



ORDINARY COUNCIL

PUBLIC MINUTES

TUESDAY 22 SEPTEMBER 2015 AT 9.00 AM

Council Members >>

The Mayor, Councillor Jenny Hill
Councillor Suzanne Blom
Councillor Colleen Doyle
Councillor Gary Eddiehausen APM
Councillor Pat Ernst
Councillor Ray Gartrell
Councillor Jenny Lane
Councillor Anthony Parsons
Councillor Trevor Roberts
Councillor Vern Veitch
Councillor Les Walker

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Goals and Strategies of Townsville City Council >>

Corporate Plan >>

- Goal 1:** Economic Sustainability - A strong diverse economy which provides opportunities for business and investment with an integrated approach to long term planning where the city's assets meet the community needs.
- 1.1 Create economic opportunities for Townsville to drive community prosperity.
 - 1.2 Maximise opportunities through engagement and partnership with stakeholder achieve a strong resilient economy.
 - 1.3 Utilise the City Plan to inform the development of current and future infrastructure needs of Townsville.
 - 1.4 Promote and market Townsville as a vibrant destination for commerce, entertainment and lifestyle.
- Goal 2:** Environmental Sustainability - A sustainable future where our environment is valued through the protection and enhancement of our unique, natural and built environment with a commitment to reducing our environmental impact.
- 2.1 Effective management, protection and conservation of our environment to ensure a balance between built infrastructure and areas of environmental significance.
 - 2.2 Implement an effective integrated demand management approach to infrastructure planning and delivery.
 - 2.3 Preserve our natural environment through active management, education and compliance activities.
 - 2.4 Adopt urban design principles that create a distinct sense of place, enables and informs place creation, maximises efficiency, and enhances the built and natural environment.
 - 2.5 Research and implement environmental solutions utilising innovative smart technology and encourage behaviour change.
- Goal 3:** Social Sustainability - A vibrant community that is accessible, safe, healthy, creative and knowledgeable, where we embrace diversity and our sense of community.
- 3.1 Encourage active and healthy lifestyles through accessible public facilities and community initiatives.
 - 3.2 Support the community's access to and participation in a range of artistic, cultural and entertainment activities.
 - 3.3 Enhance wellbeing and safety in the community.
 - 3.4 Enhance a knowledgeable, inclusive and connected community that embraces growth and lifelong learning.
 - 3.5 Provide community infrastructure and services that support growth and meets community needs.
- Goal 4:** Responsible Governance - A well-managed, transparent and effective organisation that gives the community confidence, demonstrates financial sustainability, where our customers are satisfied with our services and our employees are proud to work here.
- 4.1 Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.
 - 4.2 Deliver best value customer service to our community.
 - 4.3 Enable innovation and technology capacity within council to drive organisational efficiencies.
 - 4.4 Engage with the community to inform council decision making processes.
 - 4.5 Provide inspirational leadership and contemporary management systems that drives a coordinated, motivated, highly effective and efficient organisation.
 - 4.6 Commit to open transparent and accountable governance to ensure community confidence and trust in council.
 - 4.7 Promote an organisational culture that values and empowers its workforce.

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REPORT	COUNCIL MEETING
DATE	Tuesday 22 September 2015 at 9.00am
ITEMS	1 TO 36
PRESENT	The Mayor, Councillor J Hill Councillor V Veitch Councillor S Blom Councillor C Doyle Councillor G Eddiehausen APM Councillor P Ernst Councillor R Gartrell Councillor J Lane Councillor A Parsons Councillor T Roberts Councillor L Walker

Opening of Meeting and Announcement of Visitors

The Chair, The Mayor, Councillor J Hill opened the meeting at 9.00am.

Prayer

The Mayor, Councillor J Hill delivered the opening prayer.

Apologies and Leave of Absence

There were no apologies or leave or absence noted.

Confirmation of Minutes of Previous Meetings:

It was moved by Councillor T Roberts, seconded by Councillor V Veitch:

"that the Minutes of the Ordinary Meeting held on 25 August 2015 and that the Minutes of the Special Council Meeting of 2 September 2015 be confirmed."

CARRIED UNANIMOUSLY

Disclosure of Interests

- (i) Planning and Development Committee - Perceived conflict of interest - Item 6 - Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom - Parkside Development Pty Ltd donated to the Townsville First election campaign.
- (ii) Townsville Water and Waste Committee - Perceived conflict of interest - Item 26 - Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen:
 - (a) NQ Excavations donated to the Townsville First election campaign; and
 - (b) Urbex Pty Ltd donated to the Townsville First election campaign (Urbex is a subsidiary of BMD).
- (iii) Townsville Water and Waste Committee - Perceived conflict of interest - Item 27 - Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen - NQ Excavations donated to the Townsville First election campaign.
- (iv) Townsville Water and Waste Committee - Perceived conflict of interest - Item 28 - Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen - NQ Excavations donated to the Townsville First election campaign.
- (v) Community and Cultural Committee - Perceived conflict of interest – Item 13 – Councillor A Parsons is the judiciary chair of the Townsville Castle Hill Touch Association.
- (vi) Officers Reports - Material personal interest – Item 31 – Councillor P Ernst's son works for A.E Smith & Sons NQ Pty Ltd.
- (vii) Officers Reports - Material personal interest – Item 32 – Councillor P Ernst's family is a submitter for the tender.

Councillor P Ernst requested it be noted on the record that he requested the Chief Executive Officer not provide him with any information regarding agenda item 32 prior to the meeting or after the meeting.

- (viii) Officers Reports - Perceived conflict of interest – Item 32 – Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom - Urbex Group donated to the Townsville First election campaign.
- (ix) Community and Cultural Committee – Perceived conflict of interest - Item 13 - The Mayor, Councillor J is the patron of the following organisations:
 - (a) Townsville Basketball Incorporated;
 - (b) Townsville Castel Hill Touch Association;
 - (c) Townsville Caste Hill Touch Referees Association;
 - (d) Townsville Citizens Band Association; and
 - (e) Townsville Eisteddfod.
- (x) Community and Cultural Committee – Perceived conflict of interest - Item 17 - The Mayor, Councillor J Hill is the patron for the Townsville Veterans Support Centre.
- (xi) Officers Reports – Perceived conflict of interest – Item 31 – Councillor L Walker - A.E Smith & Sons NQ Pty Ltd has provided hospitality to Councillor Walker.
- (xii) Officers Reports - Conflict of interest - Item 36 - Councillor C Doyle owns a building in Flinders Street which is located in the Priority Development Area.

Councillor C Doyle questioned the perceived conflict and the intended manner in which the councillors intended to deal with the conflict for item 6.

The Acting Chief Executive Officer commented that the Local Government Act permits the councillors to remain in the room.

Correspondence

The Mayor, Councillor J Hill tabled correspondence dated 17 September 2015 from McConaghy Properties in relation to item 6 on the agenda. (MI14/0025 – Full Council – Material Change of Use (Impact) Shopping Complex and Fast Food Outlet, 165 Hugh Street Currajong)

This letter had previously been circulated to councillors.

Petitions

- (i) Petition to request council give consideration to helping the resident and house owners to solve or direct some direction in solving the erosion problems at the Cungulla foreshore.**

Overview

Councillor L Walker tabled a petition from resident in relation to an erosion issue at Cungulla. The petition request council give consideration to helping the resident and house owners to solve or direct some direction in solving the erosion problems at the Cungulla foreshore.

The Mayor, Councillor J Hill requested that the petition be referred to the relevant department for consideration and a report presented to council.

- (ii) Petition to request extending the opening hours of Woolworths Rasmussen.**

Overview

The Mayor, Councillor J Hill tabled a petition requesting council give consideration to the extension of the opening hours of Woolworths Rasmussen.

The Mayor, Councillor J Hill requested that the petition be referred to the relevant department for consideration and a report presented to council.

Deputations

There were no deputations.

Notices of Motion

There were no notices of motion.

Presentations

There were no presentations.

Mayoral Minute

There was no Mayoral Minute.

Committee Items

Infrastructure Committee

It was MOVED by Councillor T Roberts, SECONDED by Councillor A Parsons:

"that the committee recommendations to items 1 to 5 be adopted."

CARRIED UNANIMOUSLY

1 Maintenance Services - Removal of Trees - Abbott Street, Oonoonba

Executive Summary

Council received a request from Aurizon, on behalf of their train drivers, for the removal of trees from a section of the Queensland Rail corridor in Oonoonba which were causing track visibility safety issues to the train drivers.

Aurizon's Signal Sighting representative has informed council that the trees located between the rail line and the road just before Rooney's Bridge, as trains approached from the southern side of the river, were causing safety concerns as the trees were obscuring the train drivers' vision of the track signals. Aurizon's Signal Sighting representative also informed council that the trains had to slow to a 'crawl' due to trees obstructing the line of sight to the signals.

Pruning the trees to approximately one metre in height was investigated, however this option was ruled out as the trees are unlikely to survive as similar pruning undertaken in the past had resulted in the same species of tree dying. Replanting of the site is considered as not being practical as the site is not currently irrigated, and access to the site is restricted as the new concrete bike path is not constructed to withstand heavy vehicle traffic.

Officer's Recommendation

1. That council receive and acknowledge this report.
2. That council endorse Maintenance Services' action of removing trees located on the city side of Rooney's Bridge that which were obscuring the vision of train drivers, and council support Maintenance Services decision for not replanting trees in this area.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 8402) where council resolved that the committee recommendation be adopted.

2 Engineering Services - Ryan Street Pedestrian Bridge

Executive Summary

This report is to update council on the condition status of works which have been undertaken to date, and the planned works associated with the repairs to the existing Ryan Street, Pedestrian Bridge.

Council will seek to appoint a combination of a suitably qualified contractor and council staff who, with the necessary skills, availability, and experience, will undertake the rectification works on the existing structure.

Officer's Recommendation

That council accept the rectification works and associated costs. Any budget adjustment required be addressed at the four month budget review.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 8402) where council resolved that the committee recommendation be adopted.

3 Engineering Services -TCW00132 - Supply & Delivery of Four New 23 Cubic Metre Domestic Refuse Collection Units

Executive Summary

This tender was called as part of the approved 2015/2016 Heavy Fleet Replacement Program. Tenders were invited for the supply and delivery of four new 23 cubic metre domestic refuse collection units for allocation to Townsville Waste Services.

This report provides detailed information and council's recommendation for awarding tender TCW00132 – Supply and Delivery of Four New 23 Cubic Metre Domestic Refuse Collection Units. The new Fleet Numbers are: HT23621, HT23651, HT30611 and HT30621.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. It is recommended that Tender No TCW00132 - Supply and Delivery of four 23 cubic metre Domestic Refuse Collection Unit be awarded to Brown & Hurley for four only DAF FAT CF75 6x4 rigid trucks fitted and commissioned with Superior PAK 24m3 Side Loader domestic refuse collection bodies at a quoted price of \$414,467.97 each (excl GST).

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 8402) where council resolved that the committee recommendation be adopted.

4 Property Management - PSA00024 Pest and Sanitation Services

Executive Summary

This preferred supplier arrangement provides services for Pest Control and Sanitation Services to nominated Council buildings. The structure of the contract and associated specifications details pest and sanitation services which incorporates both scheduled works and non-scheduled works. Tenderers had the option to either tender for pest control or sanitation services, or both pest control and sanitation services together. The proposed contract will be for an initial term of two years with an option for a one year plus one year extension.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award contract PSA00024 - Provision of Pest Control and/or Sanitation Services to Spinifex Pest Control for \$71,641.79 (excl GST) per annum for the provision of Pest Control only and JJ Richards & Sons Pty Ltd for \$84,913.96 (excl GST) per annum for Sanitation Service only.
3. That the contract is for a two year period with the optional provision for council to offer extensions on a one plus one yearly basis.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 8402) where council resolved that the committee recommendation be adopted.

5 Road safety in the Bluewater District

Overview

Councillor S Blom spoke about the issue of vehicles colliding with brumbies in the Bluewater district and noted her concerns about the speed of vehicles coming into T intersections. Councillor Blom questioned whether there is sufficient speed signage in the area.

Staff have noted Councillor Blom's concerns and will investigate her request to review speed signs in the relevant area.

Committee Recommendation

That Infrastructure staff investigate the need for a review of speed signs in the relevant Bluewater area.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 8402) where council resolved that the committee recommendation be adopted.

Planning and Development Committee

In accordance with section 173 of the *Local Government Act 2009*, Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom declared a perceived conflict of interest in regards to item 6.

- (a) **the name of the councillors who have the perceived conflict of interest:**
Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom
- (b) **the nature of the conflict of interest as described by the Councillor:**
Parkside Development Pty Ltd donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the perceived conflict of interest:**
The Councillors determined that they could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered their position and was of the opinion that they could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillors voted as per the committee recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the committee recommendation.

It was MOVED by Councillor A Parsons, SECONDED by Councillor V Veitch:

"that the committee recommendations to items 7 to 11 be adopted and that item 6 be dealt with separately."

CARRIED

Item 6 MI14/0025 Material Change of Use (Impact) Shopping Complex and Fast Food Outlet, 165 Hugh Street Currajong

It was MOVED by Councillor A Parsons, SECONDED by Councillor P Ernst:

"that the committee recommendation be adopted."

Amendment

It was MOVED by Councillor C Doyle, SECONDED by Councillor L Walker:

"that the officer's recommendation be adopted."

The amendment was LOST.

The substantive motion on being put was CARRIED.

Councillor C Doyle requested that it be recorded in the minutes that she dissented from the above decision.

Councillor L Walker and Councillor C Doyle requested a division.

FOR: Councillors P Ernst, V Veitch, G Eddiehausen, T Roberts, S Blom, J Lane and A Parsons.
AGAINST: Councillors L Walker, C Doyle, R Gartrell and J Hill.

6 MI14/0025 Material Change of Use (Impact) Shopping Complex and Fast Food Outlet, 165 Hugh Street Currajong

Executive Summary

This application seeks a Development Permit – Material Change of Use for a Shopping Complex and Fast Food Outlet, situated at 165 Hugh Street, Currajong. The site is 4.1 hectares of Green Space positioned between the Bayswater Road and Woolcock Street intersections with direct access from Hugh Street. Surrounding land uses consist of a caravan park and small convenience tenancies to the north and east, Currallia Lake to the south and east – connected through a stormwater drainage reserve and residential development further eastward. The site is currently owned and occupied by the Hugh Street Rugby Union Club.

The applicant seeks approval to remove the rugby grounds and replace with a new shopping complex including retail/shops, specialty store, medical centre, and fast food drive-thru, all anchored by a full-line supermarket with a combined gross floor area of 7,007m². A total of 363 car parks are also proposed.

Under the City Plan 2005, the development is listed as Impact Assessable and an Inconsistent Use within the Green Space precinct which is intended to accommodate parkland and recreational activities in line with the current land use. The strategic objectives of the City Plan 2005 are explicit in that such activities are consolidated within defined commercial centres and consistent with the established retail hierarchy as set out under Structure Plan Map 3.1. Despite the application being subject to the now superseded City Plan 2005 considerable weight was also given to the recently adopted Townsville City Plan, as allowed under section 317 of the *Sustainable Planning Act 2009*.

The 'need' is not strong or urgent for a second full line supermarket within the overall catchment at this time. Further, the impacts and potential impacts such a development will have on existing centres are underestimated by the applicant with Castletown Shopping centre and Garbutt IGA likely to incur a reduced turnover impact closer to 20% in subsequent years. This is significant and would lead to trading difficulties for some tenancies, with probable increases in vacancies at these centres.

The development is in direct conflict with the Open Space and Recreation Study which was used as one of the baseline studies in the preparation of the Townsville City Plan. This study identified an overall undersupply of public open space land for this area with shortages expected to increase as population grows. Approval of this development will likely hamper efforts to meet community demand and expectations for sports and recreation land into the future.

A total of six submissions (one submission contained 182 signatures) were received against the development. Submissions objected on grounds relating to overall inconsistencies with the City Plan 2005 and Townsville City Plan, economic need and unacceptable adverse impacts on existing retail facilities, amenity, inappropriate use and loss of sport and recreation land, environmental, traffic and parking, and flooding and storm tide inundation. In addition, following the completion of the Public Notification Period, a petition containing over 1,500 signatures as well as over 250 signed letters have been received by council, all opposed to the approval. While not formal submissions in accordance with the Act, the assessment manager can give weight to these concerns in making the recommendation outlined below.

In consideration of the submissions and application material against both the City Plan 2005 and the Townsville City Plan (2014), there are insufficient grounds to support the proposed development given the identified conflicts. The proposal would have unacceptable impacts on both the existing retail hierarchy and the strategic intent of the City Plan 2005 and the recently adopted Townsville City Plan. Furthermore, approval of a supermarket in the location will ultimately undermine the future ability of the existing Major Centre to attract a second full-line supermarket as planned for in the Townsville City Plan, to the detriment of the community. As such, it is recommended that council refuse the development pursuant to section 324 of the *Sustainable Planning Act 2009*.

This recommendation is consistent with the advice previously provided to the applicant during the drafting phase of the Townsville City Plan and throughout the application process following lodgement.

The proposal is an inconsistent use that compromises the strategic intent of the City Plan 2005, District Code 2 – Townsville Inner Suburbs (Green Space precinct) and Townsville City Plan. Overall,

Officer's Recommendation

That council refuse application MI14/0025 for a Development Permit for a Shopping Complex and Fast Food Outlet under section 324 of the *Sustainable Planning Act 2009* on land described as Lot 10 SP 206744, more particularly 165 Hugh Street Currajong on the following grounds –

- 1) the proposed development is in conflict with the following Desired Environmental Outcomes City Plan 2005;
 - a. Desired Environmental Outcome a) Economic Vitality;
 - b. Desired Environmental Outcome b) Infrastructure and Services;
 - c. Desired Environmental Outcome c) Transport and Mobility;
 - d. Desired Environmental Outcome e) Sense of Place and Community;
 - e. Desired Environmental Outcome f) Equality and Equity;
 - f. Desired Environmental Outcome i) Settlement Pattern;
- 2) the applicant has failed to demonstrate a need for the proposed development within the catchment;
- 3) the proposal is considered to be out-of-centre development in conflict with Overall Outcome (d) of the District Code;
- 4) the proposal will adversely impact on the retailing hierarchy and will undermine existing commercial activities within the district, in conflict with Specific Outcome (e) of the District Code;
- 5) the proposal is an 'inconsistent use' and compromises the provision of open space and recreational resources serving the district, in conflict with Overall Outcome (j) of the District Code;
- 6) the proposed built form and layout does not appropriately integrate with the adjoining open space network, in conflict with Specific Outcome 1 of the District Code;
- 7) the proposed development is inconsistent with the Strategic Framework of the Townsville City Plan (2014) and compromises the Centres Hierarchy Strategy and Open Space and Recreation Study;
- 8) the proposed development is inconsistent with 3.3.4 Element – Activity Centres, Specific Outcomes (1) and (6), Townsville City Plan, being an out-of-centre development and undermines the role and function of defined existing centres;
- 9) the proposed development is inconsistent with 3.3.6 Element – Integrated Infrastructure Planning and Provision, Specific Outcome (3) and is more appropriately co-located with an existing commercial centre; and
- 10) the applicant has failed to provide sufficient grounds to justify approval despite the identified conflicts.

Committee Recommendation

That council approve the application MI14/0025 for a Development Permit for a Shopping Complex and Fast Food Outlet under section 324 of the *Sustainable Planning Act 2009* on land described as Lot 10 SP 206744, more particularly 165 Hugh Street Currajong subject to reasonable and relevant conditions. The conditions will secure outcomes for the site.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

7 MI15/0010 Material Change of Use (Impact) Multiple Dwelling, 12 Cahill Street Aitkenvale

Executive Summary

An application has been lodged under the Townsville City Plan seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (Three Units) at 12 Cahill Street, Aitkenvale. The site is in the low density residential zone where a multiple dwelling is impact assessable. No external referral agencies were triggered in respect to this application.

The application was publicly notified in accordance with the requirements of the *Sustainable Planning Act 2009*, during which time one submission objecting to the proposed development was received by council. Matters raised through this submission have been taken into consideration during the assessment of the application and are addressed as part of this report.

Council's assessment identified that flooding was the primary concern given that part of the site was subject to inundation during the defined flood event. The proposed development caters for this flooding hazard by ensuring that all finished floor levels are 300mm above the defined flood event. Further, to compensate for the minor filling occurring on part of the site, an extent of compensatory excavation will occur within the private open space area of Unit 3 so as to ensure that there will be no off-site impacts.

The proposed development overall and on balance is considered to be consistent with the Strategic Framework, the Overall Outcomes and Performance Outcomes and intent sought by the Townsville City Plan.

Officer's Recommendation

That council approve application MI15/0010 for a Development Permit for Multiple Dwelling – Three Units under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 42 RP 703537, more particularly 12 Cahill Street Aitkenvale subject to the following conditions -

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE (MULTIPLE DWELLING – THREE (3) UNITS)

MATERIAL CHANGE OF USE CONDITIONS

1. Approved Plans and Supporting Documentation

Condition

- a) The development must generally comply with the plan(s) and supporting documentation referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan Name	Plan No.	Revision No.	Plan Date
Site Plan	DA-01	A	20/04/2015
Unit 1 Floor Plan	DA-02	A	23/03/2015
Unit 2 Floor Plan	DA-03	A	23/03/2015
Unit 3 Floor Plan	DA-04	A	23/03/2015
Elevations	DA-05	A	23/03/2015

- b) One full set of the most up to date approved plans and supporting documentation must be held on site and available for inspection for the duration of the construction phase.
- c) The developer must implement the recommendations outlined in the above reports/s prior to the commencement of the use.

Reason

The development must comply with all planning scheme requirements and definitions as approved and conditioned by this development permit.

Timing

During the operation and life of the development.

2. Building Materials

Condition

All buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.

Reason

Ensure protection of matters of public safety and amenity in accordance with relevant code/s and policy direction.

Timing

Prior to commencement of the use.

3. Property Numbering

Condition

Legible property numbers must be erected at the premises and must be maintained to the satisfaction of the Council.

The site identification numbers should be of reflective material. Maintained free from foliage and other obstructions, and be large enough to be read from the street.

Reason

To allow the general public, service and emergency service providers to effectively identify the property.

Timing

Prior to the commencement of the use and maintained for the life of the development.

4. Relocation of Services or facilities**Condition**

The developer must be responsible for any relocation and/or alteration to any public service or facility installation required as a result of any works carried out in connection with this development at no cost to Council.

Reason

To ensure development is appropriately serviced by public services and/or in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

5. Water Supply**Condition**

The developer must replace the existing 32mm water main with a 50mm diameter water reticulation main from the 100mm water main at Bracken Court road reserve to the eastern boundary of the property to connect with existing 40mm water main in Cahill Street. Construction of the water main is to include all fittings and valves necessary to meet Council's current standards within the Development manual planning scheme policy.

Reason

To ensure that the premises is appropriately serviced by reticulated water supply infrastructure in accordance with relevant code/s and policy direction.

Timing

Details of the water reticulation works must be submitted to and approved as part of Compliance Assessment for the development.

6. Conduit Assessment**Condition**

A visual inspection of the existing sewer traversing the site must be conducted in accordance with the following:

- a) An assessment is required on the condition of the sewer from MH 10/9F1 to MH9/9F1.
- b) The assessment must be undertaken by a certified CCTV operator to perform conduit condition assessment and the results are to be submitted to Council in CD or DVD format accompanied by a written report to be approved in writing by Council.
- c) Any upgrading or replacement determined by Council will be carried out at the developer's expense.

Reason

To assess condition of the conduit in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of any building works associated with the approved development.

7. Electricity and Telecommunication

Condition

Electricity and telecommunications must be provided in accordance with Part 9.4.7 Works code.

Reason

To provide an appropriate level of electricity and telecommunication services for the development in accordance with relevant code/s and policy direction.

Timing

As part of the Prior to the development achieving on maintenance.

8. Stormwater Drainage

Condition

An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater drainage has been achieved in accordance with Part 9.4.2 Healthy Waters Code.

Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with Part 9.4.2 Healthy waters code.

Timing

Assessed as part of Compliance assessment and to be maintained for the life of the development.

9. Roadworks and Traffic

Condition

- a) The developer must construct the new access driveway and crossover from the existing kerb and channel to the property boundary at the developer's expense generally in accordance with Part 9.4.6 Transport impact, access and parking code.
- b) The developer must replace the existing vehicle access(es) including the crossover(s) in the kerb and channel, in accordance with Part 9.4.6 Transport impact, access and parking code.
- c) The developer must replace the kerb and channelling as necessary to repair any irregularities or breaks for the full frontage of the site in accordance with Part 9.4.6 Transport impact, access and parking code.
- d) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced by the developer in accordance with Council's standards.

Reason

To ensure that the premises is appropriately serviced by connection to Council road infrastructure. Construction must be in accordance with relevant code/s and policy direction.

Timing

Details of such works must be submitted to Council for approval as part of an application for Compliance Assessment.

10. Car Parking

Condition

All car parking facilities, associated ramps and driveways must be provided in accordance with Part 9.4.6 Transport impact, access and parking code and designed in accordance with SC6.4.3.5 Development manual planning scheme policy and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890. All car parking facilities must be maintained to a safe operating standard at all times thereafter.

Reason

To ensure development is appropriately serviced by parking and access facilities in accordance with relevant code/s and policy direction.

Timing

Details of parking and access arrangements to be provided with application for Compliance assessment.

11. Drying Facilities

Condition

The developer must provide adequate clothes drying facilities. Where applicable, clothes drying facilities must be screened from public view in accordance with the Residential zone codes of Part 6.2 Residential zones category.

Reason

To ensure the development does not have a detrimental effect on the amenity of the surrounding land in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

12. Letterboxes

Condition

The developer must ensure the location of the letter boxes on site is sufficient to cater for the number of dwelling units within the development and is designed in such a way that enhances community safety through discouraging crime and anti-social behaviour.

Note: A body corporate letterbox will be required where units will be strata titled.

Reason

To address Crime Prevention through Environmental Design principles.

Timing

Prior to the commencement of the use.

13. Screen Fencing

Condition

The developer must provide a visual screen between the site and any adjoining land occupied by a residential building or any adjoining land contained in a Residential zone.

Reason

To address amenity and Crime Prevention through Environmental Design principles.

Timing

Prior to the commencement of the use.

14. Screening of Plant and Utilities**Condition**

- a) Unless otherwise approved by Council, the location and screening of the air conditioner condenser units must be located so as they are not significantly visible from the street and reduces audible outputs to surrounding residential properties.
- b) All other plant and utilities must not be visible from the street.

Reason

To ensure the development does not have a detrimental effect on the amenity of the surrounding land in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

15. Landscaping**Condition**

A landscaping and Irrigation Design plan is required to be submitted to and be approved by Council.

The Landscape and Irrigation Design Plans must be prepared in accordance with Part 6.2.1 Low density residential zone code and Part 9.4.3 Landscape code and include the following:

- a) The landscape plans are to include trees and shrubs in the landscape areas along the side and rear boundaries of the site, to create a mixed height screen.
- b) Landscaping and plant selection in the southeast corner of the lot is to be designed to not impede the flood storage capacity of the lot.
- c) The landscape plans are to include irrigated turf to the footpath, and an advanced street tree. The recommended species is Flowering Ash (*Fraxinus griffithii*).

Reason

All works must be completed in accordance with the approved landscaping plan and constructed to a standard in accordance with relevant code/s and policy direction.

Timing

To be submitted and assessed as part of Compliance Assessment for the development. All landscaped areas must be maintained thereafter to the satisfaction of Council.

16. Minimum Floor Levels**Condition**

The developer must ensure that;

- (a) floor levels of all non-residential buildings are above the defined flood event; and
- (b) floor levels for residential buildings are 300mm above the defined flood event

The developer must submit documentation signed by an engineer (who must be an RPEQ) to a Building Certifier identifying the required minimum floor height of all habitable rooms to achieve flood immunity. In addition the developer must submit documentation signed by an engineer (who must be an RPEQ) to council confirming that the approved development does not directly, indirectly or cumulatively worsen flood characteristics outside the development site.

Reason

For matters of public safety and amenity in accordance with relevant code/s and policy direction.

Timing

Prior to the issuing of a Development Permit for Building Works

17. Soil Erosion Minimisation, Sediment Control

Condition

During the construction phase of this development the developer must be responsible for the installation and maintenance of adequate erosion and sediment control management in accordance with Part 9.4.2 Healthy Waters Code

Note: The contingent design, implementation and maintenance of measures must be provided in accordance with *SC6.4.3.8.6 Development manual planning scheme policy*.

Reason

Development ensures that the receiving waters during construction are managed from the effects of increased sediment run-off in accordance with relevant code/s and policy direction.

Timing

Assessed as part of Compliance assessment and maintained for the life of the development.

18. Refuse Facilities

Condition

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Works Code and in particular:

- a) The owner/occupier is responsible for the storage of their mobile waste container (wheelie) bins including recycling bins. The developer must provide storage areas that are suitably paved, with a hose cock fitted in close proximity.
- b) All bins are to be individually marked with the unit number to which it belongs
- c) A minimum overhead clearance of 4200mm must be provided for refuse collection. Access for the collection of the mobile garbage (wheelie) bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times.
- d) All waste generated as a result of the demolition of existing building or structures, and construction of the premises is to be effectively controlled and contained entirely within the boundaries of the site before disposal. All waste is to be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Reason

Ensure protection of matters of public health and amenity in accordance with relevant code/s and policy direction.

Timing

Prior to commencement of the use and to be maintained for the life of the development.

Advice**1. Infrastructure Charges****Condition**

An infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.

2. Further Approvals Required**Condition****a) Compliance Assessment**

A Compliance Assessment application associated with the following conditions must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by Council.

Condition 5 – Water Supply

Condition 8 – Stormwater Drainage

Condition 9 – Roadworks and Traffic

Condition 15 – Landscaping

Condition 16 – Minimum Floor Levels

Condition 17 – Soil Erosion Minimisation, Sediment Control

All engineering, soil erosion and sediment control and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experience person.

b) Plumbing and Drainage Works

The developer must obtain a Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

c) Building Works

The developer must obtain a Development Permit for Building Works to carry out building works prior to works commencing on site.

3. Connection to Council Water Supply**Condition**

A copy of this permit and the approved water reticulation design must be submitted to Council with the appropriate application form for connection to Council's water supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

4. Connection to Council Sewer

Condition

A copy of this permit and the approved sewer reticulation design must be submitted to Council with the appropriate application form for connection to Council's sewer supply. Council will respond to the application with a quotation for the work upon payment will schedule the works for connection.

5. Storage of Materials and Machinery

Condition

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved by Council.

6. Building Work Noise

Condition

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

7. Specifications and Drawings

Condition

Details of Council's specifications and standard drawings can be viewed on Council's website.

8. Environmental Considerations

Condition

Department of Environment and Heritage Protection Requirements.

Construction must comply with relevant Legislation, Policies and Guidelines.

9. Building Over/Adjacent to Services

Condition

The developer is advised that the proposed building structures are over/adjacent to an existing sewer. In accordance with QDC MP1.4, the applicant may be required to make an application to Council for consent under Section 191 of the *Water Supply (Safety and Reliability) Act 2008* for building over or adjacent to services.

10. Asbestos

Condition

All asbestos being removed from the site must be transported and disposed in accordance with relevant legislation.

11. Roadworks Approval

Condition

The developer is responsible for obtaining a Roadworks permit in accordance with Subordinate Local Law No. 1.15 (Carry out Works or Interfering with a Road or its Operation) 2011 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

- i. Completed Roadworks permit application form;
- ii. Prescribed fee;

- iii. Traffic Management Plan prepared by a suitable qualified traffic professional detailing the traffic management measures put in place to manage all Roadworks including pedestrians, cyclists and vehicles in accordance with the Manual of Uniform Traffic Control Devices (Queensland) Part 3 – Works on Roads.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Council for a letter of 'no objection' prior to applying to the Queensland Police Service for the permit. The Traffic Management Plan will need to be included with the application to Council.

Committee Recommendation

That the officer's recommendation be adopted subject to condition 13. Screen Fencing being amended as follows:

13. Screen Fencing

Condition

The developer must provide a visual screen between the site and any adjoining land occupied by a residential building or any adjoining land contained in a Residential zone.

The front fence along the Cahill Street frontage must not exceed 1.2m in height and the fence along the private open space for unit 1 must taper from 1.2m at the Cahill Street frontage to a maximum 1.8m in height to the terrace area of Unit 1.

Reason

To address amenity and Crime Prevention through Environmental Design principles.

To ensure safety to vehicles exiting the site.

Timing

Prior to the commencement of the use.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

8 Outcome of Appeal - Appeal No. 199 of 2015, KMSE 2 Pty Ltd v TCC, Abbott Street, Idalia

Executive Summary

A notice of Appeal was filed in the Planning and Environment Court on 2 July 2015 by KSME 2 Pty Ltd. The Appeal was against council's decision to approve a development application for a Development Permit for a Material Change of Use for a Child Care Centre in respect of property situated at Abbott Street, Idalia.

As part of the appeal process, the parties engaged in a number of mediations and without prejudice discussions which sought to resolve and facilitate an acceptable outcome.

The Appeal was finalised on 7 August 2015, in accordance with instructions and the matter before courts is now at an end.

Officer's Recommendation

That council receive this report

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

9 Strategic Planning - Potential North Queensland Regional Plan, City Planning Unit

Executive Summary

In response to recent media coverage, the Deputy Premier, Jackie Trad MP has invited council to explore the opportunities of developing a statutory North Queensland Regional Plan. The North Queensland Region is one of the few areas in Queensland that does not have a statutory regional plan.

A number of issues of concern have been identified in regard to the potential development of a statutory regional plan, including possible timing/alignment issues with the Queensland Government's major planning reform program, the introduction of an additional statutory layer in the current planning and development framework without first establishing a clear need for the plan and the potential for undermining of council's recently adopted planning scheme. Based on these concerns the introduction of the North Queensland Regional Plan, at this time, is therefore not supported.

Officer's Recommendation

That council write a letter to the Deputy Premier:

- a) thanking the State Government for the opportunity to explore a regional plan for the North Queensland area; and
- b) advising that council supports further discussions with the State Government and other North Queensland local governments to establish regional matters for future consideration, however council does not support the development of a regional plan at this time based on the grounds set out in this report.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

10 Strategic Planning - City Planning - Proposed amendments to the Townsville City Plan

Executive Summary

This report outlines two proposed amendments to the Townsville City Plan with respect to the rezoning of land within the planning scheme, these being –

- a. 78-94 John Melton Black Drive – rezoning of part of the land formally described as Lot 8 on RP802404 from the Open space zone to the Low density residential zone to reflect a current development approval for the creation of residential allotments; and
- b. 12 – 14 Bayswater Road and 15 Crowle Street, Hyde Park – rezoning of land formally described as Lots 19 and 20 on RP703439 and Lot 3 on RP703439 from the Low density residential zone to the Community facilities zone in order to rectify an inconsistency in the mapping identified in the planning scheme and recognise the future land use intent of the existing Educational facility.

These amendments will ensure the Townsville City Plan remains up-to-date and appropriately responds to changes in land use planning and future development intentions of the planning scheme area.

The committee also considered the verbal comments of the Strategic Planning Officer providing further information at the meeting.

Officer's Recommendation

That pursuant to the *Sustainable Planning Regulation 2009*, and Chapter 3, Part 5, section 117(1) of the *Sustainable Planning Act 2009* (SPA), council prepare a major amendment to the Townsville City Plan to change the zoning of the land parcel as follows:

- a. 78-94 John Melton Black Drive – rezone part of the land formally described as Lot 8 on RP802404 from the Open space zone to the Low density residential zone.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

11 Strategic Planning - Economic Development - White Paper on Developing Northern Australia - "Our North, Our Future"

Executive Summary

The Commonwealth Government has undertaken a sustained policy program on developing northern Australia.

In particular, the recently released White Paper, *'Our North, Our Future'*, outlines a policy and action plan for the long-term economic and population growth of northern Australia; whereby its current population of 1.5 million would become 4-5 million strong by 2060.

This report provides an overview of *"Our North, Our Future": White Paper on Developing Northern Australia*. It identifies the White Paper's policy recommendations of future significance to Townsville's growth.

Officer's Recommendation

1. That this report be noted for the information of council.
2. That, pending further policy details from the Commonwealth Government, council make the following initiatives a priority to capitalise on the strategic opportunities of the White Paper:
 - in partnership with Townsville Enterprise, seek further clarity on the operation of \$5 billion Northern Australia Infrastructure Facility; identifying local projects for funding;
 - investigate upcoming funding opportunities for business-to-business links with PNG and Indonesia, drawing on leverage that can be created with Townsville City Council's existing sister city relationships with Port Moresby;
 - support the establishment of the new Cooperative Research Centre in Townsville;
 - support the establishment of the Office of Northern Australia in the north; and
 - prepare for and attend Darwin Investment Forum in late 2015; utilising council's Invest Townsville program to conduct regional showcase events at the Darwin Forum. The city can also showcase close business-to-business links forged with China, Japan and Korea through its sister city activities and relationship with Trade & Invest Queensland.

Committee Recommendation

1. That officer's recommendation 1 be adopted.
2. That, pending further policy details from the Commonwealth Government, council make the following initiatives a priority to capitalise on the strategic opportunities of the White Paper:
 - seek further clarity on the operation of \$5 billion Northern Australia Infrastructure Facility; identifying local projects for funding;
 - investigate upcoming funding opportunities for business-to-business links with PNG and Indonesia, drawing on leverage that can be created with Townsville City Council's existing sister city relationships with Port Moresby;
 - support the establishment of the new Cooperative Research Centre in Townsville;
 - the establishment of the Office of Northern Australia in Townsville; and

- prepare for and attend Darwin Investment Forum in late 2015; utilising council's Invest Townsville program to conduct regional showcase events at the Darwin Forum. The city can also showcase close business-to-business links forged with China, Japan and Korea through its sister city activities and relationship with Trade & Invest Queensland.

Council Decision

Refer to resolution preceding item 6 of the council minutes (page 8405) where council resolved that the committee recommendation be adopted.

Community and Cultural Committee

In accordance with section 173 of the *Local Government Act 2009*, Councillor A Parsons declared a perceived conflict of interest in regards to item 13.

- (a) **the name of the councillor who has the perceived conflict of interest:**
Councillor A Parsons
- (b) **the nature of the conflict of interest as described by the Councillor:**
Councillor A Parsons is the judiciary chair of the Townsville Castle Hill Touch Association.
- (c) **how the Councillor dealt with the perceived conflict of interest:**
The Councillor determined that he could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered his position and was of the opinion that he could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillor voted as per the officer's recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

In accordance with section 173 of the *Local Government Act 2009*, The Mayor, Councillor J Hill declared a perceived conflict of interest in regards to item 13.

- (a) **the name of the councillor who has the perceived conflict of interest:**
The Mayor, Councillor J Hill
- (b) **the nature of the conflict of interest as described by the Councillor:**
The Mayor, Councillor J Hill is the patron of the following organisations:
 - (i) Townsville Basketball Incorporated;
 - (ii) Townsville Castel Hill Touch Association;
 - (iii) Townsville Caste Hill Touch Referees Association;
 - (iv) Townsville Citizens Band Association; and
 - (v) Townsville Eisteddfod.
- (c) **how the Councillor dealt with the perceived conflict of interest:**
The Councillor determined that she could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered her position and was of the opinion that she could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillor voted as per the officer's recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

In accordance with section 173 of the *Local Government Act 2009*, The Mayor, Councillor J Hill declared a perceived conflict of interest in regards to item 17.

- (a) **the name of the councillor who has the perceived conflict of interest:**
The Mayor, Councillor J Hill
- (b) **the nature of the conflict of interest as described by the Councillor:**
The Mayor, Councillor J Hill is the patron for the Townsville Veterans Support Centre.
- (c) **how the Councillor dealt with the perceived conflict of interest:**
The Councillor determined that she could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered her position and was of the opinion that she could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillor voted as per the officer's recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

It was MOVED by Councillor S Blom, SECONDED by Councillor V Veitch:

"that the committee recommendations to items 12 to 18 be adopted."

CARRIED

Councillor G Eddiehausen commended the Project Booyah program and staff for their work in the community.

12 Presentation - Project Booyah Feel A.L.I.V.E

Executive Summary

Project Booyah represents an integrated program embracing a whole government approach which is delivering real change for young people at risk in Queensland. Project Booyah provides a structured 20 week whole government program incorporating adventure based learning, social and skills development training, mentoring, functional literacy/numeracy education and vocational scholarships to support identified at risk young people regain a sense of their own self-worth, build resilience and enable them to connect with their community.

Officer's Recommendation

That council note the Project Booyah Feel A.L.I.V.E presentation.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

13 Community Services - Community Grants Program Annual Report 2014/2015

Executive Summary

The Community Services Department, through the Community Development Section, coordinates the Community Assistance Grants Program. Through this program, council is able to support local initiatives and pursuits of excellence that enhance the Townsville community's wellbeing and strengthens opportunities. This is achieved through providing financial assistance to individuals, community organisations and businesses who deliver not-for-profit activities in Townsville.

Through its links with the Community Development Strategy, the Community Assistance Grants Program enables recipients to take pride in, and contribute to their community. This encourages recognition and involvement at times of celebration, and highlights the community's diversity, heritage, culture and achievements.

The following report provides an overview and analysis of funds distributed through this program during the 2014/2015 financial year.

In the period 1 July 2014 to 30 June 2015, council provided a total of 291 grants totalling \$1,863,125.38 (ex GST). The total amount budgeted for grant allocations in the financial year of 2014/2015, was \$2,123,500 (ex GST). The total council community assistance provided in 2014/15 was \$18,995,151.71.

Officer's Recommendation

That council receive the report detailing funding allocated through the Community Assistance Grants Program in 2014/2015.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

14 Community Services - Community Development Annual Report 2014/15

Executive Summary

The purpose of this report is to present the Community Development Annual Report for 2014/15 which highlights achievements and the positive impacts that have been achieved by the Community Development Section of the Community Services Department.

In 2014-15 Community Development applied the first year of operating under the Community Development Strategy 2014-2017 that has provided clear direction and an overarching strategic approach to achieving community outcomes, focussing on contemporary community development approaches, building capacity of the sector, social planning, embedding strategic partnerships and facilitating community led actions to enhance community outcomes

The four themes that the Community Development Section operates and provides services to the community has increased social capital and improved community outcomes. The one strategic approach in Community Development has benefited the community by responding to the community holistically and aligning our services with Council's vision of working towards "Townsville, Capital of Northern Australia; the City with Opportunity and Great Lifestyle".

Of particular note the achievements of the following has improved social outcomes in 2014/15;

- Successful transition of Programs and implementation of a capacity building approach that has enhanced services to the community
 - Home Services Program
 - Lawn Mowing Program
 - Worinda Occasional Child Care Centre
 - Urban Fun Object (UFO)
- Community Grants provided over \$1.8 Million (cash) to 291 organisations
- Provided 56 organisations with waivers/in-kind support valuing \$449,286
- Undertook 34 community engagement activities
- The successful Graffiti Program that led to a 27% decrease in graffiti from previous year
- Partnership with the local Elders Yarning Circle
- Successful completion of the Healthy Active School Travel
- 40,376 School Breakfast Packs delivered to 9 participating schools
- 306,228 public transport trips provided through the Pensioner Transport Subsidiary Scheme
- Lease management of over 140 properties that support cultural, sporting and community groups

Officer's Recommendation

That council receive the Community Development Annual Report 2014/15 for information, and acknowledges the achievements of the Community Development Section on council's behalf in 2014/15.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

15 Community Services - Cemeteries Strategic Plan 2016-17 to 2018-19

Executive Summary

A plan summarising strategies for the future operation, development, and sustainable funding of cemeteries and internment services that are the responsibility of Council is presented for approval.

Officer's Recommendation

That council adopt the Cemeteries Strategic Plan 2016-17 to 2018-19, and approve implementation of the strategies it contains for future operation, development, and funding of cemeteries and internment services.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

16 Community Services - Art Acquisition Working Group August 2015 Report

Executive Summary

Attached to the Report to Council are the minutes of the Art Acquisition Working Group meeting held on 25 August 2015 for the information of the committee.

Officer's Recommendation

That council receive the minutes of the Art Acquisition Working Group meeting of 25 August 2015 and endorse the actions recommended.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

17 Community Services - Vietnam Veterans Federation Townsville Inc. - Lease Extension at JC Butler Building

Executive Summary

The Vietnam Veterans Federation Townsville Inc. currently lease two areas within the JB Butler located at 1-5 Charters Towers Road for the purposes of offices and a Men's Shed. The NQ Prisoners Aid Society recently surrendered their lease over two office spaces within the building.

The Vietnam Veterans Federation Townsville Inc. have requested an extension of their leased area at the JC Butler Building. The requested extension includes four additional spaces within the building and a portion of the land on the western side of the building.

It is proposed to add an awning/carport area on the western side of the property. Property Services have given in principal support for the awning. The Lessee will be advised that further detailed plans will be required prior to construction and planning approval may also be required.

The Vietnam Veterans will surrender their current lease areas, and the existing and additional spaces will be consolidated into one new lease.

Officer's Recommendation

1. That council accept the surrender of the leases over Area A and Area F of the JC Butler Building from the Vietnam Veterans Federation.
2. That council approve issuing of a lease to The Vietnam Veterans Federation Townsville Inc for the purpose of offices, Men's Shed, and storage over Areas A, D, E, J, K and L of the JC Butler Building, for a period of up to 10 years, for the fee of \$1.00 per year, exclusive of GST, if requested. This lease will be granted on the condition that:
 - (i) Any building addition or alteration will be constructed and maintained by and at the cost of the lessee and prior to construction detailed plans must be provided to council for approval.
 - (ii) Any building addition or alteration may result in new services or upgrades (e.g. electrical switchboards, fire hose reels and hydrants, etc.)
 - (iii) Any new or upgrades to service must be installed and maintained by the lessee at their cost.
 - (iv) That prior to any building work being undertaken, necessary development approvals against the City Plan and Building Act be obtained.
 - (v) A stormwater pipe traverses the property. It will be necessary to maintain a suitable separation distance to the infrastructure from any new building work in accordance with Engineering Services policy/practice (any new building works there needs to be a minimum of 2m clearance from any stormwater conduit).
 - (vi) The subject building contains Asbestos Containing Materials (ACM). The asbestos register must be consulted prior to any building work or service installation. The lessee or contractor shall not disturb any ACM.
3. That council note The Vietnam Veterans Federation Townsville Inc. under the lease will be responsible for;
 - (i) Maintenance, Repair, Replacement Obligations of Lessee
 - a) Minor maintenance (clause 6.6)
 - (ii) Survey Plan

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

18 Community Services - Community (Social) Profile

Executive Summary

Community (Social) Profiles are descriptive documents/tools that convey a sense of what the community is like. It is a summary of baseline conditions, data and trends in a community or area (in this project Council Division). It establishes the context or assessing potential impacts (SIA) and future decision making. It is important tools for helping the community understand itself and the diverse needs of its people.

Community (Social) Profiles will provide an overview of the Townsville community; they will provide a summary of socio-demographics, diversity, employment, measurement of disadvantage, community and social infrastructure and social services provided, by the Townsville Electorate Divisions. The profiles draw on Townsville City Council data, Australian Bureau of Statistics (ABS) National Census of Population, SEIFA Socio-Economic Indexes for Areas (SEIFA) is a product developed by the Australian Bureau of Statistics that ranks areas in Australia according to relative socio-economic advantage and disadvantage.

The profiles measure how the community is distinctive that encompasses social and economic trends. There are three main outputs of the project:

1. A Community (Social) Profile Booklet (hardcopy) for each Townsville City Council Electoral Division produced as a hard booklet and on council's website. The profiles will include information of socio-demographic statistics, community infrastructure and community services.
2. An Online Portal which provides easy access to socio-demographic data for Townsville City Council Electoral Divisions and SA2 area for the internal council users, the public and Councillors.
3. Enhancement of council's GIS Datasets on council's GIS system to provide a consolidated and easily accessible source of relevant data for social and community planning. This will provide:
 - Improved data collection relevant to our local area in a single format, to be used as a tool for informed decision-making in planning social services and community infrastructure;
 - Improved efficiency in investigating impacts on community and improves decision making;
 - Consolidation of records from numerous sources;
 - Some of these data will be created into a series of interactive electronic maps (on council's new GIS system) and be placed on council internal and external website. These maps will complement the Online Portal and will be link on the webpages; and
 - A system that enables effective and efficient service delivery.

It is envisioned these Community (Social) Profile Booklet for each division will be revised and the data updated at the following key times:

- In the lead up to Council Elections (every four years);
- Following the release of new census data; and/or
- Following the event of a significant change in the community.

Officer's Recommendation

That council note the development of the Community Profile project.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 12 of the council minutes (page 8423) where council resolved that the committee recommendation be adopted.

Governance and Finance Committee

It was MOVED by Councillor J Lane, SECONDED by Councillor S Blom:

"that the committee recommendations to items 19 to 21 be adopted."

CARRIED UNANIMOUSLY

19 Treasury Report - August 2015

Executive Summary

Attached to the Report to Council is an internal treasury report to provide council with information on cash, investments and debt. The report informs council on its monthly cash position.

Officer's Recommendation

That council note the treasury report for August 2015 and the information contained therein.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 8429) where council resolved that the committee recommendation be adopted.

20 Budget Variance Report - Whole of Council - August 2015

Executive Summary

On behalf of the Chief Executive Officer, the Director Corporate Services presented and discussed the Budget Variance Report for the whole of council for August 2015, pursuant to section 204 of the *Local Government Regulation 2012*.

The Director Corporate Services circulated separately to the Agenda the Budget Variance Report for the whole of council for August 2015.

Officer's Recommendation

That council note the financial report for August 2015 and budget variance explanations, pursuant to section 204 of the *Local Government Regulation 2012*.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 8429) where council resolved that the committee recommendation be adopted.

21 Christmas Closedown Proposal 2015/2016

Executive Summary

Each year council considers a close down period between Christmas and New Year. The intent of closedown of council operations has been communicated to the leadership team within council and consultation has occurred regarding which services need to remain operational, where and when during the proposed closedown period.

The input and result of that consultation with the leadership team is reflected in the table in this report. It is through this process that the recommendations have been generated in a transparent manner. The decision when made will be communicated to the community and staff.

Officer's Recommendation

That all areas of council (with the exception of those listed in the table in the attachment to "Report Information" section) participate in the Christmas/New Year closedown with council service points closing at 3.00pm on Thursday 24 December 2015 and reopening on Monday 4 January 2016.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 8429) where council resolved that the committee recommendation be adopted.

Townsville Water and Waste Committee

In accordance with section 173 of the *Local Government Act 2009*, Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen declared a perceived conflict of interest in regards to item 26.

- (a) **the name of the councillors who have the perceived conflict of interest:**
Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen.
- (b) **the nature of the conflict of interest as described by the Councillor:**
 - (a) NQ Excavations donated to the Townsville First election campaign; and
 - (b) Urbex Pty Ltd donated to the Townsville First election campaign (Urbex is a subsidiary of BMD).
- (c) **how the Councillors dealt with the perceived conflict of interest:**
The Councillors determined that they could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered their position and was of the opinion that they could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillors voted as per the officer's recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

In accordance with section 173 of the *Local Government Act 2009*, Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen declared a perceived conflict of interest in regards to items 27 and 28.

- (a) **the name of the councillors who have the perceived conflict of interest:**
Councillors R Gartrell, A Parsons, V Veitch, T Roberts, S Blom, J Lane and G Eddiehausen.
- (b) **the nature of the conflict of interest as described by the Councillor:**
NQ Excavations donated to the Townsville First election campaign
- (c) **how the Councillors dealt with the perceived conflicts of interest:**
The Councillors determined that they could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered their position and was of the opinion that they could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The councillors voted as per the officer's recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

It was MOVED by Councillor R Gartrell, SECONDED by Councillor V Veitch:

"that the committee recommendations to items 22 to 29 be adopted."

CARRIED UNANIMOUSLY

22 Townsville Waste Services - National Recycling Week 2015

Executive Summary

Townsville Waste Services (TWS) will be conducting numerous activities as part of National Recycling Week which is held from 9 to 15 November 2015. This report details council's activities and promotional support.

Officer's Recommendation

That council note the activities being carried out during National Recycling Week.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

23 Townsville Waste Services - Kerbside Waste and Recycling Characterisation Audit 2015

Executive Summary

Townsville Waste Services commissioned AECOM to undertake a Kerbside Waste and Recycling Characterisation Audit in June 2015. This audit occurs approximately every five years to identify major components of the domestic waste and recycling streams which assists with waste management planning.

Average weights for waste and recycling bins were found to be 14.2kg and 10.2kg respectively. Approximately 30% of the waste bin is comprised of recyclable material which is comparable to the 2010 audit but a reduction from the 2004 audit where recyclable leakage accounted for 49%. The other major components of the waste bin were food and garden organics which account for almost 40% while the recycle bin is primarily comprised of paper, cardboard and glass (60%).

Officer's Recommendation

That council note the results of the 2015 Kerbside Waste and Recycling Characterisation audit.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

24 Townsville Waste Services - Free Dumping Weekend 2015

Executive Summary

Council has previously committed to providing residents with a free dumping weekend during the 2015/16 financial year. This report recommends a date to hold this event.

Officer's Recommendation

That council approve to hold a free dumping weekend over four days being Friday 30 October to Monday 2 November 2015.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

25 Wastewater Operations - Cleveland Bay Purification Plant Capacity Upgrade Funding

Executive Summary

Council needs to upgrade the hydraulic capacity of the Cleveland Bay Purification Plant (CBPP) to ensure continued compliance with its Environmental Authority (EA). Following an upgrade options analysis conducted in 2013 the report 'PR3111 Cleveland Bay Purification Plant Upgrade (CBPP) Planning Report Recommendations' was submitted to the Townsville Water and Waste Committee in January 2014. The officer's recommendations, amended by the Townsville Water and Waste Committee, were resolved by council at its January 2014 meeting and Townsville Water and Waste continued negotiations with the Department of Environmental and Heritage Protection (DEHP) to amend its EA to reduce the required hydraulic capacity of CBPP without success.

A meeting between council officers and the Mayor, Councillor J Hill, led to a resolution by council at its May 2015 meeting to commence the detailed design of both the upgrade option E2 and the option to upgrade the hydraulic capacity to 1.89 ADWF, including the rectification of as many of the reliability issues impacting on the treatment plant as possible while maintaining the membranes in the current below ground structures.

Townsville Water and Waste commenced actioning that resolution when, in a letter dated 4 August 2015, council was notified by the State Government Department of State Development that funding for the upgrade of the Cleveland Bay Wastewater Treatment Plant had been approved by the Minister for State Development, The Honourable Dr Anthony Lynham MP, under the Royalties for the Regions Round Four Strategic Projects Fund program.

Officer's Recommendation

1. That council resolve to progress with only the detailed design and construction of upgrade option E2 as per the planning report Strategy Planning Report, 'Cleveland Bay and Mt St John, AECOM and Hunter Water, 17 January 2014', being a full external membrane bioreactor upgrade, and outfall upgrade option C being installation of a polyethylene liner pipe, construction of a new outfall pump station and upgrade of the existing bypass outfall pump station.
2. That council resolve to engage with the Department of Environment and Heritage Protection (DEHP) to prepare and enter into a Transitional Environmental Program based on Option E2 with the intention to have the upgrade work at the Cleveland Bay Purification Plant commissioned into operation by December 2019.

3. That council resolve to adopt the 'Early Contractor Involvement – Construct Only' procurement model for the delivery of the upgrade works at the Cleveland Bay Purification Plant.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

26 Programs and Technical Support - Tender Assessment - TCW00126 Francis Street Water Main

Executive Summary

As part of infrastructure planning, Townsville City Council reviewed and modelled water infrastructure associated with its existing inner city reservoir on Leigh Street, West End (West End Reservoir). Network modelling has confirmed the benefit to connecting the DN500/375 DICL outlet main on Leigh Street to the DN375 water main on Henry Street via a new DN450 connecting main. Detail design of the Francis Street Water Main was developed over the final two quarters of the 2014/15 financial year.

The request for tender (TCW00126) for the supply and construction of the Francis Street Trunk Water Main was released in July 2015. This report provides an analysis and evaluation of the seven tenders received for this project.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00126 for the supply and construction of the Francis Street Trunk Water Main to CivilPlus Constructions Pty Ltd for the lump sum price of \$430,145.00 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved project budget provided the variations are for the completion of the work under the contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

27 Programs and Technical Support - Tender Assessment - TCW00128 Supply and Construction of DN450 Duplicate Rising Main for Pump Station PS ML21 - Stage 1

Executive Summary

Townsville City Council is proceeding with the supply and construction of Stage 1 of the DN450 Rising Main Duplication for Pump Station ML21 in Sanctum. The pump station covers the catchment of Mount Low and Beach Holm servicing the developments of Bushland Park Estate, Bushland Grove, North Beach and Sanctum West. The work involves construction of a 1450 m long DN450 sewage rising main parallel to the North Shore Boulevard that connects the existing DN250 rising main from PS ML21 on the eastern side of Mt Low Parkway with the existing DN450 common rising main near the intersection of Lionel Turner Drive and North Shore Boulevard.

Tenders were invited by council for the supply and construction of the DN450 Duplicate Rising Main for Pump Station PS ML21, Stage 1. The contract is a lump sum contract for the supply and construction under the *General Conditions of Contract AS4000 – 1997*. The tender closed at 10am on Wednesday 29 July 2015. Eleven tenders were received.

This report provides an analysis and evaluation of the tenders received for this project.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00128 for the supply and construction of the DN450 Duplicate Rising Main for Pump Station PS ML21, Stage 1 to CES Civil Pty Ltd for a lump sum price of \$477,630.80 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved project budget provided that the variations are for the completion of the work under contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

28 Project and Asset Management - Tender Assessment - TCW00137 Church Street DN750 MSCL WaterMain Replacement Project (Ingham Road to Yeatman Street, West End)

Executive Summary

Townsville City Council (TCC) is proceeding with the supply, construction and the replacement of the DN750 MSCL Water Main in Church Street, West End. The proposed replacement section of the DN750 MSCL pipe extends along Church Street from an existing valve chamber on the southern side of the Ingham Road crossing through to Yeatman Street. This includes a new crossing of Woolcock Street and the adjacent open stormwater drain. The length of the DN750 MSCL pipe that is requiring replacement as part of this project is approximately 450m, of this 65m of pipeline is located under the invert of the existing Woolcock Street Drain.

Tenders were invited by council for the Church Street Trunk Water Main Replacement. The contract is a lump sum contract for the supply, construction and replacement of the existing water main under the

General Conditions of Contract AS4000 – 1997. The tender closed at 10am on Wednesday 26 August 2015. Six tenders were received.

This report provides an analysis and evaluation of the tenders received for this project.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00137 Church Street Trunk Main Replacement to NQ Excavations Pty Ltd for the lump sum price of \$1,300,631.27 (excluding GST), which includes \$20,000 (excluding GST) for provisional sum items.
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved project budget allocation, provided that the variations are for the completion of the work under contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

29 Business Management & Compliance - Monthly Report Card - August 2015

Executive Summary

Townsville Water and Waste's monthly report card containing year to date operating results for 2015/16 for the month of August 2015 was tabled at the meeting.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council note the report card from Townsville Water and Waste for the month of August 2015.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 22 of the council minutes (page 8431) where council resolved that the committee recommendation be adopted.

Council agreed to change the order of business to consider item 33 as the next item of business.

Officers Reports

30 Property Management - TCW00136 - 103 Walker Street Asbestos Removal

Refer to resolution following item 29 of the Council Minutes (Page 8436) where council resolved that the order of business be changed and item 30 be considered after item 35.

Refer page 8447 of the Council Minutes for item 30 - Property Management - TCW00136 - 103 Walker Street Asbestos Removal

31 Property Management - T8072 Townsville Entertainment Centre Airconditioning and Air Handling Works

Refer to resolution following item 29 of the Council Minutes (Page 8436) where council resolved that the order of business be changed and item 31 be considered after item 30.

Refer page 8448 of the Council Minutes for item 31 - Property Management - T8072 Townsville Entertainment Centre Airconditioning and Air Handling Works

32 Property Management - Leased Workshop Facility

Refer to resolution following item 29 of the Council Minutes (Page 8436) where council resolved that the order of business be changed and item 32 be considered after item 31.

Refer page 8449 of the Council Minutes for item 32 - Property Management - Leased Workshop Facility

Addendum

Corporate Services

33 Townsville Community Survey 2015

Executive Summary

Council has received the results of the Townsville City Council Community Survey 2015, which follows on from the surveys conducted in 2011 and 2013. A total of 1,019 interviews were conducted for the survey to assess the importance and satisfaction ratings of the 53 services provided by council.

93.5% of all Townsville residents surveyed were satisfied with council's delivery of community services and facilities in the past 12 months. A total of 70.7% were 'highly satisfied', 22.8% expressed medium satisfaction rating, while only 6% of residents expressed some level of dissatisfaction with council's performance in delivering key services and facilities.

The report will contribute to future planning for services and will be repeated again in 2017.

Officer's Recommendation

That council note the Community Survey report for 2015.

Council Decision

It was MOVED by Councillor A Parsons, SECONDED by Councillor T Roberts:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

34 Financial Assistance Grants - National Campaign

Executive Summary

The Australian Local Government Association has written again to all councils seeking support to call the Federal Government to reverse its decision to freeze the indexation of the local government Financial Assistance Grants for three years until 2017-18. The Local Government Association of Queensland has also written to all councils requesting that a resolution be passed to support the Financial Assistance Grants campaign. Council resolved on 22 July 2014 to recognise the importance of Financial Assistance Grants to local government and wrote to our Federal Government representatives highlighting the impacts of the decision on local services.

Officer's Recommendation

1. That council write to the Local Government Association and Australian Local Government Association to confirm the importance of federal funding through the Financial Assistance Grants program for the continued delivery of councils services and infrastructure.
2. That council write to our local Federal Government representatives to lobby for the restoration of the indexation of Financial Assistance Grants.
3. That council acknowledges that it will receive \$6,884,212 for the 2015-16 financial year.
4. That council will ensure that this federal funding, and other funding provided by the Federal Government under relevant grant programs, is appropriately identified as Commonwealth grant funding in council publications, including annual reports.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor V Veitch:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Planning and Development

35 MI15/0021 Report - Educational Establishment - Extension to St Margaret Mary's College

Executive Summary

The application seeks a Development Permit for a Material Change of Use for an Educational Establishment at 15 Crowle Street, 2-10 Bayswater Road, 12 & 14 Bayswater Road. The development is located in the Low Density Residential Zone and the Community Facilities Zone under the Townsville City Plan and is Impact Assessable.

The proposal involves an extension to the existing Physical Education Hall for a Dance Area / Stage and Maintenance Facilities, and an extension to two existing buildings for a Graphics and Manufacturing Class Room. A service access driveway will also be provided to gain access to the Maintenance Facility and for the private school bus to be housed. This driveway will provide a connection between Crowle Street and Bayswater Road.

One (1) submission was received during the public notification period in relation to the proposal. The submission raised concerns in regards to residential amenity, refuse facilities, noise, privacy, traffic, hours of operation and odour. These items have been taken into consideration during the assessment of the application and appropriate conditions have been included to address and where necessary mitigate these concerns.

Following an assessment of the proposed use against the purpose, performance outcomes and acceptable outcomes of the Townsville City Plan, the development is recommended for approval subject to reasonable and relevant conditions.

Officer's Recommendation

That council approve application MI15/0021 for a Development Permit for Educational Establishment - Extension to St Margaret Mary's College under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 19 RP 703439, Lot 20 RP 703439, Lot 3 RP 703439, Lot 21 SP 236487, more particularly 15 Crowle Street, 2 – 10 Bayswater Road, 12 & 14 Bayswater Road HYDE PARK QLD 4812 subject to the following conditions -

1. Approved Plans and Supporting Documentation

Condition

- a) The development must generally comply with the plan(s) and supporting documentation referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan Name	Plan No.	Stamp Date
Proposed Ground Floor Site Plan	SK03	13 May 2015
Proposed Ground Floor – Multipurpose Physical Education / Dance & Maintenance	SK04	13 May 2015
Proposed Mezzanine Floor – Multipurpose Physical Education	SK06	13 May 2015
Proposed Ground Floor – Block D/ Block E	SK10	13 May 2015
Proposed Ground Floor – Block D	SK12	13 May 2015
South Elevation (From Crowle Street) & 3D Perspective	SK13	13 May 2015
North Elevation & West Elevation	SK14	13 May 2015

- b) One full set of the most up to date approved plans and supporting documentation must be held on site and available for inspection for the duration of the construction phase.
- c) The developer must implement the recommendations outlined in the above reports/s prior to the commencement of the use.

2. Enrolment Numbers

Condition

The number of students attending the Educational Establishment is limited to 840.

Reason

To ensure the development is appropriately serviced by public services and/or in accordance with the relevant code/s and policy direction.

Timing

For the life of the development.

3. Amended Plans

Condition

The developer is required to provide amended plans relocating the refuse facilities away from the adjoining residential property at 17 Crowle Street, Hyde Park to the eastern side of the service access within 14 Bayswater Road, Hyde Park.

Reason

To ensure the development is appropriately serviced by public services and/or in accordance with the relevant code/s and policy direction.

Timing

To be submitted and assessed as part of Compliance Assessment and maintained for the life of the development.

4. Additional Plans

Condition

The developer is required to provide additional plans with details of the proposed Bus Shelter. The plans should include the setbacks to the adjoining property at 16 Bayswater Road and elevations.

Reason

To ensure the development complies with the relevant codes.

Timing

To be submitted and assessed as part of Compliance Assessment for the development.

5. Building Materials

Condition

All buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.

Reason

Ensure protection of matters of public safety and amenity in accordance with relevant code/s and policy direction.

Timing

Prior to commencement of the use.

6. Relocation of Services or Facilities**Condition**

The developer must be responsible for any relocation and/or alteration to any public service or facility installation required as a result of any works carried out in connection with this development at no cost to Council.

Reason

To ensure development is appropriately serviced by public services and/or in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

7. Amalgamation of Allotments**Condition**

The developer must amalgamate Lots 3, 19 and 20 on RP703439 and Lot 21 on SP23687 into a single parcel. The survey plan must be registered, in accordance with the *Land Title Act 1994 or relevant legislation as amended*, prior to the issue of a Development Permit for Building Works.

Reason

The development application identified multiple lots were required to allow the approved use to operate and commence. Accordingly the amalgamation of the lots is required to support the proposed use.

Timing

Prior to the commencement of use

8. Storage**Condition**

Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare. Any storage on site is required to be screened from view from all roads and adjacent properties.

Reason

To ensure the development does not have a detrimental effect on the visual amenity of the surrounding land in accordance with relevant code/s and policy direction.

Timing

At all times following the commencement of the use.

9. Roadworks and Traffic**Condition**

- a) The developer must remove the existing vehicle access(es) including crossover(s) in the kerb and channel located at 15 Crowle Street and 14 Bayswater Road and replace with new kerb and channel and reinstate the footpath on Bayswater Road in accordance with Part 9.4.6 Transport impact, access and parking code.
- b) The developer must replace the kerb and channelling as necessary to repair any irregularities or breaks for the full frontage of the site in accordance with Part 9.4.6 Transport impact, access and parking code.

- c) The developer must construct a 1.5 metre wide concrete footpath to the full frontage of the site along Crowle Street in accordance with Part 9.4.6 Transport impact, access and parking code.
- d) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced by the developer in accordance with Council's standards.

Reason

To ensure that the premises is appropriately serviced by connection to Council road infrastructure. Construction must be in accordance with relevant code/s and policy direction.

Timing

Details of such works must be submitted to Council for approval as part of an application for Compliance Assessment.

10. Stormwater Drainage

Condition

An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater drainage has been achieved in accordance with Part 9.4.2 Healthy Waters Code.

Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with Part 9.4.2 Healthy waters code.

Timing

Assessed as part of Compliance assessment and to be maintained for the life of the development.

11. Stormwater Quality Management

Condition

A stormwater quality management plan (SQMP) must be submitted to and be approved by council prior to the issue of a Development Permit for Compliance Assessment. The SQMP must be prepared by a suitably qualified person in accordance with Part 9.4.2 Healthy Waters Code.

The SQMP must be implemented in accordance with the guideline and incorporate any further reasonable requests from council. All works must be carried out in accordance with SC6.4 Development manual planning scheme policy.

Reason

To manage and to minimise the risk of causing environmental harm to receiving waters, damage to council infrastructure, and unnecessary financial burdens to council and the community in accordance with relevant code/s and policy direction.

Timing

Assessed as part of Compliance assessment and maintained for the life of the development.

12. Transport Impact, Access and Parking

Condition

The developer must submit a Traffic Impact Assessment to demonstrate that the proposed access and its operation will:

- a) not affect the on street car parking, and

b) not affect the traffic flow/safety in Bayswater Road

Details must be submitted to Council as part of an application for Compliance Assessment.

Reason

To demonstrate compliance with Part 9 – Development codes, 9.4.6 Transport impact, access and parking code.

Timing

To be submitted and assess as part of Compliance Assessment for the Development

13. Acoustic Report

Condition

The developer must provide an Acoustic Report to address any adverse noise impacts on the adjoining properties at 17 Crowle Street associated with the Educational Establishment extension, including the service access.

The acoustic report must be submitted to and approved by Council prior to the issued of a Development Permit for Building Works.

Reason

To address amenity and Crime Prevention through Environmental Design principles and address with PO9 of the Low Density Residential Zone Code.

Timing

To be submitted and assessed as part of Compliance Assessment for the development.

14. Screen Fence

Condition

The developer must provide a 1.8 metre high solid screen fence along all boundaries shared with a residential use or land within a residential zone.

Details must be submitted to and approved by Council prior to the issue of a Development Permit for Building Works.

Reason

To address PO9 of the Low Density Residential Zone Code.

Timing

To be submitted and assessed as part of Compliance Assessment for the development.

15. Landscaping

Condition

A landscaping and Irrigation Design plan is required to be submitted to and be approved by Council.

The Landscape and Irrigation Design Plans must be prepared in accordance with Part 9.4.3 Landscape code.

Reason

All works must be completed in accordance with the approved landscaping plan and constructed to a standard in accordance with relevant code/s and policy direction.

Timing

To be submitted and assessed as part of Compliance Assessment for the development. All landscaped areas must be maintained thereafter to the satisfaction of Council.

16. Street Enhancements**Condition**

The developer must provide details of the proposed street enhancements along Bayswater Road west from the existing bus stop in accordance with Part 9.4.3 Landscape Code / Part 9.4.7 Works Code, unless otherwise approved by Council.

The developer must provide details of the proposed continuation of the 1.5 metre plain grey footpath to the Crowle Street frontage, in accordance with Condition 8 (c).

Reason

All works must be completed in accordance with the approved landscaping plan and constructed to a standard in accordance with relevant code/s and policy direction.

Timing

To be submitted and assessed as part of Compliance Assessment for the development.

17. Lighting**Condition**

- a) All lighting associated with the Educational Establishment is to comply with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
- b) Outdoor lighting is to be provided in accordance with *Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (category V) Lighting – Performance and Installation Design Requirements*.

Reason

To comply with the Community Facilities Zone Code and the Australian Standards.

Timing

Prior to the commencement of use and maintained for the life of the development.

18. Refuse Facilities**Condition**

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Works Code and in particular:

- a) The waste storage area (location to be amended as per Condition 3) is screened from public view and to be of sufficient size to house all mobile garbage (wheelie) bins including recycling bins. The developer must provide a storage area that is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.
- b) A minimum overhead clearance must be provided for refuse collection. Access for the collection of the mobile garbage (wheelie) bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times.

- c) All waste generated as a result of the demolition of existing building or structures, and construction of the premises is to be effectively controlled and contained entirely within the boundaries of the site before disposal. All waste is to be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Reason

Ensure protection of matters of public health and amenity in accordance with relevant code/s and policy direction.

Timing

Prior to commencement of the use and to be maintained for the life of the development.

Advice

1. Infrastructure Charges

Condition

An infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.

2. Further Approvals Required

Condition

a) **Compliance Assessment**

A Compliance Assessment application associated with the following conditions must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by Council.

- Condition 3 – Additional Plans
- Condition 6 – Amalgamation of Allotments
- Condition 8 – Roadworks and Traffic
- Condition 9 – Stormwater and Drainage
- Condition 10 – Stormwater Quality Management
- Condition 11 – Transport Impact, Access and Parking
- Condition 12 – Acoustic Report
- Condition 13 – Screen Fencing
- Condition 14 – Landscaping
- Condition 15 – Street Enhancements
- Condition 17 – Refuse Facilities

All engineering, soil erosion and sediment control and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experience person.

b) **Plumbing and Drainage Works**

The developer must obtain a Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

c) **Building Works**

The developer must obtain a Development Permit for Building Works to carry out building works prior to works commencing on site.

3. Storage of Materials and Machinery

Condition

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved by Council.

4. Building Work Noise

Condition

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

5. Specifications and Drawings

Condition

Details of Council's specifications and standard drawings can be viewed on Council's website.

6. Building Over/Adjacent to Services

Condition

The developer is advised that the proposed building structures are over/adjacent to an existing sewer. In accordance with QDC MP1.4, the applicant may be required to make an application to Council for consent under Section 191 of the *Water Supply (Safety and Reliability) Act 2008* for building over or adjacent to services.

7. Roadworks Approval

Condition

The developer is responsible for obtaining a Roadworks permit in accordance with Subordinate Local Law No. 1.15 (Carry out Works or Interfering with a Road or its Operation) 2011 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

- i. Completed Roadworks permit application form;
- ii. Prescribed fee;
- iii. Traffic Management Plan prepared by a suitable qualified traffic professional detailing the traffic management measures put in place to manage all Roadworks including pedestrians, cyclists and vehicles in accordance with the Manual of Uniform Traffic Control Devices (Queensland) Part 3 – Works on Roads.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Council for a letter of 'no objection' prior to applying to the Queensland Police Service for the permit. The Traffic Management Plan will need to be included with the application to Council.

8. Asbestos

Condition

All asbestos being removed from the site must be transported and disposed in accordance with relevant legislation.

Council Decision

It was **MOVED** by Councillor A Parsons, **SECONDED** by Councillor L Walker:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Councillor A Parsons commended the Planning and Development staff for their work on the above item.

Confidential Items

It was MOVED by Councillor A Parsons, SECONDED by Councillor G Eddiehausen:

"that council RESOLVE to close the meeting in accordance with Section 275 (1) (e) and (h) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public for business relating to the following:

- Section 275(1) (e) contracts proposed to be made by it. (items 30, 31 and 32)
- Section 275(1) (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage." (item 36)

CARRIED

The council discussed the items.

It was MOVED by Councillor A Parsons, SECONDED by Councillor G Eddiehausen:

"that council RESOLVE to open the meeting."

CARRIED

The order of business was resumed.

30 Property Management - TCW00136 - 103 Walker Street Asbestos Removal

Executive Summary

103 Walker Street functions as a critical part of council's administrative operations. This building constructed in the 1970s is due for a refurbishment. Renewal of the asset including specific works to Level 2 have been identified and included in council's capital work plan. Refurbishment of the area however required removal of asbestos containing materials including vermiculite ceilings, vinyl floor tiles and the glue to affix them.

An asbestos removal contractor is required to remove the asbestos prior to other refurbishment works. The removal of asbestos containing materials enables a safe working environment and ameliorates other risks associated with operational disruptions and higher maintenance costs. This report recommends the appointment of a contractor to remove asbestos containing materials for Level 2, 103 Walker Street.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor T Roberts:

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00136 Asbestos Removal – 103 Walker Street to The Markwell Group at a cost of \$197,785 (excluding GST).
3. That a contingency budget of \$30,000 (excluding GST) be approved for the provision of approved variations under the contract by delegation to the Chief Executive Officer.

CARRIED

In accordance with section 172 of the *Local Government Act 2009*, Councillor P Ernst declared a material personal interest in regards to item 31.

(a) **the nature of the material personal interest as described by the Councillor:**

Councillor P Ernst's son works for A.E Smith & Sons NQ Pty Ltd.

(b) **how the Councillor dealt with the material personal interest:**

Councillor P Ernst vacated the chambers during discussion and voting on the item.

In accordance with section 173 of the *Local Government Act 2009*, Councillor L Walker declared a perceived conflict of interest in regards to item 31.

(a) **the name of the councillor who have the perceived conflict of interest:**

Councillor L Walker

(b) **the nature of the conflict of interest as described by the Councillor:**

A.E Smith & Sons NQ Pty Ltd has provided hospitality to Councillor Walker.

(c) **how the Councillor dealt with the real or perceived conflict of interest:**

The Councillor determined that he could reasonably be perceived to have a conflict of interest in this matter and left the meeting and did not participate in debate or voting on the matter.

(d) **if the Councillor voted on the issue – how the Councillor voted:**

The councillor vacated the Chambers during discussion and voting on this item.

(e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**

The majority of persons entitled to vote at the meeting voted as per the officer's recommendation.

31 Property Management - T8072 Townsville Entertainment Centre Airconditioning and Air Handling Works

Executive Summary

Townsville City Council and the Federal Department of Infrastructure and Regional Development have endorsed a project to perform targeted facility maintenance at the Townsville Entertainment and Convention Centre (TECC) to the value of \$4,995,581 ex GST. Tender T8072 is fully funded by the agreement and describes the works necessary to replace the TECC Facility's air conditioning chilled water plant and perform general system upgrades to sustain the TECC Facility's marketability and operation into the medium term future.

The T8072 Request for Tender for Air Conditioning and Air Handling Works at the Townsville Entertainment & Convention Centre was released in August 2015. This report provides an analysis and evaluation of the two (2) Tenders received for this project.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award Tender T8072 Request for Tender for Air Conditioning and Air Handling Works at the Townsville Entertainment & Convention Centre to AE Smith & Sons NQ Pty Ltd for the lump sum price of \$1,368,983.00 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved project budget provided the variations are for the completion of the work under the contract.

Council Decision

It was MOVED by Councillor A Parsons, SECONDED by Councillor V Veitch:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

In accordance with section 172 of the *Local Government Act 2009*, Councillor P Ernst declared a material personal interest in regards to item 32.

(a) the nature of the material personal interest as described by the Councillor:

Councillor P Ernst's family is a submitter for the tender.

(b) how the Councillor dealt with the material personal interest:

Councillor P Ernst vacated the chambers during discussion and voting on the item.

In accordance with section 173 of the *Local Government Act 2009*, Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom declared a perceived conflict of interest in regards to item 32.

(a) the name of the councillors who have perceived conflict of interest:

Councillors A Parsons, R Gartrell, V Veitch, T Roberts, G Eddiehausen, J Lane and S Blom.

(b) the nature of the conflict of interest as described by the Councillor:

Urbex Group donated to the Townsville First election campaign.

(c) how the Councillors dealt with the real or perceived conflict of interest:

The Councillors determined that they could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered their position and was of the opinion that they could participate in debate and vote on the matter in the public interest.

(d) if the Councillor voted on the issue – how the Councillor voted:

The councillors voted as per the council decision.

(e) how the majority of persons who were entitled to vote at the meeting voted on the matter.

The majority of persons entitled to vote at the meeting voted as per the council decision.

32 Property Management - Leased Workshop Facility

Executive Summary

A high-level review of council's administrative and depot facilities has been undertaken to address options available to relocate Garbutt's and Bamford Lane workshop facilities. The purpose of this recommendation is to proceed with the final tender process to deliver a leased workshop facility following the Expression of Interest (EOI) recently advertised. This strategy considers council's financial position and recommends that operational funds be directed to the project replacing capital expenditure, in accordance with the scope outlined in the report.

The fundamental objective determined from the Facilities Master Plan project to ensure Townsville City Council is appropriately positioned from facilities perspective in the short, medium and long term.

Council Decision

It was MOVED by Councillor T Roberts, SECONDED by Councillor V Veitch:

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council adopt in principle, the Facility Master Plan Workshop Strategy as follows:
 - a) Relocate current workshop facilities from Bamford Lane and Garbutt to a suitable land parcel within 10 km of the Central Business District;
 - b) Consider future options for this site in conjunction with the Facilities Master Plan to alleviate issues in other Council facilities;
 - c) Demolish the existing fleet workshop at the Garbutt Operations Centre; and
 - d) That council approve the implementation of the Workshop Facilities Master Plan option by proceeding to tender with the following companies who provided conforming expressions of interest as determined through the EOI Evaluation process, BM Webb and UC1 (Urbex Group).

CARRIED UNANIMOUSLY

In accordance with section 173 of the *Local Government Act 2009*, Councillor C Doyle declared a conflict of interest in regards to item 36.

- (a) the name of the councillor who have the real or perceived conflict of interest:**
Councillor C Doyle
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor C Doyle owns a building in Flinders Street which is located in the Priority Development Area.
- (c) how the Councillor dealt with the real or perceived conflict of interest:**
The Councillor advised that while she believed she had neither a perceived or actual conflict of interest in this matter, she had out of caution previously vacated the room when PDA matters were discussed and that she would continue that approach. She then left the meeting and did not participate in debate or voting on the matter.
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The councillor vacated the Chambers during discussion and voting on this item.
- (e) how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the council decision.

36 Strategic Planning - City Planning - Townsville Waterfront Priority Development Area - Consideration of submissions and amended proposed development scheme for ministerial approval

Executive Summary

Public notification was undertaken on the Townsville City Waterfront Priority Development Area (PDA) Proposed Development Scheme and associated Infrastructure Charges Offset Plan (ICOP), between 7 July and 18 August 2015 as required by the *Economic Development Act 2012*.

At the completion of the public notification period, a total of 273 submissions relating to the proposed development scheme and ICOP were received by Economic Development Queensland (EDQ).

In response to submissions received during the public notification period, Townsville City Council (TCC) in collaboration with the Port of Townsville Limited (PoTL) and EDQ has prepared a Draft Public Notification Submission Review Report. In response to the report the Townsville City Waterfront PDA Proposed Development Scheme and ICOP have been amended for council's consideration prior to submission to the Minister for Economic Development Queensland (MEDQ) for approval.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with Section 275 of the *Local Government Regulation 2012* and that the document remain confidential unless council decides otherwise by resolution.
2. That council endorse the Townsville City Waterfront Priority Development Area Proposed Development Scheme (Attachment 1), Infrastructure Charges Offset Plan (Attachment 2) and the Submission Review Report (Attachment 3) to proceed to the Minister for Economic Development Queensland for approval and gazettal.
3. That council note that the attachments may be subject to change during State approval processes.
4. That council authorise the Chief Executive Officer to undertake any further minor amendments as requested by the Minister for Economic Development Queensland during the State approval processes.

5. That council communicate to Economic Development Queensland that it is council's view that the passenger ferry terminal is to remain on the western bank of Ross Creek to maximise connectivity with the core CBD.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor A Parsons:

1. That the officer's recommendation 1, 3, 4 and 5 be adopted.
2. That council endorse the Townsville City Waterfront Priority Development Area Proposed Development Scheme (Attachment 1), Infrastructure Charges Offset Plan (Attachment 2) with amended figures in table 3 to be advised and the Submission Review Report (Attachment 3) to proceed to the Minister for Economic Development Queensland for approval and gazettal.
3. Precincts 6 and 7 shall include wording to ensure traffic impact analysis is undertaken in accordance with future high density development.

CARRIED UNANIMOUSLY

The Mayor, Councillor J Hill commended staff for their work on the Townsville Waterfront Priority Development Area Scheme Report.

General Business

(i) Request for leave of absence – Councillor T Roberts

Councillor T Roberts requested leave of absence for the period 16 October to 25 October 2015.

(ii) North Queensland Sports Foundation

Councillor P Ernst informed council the North Queensland Sports Foundation is holding their Annual General Meeting in September. Councillor P Ernst requested re-endorsement as council's representative for North Queensland Sports Foundation.

Council confirmed the appointment of Councillor P Ernst as council representative on the North Queensland Sports Foundation.

(iii) Review of tender advertising

Overview

Councillor A Parsons requested a review be undertaken of council's processes for the advertising of tender information.

Mayoral Direction

That the Chief Executive Officer investigate the opportunities for process improvement in regard to advertising for tenders.

(iv) Director of Planning and Development

The Mayor, Councillor J Hill formally welcomed the new Planning and Development Director, Graeme Bolton to Townsville City Council. The Mayor noted Graeme's previous expertise and experience would be valuable to this position.

(v) Mendi Blackhawks vs Ipswich Jetts

The Mayor, Councillor J Hill informed the council of the upcoming Rugby League Grand Final between the Townsville Mendi Blackhawks and the Ipswich Jetts.

Close of Meeting

The Chair, Mayor Councillor J Hill, declared the meeting closed at 11.00am.

CONFIRMED this TWENTY-SEVENTH day of OCTOBER 2015

MAYOR

ACTING CHIEF EXECUTIVE OFFICER