$3,390– Recommended \$3,390

The objective of the project will involve 6 consultation sessions with local artists and stakeholders Whitsunday Tourism and Whitsunday Regional Council to develop an Artists Open Studio Trail.

- Concept development will be a series of surveys and face to face consultations
- Gauge the interest, demand, and need for an Artists Open Studio Trail through the Whitsunday Region
- to decipher what model would be best suited to the Whitsunday artists
- similar consultations are currently being conducted in the Isaac and Mackay regions

The goal is to have a trail spanning across three regions to entice visitors to stay longer as they can connect with local artists and enjoy creative experiences offered by the open studios.

Commentary from the committee notes: The region definitely needs to work at keeping tourists here longer, and the trail is a good start

Unsuccessful Applicant

Karen Jacobsen – Misogyny Opus Pop Orchestral Work

Requested \$9,600

The objective is an Equality Project setting Julia Gillard's misogyny speech to music word for word.

- The Misogyny Opus Premier Performance will be held in Mackay at the MECC and is an original work by a composer living in the Whitsundays

- Schools from the Whitsunday Region will be invited to attend the schools preview performance on February 24, 2023
- The partnerships between the MECC and Queensland Symphony Orchestra to perform this original work by a local Whitsunday composer is ground-breaking

On October 9, 2012, Australian Prime Minister Julia Gillard delivered a speech with a message that address misogyny and sexism. Karen was inspired by the message of this speech, so is creating a pop orchestral work setting those words – word by word – to music. The result will be a pop symphony, an orchestral musical work approximately 50+ minutes in length.

Commentary from the committee notes:

- Although a project may have merit the committee’s recommendation was to decline the application due to the outcome being held at the MECC in Mackay and not in a Whitsunday venue
- As the performance is only 50 minutes in length, the prospect of students from the region travelling to Mackay to attend the premier would not be feasible

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

LSP_COMM_02 – Arts & Culture Policy

STRATEGIC IMPACTS

Facilitate, foster, and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funding for the support will be taken from budget code: GL:3640.6405 – Arts & Culture Development (3640) / Donations (6405).

Description	Amount (\$)
2022/23 Budget	60,000
Actual + Commitment	8,731
YTD Remaining Budget	51,269

CONSULTATION/ENGAGEMENT

Director Community Services

RADF Advisory Committee

RISK ASSESSMENT

The assistance RADF provides will ensure Council is portrayed in a positive manner by way of supporting the local community in their pursuit of developing skills, engaging in projects and activities that contribute to the value of arts and culture.

TIMINGS/DEADLINES

Payment to be made within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

This decision does not limit the identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positive	Negatives
Option 2	Does not support the recommendation	No	Negative impact to Council from organisations/groups

13.4.5 - Community Services Monthly Report - November 2022

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Erin Finau - Administration Coordinator Community Services

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Information

ATTACHMENTS

1. 5 Community Services Monthly Report Nov 22 (1) [13.4.5.1 - 24 pages]

PURPOSE

The purpose of the report is to set out an account of statistics pertaining to the functions of each branch within the Community Services Directorate for the month of November 2022.

OFFICER'S RECOMMENDATION

That Council receive the Community Services Monthly Report for November 2022.

BACKGROUND

The Community Services Directorate has a departmental vision of a prosperous, liveable, and sustainable Whitsundays. The directorate's purpose is to lead the delivery of economic, social, environmental, and recreational outcomes for the Whitsundays through services in partnership with stakeholders.

The directorate's vision is delivered by bringing together the functions of Community Development & Libraries, Aquatic Facilities & Caravan Parks, Environmental Health & Local Laws, Natural Resource Management & Climate, Customer Service, Cultural Heritage and Proserpine Entertainment Centre & Associated Venues.

DISCUSSION/CURRENT ISSUE

This report provides an overview of Whitsunday Regional Council's Community Services Directorate for the 2022/2023 financial year with particular focus on the month of November 2022.

STATUTORY/COMPLIANCE MATTERS

N/A

STRATEGIC IMPACTS

Through strong and open leadership, develop an organisation with a culture of respect, accountability and community service.

FINANCIAL IMPLICATIONS

Manage within existing budget allocation.

CONSULTATION/ENGAGEMENT

Coordinator Natural Resource Management & Climate
Manager Community Development & Libraries

This is page 1122 of the Agenda of Council's Ordinary Council Meeting - 14 December 2022

Manager Customer Service
Manager Proserpine Entertainment Centre

RISK ASSESSMENT

Regular reporting on the Directorate's progress and achievements ensures accountability and fosters a positive culture.

TIMINGS/DEADLINES

N/A

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

No

ALTERNATIVES CONSIDERED

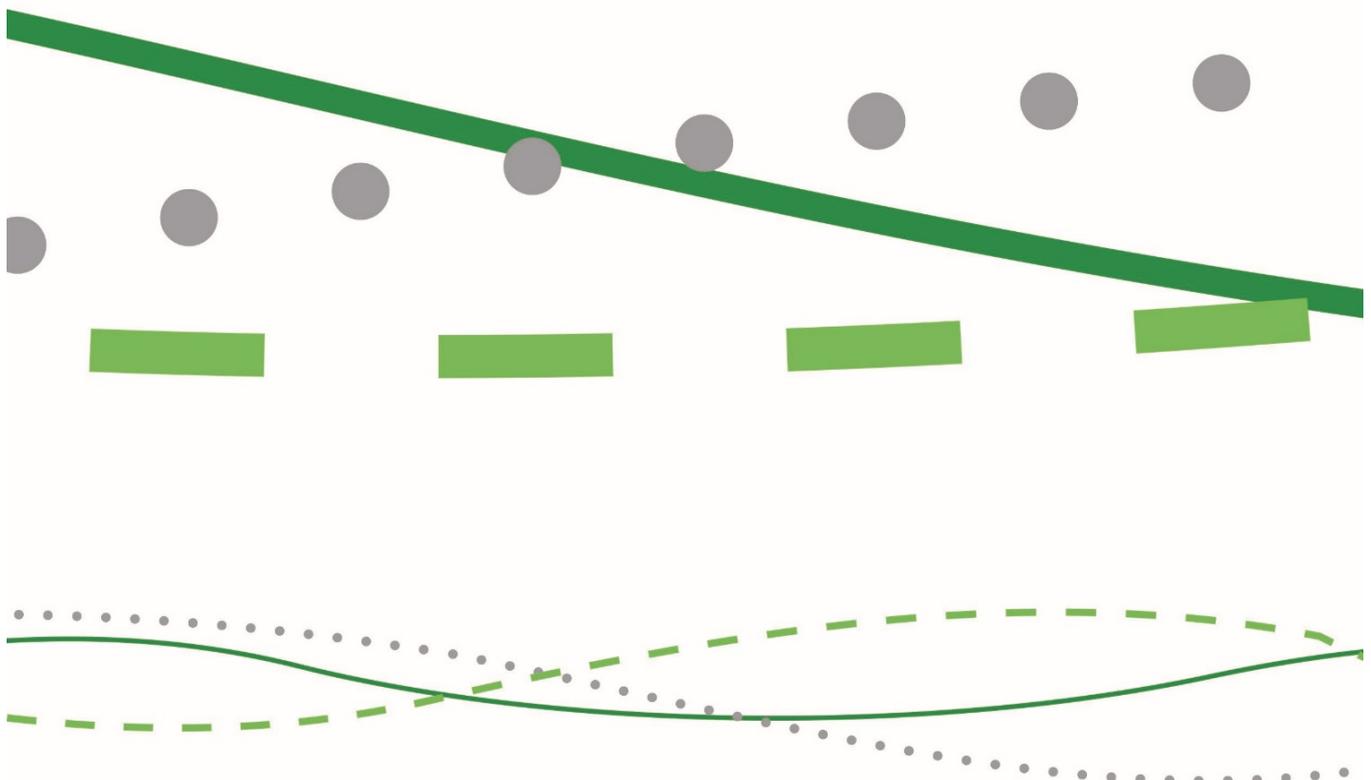
N/A



Community Services

Community Development & Libraries
Aquatic Facilities & Caravan Parks
Proserpine Entertainment Centre
Environmental Health & Local Laws
Natural Resource Management & Climate
Customer Service
Cultural Heritage

Monthly Report | November 2022



Director's Report

November 2022 saw the Community Services team undertake several events, activities, projects and compliance issues.

The double movie event 'Shrek' and 'The Man from Snowy River' played at the Airlie Beach Foreshore on Friday 11 November. Both movies proved to be very popular with the community with over 241 attendees.

Airlie Beach Cyclone Sunday was held on 27 November 2022 at the Airlie Beach Foreshore. Despite the heat, many community members were able to gather vital information required to be prepared in the event of a cyclone. Stallholders included the WRC Disaster team, SES, Police, Fire Brigade, MSQ and Hit FM. There was food and fun for the children with facepainting, stormy craft and the WRC Library team and Community teams running stories, big games, be a hero dress up & weather station and first aid teddy bear station.



Photo 1 - First 5 Forever at Cyclone Sunday

Christmas banners and community Christmas trees have been installed throughout the region in preparation for the festive season. The Mayors Christmas Giving Tree will launch on Thursday 1 December 2022. This year WRC is proud to be partnering with local radio station Triple M to collect as many gifts as possible for families in need throughout the Whitsundays.



Photo 2 - Council Staff installing Christmas Tree

The PEC held two dance school concerts for the Month including: -

- Edge Dance – 3 x End of Year Concerts
- Whitsunday Dance connection – 2 x End of Year Concerts

Tickets sales for the month totalled 1,564.

The PEC Cinema page went live this month featuring multiple screenings of Black Panther Wakanda Forever & Mia and Me The Hero of Centopia commencing 12 December 2022.

The PEC's Facebook Reach virtually doubled this month from the previous month to 12,656 along with 3,939 Website hits.

My Community Directory + Diary searches totalled 4,689 an increase of 35.48% from October 2022. The top four searched categories for October are Health Services, Recreation & Leisure, Community Clubs & Interest Groups, Environment & Conservation. Whitsunday Regional Libraries recently undertook a customer satisfaction survey. 161 responses were submitted with the libraries receiving a 95% satisfaction rate. The survey submission themes will be considered by the library branches and inform future decision making to meet customer needs. The Consultation Summary was made available to the community to close the loop and demonstrate how the feedback was taken into consideration. The Consultation Report shall be briefed to Council early in the New Year.



Photo 3 - Wildlife Park Pop Up

First 5 Forever held their Splash & Rhyme program at the Collinsville Pool. Up to 7 families joined in for 3 free rhyme sessions for babies and toddlers, followed by a paid swimming lesson with a qualified teacher. Together with the libraries, First 5 Forever also participated in the Whitsunday Arts Culture and Heritage meeting.

Community Services Monthly Report | November 2022

During November, Whitsunday Regional Libraries Pop-Up visited Conway Beach Foreshore, Wildlife Park Jubilee Pocket and Dingo Beach. Library staff also participated in Council's Cyclone Sunday events at the Bowen markets and Airlie Beach Foreshore.

The libraries continue their strong partnership with Parent Medic with a free baby first aid session being held at the Collinsville Community Centre. 8 families learnt all about what to do when your baby is unwell or in an emergency.

All four branches are holding book sales which will continue until the Christmas break. The sales assist in maintaining the currency of the library collections old, damaged and unpopular items being regularly weeded. These items are then sold to the community with proceeds going back into Council to purchase more resources.

November is Men's Health Awareness Month and Cannonvale Library was pleased to host a Book Launch for local resident and Real Mates Talk Ambassador, Bob Eden. Bob's book "The Gift of Depression" – My Little Scrap Book shares a personal journey from despair to contentment and is part of Bob's mission to help raise awareness of mental health issues and suicide.



Photo 4 - Real Mates Ambassador - Bob Eden

Cannonvale Library was one of several North Queensland libraries to host a Healing Through Song workshop. Participants joined leading indigenous artists for an intensive music-focused session, learning to find voice through powerful vocal exercises, as well as storytelling through song, and movement medicine. The workshops were funded by the Queensland Government via Arts Queensland and were part of a regional tour.



Photo 5 - Healing Through Song Workshop

The Region's Libraries monthly borrowings, attendance, website visits and e-Library all decreased from October 2022.

- Attendance 10,554 – 0.14% increase
- Borrowings 13,341 – 1.6% decrease
- e-Library 1,829 – 12.36% decrease
- Library Website Visits 2,444 – 29.48% decrease.

Natural Resource Management's Projects for November 2022 include:

- The Leucaena urban management program is now underway with a number of locations being mulched.
- NRM Team are working with Biosecurity Queensland and Department Agriculture & Fisheries staff on a feral deer project in the Collinsville area plus biocontrol projects for Chinese Apple, Giant Sensitive Plant (GSP) and Bellyache Bush.
- Investigating a report of possible YCA in the Woodwark area.
- The Collinsville Flying Fox population has now reduced to approximately 2,700 individuals and contained to Pelican park only.
- The Whitsunday Regional Council Greenhouse Gas Reduction Plan was presented to Council this month. This GHG Plan includes a new greenhouse gas baseline for Council and three possible pathways to reduce greenhouse gas emissions into the future to achieve the 50% reduction by 2030.
- The carbon offset investigation report has been presented to Council. The Vegetation carbon offset report has reviewed Council land and assessed their suitability to accommodate potential carbon offset projects.
- The Whitsunday Bushfire Resilience Project is underway. The new Bushfire Officer has started developing Property Bushfire Plans for residents. There is 1 Bushfire Plan finished, three Plans almost completed and another 13 in development.
- 772 feral animals shot in the aerial shooting program.

The Climate Hub Website Views increased by 31.2% to 332 for November from the previous month with 705 Facebook Followers (similar to the previous month).

The following are the average monthly occupancy rates at each of Council's Caravan Parks:

- Proserpine Tourist Park – 54.5% a 4.6% decrease from November 2021.
- Wangaratta Caravan Park – 30.1% a 36.9% decrease from November 2021.
- Proserpine RV Park totalled 115 self-contained caravans decreased by 173 from previous month.

The Bowen Work Camp contributed a total of 407 hours during this month with mowing, landscaping and general Community and Council assistance.

The Community Services Team received 252 CRMs for November (196 completed) with the Environmental Health and Local Law units receiving 212 (170 completed) complaints/requests for the month.

Council's Off-Street Carparks generated \$76,974 for the month with 11,291 transactions, an increase of 10.3% from the previous month.

The Community Services Administration Officers' statistics for November 2022 include the following:

- Correspondence Generated – 908 items
- Civica & ECM Registrations – 1,639 tasks

- 1,063 Telephone Calls (internal and external). Customer Service saw 1,536 visitors through the service centres an increase of 32.6% attendance to the previous month.

Telephone calls decreased from 4,892 to 3,832 a drop of 21.66% from the previous month.

After hours calls generated 79 tasks to be actioned for November 2022 (35.7% decrease).

Aquatic Facility user statistics for November 2022 in comparison to November 2021 are listed below:

- Airlie Beach Lagoon increased by 116.5% to 40,498
- Bowen Pool – increased by 1.9% to 11,460
- Proserpine Pool – decreased by 38.3% to 5,122
- Collinsville Pool – increased by 424.39% to 3,697

November 2022 saw the region host 10 Cruise Ships with a total of 23,679 passengers on board. 16,036 passengers and crew passed through the marina to enjoy tours offered throughout the area plus a visit to Airlie Beach.

Julie Wright
Director Community Services

Community Services
Monthly Report | November 2022

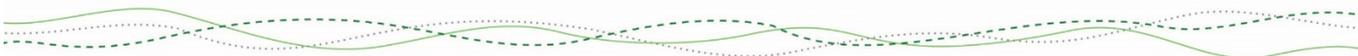
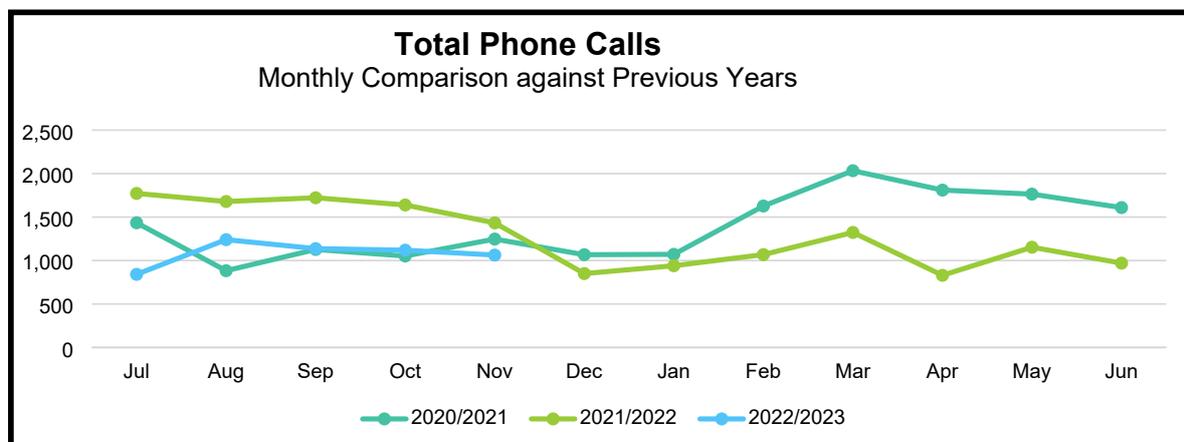
General

The Community Services Directorate has a departmental vision of a prosperous, liveable, and sustainable Whitsundays. The directorate’s purpose is to lead the delivery of economic, social, environmental, and recreational outcomes for the Whitsundays through services in partnership with stakeholders.

The directorate’s vision is delivered by bringing together the functions of Community Development & Libraries, Aquatic Facilities & Caravan Parks, Environmental Health & Local Laws, Natural Resource Management & Climate, Customer Service, Cultural Heritage & Collinsville Independent Living Facility.

Administration Officers

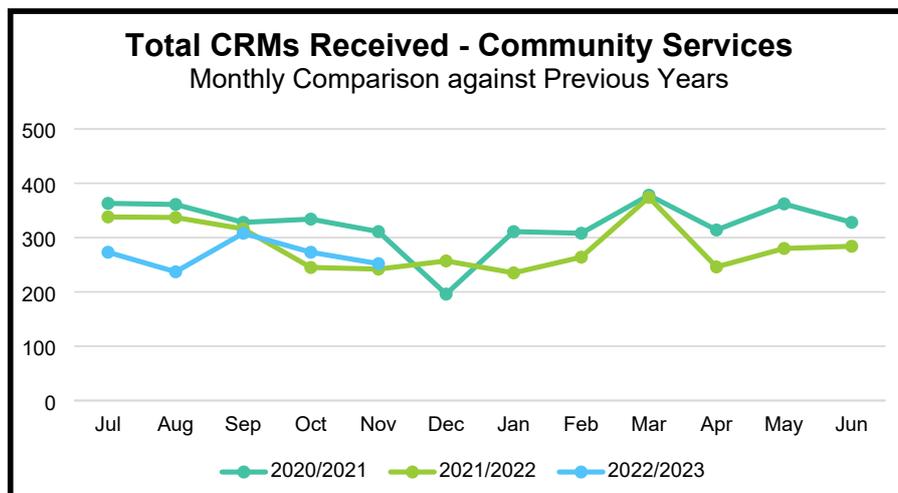
Service	YTD	Sep	Oct	Nov	Monthly Trend
Correspondence Generated	5,416	1,756	775	908	▢
ECM Task List	3,205	748	640	545	▢
Civica Registers	5,127	1,645	801	757	▢
Data Input	1,916	503	426	293	▢
CRMs Generated	209	36	50	44	▢
CRMs Closed	313	48	73	62	▢
Phone Calls - Internal	3,338	651	725	745	▢
Phone Calls - External	2,062	486	394	318	▢
Phone Calls - Total	5,400	1,137	1,119	1,063	▢
ECM Registering	3,215	809	682	770	▢
Purchase Orders	383	110	75	73	▢
Receipt Invoices	389	66	82	105	▢
Reports	152	26	46	26	▢



Community Services
Monthly Report | November 2022

Customer Request Management (CRM)

Service	YTD	Sep	Oct	Nov	Monthly Trend
Community Development					
CRM Received	31	3	7	11	▯
CRM Completed	19	2	2	8	▯
Library Services					
CRM Received	20	20	0	0	–
CRM Completed	20	20	0	0	–
Aquatic Facilities					
CRM Received	19	2	4	3	▯
CRM Completed	14	2	1	2	▯
Caravan Parks					
CRM Received	2	0	0	1	▯
CRM Completed	2	0	0	1	▯
Environmental Health & Local Laws					
CRM Received	1,154	257	238	212	▯
CRM Completed	926	195	199	170	▯
Parking					
CRM Received	6	0	1	2	▯
CRM Completed	6	0	1	2	▯
NRM & Climate					
CRM Received	94	21	20	22	▯
CRM Completed	38	6	6	12	▯
Customer Service / E-Services					
CRM Received	17	5	3	1	▯
CRM Completed	15	5	3	1	▯
Total CRMs for Community Services					
CRM Received	1,343	308	273	252	▯
CRM Completed	1,040	230	212	196	▯



Community Development

The Community Development branch is responsible for assessing and acquitting community grants, developing and maintaining various community development related policies and registers, developing, and implementing various community programs such as cultural and recreational programs as well as maintaining various community facilities.

Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Grant Applications					
Facility Management - Approved	1	0	0	1	▯
Facility Management - Approved (\$)	20,000	0	0	20,000	▯
Junior Elite Athlete - Approved	40	3	5	13	▯
Junior Elite Athlete - Approved (\$)	32,500	750	4,250	14,750	▯
RADF - Received	6	0	0	3	▯
RADF - Approved	3	3	0	0	–
RADF - Approved (\$)	11,301	11,301	0	0	–
RADF - Acquittals	3	2	1	0	▯
Special Projects - Received	7	3	2	0	▯
Special Projects - Approved	7	0	0	7	▯
Special Projects - Approved (\$)	93,210	0	0	93,210	▯
Special Projects - Acquittals	0	0	0	0	–
Sport & Rec Club - Received	20	2	3	5	▯
Sport & Rec Club - Approved	26	3	2	2	–
Sport & Rec Club - Approved (\$)	62,000	7,000	11,000	3,000	▯
Donation & Sponsorship Requests					
Donation Requests - Received	37	4	4	5	▯
Donation Requests - Approved	35	4	4	5	▯
Donation Requests - Approved (\$)	31,572	4,879	4,000	8,815	▯
Fee Waivers - Approved	28	8	0	15	▯
Fee Waivers - Approved (\$)	11,581	3,814	0	4,442	▯
Sponsorships - Received	14	3	4	0	▯
Sponsorships - Approved	9	0	4	0	▯
Sponsorships - Approved (\$)	30,800	0	17,500	0	▯
Sponsorships - Approved (in kind)	33,030	0	5,000	530	▯
Sponsorships - Acquittals	0	0	0	0	–
Events					
Council Events - External - Completed	9	4	1	2	▯
Council Events - External - Participants	1,605	634	120	241	▯
Council Events - Internal - Completed	4	1	0	3	▯
Council Events - Internal - Participants	126	50	0	76	▯
External Event Applications Received	41	9	12	7	▯

Community Services

Monthly Report | November 2022

Cruise Ship Statistics

Statistics	YTD	Sep	Oct	Nov	Monthly Trend
Total Ships	33	8	5	10	▯
Total Passengers	73,470	18,277	14,997	23,679	▯
Off Ship Passengers & Crew	57,677	15,546	12,685	16,036	▯
Through Marina	57,677	15,546	12,685	16,036	▯
Town Visits	46,574	12,927	9,849	12,829	▯
Local Tours	11,103	2,619	2,836	3,207	▯

Junior Elite Athlete Recipients for November:

- Aliyah Palmer, Charlie Williams, Maxwell O’Keefe, Reef Peel, Shailee Mewha, Corey Stroud, Ruby Cran, Amy Gray, Lachlan Gray, Charlotte Adams, Charlotte Lee, Brooke Mizzi and Jacob Godden.

Events:

External:

- Movie Night- Friday 11 December – 241 attendees
- Cyclone Sunday – Sunday 27 November – attendees unable to be counted

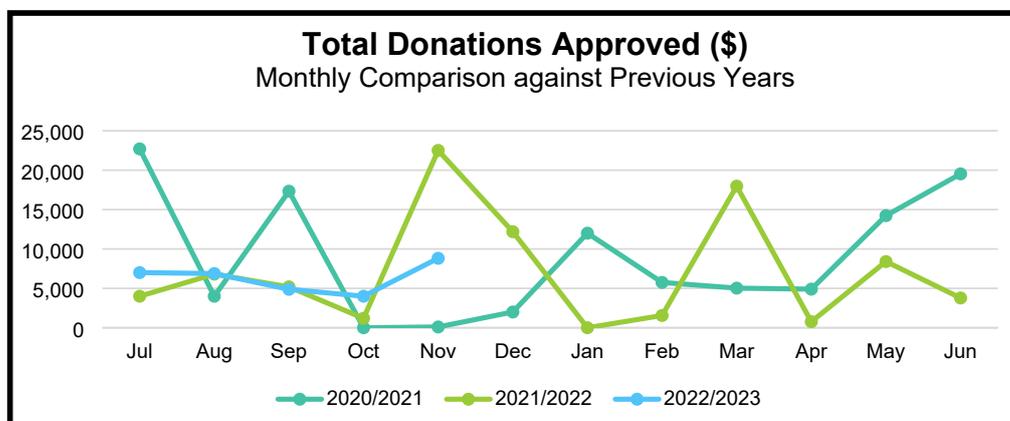
Internal:

- Christmas morning teas carried out for PAB (65), Cannonvale Customer Service (3), Proserpine Entertainment Centre (3) and Proserpine Library (5) Total- 76

Special Project Grants Successful Recipients:

7 applications were successful, as follows:

- Bowen Meals on Wheels
- Bowen & District Childcare
- Whitsunday Community & Education Centre
- Bowen Community Council
- Bowen Horse & Pony Club
- Bowen Woodworkers & Woodturners Assoc
- Heronvale Rural Fire Brigade



Community Services Monthly Report | November 2022



The report from My Community Directory + Diary is currently unavailable while they install upgrades to the software. My Community Directory + Diary have supplied the following stats for the month of November:

Year	Month	Listing Views	Results Views	Users	Events
2022	September	1,452	5,092	2,639	45
2022	October	1,121	3,461	3,096	209
2022	November	1,412	4,689	3,120	48

Top categories viewed for the month of November:

Rank	Category	Listing Views
1	Health Services	440
2	Recreation & Leisure	125
3	Community Clubs & Interest Groups	123
4	Environment & Conservation	116

List of Health Services searched:

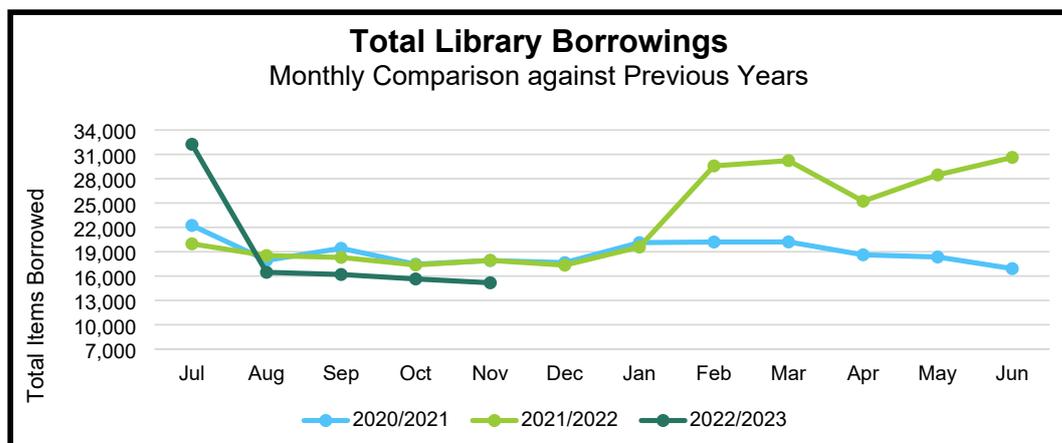
Rank	Service
1	Hospitals
2	Allied Health
3	General Health Services
4	Dental & Oral Health
5	Mental Health Services
6	General Practice/Doctor
7	Child Youth & Family Health
8	Pharmacies
9	Drug & Alcohol Services
10	Specialists

Library Services

The Library Services branch is responsible for the provision of customer-centric services and resources to meet the information, recreation, cultural and lifelong learning needs of individuals and groups within the Whitsundays. The branch responsibilities include the design and delivery of library programs, promotion and marketing, collection development and maintenance, information/digital literacy opportunities, outreach, and service extension.

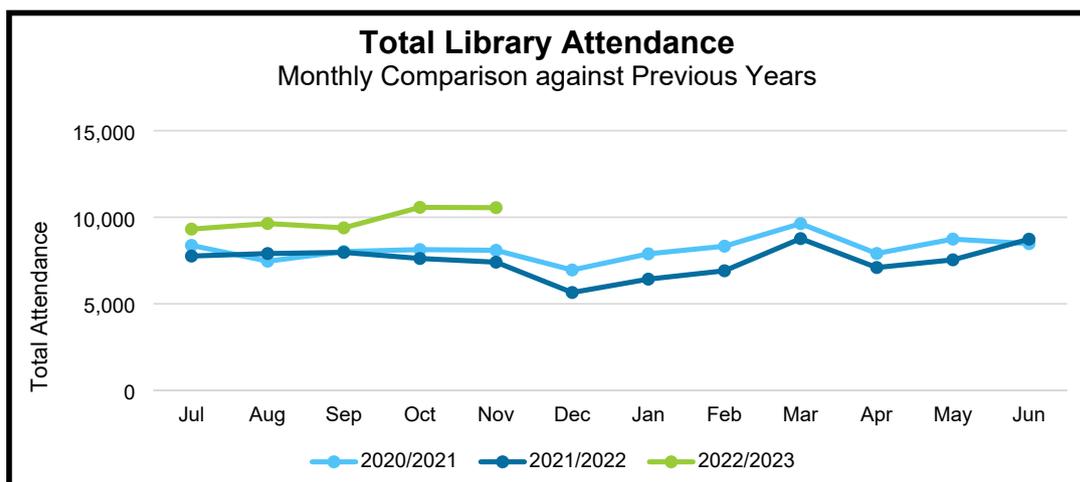
Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Library Resources Acquired					
Bowen & Collinsville Libraries	1,287	146	180	316	▢
Cannonvale Library	2,048	358	427	427	–
Proserpine Library	1,229	211	261	251	▢
e-Library	847	177	174	166	▢
Library Resources Borrowed					
Bowen Library	17,254	3,590	3,237	3,598	▢
Cannonvale Library	33,303	6,817	6,789	6,283	▢
Collinsville Library	2,149	470	328	359	▢
Proserpine Library	15,891	3,262	3,204	3,103	▢
e-Library	27,120	2,055	2,087	1,829	▢
Mobile Library	0	0	0	0	–
Library Attendance					
Bowen Library	13,964	2,705	2,929	2,792	▢
Cannonvale Library	19,916	3,771	4,142	4,151	▢
Collinsville Library	2,927	562	727	832	▢
Proserpine Library	12,661	2,349	2,775	2,779	▢
Library Website					
Website Visits	13,347	3,466	2,374	2,444	▢



Community Services
Monthly Report | November 2022

Service	YTD	Sep	Oct	Nov	Monthly Trend
First 5 Forever (F5F)					
Resources - Acquired	88	42	5	12	▯
Resources - Borrowed by Branches	458	41	124	130	▯
Community Partnership Interactions	108	5	28	23	▯
Toolkits Distributed	115	23	31	27	▯
F5F In Library - Activities Held					
Bowen Library	37	5	8	9	▯
Cannonvale Library	56	7	12	14	▯
Collinsville Library	17	2	4	5	▯
Proserpine Library	57	6	12	15	▯
F5F In Library - Activities Attendance					
Bowen Library	630	87	150	226	▯
Cannonvale Library	1,426	199	330	417	▯
Collinsville Library	61	2	14	22	▯
Proserpine Library	848	78	178	263	▯
F5F Community Outreach - Events Held					
Bowen Library	9	2	3	2	▯
Cannonvale Library	12	1	3	3	-
Collinsville Library	8	0	5	3	▯
Proserpine Library	8	1	2	2	-
F5F Community Outreach - Events Attendance					
Bowen Library	220	30	40	74	▯
Cannonvale Library	959	27	133	107	▯
Collinsville Library	100	0	64	36	▯
Proserpine Library	560	60	415	10	▯



Community Services Monthly Report | November 2022

Service	YTD	Sep	Oct	Nov	Monthly Trend
In Library Programs - Events Held					
Bowen Library - Adults	45	7	14	7	□
Bowen Library - Children	30	9	6	4	□
Cannonvale Library - Adults	33	3	10	6	□
Cannonvale Library - Children	72	19	12	13	□
Collinsville Library - Adults	2	1	0	0	–
Collinsville Library - Children	6	4	0	0	–
Proserpine Library - Adults	27	4	9	4	□
Proserpine Library - Children	41	11	7	6	□
In Library Programs - Events Attendance					
Bowen Library - Adults	129	22	56	7	□
Bowen Library - Children	552	111	353	19	□
Cannonvale Library - Adults	176	11	74	33	□
Cannonvale Library - Children	1,297	328	203	258	□
Collinsville Library - Adults	17	8	0	0	–
Collinsville Library - Children	41	28	0	0	–
Proserpine Library - Adults	178	16	98	19	□
Proserpine Library - Children	476	157	75	74	□
Community Outreach - Events Held					
Bowen Library - Adults	22	5	4	4	–
Bowen Library - Children	0	0	0	0	–
Cannonvale Library - Adults	21	4	4	4	–
Cannonvale Library - Children	0	0	0	0	–
Collinsville Library - Adults	5	0	0	1	□
Collinsville Library - Children	0	0	0	0	–
Proserpine Library - Adults	22	4	4	5	□
Proserpine Library - Children	0	0	0	0	–
Community Outreach - Events Attendance					
Bowen Library - Adults	230	85	34	36	□
Bowen Library - Children	0	0	0	0	–
Cannonvale Library - Adults	161	30	32	32	–
Cannonvale Library - Children	0	0	0	0	–
Collinsville Library - Adults	4	0	0	1	□
Collinsville Library - Children	0	0	0	0	–
Proserpine Library - Adults	280	53	49	65	□
Proserpine Library - Children	0	0	0	0	–
Public Computer Usage					
Bowen Library	2,273	459	459	478	□
Cannonvale Library	3,117	630	577	616	□
Collinsville Library	128	32	23	27	□
Proserpine Library	1,229	232	255	265	□

Bowen Work Camp

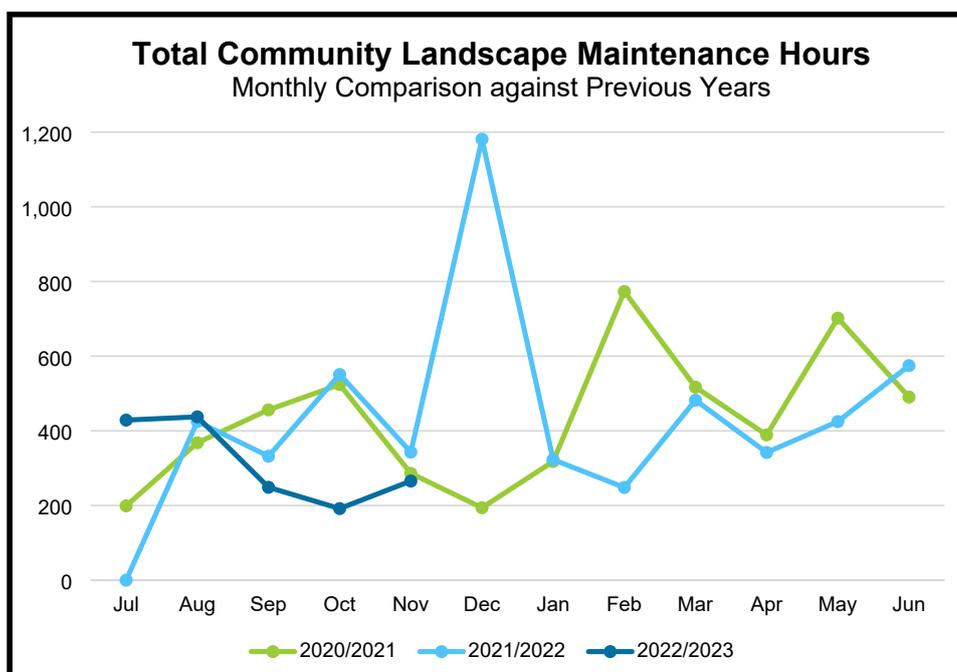
Council partners with Queensland Corrective Services to provide beneficial works projects for the community and rehabilitate offenders with their return to society. They perform a multitude of tasks including maintenance of fences, cemeteries, sportsgrounds and showgrounds, propagation of plants and they also participate in many restoration and general maintenance projects.

Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Community Landscape Maintenance Hours	1,573	248.75	191.75	265.75	▮
Community Indoor Tasks Hours	451	84	98.5	100.5	▮
New Project Assessment Hours	2	0	1.0	1.0	–
WRC Landscape Maintenance Hours	148	15.25	33	36.5	▮
WRC Nursery Maintenance/Propagation Hours	33	6	3.75	3.5	▮
WRC Indoor Tasks Hours	0	0	0	0	▮
QCS Compound Duties Hours	440	106.5	73.75	99.0	▮

Projects

Project	Status	% Complete	Budget
Collinsville Youth Coalition – Installing table and chairs	Scheduled	0%	✓
Bowen Neighbourhood Centre – Snipping and mowing yard until they move into new premises	In Progress	80%	✓



Aquatic Facilities & Caravan Parks

The Recreation Services branch is responsible for delivering recreation and youth programs that activate our public and open spaces, supporting recreation groups to secure funding for projects, maintaining Council's caravan parks and aquatic facilities, and master planning for future sport and recreation assets.

Aquatic Facilities – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Airlie Beach Lagoon – Total Users	139,247	30,319	35,135	40,498	▮
Airlie Beach Lagoon – Total Offences	1,335	174	412	364	▮
Pool Attendance – Bowen	26,128	2,894	9,660	11,460	▮
Pool Attendance – Collinsville	9,445	2,269	3,479	3,697	▮
Pool Attendance – Proserpine	20,067	5,390	7,993	5,122	▮

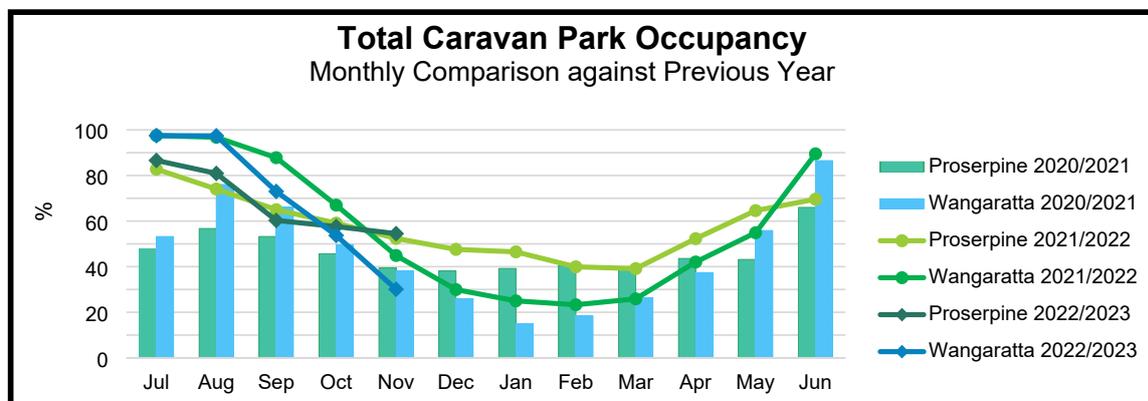
*Collinsville Swimming Pool closed during Winter months

Caravan Parks – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Proserpine Tourist Park					
Occupancy (%)	68.0	60.3	57.6	54.5	▮
Revenue (\$)	249,497	49,461	34,139	33,400	▮
Accumulated Revenue - Laundry Service (\$)	12,565	2,739	3,002	3,975	▮
Wangaratta Caravan Park					
Occupancy (%)	70.3	73	53.7	30.1	▮
Revenue (\$)	343,568	75,570	41,753	23,397	▮
Accumulated Revenue - Laundry Service (\$)	14,809	3,545	2,698	4,890	▮

Caravan Parks Occupancy – Yearly Comparison for November

Service	2019	2020	2021	2022	Yearly Trend
Occupancy (%)					
Proserpine Tourist Park	44.8	45.6	59.1	54.5	▮
Wangaratta Caravan Park	34.0	49.6	67.0	30.1	▮



Proserpine Entertainment Centre

The Proserpine Entertainment Centre facilitates and delivers a wide variety of activities and programs from live performance to cinema, workshops and masterclasses to lectures and seminars.

Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Ticketed Events					
Events Held – Public Program	9	5	3	0	▯
Events Held – Hires	14	2	2	10	▯
Events Held - Different Movies	0	0	0	0	–
Events Held - Cinema Sessions	0	0	0	0	–
Ticket Sales					
Ticket Sales - Performance - Walk Up	707	288	178	180	▯
Ticket Sales - Performance - Internet	3426	216	1,524	1,332	▯
Ticket Sales - Performance - Phone	154	59	36	52	▯
Ticket Sales - Cinema - Walk Up	0	0	0	0	–
Ticket Sales - Cinema - Internet	0	0	0	0	–
Ticket Sales - Cinema - Phone	0	0	0	0	–
Functions & Events					
Functions	1	0	0	0	–
Functions – Attendees	50	0	0	0	–
Events	0	0	0	0	–
Events – Attendees	0	0	0	0	–
Hours					
Volunteer Hours	183	60	42	60	▯
Casual Hours (Paid) - Front of Hours	406.5	177	39.25	62.25	▯
Casual Hours (Paid) - Technical	360.75	108.5	64	80.25	▯
Booking Enquiries	24	8	4	3	▯
Website Hits	15,243	3,353	3,217	3,939	▯
Facebook Reach	32,686	2,917	6,343	12,656	▯
Feedback	2	0	0	2	▯
Bar Sales	9,478	1,933	846	6,699	▯

Shows & Performances for the month of November:

- Edge Dance – End of Year Concert x 3
- Whitsunday Dance Connection – End of Year Concert x 2

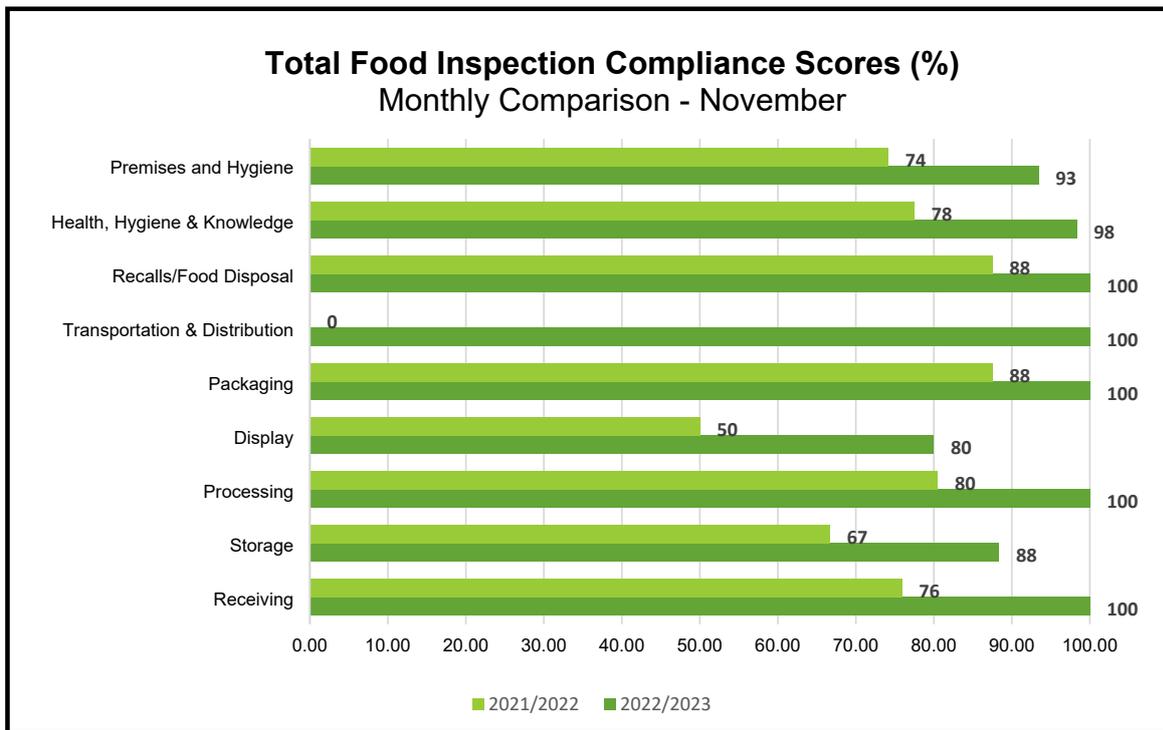
Environmental Health & Local Laws

The Environmental Health & Local Laws branch is responsible for regulation of all local laws and laws associated with Environmental Protection and Public Health. The Environmental Health Unit is responsible for licensing and inspection of food and accommodation premises, assessment of liquor licensing referrals, provides development conditions and the protection of the environment and public health. The Local Laws unit licenses prescribed activities and addresses all breaches of Local Laws including animal control and property compliance involving vegetation, accumulation of materials and temporary homes. Local Laws is also responsible for maintaining the animal impoundment facility, on/off-street car parking compliance and commercial parking operations. The branch is active in development, review and maintenance of related policies and registers.

Environmental Health – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Environmental Health					
Environmental Health – Plan Approval Applications Received	34	7	13	4	▯
Environmental Health Applications Received	41	10	9	6	▯
Food Safety Programs Received	1	0	0	0	–
Liquor Licence Referrals Received	18	3	5	0	▯
Food Business - Inspections	38	6	5	11	▯
Food Business - Re-Inspections	4	0	0	0	–
Food Safety Programs Audit Reports Reviewed	6	0	3	1	▯
Personal Appearance Services - Inspections	1	0	0	0	–
ERAs - Inspections	1	0	0	0	–
Development Applications Referrals Received	2	0	0	1	▯
Accommodation - Inspections	5	0	0	1	▯
Accommodation - Re-inspections	1	0	0	0	–
Erosion Sediment Control - Inspections	0	0	0	0	–
Complaints Received - Asbestos	1	0	1	0	▯
Complaints Received - Litter & Dumping	3	0	0	2	▯
Complaints Received - EH General	41	2	11	13	▯
Event Application Assessment	7	3	0	4	▯
Food Inspection Compliance Categories					
Receiving (%)	95.29	100.00	100.00	100.00	–
Storage (%)	88.62	100.00	100.00	88.37	▯
Processing (%)	91.43	100.00	100.00	100.00	–
Display (%)	78.33	100.00	100.00	80.00	▯
Packaging (%)	95.29	100.00	100.00	100.00	–
Transportation & Distribution (%)	90.00	100.00	100.00	100.00	–
Recalls/Food Disposal (%)	95.00	100.00	100.00	100.00	–
Health, Hygiene & Knowledge (%)	79.94	50.00	83.33	98.33	▯
Premises and Hygiene (%)	83.69	80.00	83.33	93.43	▯

Community Services
Monthly Report | November 2022



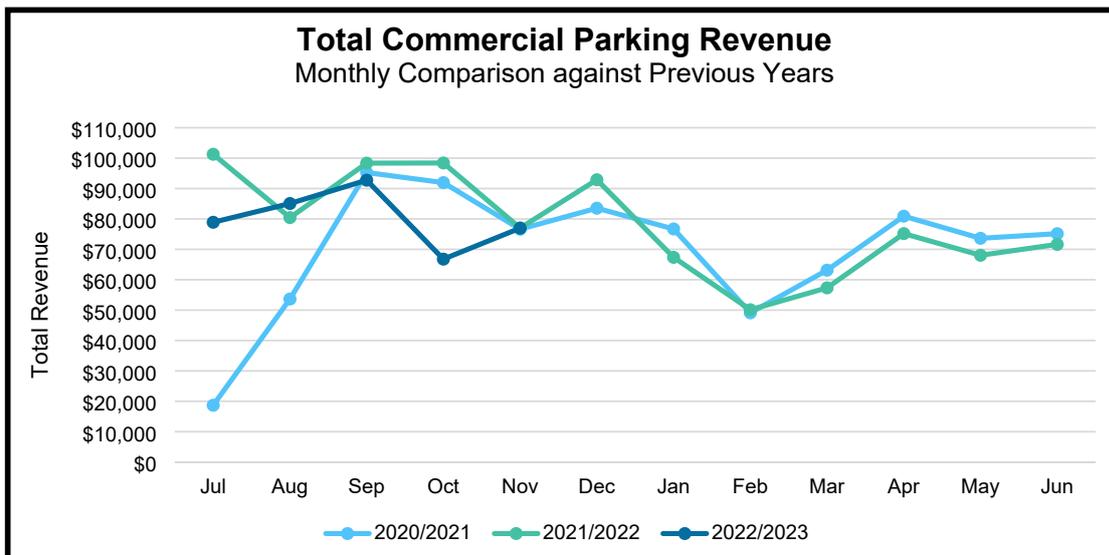
Local Laws – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Local Laws					
Local Law Applications Received	38	16	8	5	▯
Complaints Received - Animal Management	430	97	90	68	▯
Complaints Received - Other Local Law	473	96	102	93	▯
Compliance Notices Issued	110	19	29	29	-
Renewal/Reminder/Final Notices	567	435	25	28	▯
Infringement Responses	454	105	104	93	▯
Dog Registrations	3,923	185	96	114	▯
Cat Registrations	484	13	9	10	▯
Parking Infringements - Issued	936	212	217	192	▯
Parking Infringements - Waived	73	18	19	8	▯
Other Infringements - Issued	231	85	50	34	▯
Other Infringements - Waived	45	11	15	11	▯
Infringement Reminder Notices Sent	701	76	129	145	▯
Proserpine Self-Contained Vehicle Park Inspections	1,319	237	288	115	▯

Community Services
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Commercial Parking – Operations

Car Parks	YTD	Sep	Oct	Nov	Monthly Trend
Heart of the Reef Transit Facility					
Occupancy (no.)	17	6	3	0	▢
Revenue (\$)	952	336	168	0	▢
Port of Airlie					
Average Spend (\$)	11.94	12.13	11.71	12.52	▢
Tariff (most selected)	12-24hr	12-24hr	12-24hr	12-24hr	–
No. of tickets purchased	11,848	2,494	1,972	2,239	▢
Revenue (\$)	141,470	30,252	23,081	28,022	▢
Airlie Lagoon Precinct					
Average Spend (\$)	4.29	4.27	4.29	4.32	▢
Tariff (most selected)	1-2hr	1-2hr	1-2hr	1-2hr	–
No. of tickets purchased	32,650	8,248	5,578	6,361	▢
Revenue (\$)	140,074	35,298	23,917	27,476	▢
Abell Point Marina					
Average Spend (\$)	8.80	8.98	8.58	9.10	▢
Tariff (most selected)	4-12hr	4-12hr	4-12hr	4-12hr	–
No. of tickets purchased	9,672	2,128	1,653	1,665	▢
Revenue (\$)	85,246	19,118	14,176	15,153	▢
Coconut Grove					
Average Spend (\$)	5.48	5.65	4.42	6.16	▢
Tariff (most selected)	2-4hr	2-4hr	2-4hr	2-4hr	–
No. of tickets purchased	5,941	1,430	1,033	1,026	▢
Revenue (\$)	33,686	8,084	5,601	6,323	▢



Natural Resource Management & Climate

The Natural Resource Management & Climate branch is responsible for developing and implementing various environmental and community health and safety programs such as pest, weed and water quality programs as well as maintaining stock routes and implementing the Biosecurity Plan.

Natural Resource Management – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Complaints Received - Pest & Weed	47	7	8	14	▢
Complaints Received - Environmental	47	14	12	8	▢
Property Pest Management Plan (PPMP) Implemented/Reviewed	5	0	3	1	▢
PPMP Annual Reviews Completed	20	2	2	2	–
Landholder Access - Herbicide Rebate	20	2	3	6	▢
Landholder Access - Mechanical Rebate	2	0	0	1	▢
Letters/Emails to Landholders - Weeds	204	16	71	64	▢
Property Visit/Inspections - Weeds	397	66	22	116	▢
Property Visit/Inspections - Feral Animals	23	6	1	4	▢
Feral Animals - Traps Set	5	3	0	2	▢
Feral Animals - Trapped	14	3	0	0	–
Aerial Shooting - Flights	10	0	5	4	▢
Aerial Shooting - Feral Animals Shot	1,463	0	461	772	▢
Properties Baited	34	4	12	1	▢
Baits Laid (kg)	5,361	900	1,960	1	▢
Length of Road Reserve Sprayed (km)	0.0	0	0	0	–
No. of Council Lots Sprayed/Inspected	9	0	0	1	▢
Mixed Chemicals Used (L)	800	0	0	200	▢
Workshops/Field Days/School Talks	4	2	0	0	–
Letters/Emails to Landholders - Environment	331	12	227	92	▢
Property Visit/Site Inspection - Environment	112	8	16	88	▢
PIN's/Biosecurity Orders Issued - Environment	3	-	-	3	–
Project Reports - not to Council	18	2	3	3	–
Briefing / Council Reports	13	0	2	4	▢
Bushfire Hazard Reduction Burns	3	0	0	3	▢
Bushfire Management Plans	12	-	-	12	–
Environmental Planning Projects Completed	3	0	0	2	▢
DA's Assessed (including RFI & Conditions & Advice) Completed	35	1	4	12	▢

Projects

Project	Status	% Complete	Budget	Time
Bushfire Management Program	In Progress	50%	✓	✓

Climate Hub – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Media Releases	5	0	1	1	–
Facebook Post Reach	5,024	1,013	575	0	▢
Facebook Followers	3,475	699	701	705	▢
Website Views	1,495	266	253	332	▢
Projects Underway	47	10	9	8	▢
Projects in Developments	24	4	7	5	▢

Projects

Project	Type	Status
Developing a Whitsundays Carbon Offset Project	Economic	Stage 1 completed and being presented to ELT & Council.
Funding and Financing Adaptation – A Case Study	Economic	Stage 2 contracted
Whitsunday Water Treatment and Pumping Optimisation	Economic	Underway - CQU Masters student in year 2 of 2 plus two engineering sub-projects
Whitsunday Healthy Heart (WHH) Project	Social	Underway (year 2 of 4)
Climate Ready Biodiversity Mapping	Environmental	Masters student being engaged
Hub Partnership Program	Social	Developed – on hold pending Hub review
Sustainable Events Guide	Social	Completed – awaiting Council approval to release
IoT masters research development	Economic	Recruitment underway
Hydrogen Use Case Analysis	Economic	Underway

Update

Pest Management Projects:

- Leucaena Urban Management Program – Contractors have been engaged and due to commence works.
- RMPC Weed Management Program – Contractors have commenced works
- Council is working in conjunction with Department of Agriculture & Fisheries on conducting research for Grader Grass Management.
- Aerial Shooting was carried out in the Birrale/Bogie area with 772 animals destroyed. This shoot was in collaboration with Biosecurity Queensland.
- Council's Aerial Shooting Program is now complete for 2022/2023.
- Bren completed the guidelines for Local Government shooting programs.
- NRM & Climate hosted a Proserpine High School work experience student.

Other Natural Resource Management Projects:

Coastal

- Draft Pioneer Bay “Go Slow” project plan developed, currently being reviewed by stakeholders

Bushfire Management

- Council worked with QFRS and carried out the 2 hazard reduction burns at Dingo Beach.
- Kyron has commenced working with landholders of creating Bushfire Management Plans with 12 currently underway.

Environment Projects:

- Matters of Local Environmental Significance data has been interrogated and case study areas analysed. The MLES data and report will be presented up through Council over the next couple of months.
- Waite Creek revegetation stage – Trader Court has commenced. This is aiming to plant approximately 500 native seedlings at a section of waterway between Trader Court and Waite Creek.
- Collinsville’s Flying Fox count for November was approx. 2,700.

Climate Change

- Whitsunday Healthy Heart Project
- Funding and Financing Adaptation – A Case Study
- Whitsunday Water Treatment & Pumping Optimisation + 2 additional sub-projects
- Climate Communications and Engagement Strategy Implementation
- Climate Ready Biodiversity Project
- Lot master’s student research development
- Hydrogen Use Case Analysis
- Hub Financial Sustainability Plan/Partnership Proposal developed – on hold pending Hub review

Customer Service

Call Centre – Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Business Hours Call Centre					
Calls Received – Total	27,867	6,747	4,892	3,832	▢
Calls Received – 1300 WRC QLD	15,750	3,431	2,720	2,590	▢
Calls Answered	14,058	3,000	2,482	2,293	▢
Calls Overflowed	1,058	209	158	243	▢
Calls Abandoned	519	189	72	37	▢
Calls Abandoned (%)	3.30%	5.51%	2.65%	1.43%	▢
Untracked Calls (Voice Msg)	115	33	8	17	▢
*ASL - Average Service Level (%)	79.5%	72.8%	81.1%	89.2%	▢
*ASA - Average Speed of Answer	17	32	21	15	▢
*AHT - Average Handle Time/Secs	197	190	216	201	▢
After Hours Call Centre					
Calls Received– Total (inc test)	790	155	123	79	▢
Calls Answered– (Charged)	435	83	102	57	▢
Calls Abandoned (%)	8.61%	12.9%	9.8%	17.7%	▢
*ASL - Average Service Level (%)	72%	72.3%	66.7%	64.6%	▢
*ASA - Average Speed of Answer	–	36	30	29	▢
*AHT - Average Handle Time/Secs	–	167	230	331	▢

Customer Transactions

Service	YTD	Sep	Oct	Nov	Monthly Trend
Receipts	59,155	23,901	9,168	8,307	▢
eServices Receipts	1,511	791	212	114	▢
eServices Receipts (%)	2.55%	3.31%	2.31%	1.37%	▢
Requests	10,128	1,690	1,486	1,987	▢
Counter Stats at FPOC (pay/req)	12,055	3,380	1,158	1,536	▢
eServices CRMs	14	5	3	1	▢
eServices CRMs (%logged)	0.14%	0.30%	0.20%	0.05%	▢

Payments:

- Total BPay, Austpost, Direct Deposits & EServices payment at **64.5%** of total payments.

Incoming Calls & Requests:

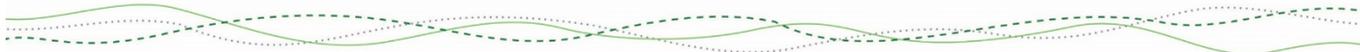
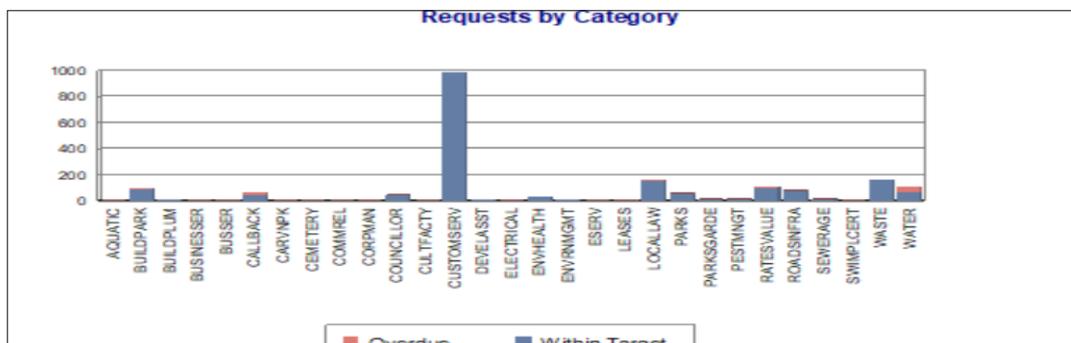
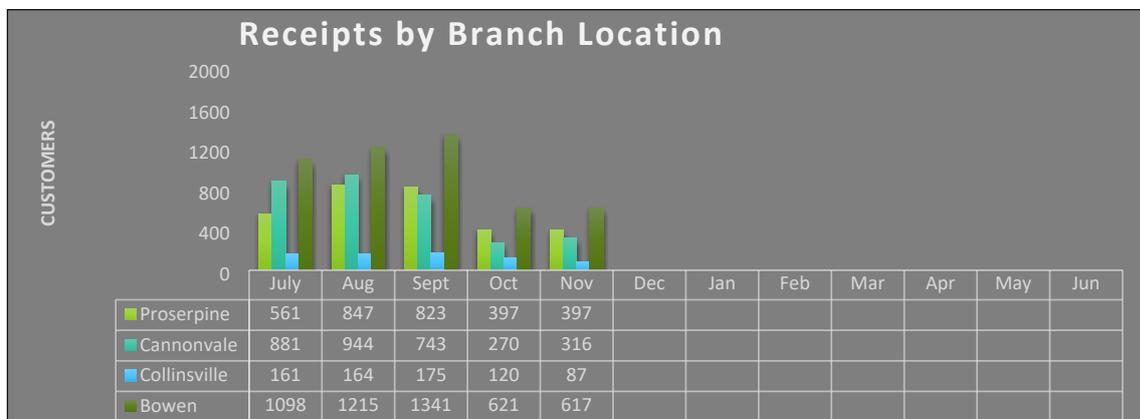
- Total of **1,536** visitors through the service centres.
- WRC Call Statistics at **89.2%** of calls answered in 25 seconds.
- CRM completion was **95.5%** within timeframe.
- First Point of Contact (FPOC) resolution was at **77.9%** for November.

Community Services

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Top Issues

Service	YTD	Sep	Oct	Nov	Monthly Trend
Counter Receipts					
Rates Search	889	190	139	184	▢
Rates Receipt	2,554	1,011	150	115	▢
New Animal Registrations	523	72	79	99	▢
Special Water Meter Reads	351	93	60	61	▢
Private Certifiers	271	56	47	57	▢
Telephone (First Point of Contact)					
Local Laws/Compliance and Environment	699	174	183	177	▢
Rates/Water Billing	1,085	467	235	136	▢
General	628	146	148	132	▢
Building/Plumbing/Planning and Develop	388	65	98	96	▢
Waste (Bins/Recycling/Refuse Centres)	369	76	95	70	▢
After Hours					
Call Back During Business Hours	30	9	8	12	▢
Water Supply Issue	142	17	27	11	▢
Road Signage/Works	12	1	1	6	▢
Wandering Animals	35	9	8	4	▢
Roaming Stock	20	3	7	4	▢



Cultural Heritage

Our Cultural Heritage includes all the elements of our cultural way of life which have gone before us, and which exist now. Cultural Heritage is an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions, and values.

Cultural Heritage includes the Reconciliation Act Plan (RAP) for increased recognition of the Indigenous People in the Whitsunday Region and the Indigenous Land Use Agreement (ILUA) sets out activities and communications with all Traditional Owners in the region. The ILUA will ensure Council is compliant and provide the community with knowledge on the Traditional Owners within our region.

Operations

Service	YTD	Sep	Oct	Nov	Monthly Trend
Meetings with Traditional Owners	2	0	0	1	▮

- On-site meeting held in Collinsville with Jangga Operations on Monday, 11 July 2022.
- Jangga Consultative Committee Meeting held in Charters Towers on Thursday, 17 November 2022.

Projects

Project	Status	% Complete	Budget	Time
Reconciliation Action Plan (RAP)	Complete	100%	✓	✓
Indigenous Land Use Agreements (ILUA)	In Progress	80%	✓	✓

13.5.1 - 500.2022.0075 Waste Facility Operation Services for Collinsville Transfer Station

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: David De Jager - Manager Waste and Recycling Services

AUTHORISING OFFICER: Adam Hagy - Director Infrastructure Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

This report presents to Council for consideration the evaluation panel's recommendation to award Contract 500.2022.0075 – Waste Facility Operation Services for Collinsville Transfer Station.

OFFICER'S RECOMMENDATION

That Council award Contract 500.2022.0075 Waste Facility Operation Services for Collinsville Transfer Station to JJ Richards & Sons Pty Ltd T/As JJ's Waste & Recycling on a schedule of rates basis for the amount of \$454,155.00 (excluding GST) for the contract period of seventeen (17) months and an additional \$690,048.45 (excluding GST) for the two (2) x twelve (12) month extensions at Council's discretion.

BACKGROUND

Whitsunday Regional Council (Council) is seeking an experienced and qualified Contractor to carry out the Site Management Services at the Collinsville Transfer Station, as the current contract is due to expire on 31 January 2023.

The provision of the Site Management Services includes the supply of labour, plant and all other things necessary for the performance of the Services as described in the Agreement and this document, including the Transfer Station Management Plan.

The requirements to manage this facility has increased for this new contract to align with the Cannonvale Transfer Station, with successful Contractor have full responsibility of the site as a Person Conducting a Business or Undertaking (PCBU) (in accordance with the WHS Law and Regulations).

PROCESS

Tender Release

A Request for Tender (RFT) was released on 21 September 2022 and as advertised as follows in accordance with *Local Government Regulation 2012 S228*:

- a) eTenderBox
- b) Newspapers:
 - i. Whitsunday News; and
 - ii. Townsville Bulletin.

- c) Council's website.

Tender Evaluation Panel

The Tender Evaluation Panel (TEP) comprised:

- a) Manager Waste Services
- b) Waste and Recycling Management Officer
- c) Contracts Coordinator

Summary of Tenders Received

The following Tender submissions were received by the closing date of time of 2.00 pm on Friday 14th October 2022:

- a) JJ Richards & Sons Pty Ltd T/As JJ's Waste & Recycling (JJ's Waste & Recycling);
- b) The Trustee for Kunapipi Springs Trust T/As Kunapipi Springs Trust (Kunapipi Springs); and
- c) North West Services Pty Ltd.

Note: An initial compliance check was conducted on the tender submission to identify if the response was non-conforming with the requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

The Tenderer was marked conforming and progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements of the RFT had been met.

Evaluation of Tenders

The Tenderers were assessed against the qualitative selection criteria. The qualitative criteria were weighted according to their importance as perceived and agreed by members of the TEP. Relative weightings were published within the RFT as per below:

Criteria	Weighting
Relevant Experience & Key Personnel	25%
Demonstrated Understanding	15%
Tenderers Resources & Availability	10%
Pricing	40%
Local Supplier	10%

Summary of Evaluation Scores

The qualitative criteria assessment was carried out by the TEP members individually on all the information provided by the Tenderers according to the level of response and compliance to the requirements of the contract to determine the overall capability and best value for money for Council.

The evaluation of the conforming tenders involved an assessment of the level of each Tenderers responses to each of the criterion and was given a score between 0-10 with each criterion having an overall % weighted proportionally of the total evaluation score.

On completion of the individual evaluation assessment, a meeting was conducted to discuss the overall status of the Tenderers and their submissions. Based on these results and discussion, the Evaluation Panel commenced Technical Clarification Questions (TCQ's) and negotiations to assist in:

- a) Understanding of the Specification, especially in regard to the new requirements on the successful Tenderer managing this facility with having the full responsibility of the site as a PCBU (as stated above in the Background)
- b) Ensuring all resourcing and meal breaks have been considered and included in the monthly schedule of rates submitted; and
- c) Confirming if the monthly schedule of rates submitted were fixed with no escalations; and
- d) Ensuring resources are adequate for all operations of Council facilities.

All responses were reviewed and considered and included in the Evaluation.

A summary of the tender final assessment is detailed below:

Evaluation criteria	Weighting %	J.J. Richards & Sons Pty Ltd	The Trustee For Kunapipi Springs Trust T/As Kunapipi Springs Trust	North West Services Pty Ltd
Relevant Experience & Key Personnel	25%	22.5%	15.0%	11.7%
Demonstrated Understanding	15%	12.3%	7.3%	7.0%
Tenderers Resources & Availability	10%	8.8%	5.3%	5.0%
Pricing	40%	28.5%	32.0%	40.0%
Local Supplier	10%	10.0%	10.0%	10.0%
	100%	82.1%	69.6%	73.7%

The monthly schedule of service rates was calculated over the contract period (17 months with an option of two (2) x 12-month extensions at Council's discretion).

A CPI increase was applied (in accordance with current index) to the two (2) x twelve (12) month extensions for the following Tenderers, as was stated in their submission, through negotiations and clarifications during the Tender Evaluation:

- e) JJ's Waste & Recycling; and
- f) North West Services Pty Ltd

Based on the above, North West Services Pty Ltd were the most competitive Tenderer in excess of 31-36% over the other two Tenderers.



Combined Weighting Summary

Based on the results from the evaluation, JJ's Waste and Recycling scored the highest percentage overall by demonstrating they:

- a) have many years of experience in the waste industry and are currently managing Transfer Stations and Landfills for the following Queensland Councils:
 - i. Whitsunday Regional Council – Cannonvale Transfer Station
 - ii. Sunshine Coast Council – Nambour Resource Recovery Area
 - iii. Western Downs Regional Council - Dalby Transfer Station; and
 - iv. Western Downs Regional Council – Winfields Road Waste Management Centre.
- b) have qualified, licenced and experienced personnel to assist the site operators and are available for back up if required
- c) will be looking to recruit the site operators from Collinsville and will provide onsite training in all functions required at the Transfer Station
- d) provided a detailed methodology outlining the major risks associated with the site and delivery of the services and how these will be mitigated
- e) provided detail on maintenance and servicing processes for their equipment
- f) provided a detailed Service Implementation Plan outlining all aspects in line with the Specification requirements, including contingency planning, risk management, personnel training, fees and charges and a customer service process.
- g) are accredited to AS/NZS ISO 9001 (Quality), AS/NZS 4801 (Safety) & AS/NZS ISO 14001 (Environment)
- h) provided detail on management functions for the site including control of public access, collection and processing, traffic assistance on site, waste storage areas, waste tracking information), waste acceptance and directions (Inspection of waste loads, identifying potential recyclable/reusable items to increase diversion rates, management of hazardous waste and fee management
- i) will be engaging a local subcontractor Coalfield Services for the provision of earthmoving equipment hire (ie backhoe) for the periodical burning of green waste; and
- j) are a local supplier having a depot and office in Cannonvale and a vehicle depot in Bowen which combined employs approximately 42 residents or ratepayers within the Region.

The Evaluation Panel recommends that JJ Richards & Sons Pty Ltd T/As JJ's Waste & Recycling be awarded 500.2022.0075 – Waste Facility Operation Services for Collinsville Transfer Station Contract on a schedule of rates basis for the amount of \$454,155.00 (excluding GST) for the contract period of seventeen (17) months and an additional \$690,048.45 (excluding GST) for the two (2) x twelve (12) month extensions at Council's discretion as per their tender submission and all clarifications discussed in this report as it represents the most advantageous outcome to Whitsunday Regional Council.

DISCUSSION/CURRENT ISSUE

Waste Facility Supervision Services for Collinsville Transfer Station are provided under Contract number 5200.2029.0111. The service specification was reviewed with the following objectives:

- Align the contract term with council's financial year;

- align the contract end date with the Cannonvale Transfer Station contract to facilitate the option of a single future contract; and
- facilitate the review of site operations in the short term to review and improve the level of service.

A new contract is required to be issued prior to the expiry of the current contract to ensure continuity of service to the Collinsville community.

STATUTORY/COMPLIANCE MATTERS

Section 7 of the Waste Reduction and Recycling Regulation 2011 (Qld) (Section 7) and Chapter 6 of the Environmental Protection Regulation 2019 (QLD) (Chapter 6) provide a regulatory framework for local governments to administer waste management activities within a local government area. The provisions do not require local governments to deliver services or undertake particular activities—rather; they provide the ability for local governments to provide these services.

STRATEGIC IMPACTS

Provide reliable, safe, secure, environmentally responsible, and affordable water and waste services.

FINANCIAL IMPLICATIONS

Provision has been made in Budget account 5033-10898-61120 for the service. Notwithstanding, an expected increase in costs will require additional funds of between \$31,435 and \$67,095 from the start of the new contract in February 2023 to the end of the financial year. Future provision will be through subsequent budget preparation cycles for the remainder of the Contract term.

CONSULTATION/ENGAGEMENT

Director Infrastructure Services
Executive Manager Procurement, Property & Fleet
Chief Operating Officer Whitsunday Water

RISK ASSESSMENT

The issue of a new contract within the required *Timings/Deadlines* are critical to the uninterrupted availability of waste disposal services to the Collinsville community.

TIMINGS/DEADLINES

The current contract expires on 31 January 2023, and a new Contractor must be procured with a commencement date of 1 February 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the

human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

N/A

13.5.2 - 500.2022.0083 Design, Supply and Installation of Bicentennial Boardwalk Upgrade

DATE: Wednesday 14 December 2022

TO: Ordinary Council Meeting

AUTHOR: Michael Downing - Coordinator Capital Project Delivery

AUTHORISING OFFICER: Adam Hagy - Director Infrastructure Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

This report presents to Council for consideration the evaluation panel's recommendation to award Contract 500.2022.0083 Design, Supply and Installation of Bicentennial Boardwalk Upgrade.

OFFICER'S RECOMMENDATION

That Council award Contract 500.2022.0083 Design, Supply and Installation of Bicentennial Boardwalk Upgrade to The Trustee For The Julatson Family Trust & The Trustee For The Marjen Family Trust (Plants Whitsunday) based on their alternative submission for the amount of:

- a) \$902,637.25 (excluding GST) for the full design and completion of Separable Portion 2, noting the requirement to increase the project budget by \$100k at the quarter two budget review to cover Separable Portion 2, and
- b) A provisional amount of \$2,589,819.35 (excluding GST) for Separable Portion 1 and 3, subject to funding and future Council budget approvals for the 2023-2025 financial years.

BACKGROUND

Council has received funding under the Local Roads and Community Infrastructure (LRCI) Program to upgrade the Bicentennial Boardwalk in three distinct sections:

- a) Separable Portion 1 - Whisper Bay boat ramp to Peninsula Apartments
- b) Separable Portion 2 - Sorrentos Restaurant to Coral Sea Resort
- c) Separable Portion 3 - Coral Sea Resort to Broadwater Car Park

It is anticipated that this funding will cover the design of all sections of the boardwalk, and one of the three Separable Portions for the supply and installation.

The supply and installation of the remaining two Separable Portions of the Bicentennial Boardwalk included in the design are proposed to be awarded and included in the Contract, as Provisional only and subject to future budget or funding approval.

PROCESS

Tender Release

A Request for Tender (RFT) was released on 20th October 2022 and advertised as follows in accordance with *Local Government Regulation 2012 S228*:

- a) eTenderBox;
- b) Newspapers:

- i. Whitsunday News; and
 - ii. Whitsunday Times.
- c) Council's website.

Tender Evaluation Panel

The Tender Evaluation Panel (TEP) comprised:

- a) Technical Officer - Engineer – Infrastructure Services
- b) Coordinator Capital Project Delivery – Infrastructure Services
- c) Contracts Officer – Corporate Services

Summary of Tenders Received

The following tenders were received by the closing time of 2.00pm Thursday 10th November 2022:

- a) Alder Constructions Pty Ltd
- b) The Trustee for The Julatson Family Trust & The Trustee for The Marjen Family Trust (Plants Whitsunday)
- c) Roman Contractors Pty Ltd
- d) R & J Contracting Services Pty Ltd

Note: An initial compliance check was conducted on the tender submissions to identify if the responses were non-conforming with the requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

All of the tenderers marked conforming progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements of the RFT had been met.

Evaluation of Tenders

The tenderers were assessed against the qualitative selection criteria. The qualitative criteria were weighted according to their importance as perceived and agreed by members of the TEP. Relative weightings were published within the RFT as per below:

Criteria	Weighting
Relevant Experience & Key Personnel	20%
Demonstrated Understanding	30%
Tenderers Resources & Availability	10%
Pricing	30%
Local Supplier	10%

Summary of Evaluation Scores

The qualitative criteria assessment was carried out by the TEP members individually on all the information provided by the Tenderers according to the level of response and compliance to the requirements of the contract to determine the overall capability and best value for money for Council.

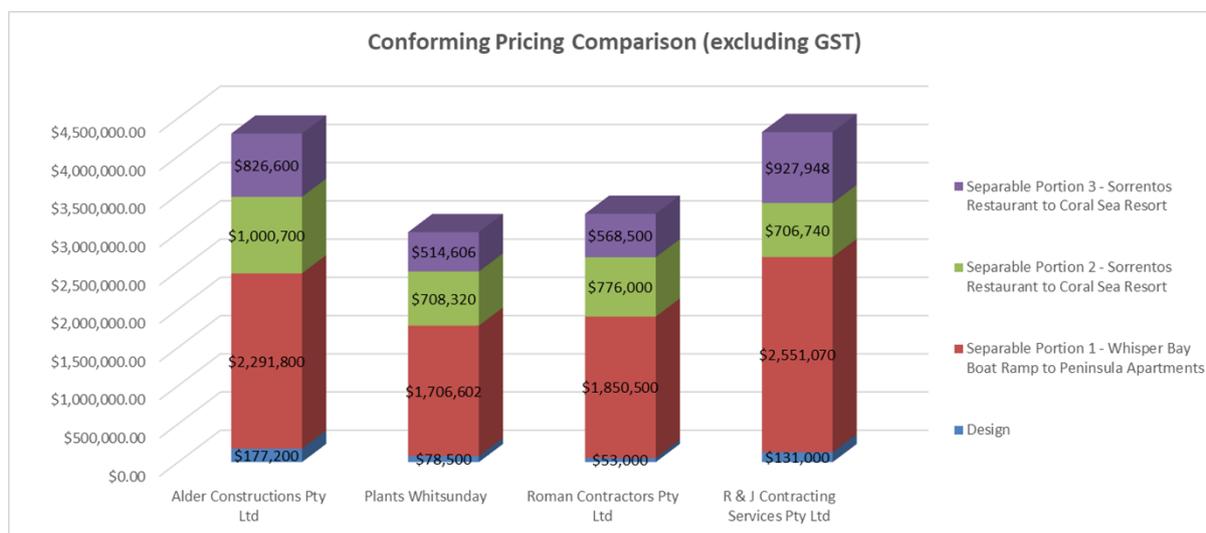
The evaluation of the conforming tenders involved an assessment of the level of each Tenderers responses to each of the criterion and was given a score between 0-10 with each criterion having an overall % weighted proportionally of the total evaluation score.

A summary of the tender final assessment is detailed below:

Respondents	Evaluation panel averaged Score	Total rank
Alder Constructions Pty Ltd	63.7%	2
Marjen Family Trust (Plants Whitsunday)	87.0%	1
Roman Contractors Pty Ltd	62.9%	3
R & J Contracting Services Pty Ltd	45.3%	4

As part of the tender, Council requested pricing on renewing the boardwalk like-for-like at approximately 2.8m wide, along with an alternative to increase the width to 3.5m to cater for increasing usage.

The below graphs show the pricing difference between the Tenderers based on both options:



Combined Weighting Summary

Based on the results from the evaluation, Plants Whitsunday scored the highest percentage overall with 87%, offered the most competitive pricing, and have demonstrated:

- a) previous experience working with Wagner CFT products including projects for Council
- b) proven capability to complete projects safely, on time and within budget
- c) available to complete the first stage of the project within the funding timeframe of 30 June 2023
- d) have an experienced project team, supported by two subcontractors.

The evaluation panel recommend the alternative width design and Separable Portion 2 (combined total \$902,637.25 excluding GST) be completed as the first stage of the project, with Separable Portions 1 & 3 awarded as provisional and subject to additional Council funding.

Council's budget for the design and first stage of the project is \$805,537 (excluding GST), with the additional funds proposed to be covered from Council reserves.

The Evaluation Panel recommends the Contract for 500.2022.0083 Design, Supply and Installation of Bicentennial Boardwalk upgrade be awarded to the Trustee for the Julatson Family Trust & the Trustee for the Marjen Family Trust (Plants Whitsunday) based on their alternative submission for the amount of:

- a) \$902,637.25 (excluding GST) for the full design and completion of separable portion 2, and
- b) A provisional amount of \$2,589,819.35 (excluding GST) for separable portion 1 and 3, subject to funding and Council budget approvals.

as it represents the most advantageous outcome to Whitsunday Regional Council.

DISCUSSION/CURRENT ISSUE

The timber boardwalks from the Whisper Bay boat ramp to Broadwater Avenue car park are iconic for Airlie Beach. The structures date back to the late nineties and are starting to show their age with increasing maintenance requirements as the usage increases.

In recent years a number of assets throughout the region have been replaced with longer lasting products to reduce the ongoing maintenance costs to council. It was requested in the tender that timber not be utilised in the new structures and alternative options for a like-for-like and a wider boardwalk be provided to allow suitable structures to be constructed to cater for growth.

While there will be disruption to the public and some businesses during the construction period for each section of the boardwalk, the ongoing maintenance will be drastically reduced and safety improved for users.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

STRATEGIC IMPACTS

Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained.

FINANCIAL IMPLICATIONS

The LRCI funding of \$805,537 will be exceeded by awarding the full design and construction of Separable Portion 2. Council will need to allocate funds to increase the project budget by approximately \$100,000.

Replacing the timber boardwalk with a low maintenance alternative will save Council \$100,000+ per annum in wages and materials. Currently two carpenters are attending to defects on these structures for a large portion of their time. As each section is completed, this will reduce immediately.

CONSULTATION/ENGAGEMENT

Director Infrastructure Services
Executive Manager Procurement, Property and Fleet – Corporate Services
Coordinator Capital Project Delivery – Infrastructure Services
Contracts Officer – Corporate Services

RISK ASSESSMENT

Council will be exposed to continued maintenance costs of \$100,000+ per annum and risk of litigation if defects are not kept on top of should the contract not be awarded.

TIMINGS/DEADLINES

Phase 3 of the LRCI funding must be completed by the end of the 2022/2023 financial year. The proposed program of works for the construction of Separable Portion 2 achieves this with a few weeks of contingency.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

No

ALTERNATIVES CONSIDERED

The alternative to carrying out the replacement of the boardwalk is to continue as is, maintaining the timber structure. This has not been recommended as the usage of the boardwalk continues to increase as new modes of transport become more popular, more people move to or visit the region and improved facilities encourage more to get active. Maintenance costs of the boardwalks are not going to reduce, only increase, which is unsustainable for Whitsunday Regional Council.

14 MATTERS OF IMPORTANCE

This item on the agenda allows Councillors the opportunity to raise an item not included on the agenda for discussion as a matter of importance.

15 LATE REPORT ITEMS

Possible Late reports to be included.

16 CONFIDENTIAL MATTERS

16.1 Office of the Mayor and CEO

16.1.1 - Appointment of Chief Executive Officer

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (a) the appointment, discipline or dismissal of the Chief Executive Officer.*

16.2.1 - Water Metering - Airlie Summit Body Corporate

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (d) rating concessions.*

16.3.1 - 20210040 - One Whitsunday Developments Pty Ltd v Whitsunday Regional Council & Ors - Planning and Environment Court Appeal No. 1372 of 2022

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.*

16.4.1 - Review of the Whitsunday Climate Change Innovation Hub

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (b) industrial matters affecting employees.*
 - (f) matters that may directly affect the health and safety of an individual or group of individuals.*