



ORDINARY COUNCIL MINUTES

TUESDAY 16 DECEMBER 2014 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 16 December 2014 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
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Opening of Meeting

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

One minutes silence was observed for the victims from yesterday's siege in Sydney.

Prayer

Father Dave Lancini of the Catholic Church delivered the opening prayer.

Apologies and Leave of Absence

There were no apologies or leave of absence.

Confirmation of Minutes of Previous Meeting

It was MOVED by Councillor C Doyle, SECONDED by Councillor G Eddiehausen:

"that the minutes of the Ordinary Council meeting of 25 November 2014 be confirmed subject to amendment to pages 7631 and 7678 reflecting the following:

Community and Cultural Committee - Material personal interest – Item 26 - Councillor J Lane's husband is a member of the Umbrella Studio."

CARRIED UNANIMOUSLY

Disclosure of Interests

- (i) Sports Recreation and Parks Committee - Conflict of interest - Item 10 - Councillor R Gartrell declared a conflict of interest as he is a life member of Suburban Parks Cricket Club who operates out of Tony Ireland Stadium.
- (ii) Sports Recreation and Parks Committee - Conflict of interest - Item 12 - Councillor R Gartrell declared a conflict of interest as he is a Patron of Townsville Hockey.
- (iii) Community and Cultural Committee - Perceived material personal interest - Item 14 - Councillor C Doyle owns the building that the Public Street Art, Denham Lane Mural is located on.
- (iv) Officers Reports - Perceived material personal interest - Item 33 and 34 - Councillor C Doyle owns a property within Townsville's CBD.
- (v) Officers Reports - Conflict of interest - Item 34 - Councillor P Ernst owns a property on the fringe of Townsville's CBD.
- (vi) Officers Reports - Perceived conflict of interest – Item 29 – Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts – NQ Excavations Pty Ltd donated to the Townsville First election campaign.
- (vii) Officers Reports - Perceived conflict of interest – Item 30 – Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts – NQ Excavations Pty Ltd and Urbex Pty Ltd (a wholly owned subsidiary of BMD) donated to the Townsville First election campaign.
- (viii) Officers Reports – Perceived conflict of interest - Item 35 - Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts – Richard Ferry through a number of associated businesses, Colliers International Townsville Pty Ltd and GJR & DF Wheeler (family members of the owners of Colliers), donated to the Townsville First election campaign.
- (ix) Officers Reports - Conflict of interest - Items 33 and 34 - The Mayor, Councillor J Hill has property holdings near the areas associated.
- (x) Sports Recreation and Parks Committee - Conflict of interest - Item 10 - The Mayor, Councillor J Hill is a Patron of Townsville AFL.
- (xi) Officers Reports - Perceived conflict of interest - Item 35 - The Mayor, Councillor J Hill, Councillor C Doyle and Councillor L Walker declared a conflict of interest with D Wheeler as a donor to the Team Hill election campaign.

Correspondence

There was no correspondence.

Petitions

There were no petitions.

Deputations

There were no deputations.

Mayoral Minute

There was no Mayoral Minute.

Committee Items

Infrastructure Committee

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

"that the committee recommendations to items 1 and 2 be adopted."

CARRIED UNANIMOUSLY

1 Engineering Services - Petition for Traffic Calming Devices - Lindsay Street Rosslea

REPORT TO COUNCIL

Authorised by Director Infrastructure Services
Department Engineering Services
Date 14 November 2014

Executive Summary

Council has received a petition dated 20 October 2014 by residents of Rosslea, in relation to traffic conditions along Lindsay Street. The petition raises concerns about an increase in traffic due to the proposed development at Townsville Golf Course.

This report provides further detail and council's recommendation in response to the petition.

Officer's Recommendation

1. That council endorse council's decision dated 23 November 2010,
2. That council retain works currently listed on the Forward Works Program to install an invert crossing in Lindsay Street (adjacent to No 29-31 Lindsay Street),
3. That council undertake a new traffic survey of the same location identified in 2010,
4. That council use the traffic count results to inform its assessment of any further development applications associated with the development of the Townsville Golf Club,
5. That the petition organiser be advised on council's decision.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 7725) where council resolved that the committee recommendation be adopted.

2 Engineering Services - Townsville Recreational Boating Park - Stormwater Drainage

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Infrastructure Services
Department Engineering Services
Date 17 November 2014

Executive Summary

The purpose of this report is to provide further justification to the budget adjustment that has been included in the four month budget review for the Townsville Recreational Boating Park. The report examines the associated costs with the change in budget allocations and the modifications to the staged delivery programme for the facility.

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 adopt the \$2m adjustment in the four month budget review of the 2014/15 budget associated with the bought forward works for Ramps C and D, with the completion of works to link and provide access to Ramp C,
3. That council resolve to acquire a portion of property number 83410 via resumption or undertake a land swap for the required portion of such land if it is possible,
4. That council include an allowance in the 2015/16 budget to enable the acquisition as per recommendation 3.

Committee Recommendation

That officer's recommendation numbers 1 and 2 be adopted.

Council Decision

Refer to resolution preceding item 1 of the council minutes (page 7725) where council resolved that the committee recommendation be adopted.

Planning and Development Committee

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

"that the committee recommendations to items 3 and 4 be adopted."

CARRIED UNANIMOUSLY

Councillor A Parsons congratulated Michael Sorbello (Senior Planning Officer) for his work on the planning application regarding item 3.

3 MI11/0054 & RC11/0104 Preliminary Approval under 242 of Sustainable Planning Act for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot - 44-60 Hugh Street Garbutt

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by	Director Planning and Development
Department	Planning and Development, Development Assessment
Date	14 November 2014
Address	Lot 420 EP 1533 at 44-60 Hugh Street, Garbutt
Applicant/Owner	Brazier Motti Holdings Pty Ltd on behalf of Jock Lis Pty Ltd.
Description	Preliminary Approval under section 242 of SPA for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot)

Executive Summary

The application seeks a Preliminary Approval under section 242 of the *Sustainable Planning Act 2009* (SPA) for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot situated at 44-60 Hugh Street Garbutt.

The application proposes to vary the current Green Space Precinct to facilitate residential development in accordance with the provisions of the Plan of Development 44-60 Hugh Street, Garbutt (Lot 420 on EP1533). The Plan of Development sets assessment criteria for development by way of development codes, including a mix of *City Plan 2005* codes and the 44-60 Hugh Street Development – Code Provisions. Through the use of setbacks, street landscaping, road widths and connectivity, building heights and housing diversity the development provides a choice in housing style and affordable housing products for the Townsville locality.

The subject site has a total area of 7.499 hectares however due to site constraints relating to stormwater drainage and environmental sustainability the developable area is 6.56 hectares. The concept layout plan identifies a full development potential of approximately 158 lots which equates to a residential density of 67 persons per hectare or 24 dwellings per hectare. As part of this application the first stages of reconfiguration are proposed, these include Stage 1A for 12 lots, 1143m² of parkland and site access, Stage 1B for 7 lots and Stage 1C for 12 lots and 2592m² of parkland.

The application was publicly notified in accordance with the provisions of the SPA. Three (3) submissions were received during the notification period objecting to the development based on concerns relating to stormwater drainage, environmental significance, design and density, and traffic. The developer has been proactive in investigating and proposing mitigation options throughout the application process, in particular relating to flood inundation and environmental management. Various technical studies to adequately address both council and submitter concerns are included in the attachments of this report.

The Department of Local Government and Planning (DLGP) was identified as a concurrence agency and the Department of Environment and Resource Management (DERM) as an advice agency in respect to this application.

The proposal for residential infill development is considered to be consistent with the strategic intent of both the current *City Plan 2005* and the *Townsville City Plan*. In conclusion, the assessment of the proposal identifies the development to comply with the provisions of the *City Plan 2005*, therefore, it is recommended that council approve the application subject to reasonable and relevant conditions.

Officer's Recommendation

That council approve application MI11/0054 Preliminary Approval and RC11/0104 Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot) on land currently described as Lot 420 EP1533, more particularly 44-60 Hugh Street, Garbutt subject to the following conditions -

PRELIMINARY APPROVAL

1. Plan of Development/Supporting Documentation

- a) The proposed development must generally comply with the Plan of Development as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

Plan/Report Name	Plan/Report No.	Revision No.	Plan/Report Date
Plan of Development 44-60 Hugh Street, Garbutt (Lot 420 on EP1533)	-	-	November 2014
Concept Layout	40176/001	H	11 November 2014
44-60 Hugh Street Flood and Storm Tide Inundation Study	-	-	20 January 2014
Addendum to 44-60 Hugh Street Flood and Storm Tide Inundation Study	-	-	2 April 2014
Addendum to 44-60 Hugh Street Flood and Storm Tide Inundation Study – Impact of Raising Dearness Street	-	-	31 October 2014
AECOM Environmental Impact Assessment Site Inspection – Hugh Street, Garbutt	-	-	22 October 2014
Mundy Creek Drain Redevelopment: Concept Design for Discussion	-	-	April 2014
Traffic Impact Assessment	TJOC001/R01	C	19 May 2014
Stormwater Quality Management Plan	-	-	12 June 2014

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.

2. Concept Layout

The Concept Layout Plan, 27506/8B prepared by Brazier Motti dated 11 November 2014 is conceptual only. Further detailed planning will be required to determine and approve the final layout of the residential development as part of subsequent reconfiguration applications in terms of any additional studies that will be required as part of the conditions of this approval and the subsequent approval process.

3. Water and Sewerage Supply

- a) The development must be serviced by reticulated water supply and sewerage systems at the cost of the developer in accordance with council's adopted standards.
- b) The developer must carry out water supply and sewerage works external to the development to connect the development to council's existing networks.

4. Road Network

- a) The developer must provide all road infrastructure required to connect the entire development with existing infrastructure, including roads and intersections except for any components that are the responsibility of council. Road infrastructure must be provided in accordance with the recommendations of the Traffic Impact Assessment prepared by UDP Horman Traffic dated 19 May 2014 subject to the following:
 - i) The developer must provide a CHR(s) treatment at the development access on Dearness Street.
- b) The internal road network must generally be in accordance with the Concept Layout Plan, 40176/001 prepared by Brazier Motti dated 11 November 2014.

Advisory Note: The final road network will be subject to detailed design assessment in terms of the primary function of each type of road that influences driver behaviour, speeds, access, acoustic environment, traffic types, residential amenity and traffic volumes that are appropriate to that function as part of any subsequent development application over the subject land.

5. Stormwater Drainage

- a) The development must be in accordance with the 44-60 Hugh Street Flood and Storm Tide Inundation Study dated 20 January 2014, the Addendum to 44-60 Hugh Street Flood and Storm Tide Inundation Study dated 2 April and the Addendum to 44-60 Hugh Street Flood and Storm Tide Inundation Study – Impact of Raising Dearness Street dated 31 October 2014 all prepared by AECOM.
- b) The constructed drain profile must comply with the results of modelling in (a) above, and the constructed features and maintenance must be generally in accordance with the Mundy Creek Drain Redevelopment: Concept Design for Discussion report prepared by Earth Environmental dated April 2014.
- c) Designs for stormwater drainage associated with the approved development must be in accordance with council's adopted standards.
- d) All external catchments discharging to the subject site must be accepted and accommodated within the development's stormwater drainage system.
- e) The development and use must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.
- f) The developer must construct such work as is necessary to ensure that there is no concentration of, or increase in levels or velocities of stormwater discharged to lands owned by others.

Advisory Note: Should it be identified that drainage elements larger than those required by the current council standards to accommodate stormwater from fully developed catchments upstream and the council requests such larger stormwater system to be installed, the council will negotiate with the developer in relation to the additional costs.

Advisory Note: It is acknowledged that the developer has chosen to fill the site to provide immunity to the 1 in 100 year ARI flood event, and provide development fill levels that comply with current standards under City Plan 2014. This will create a development that will provide the most up to date levels of flood immunity.

6. Stormwater Quality Management Plan

The developer must provide stormwater quality management in accordance with the concept Stormwater Quality Management Plan prepared by BMD Consulting dated 12 June 2014 subject to the following:

- a) The submission of an amended report showing the portion of the treatment attributable to the development site rather than the total upstream catchment;
- b) The inclusion or submission of a revised assessment indicating the benefit of the downstream 'detention basin' to the development site and upstream catchment.

Advisory Note: The amended Stormwater Quality Management Report must be submitted to council as part of an application for the first stage of Operational Works.

7. Open Space and Landscape Master Plan

The developer must provide an Open Space and Landscape Masterplan for the overall development to address the open space hierarchy and embellishment and all other landscaping proposed for the site including the re-profiled drainage reserve and street trees prior to any subsequent development application over the subject land.

Advisory Note: The Open Space and Landscape Masterplan for the overall development must be submitted to council as part of an application for Operational Works prior to commencement of development onsite.

Advisory Note: Detailed open space and landscape plans for each stage of reconfiguration will be required to be submitted and approved by council as part of operational works applications.

Advisory Note: Council may accept approved open space embellishments as an offset to any shortfall of open space requirements for the development.

8. Infrastructure Agreement

An Infrastructure Agreement must be entered into between council and the developer to detail the delivery of stormwater drainage and associated works, and water and sewerage infrastructure. The agreement must be signed by both parties prior to the approval of any subsequent development applications unless otherwise agreed by council.

9. Environmental Impact Assessment

The development must generally be in accordance with the recommendations of the Environmental Impact Assessment Report Site Inspection – Hugh Street, Garbutt prepared AECOM dated 22 October 2014.

10. Acid Sulphate Soils Management

Soil and groundwater investigations in accordance with council's *City Plan Policy 1 Section 4 – Acid Sulphate Soils Management* must be conducted to support the proposed earthworks. Such investigations must be certified by an appropriately qualified and experienced Registered Professional Engineer of Queensland and approved by council.

Advisory Note: The soil and groundwater investigations must be submitted to council as part of an application for the first stage of Operational Works.

Should the soil and groundwater investigations reveal the presence of acid sulphate soils or potential acid sulphate soils the developer must prepare a comprehensive acid sulphate soils management plan. The management plan must be submitted to council as part of an Operational Works application prior to the commencement of development onsite.

Concurrence Agency Conditions – Department of State Development, Infrastructure, and Planning (DSDIP)

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the *Department of State Development, Infrastructure, and Planning (DSDIP)* advises that it has no objection or requirements in relation to Townsville City Council issuing a Preliminary Approval under section 242 of SPA for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot), as detailed in the attached correspondence dated 6 September 2012.

Advice Agency – Department of Environment and Resource Management (DERM)

Pursuant to Section 292 of the *Sustainable Planning Act 2009*, the *Department of Environment and Resource Management (DERM)* advises that it has no objection to Townsville City Council issuing a Preliminary Approval under section 242 of SPA for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot), as detailed in the attached correspondence dated 22 February 2012.

RECONFIGURING A LOT

1. Proposal Plans

- a) The proposed development must generally comply with the plan(s) 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
Proposed Reconfiguration	40176/002	F	3 November 2014
Water Supply and Sewerage Infrastructure Assessment Report	-	1	23 May 2014

- b) The proposed development must comply with all Planning Scheme requirements applying at the date of this application, except as otherwise specified by any condition of this approval.
- c) One full set of the most up to date approved plans must be held on site and available for inspection for the duration of the construction phase.

2. Building and Access Envelope Plan

In accordance with items (a) and (b) below, a building and access envelope plan for each lot, recognising all constraints (including underground services, corner sight distances, street furniture) must be prepared, showing the:

- a) building setbacks.
- b) area of the footpath that can be used for vehicle access to the property;

A preliminary plan must be submitted with the application for Operational Works and prior to the issue of a Development Permit for those works.

A final plan must be submitted to and approved by Council prior to release of the survey plan when all "as constructed" details are known.

3. Public Garden and Recreation Space

- a) The land shown on the approved plans as public open space is to be transferred to the Crown as a parkland reserve free of cost to council in accordance with section 6, Reconfiguring Lots Code, City Plan 2005.
- b) As part of the embellishments for these reconfiguration stages the developer must lodge detailed Landscape and Irrigation plans detailing park furniture proposed, pathways and surface treatment, streetscape works, entry statements (if applicable) irrigation and plant species details for the parkland as shown on the concept plan for council's approval. The detailed plans must be lodged with the operational works application and must be generally in accordance with the Open Space and Landscape Masterplan.
- c) The landscaping plan must be approved by council and the works required must be completed prior to the release of the plan of survey for the relevant stage, or as varied and approved by council.

4. Street Trees

Street tree planting to beautify the neighbourhood is required so as to achieve Overall Outcome (a) of the *Reconfiguring Lots Code*. In particular:

- a) Street trees must be planted along all street frontages in accordance with *City Plan Policy 2 – Development Standards, Section 5 – Street Trees*.
- b) Street trees must be shown on landscaping plans for council's approval.

5. Existing Street Trees

Existing street trees located within the road reserve must not be damaged, removed, destroyed or lopped without the written consent of council first being obtained.

6. Fencing

- a) Details of boundary fencing for lots adjacent the open space and drainage reserve must be provided to council for approval as part of an application for Operational Works. Consideration must be given to screening of private open space and other ancillary structures/items (e.g. clothes lines) as well as maintaining passive surveillance of the public open space so as to comply with the principles Crime Prevention Through Environmental Design (CPTED).
- b) Details of front boundary fencing for Lots 1 to 12 (Hugh Street frontage) must be provided to council for approval as part of an application for Operational Works.

- c) The developer must erect the approved fencing for a) and b) above prior to the release of the plan of survey for the relevant stage unless otherwise approved by council.

7. Stormwater Drainage Easements and Reserves

- a) The developer must at its cost grant and cause to be registered on the title documents all easements or reserves over all underground drains, constructed drainage works, improved drains and natural concentrated flow paths which are placed under the control of council.
- b) The developer must at its cost grant and cause to be registered on the title documents, all easements or reserves required by council or other public utility entity for access to or for the provision of essential services.
- c) The developer must at its cost cause to be registered surrenders of any existing easements and/or leases where necessary in connection with the subdivision.
- d) The extent and location of easements, reserves and surrenders required in (a) to (c) will, as far as possible, be determined prior to issue of the development permit for operational works or upon completion of works if subsequently found necessary.
- e) All land for drainage purposes must be transferred to the Crown as drainage reserve free of cost to council.

8. Water Supply (Public System)

The development must be serviced by the public water supply. In particular,

- a) A reticulated water supply must be provided to the frontage of each lot within the proposed development and connected to council's infrastructure prior to the signing of the survey plan. The water supply must be constructed in accordance with the standard design plans of council and must meet both the maximum design flow and emergency fireflow conditions.
- b) The point of connection for the supply of water from council's water supply system must be the existing 100mm dia water main in Dearness Street.

Advisory Note: Any subsequent stage(s) of development will require an additional water supply connection.

- c) A network analysis of the proposed subdivision must be submitted to and approved by council to ensure that the reticulation network satisfies both the maximum hour design flow conditions and emergency fire flow conditions. It must be submitted with the application for Operational Works.

9. Sewerage Reticulation

The development must be serviced by the public sewerage network, in particular:

- a) Each allotment must be provided with a single property service and must be connected directly and separately to council's sewer prior to signing the survey plan.
- b) All new property connections to be made directly to manholes where possible.
- c) The point of connection for the sewerage system to council's sewerage infrastructure including all necessary pump stations and rising mains must be the pump station well A8C as proposed in the Water Supply and Sewerage Infrastructure Assessment Report prepared by DPM Water dated 23 May 2014 or as agreed by council.

- d) Construction of a new sewerage pump station nearby to the existing pump station as proposed in the Water Supply and Sewerage Infrastructure Assessment Report prepared by DPM Water dated 23 May 2014 or as agreed by council.
- e) Realignment of the existing 250mm dia sewer rising main across the site must occur as proposed in the Water Supply and Sewerage Infrastructure Assessment Report prepared by DPM Water dated 23 May 2014 or as agreed by council.

10. Confirmation of Existing Services

- a) The developer must ensure that the existing services for each lot are contained within the individual allotments; and/or
- b) Where the existing services are not contained within the individual lot then such services must be relocated or easement obtained. Such easements must be registered in accordance with the *Land Title Act 1994*, in conjunction with registration of the survey plan.

11. Relocation of Utilities

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

12. Soil Erosion Sediment Control Plan

Due to the potential for significant erosion and sediment discharge from this project soil erosion and sediment control must be provided. A detailed Soil Erosion and Sediment Control Plan in accordance with *City Plan Policy 1 - Supporting Information, Section 12 - Soil Erosion and Sediment Control* must be provided as part of the Operational Works for the development. The Soil Erosion Sediment Control Plan must include but not be limited to:

- * certified by a "suitably qualified person"
- * performance standards, hold points and end points
- * include maps, calculations, timing/staging and rainfall events/design criteria
- * include specifications and construction details
- * include soil and water management plans
- * contain supporting documentation
- * include a maintenance and monitoring program
- * including geotechnical advice relating to the stability of the site during and after works including details on revegetation and stabilisation of the site.

An appropriately qualified professional must design and certify the program which must comply with the Environmental Protection Act 1994 and all its subordinate legislation using appropriate principals and techniques detailed in the "Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites".

13. Stormwater Drainage

Certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve in particular:

- a) A revised "Hydraulic Assessment" is required to substantiate the extent of the regrading and re-profiling of the existing open drain between Dearness Street and John Melton Black Drive that determines the required development levels as part of an application for Operational Works, to ensure no worsening impact on existing abutting land. Hydraulic calculations must be submitted, either in computer printout form or tabulated on a plan form for council perusal. Tabulation on this plan must include all relevant detail to allow council the opportunity to assess the submitted design.

- b) all external catchments discharging onto the development site must be accepted and accommodated within the development's stormwater drainage system design.
- c) the developer must be responsible for providing an adequate drainage system for the development designed to accommodate runoff from a 1 in 50 year ARI storm event with the underground system able to accommodate runoff from a 1 in 2 year ARI storm event, as determined by using the relevant "Handbook for Drainage Design Criteria".
- d) any open drains or surcharge paths necessary to convey to the point of lawful discharge must be designed to accommodate runoff from a 1 in 50 year ARI storm event.
- e) Interallotment drainage must be provided for allotments that cannot drain to the road reserve and must be designed to capture and disperse water runoff from 1 in 50 ARI year storm event.
- f) Road longitudinal grades and cross sections must result in all 1 in 50 ARI 50 year storm event flows being contained within the road reserves.
- g) the nominated lawful points of discharge for all stormwater runoff previously running through and/or developed by this subdivision must be Mundy/Captains Creek catchment or as agreed upon by council.
- h) the developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows and there is no concentration or increase in levels or velocities for storms of minor and major design events as defined in Aus-Spec Handbook where the stormwater crosses land owned by others downstream of the developers land.
- i) Where the discharge of stormwater from the proposed development is to be carried across the developers balance land the developer must provide council with a drainage easement to allow the flow of stormwater to the lawful point of discharge unless otherwise agreed by council.

Advisory Note: It is acknowledged that the developer has chosen to fill the site to provide immunity to the 1 in 100 year ARI flood event, and provide development fill levels that comply with current standards under City Plan 2014. Design standards for stormwater systems will however remain at the 1 in 50 year ARI storm event.

14. Stormwater Quality Management

Should the developer not proceed with the concept Stormwater Quality Management Plan prepared by BMD Consulting dated 12 June 2014 in its entirety including any subsequent amendments, an interim/staged stormwater quality management plan (SQMP) must be submitted to and be approved by council prior to the issue of a Development Permit for Operational Works. The SQMP must be prepared by a suitably qualified person.

In particular, the SQMP must adopt the water quality strategy of council's Coastal Dry Tropics Water Sensitive Urban Design Technical Design Guidelines.

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 council Development Specifications.

15. Roadworks

The developer must design and construct roads, along all road frontages to each lot and any modification to existing roads generally in accordance with the plan prepared by Brazier Motti Proposed Reconfiguration, 40176/002 F dated 3 November 2014. In particular:

- a) The developer must design and construct all the roads in the subdivision and all the intersections to existing streets in accordance with Aus-Spec Development Design Specifications.
- b) A geotechnical survey/investigation must be submitted as part of the application for Operational Works and pavement designs must be submitted to and approved by council prior to the nominated subgrade inspection hold point being undertaken. The survey must identify ground water table levels, surface water paths, soil classification and stability (more likely on steep slope developments), unsuitable materials and existing nature of soil/rock and other relevant information that will facilitate proper design of all road elements such as subsurface drainage, pavement design and management of surface water runoff and road geometric design.
- c) Where applicable, an area wide and system based Local Area Traffic Management Schemes/Treatments must be implemented on local streets and collector roads by physical influence on vehicle operation and indirectly influencing driver's perception to generally decrease traffic speed and promote a pedestrian/cyclist safety. Any proposed LATM scheme/treatment must be presented to Council for review and approval prior to implementation.
- d) The road classifications must be in accordance with council's relevant current Standard Drawing, in particular:

Road Name	Designated Street/Road Type
Entrance Road	21m reserve with 3.7m carriageways
Internal Road Stage 1C	17m reserve with 7.4m carriageway
Internal Road Stage 1A	10m reserve with 5m carriageway and 6m carriageway fronting Lots 1 to 4

The road widths and design of the roads must be in accordance with the relevant council's adopted standards for those road types.

- e) An application for street names must be submitted to and approved by council prior to submission of any Operational Works application. Approved street names must be shown on all engineering drawings submitted for Operational Works.
- f) The developer must design and construct 1.5m wide concrete footpaths for the development generally in accordance with the approved Concept Layout Plan, 40176/001 prepared by Brazier Motti dated 11 November 2014. Construction must comply with council's Standard Drawings for Concrete Pathways.

In addition, the developer must provide a 1.5m wide concrete footpath fronting Lots 1 to 12 in Hugh Street.

- g) Where a temporary turnaround is to be provided at the end of a road reserve on the developers balance land the developer must provide council with an access easement to allow for vehicles to turnaround unless otherwise agreed by council.

16. Street Lighting

Overhead street lighting must be provided at the developer's cost and the following streets be in accordance with the categories shown as per Australian Standards, AS/NZS 1158 - Road Lighting.

Road	Lighting Category
21m Wide Road	V5
All other roads	P4

17. Electricity and Telecommunications

Electricity and telecommunications must be provided and in particular,

Underground electricity services must be provided to the frontage of each allotment, to the standards of the electricity authority. Written confirmation from the service provider that suitable arrangements are in place to provide the service must be submitted to council prior to signing the survey plan.

Underground telecommunications fibre-ready passive infrastructure must be provided to the frontage of each allotment in all new developments in accordance with the Telecommunications Legislation Amendment (Fibre Deployment) Bill 2011 and standards of the telecommunications authority. Written confirmation from the service provider that suitable arrangements are in place to provide the service must be submitted to Council prior to signing the survey plan.

Underground telecommunications must be provided to the frontage of each allotment, to the standards of the telecommunications authority. Written confirmation from the service provider that suitable arrangements are in place to provide the service must be submitted to council prior to signing the survey plan.

18. Refuse Collection Point

A hardstand designated refuse collection point for Lots 1 to 4 must be provided. In particular,

- a) The designated area for each lot must be of sufficient dimensions to accommodate the collection of two (2) x 240 litre wheelie bins from the kerb side as identified on the approved Proposed Reconfiguration Plan, Plan No. 40176/002 F dated 3 November 2014.
- b) Prospective purchasers of the affected lots must be notified of the refuse collection arrangement. A notation must be placed on council's property management files to advise of the above arrangement.

19. Minimum Lot Levels

- a) The finished level on all new allotments created within the development site must be above the flood inundation level from an Average Recurrence Interval (ARI) 50 year storm/tide event. The developer must submit a hydraulic report that determines these levels prior to issue of a Development Permit to carry out Operational Work.
- b) The proposed lots must be filled and compacted with approved material to a minimum level equal to the level of a 50 year ARI flood and must be evenly graded (to the road frontage or an approved inter-lot drainage system) at not less than 0.5% (for residential lots) and 0.25% (for commercial and industrial lots) to ensure that the land is free draining.
- c) In residential, commercial and industrial areas that are impacted by storm surge/tide, proposed lots must be filled to the higher of the 1 in 50 year ARI flood level OR the 1 in 100 year ARI storm tide level (established by the Townsville-Thuringowa Storm Tide Study 2009).

Advisory Note: It is acknowledged that the developer has chosen to fill the site to provide immunity to the 1 in 100 year ARI flood event, and provide development fill levels that comply with current standards under City Plan 2014. This will create a development that will provide the most up to date levels of flood immunity.

20. Further Approvals Required

Operational Works

An Operational Works application associated with the following conditions must be submitted to Council for approval prior to works commencing on site, unless otherwise approved by Council.

Condition 2 - Building and Access Envelope Plan
Condition 3 - Public Garden and Recreation Space
Condition 4 - Street Trees
Condition 6 - Fencing
Condition 8 - Water Supply (Public System)
Condition 9 - Sewerage Reticulation
Condition 12 - Soil Erosion Sediment Control Plan
Condition 13 - Stormwater Drainage
Condition 14 - Stormwater Quality Management
Condition 15 - Roadworks
Condition 19 - Minimum Lot Levels

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

Concurrence Agency Conditions – Department of State Development, Infrastructure, and Planning (DSDIP)
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Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the *Department of State Development, Infrastructure, and Planning* (DSDIP) advises that it has no objection or requirements in relation to Townsville City Council issuing a Preliminary Approval under section 242 of SPA for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot), as detailed in the attached correspondence dated 6 September 2012.

Advice Agency – Department of Environment and Resource Management (DERM)

Pursuant to Section 292 of the *Sustainable Planning Act 2009*, the *Department of Environment and Resource Management* (DERM) advises that it has no objection to Townsville City Council issuing a Preliminary Approval under section 242 of SPA for Material Change of Use to establish use rights in accordance with a Plan of Development and Development Permit for Reconfiguring a Lot (One (1) into Thirty One (31) Residential Lots, Two (2) Open Space Lots and One (1) Balance Lot), as detailed in the attached correspondence dated 22 February 2012.

ADVICE

1. Infrastructure Charges

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

2. Connection to Council Water Supply

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.

3. Connection to Council Sewer

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 and upon payment will schedule the works for connection.

4. Portable Long Service Leave Notification

As per the Qleave – Building and Construction Industry Authority Guidelines, for works over \$80,000, council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to the issue of a Development Permit to carry out Operational Work.

5. Payment of Rates, Charges and Expenses

Prior to signing the survey plan, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land.

6. Satisfaction of Approval Conditions

- a) Unless explicitly stated elsewhere in this permit, all requirements of the conditions of this approval must be satisfied prior to Council signing the survey plan.
- b) Council may, at its absolute discretion, agree to accept other forms of security to guarantee compliance with conditions to enable an early signing of a survey plan.

7. Limitation of Approval

The council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant.

The council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the council harmless in respect of any claim so arising.

8. Survey Control

Prior to Council signing any survey plans associated with the development, a minimum of two (2) Permanent Survey Marks must be located within the development and tied to the national MGA.

- a) Prior to Council signing any survey plans associated with the development, a minimum of two (2) Permanent Survey marks levelled to AHD must be located within the development or within 150m of the development.
- b) In addition, two (2) Permanent Survey marks located within the development or within 500m of the developments must be coordinated on MGA'94.
- c) All new and updated Permanent Survey Mark sketches must be forwarded to the Department of Environment and Resource Management to be added to the SCDB.
- d) Requirement for PSM'S coordinated on MGA'94 not required on small infill developments of five (5) lots or less.

9. Specifications and Drawings

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

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 3 of the council minutes (page 7727) where council resolved that the committee recommendation be adopted.

4 MI14/0019 Report - Multiple Dwelling (5x1 Bedroom and 3x3 Bedroom Units) & Medical Centre 34-36 Gregory Street North Ward

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by	Director Planning and Development
Department	Development Assessment
Date	3 December 2014
Address	Lot 1 T 118423 & Lot 2 T 118219, 34-36 Gregory Street North Ward
Applicant/Owner	Paolo Morisco, As Trustee For, HWB Developments Pty Ltd and The Eyre Street Holdings Discretionary Trust
Description	Material Change of Use (Impact) - Multiple Dwelling (5x1 Bedroom and 3x3 Bedroom Units) and Medical Centre

Executive Summary

The application seeks a Development Permit for a Material Change of Use for a Multiple Dwelling and Medical Centre on a 1,544m² site at 34-36 Gregory Street, North Ward. The proposed development includes 441m² of gross floor area (GFA) for a Medical Centre (general GP practice) at ground level and 8 residential units (5x1 Bedroom and 3x3 Bedroom Units) as part of the Multiple Dwelling over the first and second floors. The development will provide on-site car parking, perimeter landscaping, residential storage spaces, residential private open space, screened refuse storage and Medical Centre entrance facing Gregory Street to promote pedestrian access.

Under the *Townsville City Plan 2005* the site is located in the Mixed Residential Precinct within District Code 2 – Townsville Inner Suburbs where a Multiple Dwelling is Code Assessable and a Medical Centre is Impact Assessable. As such, the proposed development has been assessed against the entire planning scheme. No external referral agencies were triggered in respect to this application.

The surrounding area includes Mixed Residential, Community and Government, Green Space and Centre Precincts. Uses directly adjoining or within close proximity to the development include other Multiple Dwellings, Townsville Central State School, North Ward Health Campus and Queens Gardens. Given the mix of surrounding uses and Precincts, the proposal is considered to be development of an appropriate scale and is suitably located within walking distance to shopping, school facilities, major public open space and public transport facilities.

The application received three (3) submissions during the public notification period. The submissions were generally supportive of the development but raised some concerns in relation to streetscape amenity, carparking, landscaping treatments, construction related activities and medical centre hours. 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. In particular, conditions have been included for the Medical Centre to limit employee numbers to a maximum of three (3) medical practitioners and three (3) support staff at any one time with hours of operation to be conducted between 8:00am to 5:00pm Monday to Friday and 8:00am to 2:00pm Saturday.

A detailed assessment of the planning scheme provisions identified that the proposed development is not fully compliant with the Specific Outcomes and Probable Solutions contained within the relevant codes of the *City Plan 2005*. This includes a shortfall of four (4) carparking spaces for the Medical Centre and a 0.5m encroachment to the western side boundary setback. However, these areas of non-compliance are considered acceptable given the nine (9) available on-street carparking spaces to the front of the site and the western side boundary adjoining a non-residential use being the laneway access for the Townsville Central State School.

In conclusion, the development is considered to be generally consistent with the Desired Environmental Outcomes, applicable codes and provisions of the *City Plan 2005* and is therefore recommended for approval.

Officer's Recommendation

That council approve application MI14/0019 for a development permit for Multiple Dwelling (5x1 Bedroom and 3x3 Bedroom Units) and Medical Centre under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 1 T 118423 and Lot 2 T 118219, more particularly 34-36 Gregory Street North Ward subject to the following conditions –

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE (IMPACT) MULTIPLE DWELLING (5X1 BEDROOM AND 3X3 BEDROOM UNITS) AND MEDICAL CENTRE

SCHEDULE OF CONDITIONS

1. Site Layout

- a) The proposed development must generally comply with drawing(s) as referenced in the table below and attached as stamped "Approved Subject to Conditions", except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING NO.	REVISION NO.	PLAN DATE
Locality Plan, Site Plan & Aerial Photo	SD-00	-	August 2014
Ground Floor Plan	SD-01	-	August 2014
First Floor Plan	SD-02	-	August 2014
Second Floor Plan	SD-03	-	August 2014
Roof Plan	SD-04	-	August 2014
South Elevation	SD-05	-	August 2014
East Elevation	SD-06	-	August 2014
North Elevation	SD-07	-	August 2014
West Elevation	SD-08	-	August 2014
Section A	SD-09	-	August 2014
Section B	SD-10	-	August 2014
Landscape Planting Plan & Detail Planting Plan	LD-01	-	August 2014
Landscape Planting Plan	LD-02	-	August 2014
Land Surface Treatment Plan	LD-03	-	August 2014
Site Plan & Levels	C01	B	14 August 2014
Concrete Notes & Joint Details	C02	B	14 August 2014
Site Services Plan	C03	B	14 August 2014
Carpark Turning Circles Plan	C04	B	14 August 2014

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.

2. Amended Plans

Prior to the issue of a Development Permit for Building Works, the developer must provide amended plans to Council for approval which includes the following:

- a) Ground Floor Plan SD-01 – Carparking spaces 02 -10 within the Residential Parking Area are required to be reduced to 2550mm in diameter and carparking space 01 and 11 increased to 2850mm in diameter to comply with turning path requirements. On-street carparking spaces 01-09 are to be moved to the north east to ensure proposed bay 01 does not interfere with entry and exit movements from the adjoining laneway. On-street carparking space 10 is not permitted.

- b) First Floor Plan SD-02 – Residence 6 is identified as a one (1) bedroom unit however the floor plan shows 2 bedrooms. Bedroom 2 is required to be removed from the plan in order to meet carparking requirements for the Multiple Dwelling.

3. Limitation of Employees

The Medical Centre is to operate with a maximum of three (3) medical practitioners and three (3) support staff at any one time, unless otherwise approved by council.

4. Defined Use

The use hereby permitted must be conducted at all times in conformity with the associated Planning Scheme definition.

5. Amalgamation of Allotments

The developer must amalgamate Lot 1 T 118423 and Lot 2 T 118219 into a single parcel. The survey plan must be registered, in accordance with the Land Title Act 1994, prior to the commencement of the use.

6. Building Materials

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 quality which does not cause excessive glare.

7. Signage

Should any signage be proposed, the developer must submit to Council for approval plans of any signage associated with the use as part of Compliance Assessment for the development. Details must include the location of the signage, construction materials, size of the sign and graphic content. Approved signs must be maintained to the satisfaction of Council.

8. Hours of Operation

Unless otherwise approved by Council, the Medical Centre must only operate between 8am to 5pm Monday to Friday and 8am to 2pm Saturday inclusive. **The use is not to operate on Sunday or Public Holidays.**

9. Storage of Materials and Machinery

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

10. Site Appearance

The site is to be kept in a clean and tidy condition at all times to the satisfaction of Council.

11. Lighting

- a) The developer must ensure all internal and external lighting is fitted with shades and erected in a manner that ensures that adjoining premises and roads are not affected.
- b) Lighting must be provided in accordance with the *Australian/New Zealand Standard AS/NZS1158 Lighting for Roads and Public Spaces*.

12. Property Numbering

Effective property numbers must be erected at the premises prior to the commencement of the use and 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.

13. Drying Facilities

The developer must provide adequate clothes drying facilities. Where applicable clothes drying facilities must be screened from any street or adjacent property.

14. Letterboxes

The developer must ensure the location of the letter boxes on site is sufficient to cater for the units 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.

15. Screen Fencing

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 precinct in accordance with *City Plan Policy 2 Section 4 – Screen Fencing*.

Notwithstanding the above, with the written consent of the proprietor of any adjoining land, the screen on the boundary shared with that neighbour may consist of other materials or lesser height or no fencing. For such a variation the developer must submit to and be approved by Council details of the alternative screen together with the written consent of the applicable adjoining owner prior to a Development Permit for Building Work being issued.

Unless written consent is obtained from the affected adjacent property owner, the developer must not construct a fence adjacent to the property boundary where it impedes the maintenance and serviceability of an existing boundary fence.

Furthermore consultation with adjoining property owners is essential so an amicable result is achieved in respect to the removal or retention of any existing adjoining fence.

The screen must be erected/planted prior to the commencement of the use and maintained thereafter to the satisfaction of the Council.

16. Screening of Plant and Utilities

Plant and utilities including air-conditioners must not be visible from the street. Furthermore they must be provided with aesthetic screens prior to the commencement of the use and must be maintained thereafter to the satisfaction of Council.

17. Refuse Facilities

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Multiple Dwelling Code and Minor Centres Code, in accordance with *City Plan Policy 2 - Development Standards, Section 8 - Provision for Refuse Services*. In particular,

- a) The approved waste storage area, identified on Ground Floor Plan SD-01, is 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) Sufficient space to accommodate all mobile garbage (wheelie) bins and recycling bins (collected bi weekly) for collection is to be made available along Gregory Street frontage. When development is operational, please contact Environmental Health Services on 4727 9003 to commence refuse service.
- 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*.

18. Relocation of Utilities

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

19. Car Parking

- a) All car parking facilities, associated ramps and driveways must be constructed in accordance with Council Standards and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890 and must be maintained thereafter to the standard.
- b) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- c) The driveway, manoeuvring areas, car parking areas and paths must all be constructed of:
 - * exposed aggregate concrete; or
 - * interlocking pavers; or
 - * other alternative aesthetically pleasing materials to be approved by Council prior to the issue of a Development Permit for Building Works.
- d) The layout of the on-site car parking spaces must be designed to ensure that all vehicles entering and leaving the site may do so in a forward direction.
- e) The developer must provide a minimum of thirteen (13) car spaces on site within the Medical Centre Parking Area identified on Ground Floor Plan SD-01. This is to include a minimum of two (2) spaces for visitor parking for the Multiple Dwelling and one (1) space for ambulance vehicle pick-up and set down and are required to be dedicated and must be made available at all times for such. Disabled parking in accordance with Australian/New Zealand Standard AS/NZ2890 is also required and must be made available at all times for such.
- f) The developer must provide a minimum of twelve (12) car spaces (including the car wash bay) for the Multiple Dwelling within the Residential Parking Area identified on Ground Floor Plan SD-01.

Should it be the intent that visitor parking spaces be provided behind a secured gate or barrier an intercom system or similar device must be provided to ensure public access to the visitor car parks.
- g) In this instance, one (1) dedicated car washing bay is to be provided on site prior to the commencement of the use. The bay is to be designed and constructed in accordance with the following:

- * imperviously paved
 - * provided with a hose cock
 - * graded to a central drain incorporating a silt trap
 - * fitted with a diversion valve which allows contaminated run-off to pass to a sewer or as approved by Council in writing.
- h) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (e.g. visitor, disabled, staff, keep clear, etc.), as well as regulatory signs controlling movement within the car park.
 - i) All exposed services provided within the car parking area must be suitably screened so as to conceal any unsightly elements.
 - j) The car parking area must be suitably screened so as to prevent light spillage from the car park areas and car headlights into adjoining properties and roads.
 - k) All signage and line marking for off-street car parking must comply with the requirements of AS/NZS2890 and AS1742 and associated standards.
 - l) All signage and line marking for on-street car parking and traffic control must comply with the requirements of the Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices (MUTCD) and associated standards.

20. Stormwater Drainage

Prior to the issue of a Development Permit for Building Works, certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve. In particular:

- a) The development site must be graded so that it is free draining. All runoff from storms naturally falling into this development site (including roof runoff) must be collected within the property boundaries and discharged to the lawful point of discharge being Gregory Street or as agreed upon by Council.
- b) The developer must ensure that no ponding of stormwater occurs on adjacent allotments and that no stormwater formerly flowing onto their development site is diverted onto other neighbouring allotments.
- c) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows.
- d) Overland flow paths and underground drainage must be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property.
- e) Following the completion of any works for the purposes of stormwater drainage, a stormwater drainage certificate from a Registered Professional Engineer of Queensland (RPEQ) must be submitted to and endorsed by Council. The stormwater drainage certificate must verify that the completed stormwater works associated with the proposed use has been constructed in accordance with the approved design.

21. Stormwater Quality Management

A stormwater quality management plan (SQMP) must be submitted to and be approved by council prior to the issue of a Development Permit for Building Work. The SQMP must be prepared by a suitably qualified person*.

In particular, the SQMP must adopt the water quality strategy of council's Coastal Dry Tropics Water Sensitive Urban Design Technical Design Guidelines.

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 council Development Specifications.

- Suitably Qualified Person as defined by the State Planning Policy 4/10 Healthy Waters.

22. Sewerage Reticulation

The developer must construct a new manhole on the existing sewer as a connection point for the development. Plans of the sewerage reticulation works must be submitted and approved as part of Compliance Assessment for the development.

The existing house drain connections must be sealed off to comply with Council standards.

23. Conduit Assessment

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 existing 150mm diameter sewer from manhole 3/7B1B2 to the north eastern boundary of the site.
- 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 prior to the issue of a Development Permit for Building Works.
- c) Any upgrading or replacement determined by Council will be carried out at the developer's expense prior to the commencement of building works.

24. Water Supply

The capacity of the water main service to the site is to be investigated by a suitably qualified hydraulic consultant and details of any required works due to this investigation are to be submitted to and approved by council prior to the issue of a Development Permit for Building Works.

The existing 20mm poly water service to the site may require upgrading.

25. Soil Erosion Minimisation, Sediment Control and Dust Control

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 particular,

- a) The contingent design, implementation and maintenance of measures must be provided in accordance with *City Plan Policy 2 – Development Standards*.
- b) During the construction and maintenance phases of this development the developer must be responsible for adequate mitigation measures being put in place for the suppression of dust so as not to cause a nuisance to neighbouring property.
- c) If there is a requirement to pump out water from excavations due to rainfall or groundwater influx there must be a procedure for minimising the discharge of sediment laden water by way of in-situ flocculation, pumping from the surface of water sumps/holes in the ground and using filter socks.
- d) The developer must ensure that no sediment or litter be discharged from the site into stormwater. Stormwater inlet pits on and adjacent to the development in Gregory Street must be protected to prevent the entry of sediment and litter.

26. Landscaping

- a) The developer must implement the approved landscaping plan prior to the commencement of the use.
- b) Insurance and Indemnity

From the commencement of works until Final Completion/the commencement of the Maintenance Period, the applicant must insure the works against public liability (\$10 million dollar minimum cover) and other claims arising from the works, and indemnify Council against that liability. Council must be included as an interested party to the insurance policy. The applicant must provide Council with evidence of the insurance and indemnification before commencing the works.

- c) Compliance Inspection Fee
 - i) A works inspection fee (at the rate applicable at the time of payment) must be paid prior to the works being accepted Finally Complete.
 - ii) A reinspection fee (at the rate applicable at the time of payment) will be applicable where an additional inspection is required due to works being incomplete or unsatisfactory at the initial inspection. The reinspection fee must be paid prior to the additional inspection being conducted.
- d) Notice to Commence Works/Pre-start Meeting
 - i) The contractor must give the Planning Assessment Unit (PAU) at least five (5) business days notice in writing of their intention to commence works (refer to standard forms "Notice to Commence Works")
 - ii) A Pre-start Meeting must be convened on-site with an officer from Council's Planning Assessment Unit prior to commencing works. The pre-start meeting must review:
 - Representatives, roles and contact details of the Developer, Engineering Consultant(s), Specialist Consultant(s), contractor and Council officers
 - Conditions of the development approval
 - Construction methodology and program
 - Erosion and sediment control
 - Site access
 - Identification of existing infrastructure
 - Site safety inductions and plans
 - Requirements of other authorities and legislation
 - Insurance and indemnity

Works must not commence until the requirements of a pre-start meeting have been satisfied.

- e) Final Completion

All approved works are required to be inspected by Townsville City Council. All landscape works are required to be inspected prior to the works being accepted as "Finally Complete".

Furthermore, all landscaped areas must be maintained thereafter to the satisfaction of Council.

27. Existing Street Trees

The existing street trees located within the road reserve must not be damaged, removed, destroyed or lopped without the written consent of Council first being obtained.

28. Roadworks and Traffic

- 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 Council's relevant Standard Drawings for Driveway Access and Driveway Crossovers.
- b) The developer must remove the existing vehicle access(es) including crossover(s) in the kerb and channel, replace with new kerb and channel and reinstate the footpath in accordance with Council's Standard Drawing for Concrete Kerbing.
- c) 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.

29. Street Enhancements

The developer must provide details of the proposed street enhancements along the Gregory Street frontage in accordance with the attached design guideline (Figure 1.0), and must include but not be limited to:

- * Pavement type; - The designated pavement type for Gregory Street is P4 in the Draft Footpath Treatment Policy (colour CCS* "Paperbark");
- * Street Trees. The footpath must have minimum 1.5m square tree pit/s to accommodate street trees, with a suitable heel proof grate or permeable resin bonded stone covering. The prescribed tree species for this location is *Plumeria obtusa*;
- * Upgrade of kerb and channel;
- * Driveway treatments - coloured concrete to match the footpath field areas (CCS "Paperbark"); and
- * On-Street parking

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

CCS* refers to Concrete Colour Systems Australia.

ADVICE

1. Infrastructure Charges

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

2. Further Approvals Required

- 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 7 – Signage

Condition 21 – Stormwater Quality Management

Condition 22 – Sewerage Reticulation

Condition 27 – Street Enhancements

All engineering and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experienced 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.

e) **Building Works**

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

3. Waste Collection

- a) All residential waste is required to be collected by Council.
- b) The owner/occupier of the premises is required to provide an adequate number of waste containers to manage the waste generated by the activities being undertaken onsite.
- c) The proprietor is to arrange for the removal of waste from the premises by a suitably licensed waste transport contractor approved by the local government to transport waste under Section 369A of the *Environmental Protection Act 1994*. Adequate provision must be made for the collection of the waste storage containers within the premises.
- d) The collection of putrescibles waste arising from activities undertaken on this development must be collected and removed at periods not exceeding seven days.
- e) The collection of waste is to be undertaken so as to minimize, so far as reasonably practicable excessive noise to neighboring occupants. The collection method must ensure that waste is adequately managed to prevent escape or contamination.
- f) This development has the potential to generate or handle clinical and regulated waste material. Clinical and medical related waste is to be handled in accordance with AS/NZS 3816:1998 "Australian Standard/New Zealand Standard – Management of Clinical and Related Wastes".

4. Connection to Council Water Supply

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.

5. Connection to Council Sewer

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 and upon payment will schedule the works for connection.

6. Noise

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. Environmental Considerations

DEHP Requirements

Construction must comply with the *Environmental Protection Act 1994*, Policies and Guidelines.

8. Plumbing and Drainage Approval

A Compliance Permit under the *Plumbing and Drainage Act 2002* to seal off disused sanitary drains and water lines must be obtained prior to the removal of the existing dwelling.

9. Trade Waste Permit

The developer is advised that a Trade Waste Permit may be required and should confirm this with Council's Trade Waste Inspector.

10. Building Over/Adjacent to Services

The developer is advised that the proposed building structures are over/adjacent to an existing sewer. In accordance with Council's Policy 1201 (Building Over or Adjacent to Services), 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.

11. Roadworks Approval

The developer is responsible for obtaining a Roadworks approval in accordance with Local Laws 4 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 approval application form
- ii) Prescribed fee
- iii) Traffic Management Plan prepared by a suitably 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 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.

12. Unit and Property Numbering

The developer is advised that Council allocates unit and property numbering following signing of the plan of survey. Prior to installing property numbering to units or properties, the developer is encouraged to contact Geospatial Solutions on 4727 9505 for preliminary numbering.

13. Flammable and Combustibles

Where flammable and combustible liquids are stored or handled on site, advice regarding the requirements for storage and handling of Flammable and Combustible Liquids must be obtained from The Department of Industrial Relations – Work Place Health & Safety.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 3 of the council minutes (page 7727) where council resolved that the committee recommendation be adopted.

Healthy and Safe City Committee

It was MOVED by Councillor G Eddiehausen, SECONDED by Councillor C Doyle:

"that the committee recommendations to items 5 and 6 be adopted."

CARRIED UNANIMOUSLY

Councillor G Eddiehausen commended council staff on the provision of temporary toilet facilities in Flinders Street East area.

In relation to item 6 Property Management - Provision of toilet facilities in Flinders Street East, the Mayor, Councillor J Hill requested the staff look at a number of new products on the market that might be more cost effective than a full design and construction and come back to council with something that is usable, vandal proof and affordable.

5 Council Committee Progress Report No.2: A Pilot Study for Public Place Recycling and Litter Management (QLD 219-14)

REPORT TO COUNCIL

Authorised by Director Community and Environmental Services
Department Environmental Health Services
Date 13 November 2014

Executive Summary

At the October committee, Environmental Health Services reported on the successful application with the Australian Packaging Covenant (APC) in receiving funding for 'A Pilot Study for Public Place Recycling and Litter Management'.

Project progress has included:

1. Establishment of an Internal Working Group (IWG) chaired by Environmental Health Services
2. Two pilot areas being selected - The Strand and Riverway.
3. Commencement of the Litter Bin Enclosure Audit
4. Commencement of the Litter Bin Waste Stream Audits
5. Commencement of the Litter Hotspot Audits
6. Commencement of the Community Survey

Preliminary data from the audits has shown:

1. The Strand
 - o 11% of items in recycle bins are non-recyclable
 - o 25% of items in general waste bins are recyclable
2. Riverway
 - o 25% of items in recycle bins are non-recyclable
 - o 36% of waste in the general waste bins is recyclable
3. The Strand litter bin enclosure design appears to be the most efficient design for recyclable and non-recyclable segregation.
4. Over 40% of litter at Riverway and the Strand is potentially recyclable

The outcome of the project is expected to analyse litter bin utilisation for efficient servicing standards and improve community behavioural habits through the principle of 'Do the Right Thing, Use the Right Bin'. Overall the project aims to reduce the amount of leakage (the percentage of recyclables in the general waste bins) and to reduce the amount of contamination (the percentage of non-recycles in the recycle bins) through contemporary practices including –

- Litter bin enclosure design (including apertures) and placement;
- Consistent litter bin enclosure branding;
- Improved litter bin enclosure signage; and
- Targeted community messaging.

These actions contribute towards the implementation of the North Queensland Waste Reduction and Recycling Plan.

Officer's Recommendation

That council note this report.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the council minutes (page 7752) where council resolved that the committee recommendation be adopted.

6 Property Management - Provision of toilet facilities in Flinders Street East

REPORT TO COUNCIL

Authorised by Director Infrastructure Services
Department Property Management
Date 17 November 2014

Executive Summary

Townsville City Council this year has debated issues surrounding the provision of public amenities in Flinders Street East that resulted in a trial to determine need and scale of any such facility. That trial has identified that approximately 700 persons on average utilise the facility each Friday and Saturday night. The Queensland Police Service (QPS) and the Townsville Chaplaincy Service confirm that a need does exist and that the trial facility has had a positive impact upon their operations.

Council, through its Strategic Planning Department, is working on several initiatives such as the *Wickham Street Connection Urban Design Project*, *The Water Front: A Vision* and the *CBD Master Plan*. These projects will endeavour to promote economic and social development through re-design and activation of the built environment. The existing car park where the trial toilets are located could at a future time become a plaza. It is critically important that any new toilet location and design are aligned to those strategic planning documents and stakeholder requirements. A permanent toilet facility which is built in the most suitable location and appropriately designed would be the best long term outcome.

Officer's Recommendation

1. That council continue the provision of portable toilets in Flinders Street East for the balance of 2014/15 financial year.
2. That council approve the Director Infrastructure Services to coordinate a design team comprising of representatives from Engineering Services, Strategic Planning and Property Management to develop appropriate design options including location for permanent toilets in Flinders Street East for submission to a Health and Safe City Committee meeting before 30 June 2015.
3. That council make suitable capital provision in the 2015/16 financial year for the construction of toilet facilities in Flinders Street East.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the council minutes (page 7752) where council resolved that the committee recommendation be adopted.

Smart City Sustainable Future Committee

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

"that the committee recommendations to items 7 to 9 be adopted."

CARRIED UNANIMOUSLY

Councillor V Veitch raised an issue in regards to standards in development applications to ensure council is not left with increasing electricity bills for street lights with old technology. Councillor V Veitch requested a report to council to see what council can do to ensure street lights from now on are the latest possible low electricity use technology but at the minimum cost to ratepayers. (Refers to item 7)

7 Presentation Citelum Street Lighting Partnership Opportunities

PRESENTATION

Authorised by	Director Community and Environment
Department	Integrated Sustainability Services
Committee	Smart City Sustainable Futures Committee
Date	4th December 2014

Executive Summary

From 1 July 2014, the Queensland Government has advised that the Community Services Obligation (Rebate on streetlight maintenance) will cease and councils will progressively be asked to pay for the full cost of street lighting.

Due to the high initial capital cost outlay and risk of trying to manage a street light asset with the existing level of technical expertise many Local Governments are investigating purchasing streetlights through a variety of different business models.

Citelum provided a presentation at the meeting based on their experiences developing Public Private Partnership (PPP) with other Queensland councils like the Sunshine Coast.

Officer's Recommendation

That council note the presentation by Citelum provided at the meeting on street lighting partnership opportunities.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 7 of the council minutes (page 7755) where council resolved that the committee recommendation be adopted.

8 Soil Erosion and Sediment Control Internal System Review and Presentation

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Integrated Sustainability Services
Date 26 November 2014

Executive Summary

Managing construction phase stormwater runoff is challenging in Townsville due to the combination of highly erosive rainfall and typically dispersive soils. Clearing land for urban development exposes our soils to these erosive rainfall events during the wet season. The Black Ross Water Quality Improvement Plan (Townsville) found that during a typical wet season, sediment concentrations in stormwater runoff from construction sites was more than 300 times the concentrations found downstream of undisturbed sites. This equates conservatively to approximately 1 million tonnes (or 0.5kg/m²) of sediments being mobilised from land under development in Townsville during the months of January and February 2015 alone.

Sediment loss has a number of direct and indirect impacts on council infrastructure, community assets, our local waterways and the Great Barrier Reef. Conservative estimates indicate that it costs between \$300 and \$550 per tonne to remove sediment from council infrastructure or waterways and wetlands.

It is possible to urbanise a catchment while maintaining acceptable water quality and ecosystem health of receiving waters. Best practice is well understood, affordable options exist and Townsville has the local expertise to appropriately plan, implement and regulate soil erosion during the high risk construction period.

The Soil Erosion and Sediment Control Internal System Review aims to evaluate on ground performances, internal processes, current knowledge gaps and future opportunities in order to provide a prioritised Action Plan to help reduce the impacts associated with high risk construction phase stormwater management.

Officer's Recommendation

1. That council note the information provided in the report and the presentation provided at the meeting, including the financial, social and environmental impact of sediment loss and the importance of effective Soil Erosion and Sediment Control in Townsville.
2. That council endorse the Soil Erosion and Sediment Control Strategic Working Group to undertake the Soil Erosion and Sediment Control Internal System Review.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 7 of the council minutes (page 7755) where council resolved that the committee recommendation be adopted.

9 Energy Transformation Townsville Project Report

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Integrated Sustainability Services
Date 25 November 2014

Executive Summary

Townsville City Council has a large network of facilities and assets that consume energy, amounting to a multi-million dollar annual electricity bill and an extensive carbon emissions burden. The price and environmental management cost of our energy is high and increasing and our community also faces a similar challenge in the home. Recognising that now is the time to transform our thinking about energy and to manage it in new, creative, efficient ways; Integrated Sustainability Services (ISS) have led and recently completed a transformational project in partnership with various other departments, particularly Infrastructure Services Section; Property Services. Through this process Townsville City Council has accomplished a major breakthrough in increasing energy efficiency across a range of sites and within the community through the successful implementation of Energy Transformation Townsville, a project jointly funded by Council and the Federal Government. This project contributes to the TCC2015 priority initiative of reducing Council's carbon emissions and energy use. Commenced in May 2013, this project was successfully completed in September 2014.

Officer's Recommendation

1. That council receive the completion report for the Energy Transformation Townsville Project.
2. That council support continued efforts to improve energy efficiency across the organisation, utilising the Energy and Resource Management Framework as a guide for future project development and innovation.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 7 of the council minutes (page 7755) where council resolved that the committee recommendation be adopted.

Sports Recreation and Parks Committee

In accordance with section 173 of the Local Government Act 2009, Councillor R Gartrell declared a conflict of interest in regards to item 12.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
Councillor R Gartrell
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor R Gartrell is a Patron of Townsville Hockey.
- (c) how the Councillors 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 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 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.

It was MOVED by Councillor P Ernst, SECONDED by Councillor R Gartrell:

"that the committee recommendations to items 11 to 13 be adopted; and that item 10 be dealt with separately."

CARRIED

In accordance with section 173 of the Local Government Act 2009, Councillor R Gartrell declared a conflict of interest in regards to item 10.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
Councillor R Gartrell
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor R Gartrell is a life member of Suburban Parks Cricket Club who operate out of Tony Ireland Stadium
- (c) how the Councillors 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 vacated 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.

In accordance with section 173 of the Local Government Act 2009, The Mayor, Councillor J Hill declared a conflict of interest in regards to item 10.

- (a) the name of the councillors who have the real or 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 a Patron of Townsville AFL.
- (c) how the Councillors dealt with the real or 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 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.

10 Community Services - Tony Ireland Stadium Lighting Upgrade Grant Application

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Community Services
Date 27 November 2014

Executive Summary

Council has an opportunity to apply for funding under the Commonwealth National Stronger Regions funding (NSRF) Program. The program provides for up to \$20 million in matching funds for projects that are 'shovel ready' to develop infrastructure that will result in economic benefit to the regional community. The upgrading of the lighting at Tony Ireland Stadium to the television quality standard required for significant Cricket and AFL matches is considered to be a suitable project to be the basis for a submission under this program.

Officer's Recommendation

That council endorse the upgrading of the Tony Ireland Stadium lighting as a grant funding submission under the Commonwealth National Stronger Regions funding (NSRF) Program.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

It was MOVED by Councillor P Ernst, SECONDED by Councillor L Walker:

"that the committee recommendation to item 10 be adopted."

CARRIED

11 Community Services - Western Lions Junior Rugby League Lease

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Community Services
Date 4 December 2014

Executive Summary

Western Lions Junior Rugby League Club is seeking a lease to build a clubhouse over part of the parcel of land located at Western Lions Park, 426 Fulham Road, Heatley (part of 372 RP723614) for a term of 10 years.

Officer's Recommendation

That council approve the issuing of a lease to Western Lions Junior Rugby League Club over part of the parcel of land located at Western Lions Park, 426 Fulham Road, Heatley (part of 372 RP723614) for a term of up to 10 years at a rental of \$1 per year plus GST if requested.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 10 of the council minutes (page 7758) where council resolved that the committee recommendation be adopted.

12 Community Services - Licence to Occupy (LTO) for Townsville Hockey at Kilcora Park

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Community Development
Date 4 December 2014

Executive Summary

Council approval has previously been given for the establishment of a number of Licenses to Occupy with community groups in order to formalise their use of council controlled spaces.

Licenses to Occupy formalise the conditions under which community groups are able to make use of these spaces.

Townsville Hockey Association have contacted Council requesting the use of an open space in the Northern Beaches area to conduct school based programs, after school programs, and eventually work towards establishing a new club in the area.

Officer's Recommendation

That council approve entering into the License to Occupy agreement with Townsville Hockey Association as the club wishes to establish in the Northern Beaches Area at Kilcora Park.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 10 of the council minutes (page 7758) where council resolved that the committee recommendation be adopted.

13 Property Management - Long Tan Memorial Swimming Pool Timekeepers Upgrade

REPORT TO COUNCIL

Authorised by Director Infrastructure Services

Department Property Management

Date 19 November 2014

Executive Summary

The Long Tan Memorial Swimming Pool is identified in the 2008 Townsville City Council Aquatics Master Plan as Townsville's premier competition facility despite being well below standard in comparison to many other facilities throughout Queensland and Australia. The opportunity has arisen in dealings with Swimming Australia to bring Australia's premier competition meet, the "Grand Prix" of swimming featuring the Australian national senior squad and possibly members of the national junior squad, to Townsville as the major competition lead into the 2015 World Championships. This will also involve 120 swimmers, high performance coaches and support staff to Townsville for up to a four week period in June of 2015. Swimming Australia's High Performance Unit has proposed to run the camp as an annual occurrence in North Queensland and specifically Townsville in 2016 in the lead up to the Rio Olympic Games and providing all goes well over the next two years as an ongoing yearly event.

In terms of the facilities to be used the Long Tan pool requires the current timekeepers facility (including competition blocks) to be replaced to bring them into line with national competition standards. These works have been identified and planned to occur in the 2015/16 budget. Also required to be completed concurrently to these works is the installation of a hot water system for the public showers for both the swimmers and general public alike which was also on the horizon for completion during the 2015/16 financial year. These works will allow both Townsville and Long Tan Memorial Swimming Pool to gain some much needed exposure in terms of swimming and host what is believed to be its first ever national competition. Property Management is able to have these works completed by May 2015 providing funding is allocated to these requirements.

Officer's Recommendation

That council approve and allocate the funding required in the 2014/15 budget to allow the upgrade of the existing timekeepers facility (including competition blocks) and installation of a hot water system at the Long Tan Memorial Swimming Pool with works to be completed by May 2015 in order to host the "Australian Grand Prix" swimming meet as well as other regional competitions moving forward.

Total project cost is \$190,000 with \$80,000 to be funded through existing budget reallocations submitted at the four month review. Council to fund the additional \$110,000 required to complete project.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 10 of the council minutes (page 7758) where council resolved that the committee recommendation be adopted.

Community and Cultural Committee

It was MOVED by Councillor S Blom, SECONDED by Councillor C Doyle:

"that the committee recommendation to item 15 be adopted; and that item 14 be dealt with separately."

CARRIED UNANIMOUSLY

In accordance with section 172 of the Local Government Act 2009, Councillor C Doyle declared a perceived material personal interest in regards to item 14.

- (a) the nature of the material personal interest as described by the Councillor:***
Councillor C Doyle owns the building that the Street Art, Denham Lane Mural is located on.
- (b) how the Councillor dealt with the material personal interest:***
Councillor C Doyle vacated the chambers during discussion and voting on the item.

14 Community Services - Art Acquisition Working Group - November 2014

REPORT TO COUNCIL

Authorised by	Director Community and Environmental Services
Department	Community Services
Date	26 November 2014

Executive Summary

Attached are the minutes of the Art Acquisition Working Group meeting held on 18 November 2014 for the information of the committee.

Officer's Recommendation

That council receive the minutes of the Art Acquisition Working Group meeting of 18 November 2014.

Committee Recommendation

That the officer's recommendation be adopted subject to the following amendment.

That the last line of section 1.7 be amended to:

"Colleen Doyle abstained from voting.

All other Art Acquisition Working Group members were in favour of the transferal of the audited artworks onto COTAIPSC."

Council Decision

It was MOVED by Councillor S Blom, SECONDED by Councillor G Eddiehausen:

"that the committee recommendation to item 14 be adopted."

CARRIED

15 Community Services - Community Grants Policy

REPORT TO COUNCIL

Authorised by Director Community and Environmental Services
Department Community Services
Date 4 December 2014

Executive Summary

At the Executive Management Team (EMT) meeting held Friday 7 November, the attached Community Grants Policy was endorsed. The Community Grants Policy is designed to outline Council's commitment to supporting the community by providing financial and/or in-kind assistance to activities that build community capacity, encourage participation and make a positive and ongoing contribution to the city.

The policy aims to support the distribution of funds in an equitable, transparent and sustainable manner.

The following should be noted:

- The Community Grants Policy specifies that council does not waive or provide in-kind assistance for services provided by commercial business units.
- The Community Grants Policy will replace the current Financial Assistance Policy and Financial Assistance Procedures.

Officer's Recommendation

That council resolve to adopt the Community Grants Policy.

POLICY

COMMUNITY AND ENVIRONMENT

COMMUNITY SERVICES



COMMUNITY GRANTS POLICY >>

1. POLICY STATEMENT >>

Townsville City Council recognises the vital contribution that community organisations make to the economic, social, community and cultural wellbeing of the Townsville community. The Council will provide community grants to support the creation, implementation and delivery of community initiatives that align with council's corporate priorities, and that demonstrate a positive contribution to improving the wellbeing of the Townsville community.

2. PRINCIPLES >>

This policy is designed to meet the statutory requirement and to outline Council's commitment to supporting communities in the region by providing financial and/or in-kind assistance to activities that build community capacity, encourage participation and make a positive and ongoing contribution to the city.

This policy aims to support the distribution of funds in an equitable, transparent and sustainable manner.

The Council will provide grants only when the Council is satisfied that:

- The grant is appropriate having regard to other priorities and available resources;
- The receiving community organisation, entity or community members meet the eligibility criteria set out in this policy and in the supporting guidelines for the specific funding program; and
- The grant will be used for a purpose that is in the public interest;
- The grant will meet a community and/or social need in the local community.

3. SCOPE >>

The policy applies to the provision of any grants, sponsorships, donations, in-kind support and waivers of hire fees (excluding services provided by commercial business units) by the Townsville City Council. This Policy applies to funding amounts approved as one-off grants and to those covered under a multi-year resource agreement.

This policy governs allocations by any Councillor from discretionary funds made available by the council.

This policy does not apply to the administration of the Regional Arts Development Fund (RADF)¹

4. RESPONSIBILITY >>

Townsville City Council's Community Services Department is responsible for the administration and

¹ Administration of the RADF Program is managed by the State Government (Arts Queensland)

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COMMUNITY AND ENVIRONMENT

COMMUNITY SERVICES



management of council's Community Grants Policy and the associated Community Grants Programs.

The Director of Council's Community and Environment Division is responsible for ensuring that the policy is understood and adhered to by all personnel.

5. DEFINITIONS >>

For the purposes of this policy:

Community organisation means—

- (a) an entity that carries out activities for a public purpose; or
- (b) another entity whose primary object is not directed at making a profit.

Donation is any charitable contribution made by council to assist a person.

Community wellbeing is a concept concerned with the common good of people residing within Townsville and includes dimensions such as economic vitality, celebration of place, access to services and facilities, community harmony, a healthy community, participation in community life, a safer community and cultural development.

Financial Assistance means any donation, grant or sponsorship provided by the Townsville City Council, including allocations by any Councillor from discretionary funds made available by the Council

Grant is an agreement between council and a person under which the Council provides financial assistance (including in-kind assistance)

Person for the purposes of this policy means an individual, a community organisation, corporation or sphere of government.

Assessment Panel is a council-appointed working group which may include Councillors and/or Council Officers

Auspicng is an agreement from one organisation to apply for funding on behalf of a second organisation. The Auspicng organisation agrees to act legally and financially on the applicants behalf.

Sponsorship is an agreement between Council and a person, in which the parties co-operate and contribute resources to achieve agreed community objectives in the public interest. It generally involves an ongoing and active working relationship, as well as providing community organisations with access to a wide range of support.

In-Kind Assistance is the supply of support in the form of staff time, council equipment, the

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COMMUNITY SERVICES



donation of decommissioned equipment/assets and waived hire fees. Costs of these services will be accounted for internally so as to transparently track and report on council's support for the community. Council does not have the ability to waive services provided by commercial business units (such as waste and water).

6. POLICY >>

Council may give a grant to a community organisation, entity or community member under this policy only when the Council is satisfied that:

- the receiving community organisation or community member meets the eligibility criteria set out in this policy; and
- the grant will be used for a purpose that is in the public interest.

Eligibility to Receive a Grant

A community organisation or community member will be eligible to receive a grant from Council under this policy if the organisation or member:

- Resides in Townsville; or
- Carries out activities within Townsville; or
- Carries out activities outside Townsville, but the conduct of the activity is in the public interest of Townsville; and
- The grant is for a purpose that the Council considers to be in the public interest; and
- The Council determines that the grant should be provided after considering the criteria set out in this policy under the heading "*Other Assessment Criteria*"

(Note: Meeting eligibility criterion does not oblige the Council to provide a grant.).

Who cannot apply?

- Government agencies or departments of local, state or federal government
- Educational, religious or medical organisations, where the application is for the organisation's core business.

Eligible/ineligible activities

Council does not have the ability to waive services provided under commercial business units. Further information on terms and conditions set out in supporting guidelines for the specific funding program.

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COMMUNITY AND ENVIRONMENT

COMMUNITY SERVICES



Responsibilities

The Community Services Department is the primary administrator of council's community grants program, working in collaboration with various council departments to develop, promote, manage and regularly review the program. The department plays a lead role in the provision of support and advice to potential grant applicants, and participates in assessment panels to review applications and determine outcomes.

Community Services also manage budgets and administer any legislative reporting or record keeping requirements for the community grants program.

In collaboration with the Community Services Department, all other council departments, in varying capacities, review, provide feedback and assess applications, and actively assist with the evaluation, management and promotion of the community grants program.

Determination of Public Interest

When determining whether a grant will be used for a purpose that is in the public interest, the Council will have broad discretion and will have regard to any matters that the council believes to be relevant, these may include consideration of whether the purpose:

- contributes to community wellbeing; or
- assists with the provision of sporting, cultural or community facilities, events, activities or opportunities; or
- is intended to relieve suffering or hardship for persons within Townsville; or
- is intended to relieve suffering or hardship being experienced by persons outside of Townsville as a result of a significant natural disaster (for example, contribution to a cyclone relief fund).

Types of Grants that Council Considers will be for Purposes in the Public Interest

Council considers that the following types of grants are for purposes in the public interest:

- Grants towards the provision of projects, initiatives, programs and/or events associated with the conduct of sporting, cultural and community activities
- Grants that support major festivals, community events and celebrations which showcase Townsville talent and pride
- Grants for activities that are inclusive of those living with a disability
- Grants for activities that can be delivered in a coordinated and collaborative manner
- Grants for activities that incorporate Townsville's indigenous and diverse cultural heritage
- Grants to assist community members to stage or participate in a sporting, cultural or community activities
- Grants to assist in the conduct of any activity that contributes to the economic vitality of

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Townsville

- Grants for purposes that enhance safety in the Community
- Grants to relieve suffering or hardship.

This list is not intended to be exhaustive.

Other Assessment Criteria

Before providing a grant to an eligible community organisation, entity or community member for a purpose that Council considers to be in the public interest, Council must also consider:

- the impact upon Council's resources of providing the grant, including upon the Council's ability to provide a grant to another person; and
- the extent to which the grant has been provided for that purpose previously, or by others; and
- whether and how provision of the grant may affect Council's reputation or conflict with community values.

In providing grants Council will require recipients to provide evidence (to a standard commensurate with the value of the assistance) that the grant has:

- been used for the approved purposes; and
- has produced community benefit.

The Director of the Council department administering the grant may approve a departure from the Community Grants Policy when he or she considers that to be in the public interest.

(Note that the Director must comply with all other aspects of this policy, including the assessment of eligibility criteria and public interest).

Funding Decisions

Funding decisions in the community grants program are endorsed by the Financial Assistance & Events Group (FAEG), Community & Cultural Committee, Ordinary Council, CEO or delegate dependant on the funding program.

Applicants who believe there has been an administrative error in the assessment of their application can contact council (via the Community Grants Team) to investigate their claim. If it is deemed a decision is eligible for a review, the consideration will be put back to the Financial Assistance & Events Group for consideration.

Conflict of Interest Provisions

All officers or Councillors are responsible for recognising and declaring any actual or potential

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conflicts of interest. This may include, but is not limited to, personal connections with the applicant. Anyone having a determined conflict of interest should not debate or be involved in any discussions on any matter relating to the specific applicant.

A *Conflict of Interest Register* is kept by the community grants team within the Community Services Department.

Acquittal Requirements

All community grants funding must be acquitted. Timeframes and acquittal requirements are outlined in the supporting guidelines for the specific funding program.

7. LEGAL PARAMETERS >>

- Local Government Act 2009
- Local Government Regulation 2012

8. ASSOCIATED DOCUMENTS >>

- Nil

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Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 14 of the council minutes (page 7762) where council resolved that the committee recommendation be adopted.

Governance and Finance Committee

It was MOVED by Councillor J Lane, SECONDED by Councillor P Ernst:

"that the committee recommendations to items 16 to 18 be adopted."

CARRIED UNANIMOUSLY

16 Corporate Governance Audit Committee Minutes 17 November 2014

REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Corporate Governance
Date 1 December 2014

Executive Summary

Please find the minutes of the Audit Committee meeting held on 17 November 2014 attached to the agenda item.

Officer's Recommendation

That council receive the minutes of the Audit Committee meeting held on 17 November 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 16 of the council minutes (page 7771) where council resolved that the committee recommendation be adopted.

17 Corporate Governance Audit Committee Reports 17 November 2014

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Corporate Governance
Date 1 December 2014

Executive Summary

Please find the Corporate Governance reports of the Audit Committee meeting held on 17 November 2014 attached to the agenda item.

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 receive the Corporate Governance reports of the Audit Committee meeting held on 17 November 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 16 of the council minutes (page 7771) where council resolved that the committee recommendation be adopted.

18 Bad Debt Write-Offs December 2014

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Executive Manager Finance
Department Corporate Services
Date 1 December 2014

Executive Summary

Council arrears are monitored on a regular basis and pursued through standard collection processes. Continuing assessments are being made to ensure council is compliant with AASB 139 and debtors are impaired where objective evidence exists around their collectability.

A review of Townsville City Council Accounts Receivable has deemed Commercial Debtors of \$14,090.95 and Rates and Utilities Debtors (standpipe hire and usage) of \$68,237.53 unrecoverable and it is recommended these balances are written off. As these Debtors have been specifically provided for in prior periods the impact of their write-off will have no effect on Townsville City Council's current operating result.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with the *Local Government Regulation 2012* and that the document remain confidential unless Council decides otherwise by resolution.
2. That council approve the write-off of \$14,090.95 in outstanding Commercial Debtors and \$68,237.53 in outstanding Rates and Utilities Debtors (including any additional daily interest charges applied from the date of this report to the date the debt is written-off), as detailed in the attached debtor write-off list.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 16 of the council minutes (page 7771) where council resolved that the committee recommendation be adopted.

Townsville Water and Waste Committee

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

"that the committee recommendations to items 19 to 23 be adopted."

CARRIED UNANIMOUSLY

Councillor R Gartrell thanked Mark Harvey (Manager Water Operations) and staff on the Townsville Water Customer Service Standards.

19 Townsville Waste Services - National Recycling Week 2014

REPORT TO COUNCIL

Authorised by Director Townsville Water & Waste
Department Utility Services
Date 28 November 2014

Executive Summary

Townsville Waste Services carried out numerous activities as part of National Recycling Week which was held from 10 to 16 November 2014. This report details the outcome of those activities.

Officer's Recommendation

That council note the outcomes of National Recycling Week 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 7773) where council resolved that the committee recommendation be adopted.

**20 Townsville Water & Waste - Cairns Townsville Mackay (CTM) Water Alliance - Meeting
Minutes - October 2014**

REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Townsville Water & Waste
Date 17 November 2014

Executive Summary

Townsville Water entered into a formal water alliance with Cairns and Mackay Regional Councils in December 2009. The objectives of the alliance are to achieve efficiencies through a combined approach to improve service levels, share resources and jointly meet the challenges of reform within the water industry.

The Cairns Townsville Mackay (CTM) Water Alliance Executive Committee meet three times a year and minutes from these meetings will be presented to the Townsville Water and Waste Committee for their information. The meeting minutes from the last CTM meeting on 31 October 2014 are attached to the Report to Council.

Officer's Recommendation

That council note the minutes of the Cairns Townsville Mackay Water Alliance meeting held in Townsville on 31 October 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 7773) where council resolved that the committee recommendation be adopted.

REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Business Management and Compliance
Date 28 November 2014

Executive Summary

The Customer Service Standard is a document that ensures customers are aware of Townsville Water and Townsville Waste Services' obligations and standards relating to the services provided and their rights as a customer. In turn the Customer Service Standard sets out the expectations Townsville Water and Townsville Waste Services have of customers to provide information and comply with council policies and procedures. The Customer Service Standard sets out the process for establishing new services, billing, metering, accounting, customer consultation, lodging complaints and dispute resolution.

In accordance with recent changes to the *Water Supply (Safety and Reliability) Act 2008* (Qld) (*Water Supply Act*) Townsville Water are required to review the standards, taking into account feedback from customers obtained by undertaking public consultation. There is no legislative requirement to have a Customer Service Standard for Townsville Waste Services. The final document for Townsville Water must be adopted and on the public website by 31 December 2014. This report highlights the main changes to the Customer Service Standard implemented as a result of the Councillor Workshop and community consultation.

Officer's Recommendation

1. That council resolve to adopt the new Townsville Water Customer Service Standard dated December 2014.
2. That council resolve to adopt the new Townsville Waste Services Customer Service Standard dated December 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 7773) where council resolved that the committee recommendation be adopted.

22 Townsville Waste Services - Electronic Waste Recycling

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Utility Services
Date 28 November 2014

Executive Summary

This report details the arrangements Townsville City Council has in place for the recycling of electronic waste (e-waste).

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 approve the arrangements entered into with the Endeavour Foundation by Townsville Waste Services for the recycling of electronic waste (e-waste).

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 7773) where council resolved that the committee recommendation be adopted.

23 Business Management & Compliance - Monthly Report Card - November 2014

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Business Management & Compliance
Date 11 November 2014

Executive Summary

Townsville Water and Waste's monthly report card containing year to date operating results for 2014/15 for the month of November 2014 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 November 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 19 of the council minutes (page 7773) where council resolved that the committee recommendation be adopted.

Officers Reports

Corporate Services

24 Four Month Budget Review 2014/15

REPORT TO COUNCIL

Authorised by Director Corporate Services

Department Financial Services

Date 9 December 2014

Executive Summary

In accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*, council may amend the budget for a financial year at any time before the end of the financial year.

Management have completed a four month review of the 2014/2015 Budget considering the results to the end of October 2014. Known or anticipated changes to the operating environment or assumptions made at the time of budget formulation, have reduced the forecast operating surplus from \$4.19M to \$3.96M for 2014/15.

Management have made every effort to update the budget assumptions to reflect the results to-date and anticipated changes in the operating environment however, there remains a risk that the forecast surplus may be impacted by growth forecasts, the outcomes of a new Enterprise Bargaining Agreement and extent of natural disaster works relating to the 2014 cyclone event. Weather related events like cyclones and the extent of the 2014/15 wet season may have un-forecasted consequences for the 2014/15 operating result.

There are no material changes to planned activities or service levels resulting from the budget amendments.

The amended budget for 2014/2015 and the following two years financial statements and nine years financial sustainability ratios as defined by the Department of Infrastructure and Planning are attached to the Agenda.

Council Officers continue to monitor the achievement of the 2014/15 Capital Works budget and the funding of same and will report to council further on this budget later in the year should that be necessary.

Officer's Recommendation

OPERATING FUND BUDGET

1. That, in accordance with section 169 of the *Local Government Regulation 2012*, and having considered presentations and advice provided by the Executive Manager Finance, council note the 2014/15 Budget has been:

- prepared on an accruals basis; and
- developed consistently with council's corporate and operational plans.

and shows that council's:

- liabilities are able to be satisfied;
- capital base is not being consumed at a rate that will adversely affect its service potential;
- planned asset replacement is sufficiently funded; and

2. That in accordance with Sections 169 of the *Local Government Regulation 2012*, council adopt the Revised Budget Financial Statements for 2014/15, including council's Significant Business Activities, Forecast Financial Statements for 2014/15 to 2016/17, and relevant measure of financial sustainability ratio's for 2014/15 to 2023/24.

Council Decision

It was MOVED by the Mayor, Councillor J Hill, SECONDED by Councillor J Lane:

“that the officer's recommendation be adopted.”

CARRIED UNANIMOUSLY

25 Budget Variance Report - Whole of Council - November 2014

REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Financial Services
Date 02 December 2014

Executive Summary

On behalf of the Chief Executive Officer, the Director of Corporate Services will present and discuss the Budget Variance Report for the whole of council for November 2014, pursuant to section 204 of the *Local Government Regulation 2012*.

The Director of Corporate Services will circulate separately to the Agenda the Budget Variance Report for the whole of council for November 2014.

Officer's Recommendation

That council note the financial report for November 2014 and budget variance explanations, pursuant to section 204 of the *Local Government Regulation 2012*.

Council Decision

It was MOVED by Councillor J Lane, SECONDED by Councillor R Gartrell:

“that the officer’s recommendation be adopted.”

CARRIED UNANIMOUSLY

REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Finance
Date 3 December 2014

Executive Summary

Pursuant to s213 of the *Local Government Regulation 2012*, whereby, if the auditor-general gives the mayor of a local government a copy of the auditor-general's observation report about an audit of the local government's financial statements, the mayor must present a copy of the report at the next ordinary meeting of the local government. The audited general purpose financial statements were presented to council on the 25 November 2014 with the 2013/14 annual report.

The general purpose financial statements for 2013/14 were certified without qualification. As at the date of certification of the Independent Auditors Report there remained no unresolved high risk issues.

Officer's Recommendation

That pursuant to s213 of the *Local Government Regulation 2012*, council note the Queensland Audit Office (QAO) report for the year ended 30 June 2014 as issued by the Auditor-General.

Council Decision

It was MOVED by Councillor C Doyle, SECONDED by Councillor V Veitch:

“that the officer's recommendation be adopted.”

CARRIED

Director Corporate Services congratulated staff for the great results in the Queensland Audit Office Management Report.

Councillor J Lane endorsed the Director's comments.

The Mayor, Councillor J Hill commended the Director Corporate Services, Executive Manager Finance and staff for their work resulting in this Management Report.

**27 Corporate Services - Tourism and Transport Forum Leadership Queensland Summit -
Brisbane - 13 February 2015**

REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Corporate Governance
Date 8 December 2014

Executive Summary

Correspondence dated 24 November 2014 has been received inviting the Mayor, Councillor J Hill to be a guest speaker at the Tourism and Transport Forum (TTF) Leadership Queensland Summit to be held in Brisbane on 13 February 2015.

Officer's Recommendation

1. That the attendance of the Mayor, Councillor J Hill, (as guest speaker) at the Tourism and Transport Forum (TTF) Leadership Queensland Summit in Brisbane on 13 February 2015 be approved.
2. That council approve travel and, in accordance with section 162(1)(e) of the *Local Government Act 2009*, grant leave of absence to the Mayor, Councillor J Hill for 13 February 2015.

Council Decision

It was MOVED by Councillor J Lane, SECONDED by Councillor V Veitch:

“that the officer’s recommendation be adopted.”

CARRIED UNANIMOUSLY

Council agreed to change the order of business to consider items 31 and 32 as the next items of business.

31 Heritage and Urban Planning Unit - Illich Park Master Plan Aitkenvale

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Strategic Planning
Date 04 December 2014

Executive Summary

The preliminary draft master plan has been presented to the community for consultation and was received very positively with 98% of the respondents supporting the redevelopment of Illich Park, Aitkenvale. With feedback from the community endorsing the proposal a preferred option has been chosen. This report seeks council's endorsement of the preferred concept plan to allow the next stage of detailed design to occur, to prepare a planning scheme amendment, and to provide the Chief Executive Officer with delegated authority to develop a disposal strategy for the balance parcel of land.

Officer's Recommendation

1. That council endorse the preferred concept plan for the redevelopment of the Illich Park (Attachment 1) to allow the project to proceed to the detailed design phase.
2. 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 change the zoning of the balance parcel referred to as "future development" land at Illich Park in the Townsville City Plan to allow for residential development in accordance with this report.
3. That a disposal strategy be prepared for the newly created residential parcel.

Council Decision

It was MOVED by Councillor P Ernst, SECONDED by Councillor R Gartrell:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

32 MI14/0037 Report - Full Council Transport Depot and General Industry (Asphalt Manufacturing) associated with ECA14/0001 at 46, 52, 56 & 60 Curley Circuit, Roseneath

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by	Director Planning and Development
Department	Development Assessment
Date	21 November 2014
Address	Lot 39 SP 253218 and Lots 36-38 on SP267138, No. 46, 52, 56 & 60 Curley Circuit, Roseneath
Applicant/Owner	Fulton Hogan Industries Pty Ltd, As Trustee For, Kiernan Investments Pty Ltd and Kiernan Family Trust
Description	Material Change of Use (Impact) - General Industry (Asphalt Manufacturing), Transport Depot combined with ECA14/0001 (6 Asphalt Manufacturing >1000t/year)

Executive Summary

The proposal is for a Transport Depot and General Industry (Asphalt Manufacturing) combined with an Environmental Licence ECA14/0001 (6 Asphalt Manufacturing < 1000t/year). The proposal includes a new Benninghoven Asphalt Plant with a stack height of 33m, associated binders plant, storage bins and two storey office building, workshop and wash down bay.

The subject site will be roughly 3.87ha and is within the rural precinct of City Plan 2005; however the site is part of the Townsville Distribution Precinct, which has a Plan of Development (P.O.D) over it for Industrial uses and has been developed as a logistics and transport hub. The site is serviced with water, sewer, power, telecommunications and an industrial road pavement. Access to the site is off Curley Circuit which then access the Bruce Highway through a signalise intersection.

The proposal has been lodged under the superseded City Plan 2005. The application is impact assessable. During the notification period no submissions were received.

The proposal can achieve the Desired Environmental Outcomes of City Plan 2005, however in terms of the codes the proposal is generally inconsistent with District Code 7 (Rural Precinct). Compliance with the DEO's on a strategic level is considered appropriate in order to appropriately mitigate the inconsistency of the Rural Precinct.

The Townsville Distribution Precinct, as noted, has a Plan of Development (P.O.D) for a Road Transport Facility. The proposal is generally consistent with the intent of the P.O.D with regards to the Transport component. The development achieves the overall outcomes of the Structure Plan Area Code of the P.O.D. The proposed development is able to mitigate impacts on surrounding sensitive receptors and other non-residential land uses despite the conflicts within the Amended Plan of Development for Road Transport Facilities.

Council adopted the Townsville City Plan (TCP) on the 27 October 2014 before the Decision Making Period for the application commenced. Reasonable and relevant consideration to the TCP has been given to the proposal. The TCP outlines that the strategic intent for the Roseneath area is to become an industrial precinct. The land is zoned as Medium Impact Industry. Within this zone a Transport Depot would be code assessable development while an Asphalt Plant would be a High Impact Industry use, thus requiring impact assessment.

The proposed development is generally able to meet the purpose and overall outcomes of the Medium Impact Industry zone as:

- It is a manufacturing, storage and transport-focused development of an industrial nature;
- It is able to manage off-site impacts, including noise and odour, on nearby uses, including sensitive receptors;
- The land is being used for an industrial activity and will not compromise the longer term use of the area for industrial uses;
- The impacts of development are able to be managed to ensure public health and safety and achieve acceptable levels of amenity for nearby sensitive land uses;
- The development is able to avoid adverse effects on water quality and the natural environment, particularly to Stoney Creek; and
- Development does not adversely affect the safe and efficient operation of nearby Department of Defence landholdings as it is located approximately 350m away and appropriate site controls are proposed to be used.

Considering the strategic intent for the proposed future use of the site, it has been considered appropriate to give significant weight to the strategic direction and land uses such that these factors outweigh the inconsistencies from the now superseded City Plan 2005 planning scheme which has not kept pace with development in the Roseneath area. The P.O.D also recognised the evolving nature of this precinct, that whilst the proposal is inconsistent, it (the P.O.D) acknowledged uses outside the P.O.D to be considered on merit.

The inconsistencies with City Plan and the P.O.D are discussed within this report. However, on balance and merit the proposal is considered an acceptable use of the land and in accordance with the strategic intent of the land under the Townsville City Plan. Therefore the proposed development will be recommended for approval subject to reasonable and relevant conditions.

Officer's Recommendation

That council approve the application MI14/0037 for a development permit for a Transport Depot and General Industry (Asphalt Manufacturing) combined with ECA14/0001 (6 Asphalt Manufacturing < 1000t/year) under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 39 SP 253218 and Lots 36-38 SP267138, more particularly No. 46, 52, 56 & 60 Curley Circuit Roseneath approved subject to the following conditions -

MATERIAL CHANGE OF USE CONDITIONS

1. Site Layout

- a) The proposed development must generally comply with drawings as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

Drawing Name	Drawing No.	Date
Site Layout	3910-SK03F	26 September 2014
Arrangement Drawing	A1-4-108078 (A)	26 September 2014
Views of Sheeted Asphalt Plant	A1-4-135900	26 September 2014
Office Elevations	14043FH	26 September 2014
Environmental Licence/Conditions	ER4A/0440	17 October 2014
Design Swept Path	3910-SK01D	26 September 2014
CONSULTANT REPORTS		
Consultant & Report	Reference	Date
Lambert & Rehbein - Stormwater Quality Management Plan	B14336CR001	26 September 2014
Flanagan Consulting - Engineering Services Report	3910/02	26 September 2014
LA3 - Visual Impact Assessment	--	26 September 2014
Air Noise Environment - Air Quality and Noise Impact Assessment	3761.3	26 September 2014

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.
- d) The proposed development must comply with recommendations and/or targets outlined in the approved Consultant Reports.

2. Water & Sewer Connections

For this development, only one water and sewer connection is permitted per lot.

3. Sewer

Where applicable, all sewerage manholes subject to traffic must be upgraded to Class D.

4. Building Materials

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 quality which does not cause excessive glare.

5. Signage

Prior to the issue of a Development Permit for Building Works, the developer must submit to council for approval plans of any signage to be associated with the use. Details must include the location of the signage, construction materials, size of the sign and graphic content. Approved signs must be maintained to the satisfaction of council. To maintain amenity for adjoining properties, no illumination of the signage is to occur unless otherwise approved in writing by council.

6. Street Fencing

Should a fence be constructed along the Curley Street & Heath Road frontage it must allow the development to integrate with its streetscape.

7. Storage of Materials and Machinery

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

8. Storage

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.

9. Site Appearance

The site is to be kept in a clean and tidy condition at all times to the satisfaction of council.

10. Lighting

The developer must ensure external lighting is fitted with shades and erected in a manner that ensures that adjoining premises and roads are not affected and is in accordance with Australian Standard AS4282 - 1997 (Control of the obtrusive effects of outdoor lighting).

11. Property Numbering

Effective property numbers must be erected at the premises prior to the commencement of the use and 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.

12. Screening of Plant and Utilities

Plant and utilities including air-conditioners must not be visible from the street. Furthermore they must be provided with aesthetic screens prior to the commencement of the use and must be maintained thereafter to the satisfaction of council.

13. Refuse Facilities

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Industrial Uses Code, in accordance with *City Plan Policy 2 - Development Standards, Section 8 - Provision for Refuse Services*. In particular,

- a) A minimum overhead clearance of 4200mm must be provided for refuse collection of mobile garbage (wheelie) bins. 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.
- b) Access roads and driveways must be designed and constructed to accept vehicle loadings of not less than G.V.M. 33 tonnes.
- c) If Bulk Bins are to be used for this development, the bulk refuse facility must be:
 - i) a suitable enclosure with concrete slab floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front;
 - ii) within the curtilage of the premises in an accessible location to receive the service;
 - iii) graded and drained through an approved sediment/silt trap to a legal sewer connection;
 - iv) provided with a hose cock and hose in close proximity to the enclosure;
 - v) enclosure must be screened and not visible from any street frontage.
- d) The minimum overhead clearance required for refuse collection of bulk bins is 6500mm. Access for the collection of bulk 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.

14. Relocation of Utilities

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

15. Car Parking

- a) All car parking facilities, associated ramps and driveways must be constructed in accordance with Council Standards and as detailed in the latest amendment of the *Australian/New Zealand Standard AS/NZ 2890* and must be maintained thereafter to the standard.
- b) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- c) The layout of the on-site car parking spaces must be designed to ensure that all vehicles entering and leaving the site may do so in a forward direction.
- d) Unless otherwise agreed to by council, the developer must provide a minimum of 60 car spaces including disabled parking on site in accordance with *Australian/New Zealand Standard AS/NZ2890*
- e) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (eg. visitor, disabled, bus, taxi, bicycle, loading, etc.), as well as regulatory signs controlling movement within the car park.
- f) All signage and line marking for on-street car parking and traffic control must comply with the requirements of the *Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices (MUTCD)* and associated standards.
- g) The developer must provide details to ensure the balance of the development site is treated to minimise dust nuisance (ie. bitumen sealing or grassed with irrigation) for approval prior to the issue of a Development Permit for Building Works.
- h) Details of the was down bay must be submitted to and approved by council as part of Compliance Assessment prior to the issue of a Development Permit for Building Works. The bay is to be designed and constructed in accordance with the following:
 - * imperviously paved;
 - * provided with a hose cock;
 - * graded to a central drain incorporating a silt trap; and
 - * fitted with a diversion valve which allows contaminated run-off to pass to a sewer or as approved by council in writing.

16. Stormwater Drainage

Prior to the issue of a Development Permit for Building Works, certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve. In particular:

- a) The development site must be graded so that it is free draining. All runoff from storms naturally falling into this development site (including roof runoff) must be collected within the property boundaries and discharged to the lawful point of discharge being Curley Circuit or as agreed upon by council;
- b) The developer must ensure that no ponding of stormwater occurs on adjacent allotments and that no stormwater formerly flowing onto their development site is diverted onto other neighbouring allotments;
- c) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows;

- d) Overland flow paths and underground drainage must be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property; and
- e) Following the completion of any works for the purposes of stormwater drainage, a stormwater drainage certificate from a Registered Professional Engineer of Queensland (RPEQ) must be submitted to and endorsed by council. The stormwater drainage certificate must verify that the completed stormwater works associated with the proposed use has been constructed in accordance with the approved design.

17. Stormwater Quality Management

The Stormwater Quality Management Plan prepared by Lambert and Rehbein and referenced as B14336CR001 is accepted in condition 1 of this approval. The recommendations outlined in that report must be implemented prior to the commencement of use. All future SWQMP assets must remain in private ownership.

18. Soil Erosion Minimisation, Sediment Control and Dust Control

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 particular,

- a) The contingent design, implementation and maintenance of measures must be provided in accordance with *City Plan Policy 2 – Development Standards*.
- b) During the construction and maintenance phases of this development the developer must be responsible for adequate mitigation measures being put in place for the suppression of dust so as not to cause a nuisance to neighbouring property.
- c) The developer must ensure that no sediment or litter be discharged from the site into stormwater. Stormwater inlet pits on and adjacent to the development in Curley Circuit must be protected to prevent the entry of sediment and litter.

19. Landscaping

- a) Prior to the issue of a Development Permit for Building Works, a landscaping plan is required to be submitted to and be approved by Council as part of Compliance Assessment against the applicable Landscaping Code and/or relevant approval.
 - i) The footpath/road reserve along Curley Circuit to be turfed and provided with automated irrigation.
 - ii) Mature street trees of a species selected for this section of road, if not already provided, or if tree locations need to be altered.
 - iii) Details showing the area of the site located along the Curley Circuit frontage of the property being extensively landscaped and where possible including a mixed height canopy using mature dense plantings to Council's satisfaction.
 - iv) Revegetation of the embankment adjacent to Heath Road to achieve a stable, vegetated embankment.
- b) The landscape plans must be prepared by a suitably Qualified person who:
 - i) Is a Qualified Landscape Architect with current membership to the Australian Institute of Landscape Architects; and/or
 - ii) Is an experienced Landscape Designer.

- c) All works must be completed in accordance with the approved landscaping plan and constructed to a standard detailed within *City Plan Policy 2 – Development Standards – Section 10 – Landscape Work Specification and Section 11 – Irrigation Systems for Developments*. Following the approval of the plan, with or without amendments, the developer must implement the plan prior to the commencement of the use. Furthermore, all landscaped areas must be maintained thereafter to the satisfaction of Council.

20. Roadworks and Traffic

- 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 Council's relevant Standard Drawings for *Driveway Access and Driveway Crossovers*.
- b) The developer must replace the kerb and channelling as necessary to repair any irregularities or breaks as a result of the development construction for the full frontage of the site in accordance with Council's Standard Drawing for *Concrete Kerbing*.
- c) 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.

21. Development Notice

The developer must notify the public of the development construction and advise the public of the following information:

- a) Description of development;
- b) Name of developer;
- c) Name of project;
- d) Street address of the site;
- e) Contact number for general enquiries.

Prominent and legible public notices must be erected prior to the commencement of works and subsequently maintained adjacent the main site entry, visible from the public road.

- 22.** No buildings or structures are permitted within the storage zone as shown on Plan 3910-SK03F.

23. Further Approvals Required

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 - Signage
Condition 15 - Car Parking
Condition 16 - Stormwater Drainage
Condition 19 - Landscaping
Condition 20 - Roadworks and Traffic

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.

REFERRAL AGENCY CONDITIONS

Concurrence Agency Conditions – Department of State Development, Infrastructure and Planning (DSDIP)

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of State Development, Infrastructure and Planning (DSDIP) advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Departments conditions as outlined in the Department's correspondence dated 14 November 2014.

ADVICE

1. Infrastructure Charges

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

2. Connection to Council Water Supply

A copy of this permit and the approved water reticulation design must be submitted to council 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.

3. Connection to Council Sewer

A copy of this permit and the approved sewer reticulation design must be submitted to council when the new sewerage reticulation system is ready for connection to council's sewer supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

4. Noise

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. Environmental Considerations

Department of Environment and Heritage Protection

Construction must comply with the *Environmental Protection Act 1994*, Policies and Guidelines

6. Building Over/Adjacent to Services

The developer is advised that the proposed building structures are over/adjacent to an existing sewer. In accordance with Council's Policy 1201 (Building Over or Adjacent to Services) – the applicant is 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

The developer is responsible for obtaining a Roadworks approval in accordance with Local Laws 4 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 approval application form
- ii) Prescribed fee
- iii) Traffic Management Plan prepared by a suitably 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 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.

Council Decision

It was MOVED by the Mayor, Councillor J Hill, SECONDED by Councillor S Blom:

“that the officer’s recommendation be adopted.”

CARRIED UNANIMOUSLY

Councillor S Blom thanked council staff for working with the community and also thanked Fulton Hogan for being a good corporate citizen. Councillor Blom requested the Director Community and Environment to pass on her appreciation to the Environmental staff for their work.

The order of business was resumed.

Confidential Items

It was **MOVED** by Councillor C Doyle, **SECONDED** by Councillor P Ernst:

"that council RESOLVE to close the meeting in accordance with Sections 275 (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 28 to 30, 33 and 36)
- 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." (Items 34 and 35)

CARRIED

Council discussed the items.

It was **MOVED** by Councillor C Doyle, **SECONDED** by Councillor P Ernst:

"that council RESOLVE to open the meeting."

CARRIED

28 RPS00011 - Register of Pre-qualified Suppliers for Directional Boring Services

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Finance - Procurement
Date 5 December 2014

Executive Summary

Townsville City Council is seeking to introduce a register of pre-qualified suppliers with suitably qualified and positioned Contractors for the Supply of Directional Boring Services – RPS00011. The contract will be for 12 months with the option of a further two 12-month extensions.

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. The Evaluation Panel recommends the following Tenderers be selected and placed on the register of prequalified suppliers for the Supply of Directional Boring Services.
 - Tenderer - JR & LM Trackson Pty Ltd
 - Tenderer - Emak Communications and Civils Pty Ltd
 - Tenderer - Sabina Developments Pty Ltd t/a QDP Directional Boring
 - Tenderer - Vatsonic Communications Pty Ltd

Council Decision

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

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

In accordance with section 173 of the *Local Government Act 2009*, Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts declared a perceived conflict of interest in regards to item 29.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts.
- (b) **the nature of the conflict of interest as described by the Councillor:**
NQ Excavations Pty Ltd donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the real or perceived conflict of interest:**
The Councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of the item, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (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.

29 Programs & Technical Support -Tender TCW00094 Percy Street and Toolakea Beach Road Water Main Replacement

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water & Waste
Department Programs & Technical Support
Date 8 December 2014

Executive Summary

Townsville City Council (TCC) has identified the need to replace the existing water mains in West End and Toolakea Beach to ensure a reliable long term water supply to these areas.

West End works are required to replace a failing DN375 CI main that provides reticulation supply to West End and also improve the maintainability of the existing DN450 CI trunk supply along Ingham Road. Toolakea Beach works are to secure the existing water supply to Toolakea and Bluewater in relation to flooding scour and/or cyclonic damage resulting from vegetation uprooting overlying aged AC main through a heavily vegetated area. The replacement pipework will be installed along the council standard services alignment and be of a size that provides capacity for the forecast demand in the area.

These works have been tendered as a package of separable portions to enhance the work value for tenderers, maximise internal contract management efficiencies for Council and including an allowance for a discount for joint award of Separable Portions. Tenders from external contractors were invited to provide their proposals for the works. The closing date for tenders was on 19 November 2014 for the construction phase of this project. This reports presents an analysis and evaluation of the tenderers received for the contract and the following package labelling reflects the two (2) works locations;

- Separable Portion A – Percy Street Water Main Replacement
- Separable Portion B – Toolakea Beach Road Water Main Replacement

Six tenders were received with lump sum prices ranging from approximately \$1.674M to \$2.347M (excluding GST) including discount allowances. All tenderers were submitted for both works package (Portions A and B).

Officer's Recommendation

1. That the report and the attachments be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award Tender TCW00094 Percy Street and Toolakea Beach Road Water Main Replacement (Portions A and B) to NQ Excavations Pty Ltd for the lump sum price of \$1,898,613.24 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved budget provided the variations are for the completion of the work under the contract.

Council Decision

It was MOVED by Councillor S Blom, SECONDED by Councillor T Roberts:

- “1. that officer’s recommendations 1 and 3 be adopted; and
2. that council award Tender TCW00094 Percy Street and Toolakea Beach Road Water Main Replacement (Portions A and B) to NQ Excavations Pty Ltd for the lump sum price of \$1,898,613.24 (excluding GST), subject to letter from NQ Excavations Pty Ltd confirming knowledge of potential difficulties with sub surface ground conditions in Henry Street.”

CARRIED UNANIMOUSLY

In accordance with section 173 of the *Local Government Act 2009*, Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts declared a perceived conflict of interest in regards to item 30.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts.
- (b) **the nature of the conflict of interest as described by the Councillor:**
NQ Excavations Pty Ltd and Urbex Pty Ltd (a wholly owned subsidiary of BMD) donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the real or perceived conflict of interest:**
The Councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of the item, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (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.

30 Programs & Technical Support - Tender TCW00060 for the Supply and Construction of Mount Louisa South DN500 Duplicate Outlet Water Main

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Program and Technical Support
Date 8 December 2014

Executive Summary

Townsville City Council (TCC) is planning to construct a duplicate water main from the Mt Louisa Reservoir outlet in order to satisfy the demands of the expanding Bohle Plains area. This duplication work includes the construction of a new DN500 DICL water main along Graham Avenue and a DN630 bored PE section under the Dalrymple Road. Tenders from external contractors were invited and this report provides an analysis and evaluation of the tenders received for this project.

There were nine tenders received with lump sum prices ranging from approximately \$0.81M to \$1.15M (excluding GST). Eight tenders out of nine complied with the requirements of the tender documents and were considered for further assessment.

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 TCW00060 for the Supply and Construction of Mount Louisa South DN500 Duplicate Outlet Water Main to BMD Urban Pty Ltd for the lump sum price of \$917,067.52 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved budget provided the variations are for the completion of the work under the contract.

Council Decision

It was MOVED by Councillor V Veitch, SECONDED by Councillor L Walker:

“that the officer’s recommendation be adopted.”

CARRIED UNANIMOUSLY

31 Heritage and Urban Planning Unit - Illich Park Master Plan Aitkenvale

Refer to council decision preceding item 31 of the Council Minutes (7786) where council resolved that the order of business be changed and item 31 and 32 be considered after item 27.

Refer page 7786 of the Council Minutes for item 31 Heritage and Urban Planning Unit - Illich Park Master Plan Aitkenvale

32 MI14/0037 Report - Full Council Transport Depot and General Industry (Asphalt Manufacturing) associated with ECA14/0001 at 46, 52, 56 & 60 Curley Circuit, Roseneath

Refer to council decision preceding item 31 of the Council Minutes (7786) where council resolved that the order of business be changed and item 31 and 32 be considered after item 27.

Refer page 7787 of the Council Minutes for item 32 MI14/0037 Report - Full Council Transport Depot and General Industry (Asphalt Manufacturing) associated with ECA14/0001 at 46, 52, 56 & 60 Curley Circuit, Roseneath

In accordance with section 172 of the *Local Government Act 2009*, Councillor C Doyle declared a perceived material personal interest in regards to item 33.

- (a) **the nature of the material personal interest as described by the Councillor:**
Councillor C Doyle owns a property within Townsville's CBD.
- (b) **how the Councillor dealt with the material personal interest:**
Councillor C Doyle vacated the chambers during discussion and voting on the item.

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor J Hill declared a conflict of interest in regards to item 33.

- (a) **the name of the councillors who have the real or 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 has property holdings near the areas associated.
- (c) **how the Councillors dealt with the real or 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 his/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 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.

33 Strategic Planning - Economic Development and Strategic Projects - Townsville Enterprise Limited request for Townsville City Council funding

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Strategic Planning
Date 11 December 2014

Executive Summary

Council has committed \$735,000 through a Service Level Agreement (SLA) with Townsville Enterprise Limited (TEL) in 2014/2015. This SLA includes an agreement for advocacy in relation to specific council projects within defined service areas and in particular for TEL to lead the advocacy efforts and activities to develop a new Sports Stadium, Entertainment and Events facility within Townsville's CBD.

In addition to this SLA council has committed \$50,000 from the 2014/2015 budget to partner with TEL in the development of a CBD Events Stakeholder Group whose responsibility is to advocate for the Integrated Stadium and Entertainment Centre (ISEC).

Further to this, TEL and council have undertaken the development of a Regional Jobs Package as a response to the Queensland Governments Strong Choices Investment Program that focuses on the CBD Waterfront Projects including the ISEC.

TEL has requested further council funding support of \$175,400 (Attachment 1) for the development of a second stage public awareness and education strategy in support of the ISEC. The request is supported in part, subject to the below recommendation.

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 approve an allocation of \$100,000 in addition to the already allocated \$50,000 to Townsville Enterprise Limited through a performance based agreement which will require monthly update reports of what activities have been undertaken, how they have met councils requirements and what time has been spent on the respective tasks.

Council Decision

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

- "1. that the officer's recommendation be adopted; and
2. that the funding of the additional allocation of \$100,000 to Townsville Enterprise Limited be referred to the eight month budget review."

CARRIED

Councillor P Ernst dissented from the above decision.

In accordance with section 172 of the *Local Government Act 2009*, Councillor C Doyle declared a perceived material personal interest in regards to item 34.

- (a) **the nature of the material personal interest as described by the Councillor:**
Councillor C Doyle owns a property within Townsville's CBD.
- (b) **how the Councillor dealt with the material personal interest:**
Councillor C Doyle vacated the chambers during discussion and voting on the item.

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor J Hill declared a conflict of interest in regards to item 34.

- (a) **the name of the councillors who have the real or 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 has property holdings near the areas associated.
- (c) **how the Councillors dealt with the real or 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 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.

In accordance with section 173 of the *Local Government Act 2009*, Councillor P Ernst declared a conflict of interest in regards to item 34.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillor P Ernst
- (b) **the nature of the conflict of interest as described by the Councillor:**
Councillor P Ernst owns a property on the fringe of Townsville's CBD.
- (c) **how the Councillors 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 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 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.

34 Strategic Planning Department - Waterfront Project - Priority Development Infrastructure Funding Submission

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Strategic Planning
Date 4 December 2014

Executive Summary

The proposed Waterfront Project will transform Townsville and deliver strong economic benefits to the region by activating inner-city land for development, creating significant investment and jobs for Townsville. Development feasibility is marginal in the City at present and this project will unlock land for major investment. At a time when the unemployment rate for Townsville is of major concern, this project has the real prospect of injecting 388 new jobs, or \$27.6 million in wages and salaries for employees in industries benefiting from the project, at a time when our community need it most.

The project will also reinvigorate the CBD, support existing CBD businesses in their ongoing viability and deliver a world class facility for the community to use that will complement and connect with our other exemplary facilities such as the Strand and Jezzine Barracks.

Importantly, over time, the increase in people living in the CBD (as a consequence of this project) will provide additional savings to the council in terms of the better utilisation of our existing infrastructure, putting a downward pressure on rates for the entire community.

Council currently has an allowance of \$3.25 million per year allocated within the ten year Long Term Financial Plan for 'Urban Renewal' projects such as the Waterfront 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 lodge a Priority Development Infrastructure (PDI) submission to the State Government for the Waterfront project to fund that part of the project as identified on the attached plan.
3. In the event that the State Government approves council's submission, that council will adopt the State Government's 'Fair Value' Infrastructure Charge schedule.

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 173 of the *Local Government Act 2009*, Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts declared a perceived conflict of interest in regards to item 35.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillors V Veitch, S Blom, G Eddiehausen, R Gartrell, J Lane, A Parsons and T Roberts.
- (b) **the nature of the conflict of interest as described by the Councillor:**
Richard Ferry through a number of associated businesses, Colliers International Townsville Pty Ltd and GJR & DF Wheeler (family members of the owners of Colliers), donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the real or perceived conflict of interest:**
The Councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of the item, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (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.

In accordance with section 173 of the *Local Government Act 2009*, The Mayor, Councillor J Hill, Councillor C Doyle and Councillor L Walker declared a perceived conflict of interest in regards to item 35.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
The Mayor, Councillor J Hill, Councillor C Doyle and Councillor L Walker.
- (b) **the nature of the conflict of interest as described by the Councillor:**
The Mayor, Councillor J Hill, Councillor C Doyle and Councillor L Walker declared a conflict of interest with D Wheeler as a donor to the Team Hill 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.

35 Facilities Master Plan

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Chief Executive Officer
Department Corporate Governance
Date 3 December 2014

Executive Summary

Council's Facilities Master Plan (FMP 2012), Council's Corporate Plan 2014-2019 and the Central Business District (CBD) Master Plan record the commitment to locate Council's administration staff within the CBD as soon as practicably possible.

The centralisation of council's administrative staff will produce significant efficiencies and savings for the council, and locating those staff within the CBD will best support Townsville's economy and help to drive future growth.

Those benefits will be achieved without any reduction in service to the community, with council having committed to the continued operation of the customer service facility at the Thuringowa Drive Civic Centre.

The council will be required to acquire or lease more than 8,000m² of CBD office space to accommodate staff. Authorising the Chief Executive Officer to negotiate and complete the acquisition or leasing of the office space will best-enable the council to achieve the most favourable terms.

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 authorise the Chief Executive Officer to acquire or lease office space sufficient to accommodate Council's administration staff within the CBD, at a price not exceeding relevant commercial valuations.

Council Decision

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

- "1. that officer's recommendation 1 be adopted; and
2. that council authorise the Chief Executive Officer to acquire or lease office space sufficient to accommodate council's administration staff within the CBD."

CARRIED UNANIMOUSLY

36 Worinda Occasional Child Care Centre

CONFIDENTIAL VERBAL REPORT TO COUNCIL

Authorised by Chief Executive Officer
Department Chief Executive Office
Date 16 December 2014

Executive Summary

The Chief Executive Officer provided a verbal report to council on extending the transition period for the Worinda Occasional Child Care Centre to The Gowrie organisation.

Council Decision

It was MOVED by Councillor T Roberts, SECONDED by Councillor G Eddiehausen:

'that further to its resolution of 30 October 2014 regarding the transition of Worinda Occasional Child Care Centre to The Gowrie Council extends the transition period to 2 March 2015.'

CARRIED

General Business

(i) Wagner Street drainage issue

GENERAL BUSINESS ITEM

Raised by	Councillor S Blom
Committee	Ordinary Council
Date	16 December 2014

Overview

Councillor S Blom raised an ongoing drainage issue at the end of Wagner Street, Deeragun and requested the issue be investigated.

The Mayor, Councillor J Hill requested a report be provided to Councillor S Blom, Councillor A Parsons and herself from the Director Infrastructure Services regarding the issue.

(ii) Northern Beaches Christmas Carols

GENERAL BUSINESS ITEM

Raised by	Councillor S Blom
Committee	Ordinary Council
Date	16 December 2014

Overview

Councillor S Blom provided details of the Northern Beaches Community Churches Carols by Candlelight held on Saturday 13 December 2014.

(iii) Message from the Mayor

GENERAL BUSINESS ITEM

Raised by	The Mayor, Councillor J Hill
Committee	Ordinary Council
Date	16 December 2014

Overview

The Mayor, Councillor J Hill provided the following brief overview of 2014:

"This year has been filled with great achievements for the city and sadness within the family we know as Townsville City Council.

As a council we were able to deliver over the last three years sound fiscal management and this year the lowest rate/utility rise since amalgamation, and a balance budget.

The debt has dropped as well, down to \$330 million from its highs at well over \$400 million, the management of this has helped to place us in a much stronger position as this city moves into tough times.

One of the highlights this year and one of the main reasons for amalgamation has been amalgamating council's two planning schemes. After five years we have built a new Town Plan that combines the best features that both Thuringowa and Townville had to offer, we now have one blueprint to build a community on.

With a record number of submissions to council, we have a document that clearly sets the direction of future development of the city. E planning is well and truly accepted by many in the community and there is more to come, but, as one staff member pointed out to me, it isn't perfect and amendments will need to occur. However that I hope will be well into next year.

Jezzine Barracks was completed, a \$40 million piece of public infrastructure that began prior to amalgamation and was seen as a cornerstone project by then Mayor Tony Mooney and his council but supported by subsequent councils, delivering to this council a piece of public infrastructure second to none.

Blakey's crossing, a perennial problem in the wet season that became first a council, then a state commitment during the election campaigns. Delivered on time and under budget, a project that will service not just the Bohle industrial estate but the Northern Beaches suburbs.

There are a number of projects this council is supporting. Projects that will generate jobs and confidence in our community and its future. By being in a strong fiscal position we will push both State and Federal Governments to deliver on their plans for developing the North, and ensuring that we lobby hard for our fair share. We need jobs not platitudes.

We have said goodbye to a number of staff who have left for greener pastures, including Ray Collins, but one in particular, sadly, was Frank Marczak, who died on the 1 April at our Garbutt office. Frank was a foreman and supervisor who passed away on the job.

To note another farewell will be Anthony Templeton, our council reporter for the Townsville Bulletin. Anthony I believe is moving to greener pastures in Adelaide, and I know many of us have crossed swords with Anthony. I also wish him well in his future endeavours and I have no doubt at some point we will see him in the parliamentary gallery in Canberra."

The Mayor, Councillor J Hill also thanked all councillors for their hard work over the year and wished them all a very Merry Christmas and safe and prosperous New Year.

The Chief Executive Officer, on behalf of the organisation, thanked the councillors and wished them a Merry Christmas and advised that he looks forward to working with them all in the New Year.

The Mayor, Councillor J Hill, on behalf of the councillors, expressed their best wishes for Christmas and New Year to all staff.

Close of Meeting

The Chair, Mayor Councillor J Hill declared the meeting closed at 11.40am.

CONFIRMED this

day of

2015

MAYOR

CHIEF EXECUTIVE OFFICER