



ORDINARY COUNCIL

PUBLIC MINUTES

THURSDAY 22 MARCH 2018 AT 1.03PM

Council Members >>

The Mayor, Councillor Jenny Hill
Councillor Russ Cook
Councillor Verena Coombe
Councillor Colleen Doyle
Councillor Ann-Maree Greaney
Councillor Paul Jacob
Councillor Mark Molachino
Councillor Kurt Rehbein
Councillor Margie Ryder
Councillor Maurie Soars
Councillor Les Walker

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Goals and Objectives that identify strategic intent of Townsville City Council >>

Corporate Plan >>

Goal 1 - A Prosperous City

Deliver a strong and innovative economy for Townsville with sustainable growth and support for local jobs and businesses.

Objectives that identify our strategic intent:

- 1.1 Support local businesses, major industries, local innovation and employment growth.
- 1.2 Promote our economic and geographic strengths and market Townsville as a vibrant destination for commerce, education, research, tourism, entertainment and lifestyle.
- 1.3 Plan, support, provide and advocate for infrastructure and investment that supports innovation, residential and economic growth.
- 1.4 Maximize opportunities for economic growth by building and maintaining effective partnerships.

Goal 2 - A City for People

Enhance people's experience of Townsville as a liveable and vibrant city by providing services that support the growth of an inclusive, knowledgeable, active, safe and healthy community.

Objectives that identify our strategic intent:

- 2.1 Provide services and local infrastructure that meet community expectations, support growth and provide for the needs of our community.
- 2.2 Improve the liveability of Townsville and encourage active and healthy lifestyles by providing accessible public facilities and community infrastructure.
- 2.3 Improve the vibrancy of Townsville by supporting the community's access to, and participation in, a range of artistic, cultural and entertainment activities.
- 2.4 Enhance community knowledge of and access to council services to improve community wellbeing, health and safety.

Goal 3 - A Clean and Green City

Create a sustainable future for Townsville through the protection, maintenance and enhancement of our unique, natural and built environment.

Objectives that identify our strategic intent:

- 3.1 Plan, design and deliver sustainable development and support this by actively managing the natural environment and increasing green infrastructure, at both a city, suburb and place level.
- 3.2 Develop and implement long term solutions for the management of water and waste that are socially, financially and environmentally sound.

Goal 4 - A Simpler, Faster, Better Council

Transform the Townsville City Council into a simpler, faster and better council that is easy to work with, and for, and gains community trust by being transparent and managing its resources.

Objectives that identify our strategic intent:

- 4.1 Provide customer-focused services that meet the expectations of our community in a dynamic and adaptive manner.
- 4.2 Ensure that council's plans, services, decisions and priorities reflect the needs and expectations of the community.
- 4.3 Be a valued and committed employer who provides a productive, inclusive and respectful environment for staff and the community.
- 4.4 Improve financial sustainability and provide value and accountability to the community for the expenditure of public funds.
- 4.5 Ensure that public funds are expended efficiently and that council expenditure represents value for money whilst supporting the local economy.

ACKNOWLEDGEMENT OF COUNTRY

The Townsville City Council would like to acknowledge the Bindal and Gurambilbarra Wulgurukaba peoples as Traditional Owners of the land on which our Council operates. We pay respect to Elders past, present and future and value the traditions, culture and aspirations of the first Australians of this land. We acknowledge and hold in great significance the valuable contribution that Traditional Owners have made and continue to make within the Townsville Community.

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REPORT	COUNCIL MEETING
DATE	Thursday 22 March 2018 at 1.03pm
ITEMS	1 TO 28
PRESENT	The Mayor, Councillor J Hill Councillor R Cook Councillor V Coombe Councillor C Doyle Councillor A Greaney Councillor P Jacob Councillor M Molachino Councillor K Rehbein Councillor M Ryder Councillor M Soars Councillor L Walker

Opening of Meeting and Announcement of Visitors

The Chair, the Mayor, Councillor J Hill opened the meeting at 1.03pm.

Acknowledgement to Country

The Chair acknowledged the traditional owners of the land, the Gurambilbarra Wulgurukaba and the Bindal people, and paid respect to the elders past, present and future generations.

Prayer

Reverend Clive Brookfield of the Anglican Church delivered the opening prayer.

Apologies and Leave of Absence

There were no apologies or leave of absence noted.

Requests for Leave of Absence

Councillor A Greaney requested leave of absence for the period 16 to 20 April (for a course) and 23 to 27 April 2018.

Councillor M Ryder requested leave of absence for the period 9 to 16 April 2018.

Councillor V Coombe requested leave of absence for the period 3 to 20 April 2018.

Council Decision

It was MOVED by Councillor L Walker, SECONDED by Councillor M Soars:

"that Council approve the requests for leave of absence from Councillor A Greaney for the periods 16 to 20 April and 23 to 27 April 2018, Councillor M Ryder for the period 9 to 16 April 2018 and Councillor V Coombe for the period 3 to 20 April 2018."

CARRIED UNANIMOUSLY

Confirmation of Minutes of Previous Meeting

It was MOVED by Councillor M Molachino, SECONDED by Councillor R Cook:

"that the minutes of the Ordinary Council meeting of 27 February 2018 be confirmed."

CARRIED UNANIMOUSLY

Disclosure of Interests

- (i) Planning and Development Committee - Item 5 - Councillor M Molachino requested that it be noted that he had met with the proponent to look at the drawings.
- (ii) Governance and Finance Committee - Item 23 - Perceived conflict of interest - Councillor M Soars - Councillor Soars has an association with one of the sub-groups.

Correspondence

There was no correspondence.

Petitions

(i) Fencing/barriers on foreshore at West Point

Councillor A Greaney tabled a petition from residents opposed to any fencing/barriers on the foreshore at West Point.

Council Decision

That a report come back to Council, through committee.

Deputations

There were no deputations.

Notices of Motion

There were no notices of motion.

Presentations

There were no presentations

Mayoral Minute

There were no Mayoral Minutes.

Committee Items

Infrastructure Services Committee

It was MOVED by Councillor M Molachino, SECONDED by Councillor M Soars:

"that the committee recommendations to items 1 to 4 be adopted."

CARRIED UNANIMOUSLY

1 Verbal presentation General Manager Construction, Maintenance and Operations and Director Infrastructure and Operations - Dashboard for maintenance operations

Executive Summary

The General Manager Construction, Maintenance and Operations and the Director Infrastructure and Operations provided a verbal presentation on the Dashboard for maintenance operations.

Committee Recommendation

That the timeline for the digital Dashboard be provided to Committee.

Council Decision

Refer to resolution preceding item 1 of the Council minutes (page 9896) where Council resolved that the Committee recommendation be adopted.

2 Infrastructure Planning, Assets and Fleet - TCW00227 - Construction of Castle Hill Track Improvements

Executive Summary

Council's renewal program identified that the existing barrier fencing to walking tracks leading from the Castle Hill summit carpark require renewal. Tender TCW00227 – Construction of Castle Hill Track Improvements, is a contract to deliver these partly funded works by a principal contractor who has proven capabilities that will minimise environmental impacts through works and deliver a quality product to improve safety and reduce maintenance costs.

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 the tender TCW00227 Castle Hill Track Improvements to Naturform Pty Ltd for the construction of barrier fencing on tracks one, two and three for their lump sum fee proposal of \$ 540,450.00 excluding GST.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 1 of the Council minutes (page 9896) where Council resolved that the Committee recommendation be adopted.

3 Presentation Team Manager Emergency Management - Natural Disaster Relief and Recovery Arrangements update

Executive Summary

The Team Manager Emergency Management provided a presentation on the Natural Disaster Relief and Recovery (NDRRA) Arrangements.

Committee Recommendation

That this presentation be noted.

Council Decision

Refer to resolution preceding item 1 of the Council minutes (page 9896) where Council resolved that the Committee recommendation be adopted.

4 Presentation General Manager Infrastructure Planning, Assets and Fleet - Bus Hub update

Executive Summary

The General Manager Infrastructure Planning, Assets and Fleet provided a presentation on an update of the Bus Hub.

Committee Recommendation

That this presentation be noted.

Council Decision

Refer to resolution preceding item 1 of the Council minutes (page 9896) where Council resolved that the Committee recommendation be adopted.

Planning and Development Committee

It was MOVED by Councillor L Walker, SECONDED by Councillor A Greaney:

"that the committee recommendations to items 6 to 10 be adopted and that item 5 be dealt with separately."

CARRIED UNANIMOUSLY

Item 5 - Planning - MI16/0025 - Service Station and Food and Drink Outlet 206-210 Nathan Street, Aitkenvale

It was MOVED by Councillor L Walker, SECONDED by Councillor A Greaney:

"that the committee recommendation to item 5 be adopted."

CARRIED

In accordance with Council's Meeting Procedures Policy where Council does not unanimously support an Officer's Recommendation or an alternative resolution Councillors are to have recorded their reasons for doing so.

For	Against
Councillor R Cook	Mayor, Councillor J Hill
Councillor V Coombe	
Councillor C Doyle	
Councillor A Greaney	
Councillor P Jacob	
Councillor M Molachino	
Councillor K Rehbein	
Councillor M Ryder	
Councillor M Soars	
Councillor L Walker	
Reasons Against	

The Mayor, Councillor J Hill advised that she voted against the recommendation for the following reasons:

- 1. Need – it is considered that there is not a need for a service station and food and drink outlet in an out-of-centre location.*
- 2. Inconsistency with the Townsville City Plan Strategic framework – the proposed development is not justified in the context of the Strategic framework. This is due to the proposed development being located in an out-of-centre location, which is not intended for commercial activities. The proposed development is also inconsistent with the intended vision for the site, which is identified as being a development intensification area – residential focus.*

5 Planning - MI16/0025 - Service Station and Food and Drink Outlet 206-210 Nathan Street, Aitkenvale

Executive Summary

The development application is for a Material Change of Use facilitating a Service Station and Food and Drink Outlet at 206-210 Nathan Street, Aitkenvale. The subject site is currently vacant and located in the Medium density residential zone, within the Aitkenvale medium density precinct of the Townsville City Plan. The proposed development involves the construction of a services station with ancillary shop along with a fast food tenancy and associated drive through.

The proposal triggers impact assessment and referral to the State Assessment and Referral Agency, due to its location on Nathan Street which is a state controlled road. One submission was received during the public notification period. The submitter requested the developer construct an appropriate acoustic fence to mitigate anticipated noise emissions, however did not object the proposed use. It was found that the service station could only operate within the acceptable noise limits set for service stations, with hours of operation from 6am to 10pm only rather than the 24 hour operation as requested in the application. These restricted hours of operation have been conditioned accordingly.

An assessment of the proposal has been undertaken against the relevant provisions of the *Sustainable Planning Act 2009* and Townsville City Plan. It is considered that the proposal is consistent with elements of the Townsville City Plan Strategic Framework and represents a suitable, alternative land use outcome for the site. There are sufficient grounds to justify an approval of the application, despite the proposal conflicting with relevant sections of the Townsville City Plan. As such, the proposed development over the subject land at 206-210 Nathan Street, Aitkenvale, is recommended for approval subject to conditions.

Officer's Recommendation

That Council approve application MI16/0025 for a Development Permit for Service Station & Food and Drink Outlet under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 28 RP 716469, Lot 29 RP 716469, Lot 30 RP 716469, more particularly 206-210 Nathan Street Aitkenvale on the following grounds/subject to the following conditions -

1. Approved Plans and Supporting Documentation

Condition

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

Plan Name	Plan No.	Revision No.	Revision Date
Perspective – Street View, Locality and Site Development Plan	DA1	A	07/06/2016
Proposed Floor Plan	DA2	A	07/06/2016
Elevations	DA3	A	07/06/2016
Associated Reports			
Noise Impact Assessment, Material Change of Use – Service Station & Food and Drink Outlet, A174, Revision 3, dated 18/01/2018			

- b) One full set of the most up to date approved plans and supporting documentation must be held on site and available for inspection for the duration of the construction phase.

Reason

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

Timing

During the operation and life of the development.

2. Hours of Operation

Condition

Unless otherwise approved by council, the activities associated with the use must only be conducted between the following hours for each respective use:

- Service Station – 6am to 10pm, 7 days per week
- Food and Drink Outlet – 6am to 10pm, 7 days per week

All fuel tanker and service deliveries for all uses on the site are only permitted **between 7am and 7pm Monday to Saturday inclusive**. Deliveries are not permitted on Sundays and Public Holidays.

Reason

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

Timing

At all times following the commencement of the use.

3. Noise Impact Assessment

Condition

The developer must implement the following recommendations of the Noise Impact Assessment (A174), Revision 3, dated 18 January 2018, prepared by Dedicated Acoustics:

- A 2.8 metre high acoustic barrier is to be constructed along the northern, eastern and southern boundaries of the subject site,
- A 10km/hr speed limit is to be enforced for the site, and
- The concrete for vehicle movement areas and fuelling points does not comprise polished or smooth sealed surfaces due to the tendency for wheel squeaks and other loud noises.

The above recommendations of the Noise Impact Assessment must be implemented by operators of all uses of the site at all times following the commencement of the use.

The Noise Impact Assessment and any subsequent acoustic assessment/information must be made available to all future operators/purchasers.

Reason

To ensure the noise mitigation measures achieve the acoustic quality objectives of the Noise Impact Assessment (A065) dated 7 January 2016, prepared by Dedicated Acoustics and relevant acoustic legislation/policies.

Timing

Detailed design of the proposed acoustic measures/treatments and noise management plan must be submitted and assessed as part of a Certificate of Compliance.

4. Mechanical Plant Noise Levels

Condition

The mechanical plant must be selected, located and attenuated to meet the EPP (Noise) 2008 Background Creep criteria. Details of mechanical plant, required acoustic treatment and a revised Noise Impact Assessment is to be provided to Council demonstrating compliance with the EPP (Noise) 2008 Background Creep criteria and noise emission levels to the existing receptors.

Reason

The Noise Impact Assessment (A174), Revision 3, dated 18 January 2018, prepared by Dedicated Acoustics, confirms the details of the mechanical plant for the propose use was not available. The Noise Impact Assessment was based on a plant selection for a similar project.

To ensure that the residential amenity for adjoining properties is not detrimentally affected by the development, particularly with regards to noise.

Timing

Details must be submitted and assessed as part of a Certificate of Compliance application and maintained thereafter for the life of the development.

5. Acoustic Control Measures - Post Construction Certification

Condition

The developer must submit to council a post construction certification demonstrating that the recommendations of the Noise Impact Assessment (A174), Revision 3, dated 18 January 2018, prepared by Dedicated Acoustics, outlined in Condition 3 of this approval, have been achieved including any subsequent Noise Impact Assessment associated with this development.

The certification must also demonstrate the speaker box associated with the Food and Drink Outlet drive-through is meeting the assumed sound pressure level of LA_{max,adj} 55 dB(A) at 10m.

Certification must be provided by a suitably qualified acoustic consultant.

Reason

To ensure the acoustic quality objectives of the *Environmental Protection (Noise) Policy* and the recommendations of the Noise Impact Assessment (A174), Revision 3, dated 18 January 2018, prepared by Dedicated Acoustics have been effectively implemented/installed.

Timing

Certification must be submitted to council prior to the commencement of the use.

6. Building Materials

Condition

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

Reason

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

Timing

Prior to commencement of the use.

7. Property Numbering

Condition

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

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

Reason

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

Timing

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

8. Relocation of Services or Facilities

Condition

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

Reason

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

Timing

Prior to the commencement of the use.

9. Electricity and Telecommunication

Condition

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

Reason

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

Timing

Prior to the commencement of use.

10. Storage

Condition

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

Reason

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

Timing

At all times following the commencement of the use.

11. Car Parking

Condition

- a) All car parking facilities, associated ramps and driveways must be provided in accordance with Part 9.4.6 Transport impact, access and parking code and designed in accordance with SC6.4.3.5 Development manual planning scheme policy and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890. All car parking facilities must be maintained to a safe operating standard at all times thereafter.
- b) The developer must provide a minimum of twenty (20) car spaces including disabled parking on site in accordance with SC6.10 Parking rates planning scheme policy.
- c) The developer must provide details of the finished surface of the external impervious area to ensure that the proposed pavement surface treatment will not promote 'wheel squeaks and chirps' in accordance with the recommendations of the Noise Impact Assessment (A174), Revision 3, dated 18 January 2018, prepared by Dedicated Acoustics.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work and maintained for the life of the development.

12. Amalgamation of Allotments

Condition

The amalgamation of lots Lot 28 RP 716469, Lot 29 RP 716469, and Lot 30 RP 716469 into single parcel must be undertaken and the survey plan must be registered, in accordance with the *Land Title Act 1994* or relevant legislation as amended.

Reason

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

Timing

Prior to the commencement of the use.

13. Roadworks and Traffic

Condition

- a) Two (2) new access driveways and crossovers from the existing kerb and channel to the property boundary must be constructed generally in accordance with Part 9.3.5 Transport impact, access and parking code of the Townsville City Plan.
- b) The existing three (3) vehicle accesses including crossovers in the kerb and channel at the frontage of the property must be removed and replaced with new kerb and channel. Where applicable, the footpath must be reinstated in accordance with Part 9.3.5 Transport impact, access and parking code of the Townsville City Plan.

- c) Any damage to the kerb and channelling must be reconstructed / repaired for the full frontage of the site in accordance with Part 9.3.5 Transport impact, access and parking code of the Townsville City Plan.
- d) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced in accordance with Council's standards.

Reason

To provide development with access in accordance with council standards.

Timing

Technical details are to be submitted to council as part of an application for Operational Works.

14. Landscaping

Condition

Landscaping and Irrigation Design plans must be prepared in accordance with Part 9.4.3 Landscape Code.

Landscaping plans are to include:

- A landscape strip along the Nathan Street frontage of the site;
- Landscape strips with a minimum width of 2 metres along the side and rear boundaries of the site, and include trees and shrubs to form a mixed height screen adjacent to residential uses.
- Irrigated turf, street trees, and concrete footpath in accordance with the Footpath Treatment Policy along the Nathan Street footpath.

Reason

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

Timing

To be submitted to council as part of an application for Operational Works. All landscaped areas must be maintained thereafter to the satisfaction of council.

15. Street Enhancements

Condition

Details of the street enhancements along the Nathan Street frontage in accordance with Part 9.4.3 Landscape Code / Part 9.4.7 Works code must be provided.

Treatment FT4 of the Footpath Treatment Policy SC6.4.3.3 is to be applied, with the option of providing full or partial width concrete path.

Reason

To achieve the desired streetscape character of the location in accordance with the relevant code/s and policy direction

Timing

To be submitted to council as part of an application for Operational Works and maintained for the life of the development.

16. Signage

Condition

The developer must submit to Council for approval plans of any signage to be associated with the use that is deemed to be assessable development in accordance with the assessment tables of Part 5.8.2 of the Planning Scheme. Signs must be designed in accordance with the Part 9.4.1 - Advertising Devises Code. 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.

Note: Signage has been included as a Plan Right development type. Refer to Council's web site for a list of accredited consultants that can assist with the submission of an application.

Reason

Signage not deemed either Exempt or Self Assessable development requires a Code Assessable Operational works development application to be lodged with Council in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

17. Dust suppression

Condition

- a) A dust management plan must be submitted for approval by council;
- b) During Level 3 and 4 water restrictions, water must not be drawn from council's reticulated supply;
- c) The dust management plan must include detail of where water used for dust mitigation is to be drawn from should Level 3 and 4 water restrictions be imposed during the construction of the development.

Reason

To ensure mitigation of potential adverse impacts of dust hazards in accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.5.2.1(12) Suppression of dust of the Townsville City Plan.

The drawing of water from a non-reticulated source is to provide the ongoing protection of Council's reticulated supply.

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

18. Refuse Facilities

Condition

A waste management plan (WMP) must be prepared in accordance with SC6.5.3.22 Waste management guidelines as required by Part 9.4.7 Works code and submitted to council for approval.

Reason

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

Timing

Details of the waste management plan must be submitted and assessed as part of a Certificate of Compliance application and maintained for the life of the development.

19. Lighting**Condition**

- 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 Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting* and *Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement*.

Reason

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

Timing

Prior to the commencement of the use and maintained at all times during the life of the development.

20. Odour Management**Condition**

An Odour Management Plan must be submitted to Council for approval.

Reason

To ensure that the use does not cause an odour nuisance to nearby sensitive receptors.

Timing

Technical details are to be submitted to council as part of an application for Compliance Assessment prior to the commencement of the use and maintained at all times during the life of the development.

21. Sewerage Reticulation**Condition**

The development must connect to Council's reticulated sewer system.

Note : The development can be connected to existing manhole 12/9J1. The developer is required to obtain the consent of the owner of 27 A Pope Street prior to the lodgement of the Operational Works application.

Reason

To ensure that the premises are appropriately serviced by Council infrastructure where located in a service area for a sewerage service in accordance with relevant code/s and policy direction.

Timing

Technical details are to be submitted to council as part of an application for Operational Works.

22. Water Supply

Condition

The existing three (3) water connections from the water reticulation at Nathan Street frontage must be disconnected and removed. An appropriately sized single water connection must be provided at the Nathan Street frontage. The costs associated with the disconnection & removal of existing connections and providing a new connection is to be borne by the developer.

Reason

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

Timing

Prior to commencement of the use.

23. Stormwater Drainage

Condition

An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater drainage achieves the outcomes in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

Timing

Technical details are to be submitted to council as part of an application for Operational Works and to be maintained for the life of the development.

24. Stormwater Quality Management

Condition

A stormwater quality management plan (SQMP) must be prepared by a suitably qualified person in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

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

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Works and maintained for the life of the development.

25. Minimum Floor Levels

Condition

Floor levels must achieve immunity from *flood* hazards by ensuring that the floor levels of non- residential buildings are above the defined flood event.

Documentation signed by an engineer (who must be an RPEQ) must be submitted to a Building Certifier identifying the required minimum floor height of all habitable rooms to achieve storm tide/flood immunity.

Reason

To ensure developments are appropriately immune from rising storm tide /flood water in accordance with relevant code/s and policy direction.

Timing

Prior to the issuing of a Development Permit for Building Works.

1. Spillage Control

Condition

The developer must ensure that all necessary measures are taken to ensure that the refuelling of the Service station tanks via tank vehicle meets all relevant standards including but not limited to safety and environmental.

Note: Refer to relevant legislation/standards under *Work Health and Safety Act 2011* and the *Environmental Protection Regulation 2008*.

Reason

To ensure that if a spill occurs there are adequate control measures in place

Timing

Technical details to be submitted to council as part of an application for Operational works in accordance with Table 5.8.1 of the Townsville City Plan.

Advice

1. Infrastructure Charges

Condition

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

2. Further Approvals Required

Condition

a) Operational Work

An Operational Work 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 11 – Carparking

Condition 13 – Roadworks and Traffic

Condition 14 – Landscaping

Condition 15 - Street Enhancements

Condition 21 - Sewerage Reticulation

Condition 23 – Stormwater Drainage

Condition 24 – Stormwater Quality Management

Condition 26 – Spillage Control

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

b) Certificate of Compliance

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

Condition 3 – Noise Impact Assessment

Condition 4 - Mechanical Plant Noise Levels

Condition 5 – Acoustic Control Measure - Post Construction Certification

Condition 18 – Refuse Facilities

Condition 20 – Odour Management Plan

c) Plumbing and Drainage Works

A Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

d) Building Works

A Development Permit for Building Works to carry out building works prior to works commencing on site.

e) Road Works Permit

A Roadworks permit for the construction of a driveway or access within the road reserve must be obtained.

f) Operational work - Signage

A Development Permit for Operational work is required for signage deemed to be code assessable in accordance with the Planning Scheme.

3. Shop Fit Out

Condition

- a) Prior to any fit out of the intended food premises, an application for food licence including details on the fit out of the premises must be submitted to Council's Environmental Health Services. No fit out or construction may take place before approval is granted. A food premise is anywhere food or beverages are prepared, packed, stored, handled, serviced, supplied or delivered for sale.
- b) Where the premises is intended to be used for carrying out an Environmentally Relevant Activity (ERA) that has been devolved to council, as defined in Schedule 2 of the *Environmental Protection Regulation 2008*, an application for development approval under the *Sustainable Act 2009* must be submitted to the relevant administering authority prior to the commencement of the activity. To operate an ERA, an Environmental Authority is required.
- c) The application for the DA is also taken to be the application for the Environmental Authority. Maximum penalties may be imposed for operating an Environmentally Relevant Activity (ERA) without a development approval. Further to this; to operate an ERA the operator needs to be a registered suitable operator. Applications for this can be submitted to local government with the EA application or can be sent direct to Department of Environment & Heritage Protection (DEHP). DEHP assess all suitable operator applications. Maximum penalties may be imposed for operating an EA as an unregistered operator.

4. Storage of Materials and Machinery

Condition

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

5. Building Work Noise

Condition

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

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

6. Specifications and Drawings

Condition

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

7. Environmental Considerations

Condition

Department of Environment and Heritage Protection Requirements.

Construction must comply with relevant Legislation, Policies and Guidelines.

8. Liquid Trade Waste Approval/Agreement

Condition

The developer is advised that a Trade Waste Approval/Agreement may be required under the *Water Supply (Safety and Reliability) Act 2008* and should confirm this with Council's Hydraulics and Assets Unit.

9. Building Over/Adjacent to Services

Condition

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

10. Flammable and Combustible Liquids

Condition

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 relevant administering authority.

11. Roadworks Approval

Condition

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

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

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

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

6 Planning - MCU17/0047 - Development Permit - Material Change of Use for a Parking Station - 55 Elizabeth Street, 47 Alfred Street, 51 Alfred Street, 53-57 Alfred Street, 56 Patrick Street and 58-62 Patrick Street, Aitkenvale

Executive Summary

An application seeking a Development Permit for Material Change of Use (Impact Assessable) for a Parking Station, on land described as 55 Elizabeth Street, 47 Alfred Street, 51 Alfred Street, 53 – 57 Alfred Street, 56 Patrick Street and 58 – 62 Patrick Street, Aitkenvale has been lodged with Council. The subject site is located in the Medium residential zone and more specifically the Aitkenvale medium density precinct of the Townsville City Plan, and is located on the eastern frontage of Elizabeth Street, directly opposite the Stockland Shopping Centre.

The proposed Parking station seeks to create car parking over the remaining vacant land adjoining the existing car parking facilities associated with the Stockland Aitkenvale Shopping Centre. While the adjoining land currently operates as a parking station, the application has been made over the entire land associated with the parking station (the existing approved car park land and the adjoining vacant land). Accordingly, this provides an opportunity to seek improved outcomes over the entire site.

An assessment against the relevant provisions of the Townsville City Plan concluded that the proposal does not comply with the Planning Scheme. However, given the existing approval for a parking station over the majority of the site, and the ongoing rights to continue that use, the conflict with the planning scheme can be overcome and the use can be supported. Any potential impacts are proposed to be mitigated through reasonable and relevant conditions in relation to the inclusion of built form infrastructure and landscaping.

The application is therefore recommended for approval subject to conditions.

Officer's Recommendation

That Council approve application MCU17/0047 for a Development Permit for a Parking Station under the *Planning Act 2016* on land described as Lot 3 RP 71724, Lot 1, 2, 3 & 4 RP 714814, Lot 1 & 2 RP 725255, Lot 1 & 2 RP 713993, Lot 1 & 2 RP 714762, Lot 1 & 2 RP 717241 and Lot 1 RP 717241, more particularly 55 Elizabeth Street, 47 Alfred Street, 51 Alfred Street, 53 – 57 Alfred Street, 56 Patrick Street and 58 – 62 Patrick Street Aitkenvale subject to the following conditions –

SCHEDULE OF CONDITIONS

MATERIAL CHANGE OF USE (PARKING STATION)

1. Approved Plans and Supporting Documentation

Condition

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

Plan Name	Plan No.	Revision No.	Plan Date
Car park – Proposed Plan	8394 A -02	2	12/09/2017
Associated Reports			
Stormwater Management Plan prepared by MPM Consulting Issue A dated 28/09/2017			
Traffic report prepared by SLR Consulting dated 18/09/2017			

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

Reason

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

Timing

During the operation and life of the development.

2. Relocation of Services or facilities

Condition

Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to Council.

Reason

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

Timing

Prior to the development achieving on maintenance or commencement of use.

3. Amalgamation of Allotments

Condition

The amalgamation of Lot 3 RP 71724, Lot 1, 2, 3 & 4 RP 714814, Lot 1 & 2 RP 725255, Lot 1 & 2 RP 713993, Lot 1 & 2 RP 714762, Lot 1 & 2 RP 717241 and Lot 1 RP 717241 into single parcel must be undertaken and the survey plan must be registered, in accordance with the *Land Title Act 1994* or relevant legislation as amended.

Reason

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

Timing

Prior to the commencement of the use.

4. Operation of the Carpark

Condition

The car park must operate between 6am and 6pm Monday to Sunday with the exception of Thursday which may operate from 6am to 9pm, unless otherwise approved by council.

Signage must be provided to both car park entry and exits advising patrons that the car park will be locked during the night. The lighting associated with the car park must be turned off when the car park is locked and not in use.

Reason

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

Timing

During the life of the development.

5. Dust Management

Condition

- a) A dust management plan for the construction of the Parking Station must be submitted for approval by council;
- b) During Level 3 and 4 water restrictions, water must not be drawn from council's reticulated supply; and
- c) The dust management plan must include details of where water used for dust mitigation will be drawn from should Level 3 and 4 water restrictions be imposed during the construction of the development.

Reason

To ensure mitigation of potential adverse impacts of dust hazards in accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.5.2.1(12) Suppression of dust of the Townsville City Plan.

The use of water from a non-reticulated source is to provide the ongoing protection of Council's reticulated supply.

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

6. Conduit Assessment

Condition

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

- a) An assessment is required on the condition of the gravity sewer main being:
 - i. Asset no: 500728, from upstream manhole 6/9K2 to downstream manhole 5/9K2;
 - ii. Asset no: 512166, from upstream manhole 1/9K2E to downstream manhole 5/9K2;
 - iii. Asset no: 500509, from upstream manhole 5/9K2 to downstream manhole 4/9K2;
and
 - iv. Asset no: 500089, from upstream manhole 4/9K2 to downstream manhole 3A/9K2.
- b) The assessment must be undertaken by a certified CCTV operator to perform a conduit condition assessment and the results must be submitted in an appropriate electronic format accompanied by a report to be approved by council.
- c) Any upgrading or replacement of the sewer main determined by council must be carried out at the developers cost.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

7. Stormwater Drainage

Condition

An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater drainage achieves the outcomes in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

Timing

Technical details are to be submitted to council as part of an application for Operational Work and to be maintained for the life of the development.

8. Stormwater Quality Management

Condition

The recommendations of the approved Stormwater Management Plan listed in Condition 1 above must be implemented.

A final Stormwater Quality Management Plan (SQMP) including all stormwater infrastructure, relevant landscaping and engineering designs must be submitted for approval. The stormwater quality management plan (SQMP) must be certified by a suitably qualified person in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

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

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work and maintained for the life of the development.

9. Earthworks/Site Works**Condition**

All earthworks/site works must be undertaken to ensure that no actionable nuisance results from:

- an increase in peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive);
- an increase in downstream or upstream flood inundation levels; and
- increase in velocity profiles.

Reason

To manage and to minimise the risk associated with flooding and protect the community in accordance with relevant code/s and policy direction.

Timing

Technical details are to be submitted to council as part of an application for Operational Work and maintained for the life of the development.

10. Roadworks**Condition**

- a) The kerb and channel must be repaired for any irregularities or breaks for the full frontage of the site in accordance with Council's Standard Drawing for Concrete Kerbing.
- b) New/revised line marking along full frontage of the Alfred Street must be provided to create additional car parking spaces.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

11. Vehicle Access**Condition**

- a) A compliant access driveway must be designed and constructed on Alfred Street in accordance with Part 9.3.5 Transport impact, access and parking code and designed in accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.3.5 Car parking and public transport facilities guidelines of the Townsville City Plan.
- b) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced in accordance with council's standards.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

12. Redundant Vehicle Access**Condition**

Any redundant vehicle access (crossovers) must be removed and reinstated with the kerb and channel, road pavement, services, verge and any footpath to the same standard as existing (or proposed) along the frontage.

Reason

To ensure development comply with planning scheme requirements, relevant code/s and policy direction.

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

13. Car Parking**Condition**

- a) All car parking facilities, associated ramps and driveways must be provided in accordance with Part 9.3.5 Transport impact, access and parking code and designed in accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.3.5 Car parking and public transport facilities guidelines of the Townsville City Plan and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890. All car parking facilities must be maintained to a safe operating standard at all times thereafter.
- b) The car park aisles and driveways within the development must be line marked with directional arrows on the pavement at a minimum distance of every 20 metres and in accordance with *AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls*.
- c) All signage and line marking must comply with the requirements *AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls*.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work and maintained for the life of the development.

14. Limitation of Vehicle Access**Condition**

To maintain the safety and efficiency of the adjoining road network/integrity of council infrastructure, vehicle access is only permitted as shown on the approved drawings listed in Condition 1.

Reason

To address road safety in accordance with relevant code/s and policy direction and to ensure development does not adversely affect council infrastructure.

Timing

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

15. Sewerage Reticulation

Condition

Any redundant sewerage property connections must be removed at the developer's cost.

Reason

To comply with *Plumbing and Drainage Act 2002*.

Timing

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

16. Water Supply

Condition

Any disused and/or redundant water meter connections must be removed at the developer's cost.

Reason

To comply with *Plumbing and Drainage Act 2002*.

Timing

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

17. Landscaping

Condition

Landscape and Irrigation Design Plans must be prepared in accordance with Part 9.3.3 Landscape code of the Townsville City Plan.

The design plans must include but not limited to;

- a) shading of the car parks in accordance with the Development Manual SC6.4.3.6.32;
- b) the existing landscaped area along the boundary adjoining 52 Patrick Street and 45 Alfred Street must be densely landscaped consisting of mature trees or shrubs plantings;
- c) detail of perimeter planting along the Patrick, Elizabeth and Alfred Street frontages;
- d) covered pedestrian walkways must be provided through the site to the boundaries of Patrick Street and Alfred Street; and
- e) Footpath treatment in accordance with Development Manual Planning Scheme Policy SC6.4 along the Alfred Street, Elizabeth Street and Patrick Street frontages.

Reason

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

Timing

Technical details are to be submitted to council as part of an application for Operational Work and maintained for the life of the development.

18. Signage

Condition

- (a) Plans of any signage to be associated with the use that is deemed to be assessable development in accordance with Part 5.8 Categories of development and assessment - Operational work specifically Table 5.8.2 Operational work being placing an advertising device on premises of the Townsville City Plan must be submitted to council for assessment; and

- (b) Signs must be designed in accordance with Part 9.3.1 Advertising devices code of the Townsville City Plan; and
- (c) To maintain amenity for the adjoining properties, no illumination of the signage is to occur unless otherwise approved by Council.

Note: Signage has been included as a Plan Right development type. Refer to council's web site for a list of accredited consultants that can assist with the submission of an application.

Reason

Signage not approved as part of this Development Permit or deemed either Accepted development or Accepted development subject to requirements will require a Code assessable Operational work development application to be lodged with Council in accordance with relevant code/s and policy direction.

Timing

Prior to the commencement of the use.

19. Soil Erosion Minimisation, Sediment Control

Condition

Erosion and sediment control management must be installed and maintained in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

Note: The contingent design, implementation and maintenance of measures must be provided in accordance with SC6.4 Development manual planning scheme policy, specifically SC6.4.3.8.6 MUSIC modelling requirements of the Townsville City Plan.

Reason

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

Timing

At all times during the construction phase.

20. Public Lighting

Condition

Lighting must be provided in accordance with SC6.4 Development manual planning scheme policy, specifically SC6.4.3.20 Public lighting and utility services of the Townsville City Plan.

Reason

For public safety and enhancement of public amenity.

Timing

Technical details are to be submitted to council as part of an application for Operational Work.

21. Screen Fencing

Condition

The existing screen fencing located between the existing car park and the properties at 52 Patrick Street and 45 Alfred Street must be maintained.

Should the screen fencing require replacement, a screen fence of similar material and construction must be provided, unless otherwise approved by Council.

Reason

To protect the residential amenity of the area.

Timing

To be maintained for the life of the development.

Referral Agency Conditions**Referral Agency Conditions – Department of Infrastructure, Local Government and Planning**

Pursuant to Section 56 of the *Planning Act 2016*, the Department of Infrastructure, Local Government and Planning 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.

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

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

2. Water Restrictions**Condition**

- a) To manage Townsville's water resources, council regulates water restrictions on a permanent basis. All development undertaken in Townsville must be mindful of the current and projected level of water restrictions that may affect development activities such as landscaping establishment and/or soil erosion and sediment control;
- b) Developers remain responsible for compliance with any water restrictions as directed by council;
- c) During times of significant water shortage, council may refuse to grant developers exemptions from water restrictions for the purposes of landscaping works or soil erosion and sediment control activities;
- d) In circumstances where exemptions to water restrictions are no longer issued by council, bonding of soft landscaping works will be permitted to enable the release of plans of survey and / or compliance certificates. In cases where the soft landscaping is a component of permanent soil erosion and sediment control (such as an open drain) the use of "bonded fibre matrix" type hydro-mulch products or other suitable soil erosion and sediment control methods can be carried out as alternatives to demonstrate compliance with water restrictions.
- e) The responsibility for compliance with all relevant environmental protection requirements (in particular sediment and erosion control) remains with the developer; and
- f) All existing approvals should already include appropriate conditions to allow for the bonding of landscaping works. Should you find that an existing approval does not provide for this flexibility, a permissible change request to amend the conditions of approval can be lodged with Council free of charge (provided no other changes are requested).

3. Further Approvals Required**Condition****a) Operational Work**

An Operational Work application and associated applications to address the following conditions must be submitted to Council for approval prior to commencement of works, unless otherwise approved by Council.

Condition 5 – Dust Management
Condition 7 – Stormwater Drainage
Condition 11 – Vehicle Access
Condition 13 – Car Parking
Condition 17 – Landscaping
Condition 20 – Public Lighting

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

- b) **Road Works Permit**
A Roadworks permit for the construction of a driveway or access within the road reserve must be obtained.
- c) **Operational work - Signage**
A Development Permit for Operational work is required for signage deemed to be code assessable in accordance with the Planning Scheme.

4. **Storage of Materials and Machinery**

Condition

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

5. **Building Work Noise**

Condition

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

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

6. **Specifications and Drawings**

Condition

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

7. **Environmental Considerations**

Condition

Department of Environment and Heritage Protection Requirements.

Construction must comply with relevant Legislation, Policies and Guidelines.

8. **Building Over/Adjacent to Services**

Condition

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

9. **Roadworks Approval**

Condition

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

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

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

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

7 Planning - Resolution to prepare a local government infrastructure plan amendment

Executive Summary

A resolution is proposed to prepare an interim amendment to the Local Government Infrastructure Plan (LGIP) which forms part of the City Plan 2014 which allows Council to plan for infrastructure to support the growth of the City.

Key points:

- it will acknowledge assets acquired in 2016/17;
- it will consider updated expectations of growth and service strategies for 2018/19;
- it will better inform development of trunk infrastructure, especially for the 2018/19 period;
- it will achieve alignment with the capital works program for the 2018/19 period;
- it will be the first of annual updates for the LGIP, as previously encouraged by the Minister; and
- additional requirements of the new statutory guidelines may apply.

Officer's Recommendation

That Council, in accordance with section 25(3) of the *Planning Act 2016* and chapter 5, section 4.1 of the *Ministers Guidelines and Rules*, resolve to prepare an interim amendment to the Local Government Infrastructure Plan (LGIP) to reflect: assets acquired in recent times; records of past growth; expectations of growth and strategy changes for the 2018/19 capital works program; and any requirements of the relevant statutory guidelines.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

8 Planning - Land Use and Urban Design - Minutes of the City Image Advisory Committee - 4 September 2017 and 13 November 2017

Executive Summary

Attached to the Report to Council are the minutes of Council's City Image Advisory Committee meetings held on 4 September 2017 and 13 November 2017.

Officer's Recommendation

That Council note the minutes of the City Image Advisory Committee meetings of 4 September 2017 and 13 November 2017.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

9 Planning - Land Use and Urban Design - Review of Submissions and Seek Approval from Minister to Adopt Major Amendment - Development Manual Planning Scheme Policy

Executive Summary

A proposed major amendment to the Townsville City Plan, Schedule 6, SC6.4 - Development manual planning scheme policy was publicly notified from 20 November 2017 to 15 December 2017 in accordance with the requirements of the Minister's Guidelines and Rules, July 2017.

No submissions were received during the public notification period in regard to the proposed amendment to the SC6.4 - Development manual planning scheme policy and the major amendment is recommended for adoption.

Officer's Recommendation

That, pursuant to the Minister's Guidelines and Rules under the *Planning Act 2016* (July 2017), Chapter 3, Part 1-Planning Scheme Policy (PSP), 5. Adoption, Council resolve to adopt the major amendment to the Townsville City Plan, Schedule 6, SC6.4 – Development manual planning scheme policy in accordance with this Report to Council.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

10 Planning - Land Use and Urban Design - Townsville City Plan - Amendment Package 2017/06

Executive Summary

This report proposes the next round of amendments (Amendment Package 2017/06) to the Townsville City Plan, in keeping with the ongoing maintenance of the planning scheme to reflect modern standards and practices.

Proposed amendments (including administrative, minor and major amendments) are collectively addressed in the report in order to ensure a streamlined and efficient process of undertaking amendment to the Townsville City Plan.

The proposed major amendments to the Townsville City Plan relate to additional development benchmarks associated with Secondary dwellings, Caretaker's residences, Advertising devices and clarification regarding vehicle trips associated with a Home based business.

Officer's Recommendation

1. That, pursuant to sections 20 and 22, Part 3, Chapter 2 of the *Planning Act 2016*, Council resolve to make, prepare and adopt the proposed administrative and minor amendments to the Townsville City Plan in accordance with this report.
2. That, pursuant to sections 20 and 22, Part 3, Chapter 2 of the *Planning Act 2016*, Council resolve to make major amendments to the Townsville City Plan in accordance with this report.
3. That, pursuant to sections 20 and 22, Part 3, Chapter 2 of the *Planning Act 2016*, Council resolve to write to the Minister advising of the decision to make major amendments to the Townsville City Plan and request confirmation of state interests.
4. That, pursuant to sections 20 and 22, Part 3, Chapter 2 of the *Planning Act 2016*, Council resolve to make, prepare and adopt the proposed administrative amendments to the Townsville City Plan planning scheme policies in accordance with this report.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 5 of the Council minutes (page 9898) where Council resolved that the Committee recommendation be adopted.

Community Health and Environment Committee

It was MOVED by Councillor A Greaney, SECONDED by Councillor P Jacob:

"that the committee recommendations to items 11 to 16 be adopted."

CARRIED UNANIMOUSLY

Councillor A Greaney thanked Mike Schmidt for his community presentation on Horseshoe Bay and Greg Bruce (Principal Sustainability) for his work on this issue as well.

11 Infrastructure Planning Assets and Fleet - Townsville Local Disaster Management Group - Minutes of Members' Meeting 25 October 2017

Executive Summary

The Townsville Local Disaster Management Group (TLDMG) Members meet five times per year and includes core members and deputies from the Townsville City Council, Queensland Fire and Emergency Services (Emergency Management and Fire and Rescue), Queensland Police Service, Queensland Ambulance Service, State Emergency Service, Ergon, Townsville Hospital & Health Services, Townsville Enterprise Limited and a number of other agencies.

Attached to the Report to Council are the minutes of the meeting held on 25 October 2017.

Officer's Recommendation

1. That Council endorse the minutes of the Townsville Local Disaster Management Group Members' Meeting held on 25 October 2017.
2. That Council endorse the Townsville Local Disaster Management Group's recommendation to develop and formalise the Bushfire Management Working Group to operate as a sub-group to the Townsville Local Disaster Management Group.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

12 Infrastructure Planning, Assets and Fleet - Townsville Local Disaster Management Group - Minutes of Full Committee Meeting 6 December 2017

Executive Summary

The Townsville Local Disaster Management Group (TLDMG) Full Committee meets twice per year and includes core members, advisory members and deputies from the Townsville City Council, Queensland Fire and Emergency Services (Emergency Management and Fire and Rescue), Queensland Police Service, Queensland Ambulance Service, State Emergency Service, Ergon, Townsville Hospital & Health Services, Townsville Enterprise Limited and a number of other agencies.

Attached to the Report to Council are the minutes of the meeting held on 6 December 2017.

Officer's Recommendation

That Council endorse the minutes of the Townsville Local Disaster Management Group Full Committee Meeting held on 6 December 2017.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

13 Community Presentation on Coastal Erosion at Horseshoe Bay

Executive Summary

Mike Schmidt provided a presentation on the coastal erosion at Horseshoe Bay and tabled at the meeting a document outlining suggestions.

Committee Recommendation

That the community presentation and tabled document provided by Mike Schmidt be noted.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

14 Future Cities - Magnetic Island Coastal Erosion at Horseshoe Bay Presentation

Executive Summary

Council has requested an update on coastal management challenges and opportunities on Magnetic Island, specifically around Horseshoe Bay beach erosion, stormwater management, infrastructure risks and coastal processes.

The presentation will update Councillors about the specific conditions, management plans, costs and opportunities associated with this beach on Magnetic Island.

Officer's Recommendation

That Council note this presentation.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

15 Future Cities - Magnetic Island Coastal Erosion at Nelly Bay Presentation

Executive Summary

Council has requested an update on coastal management challenges and opportunities on Magnetic Island, specifically around Nelly Bay beach erosion, stormwater management, infrastructure risks and coastal processes.

The presentation will update Councillors about the erosion costs, permits, management and options associated with this beach on Magnetic Island.

Officer's Recommendation

1. That the report/attachment(/presentation) 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 this presentation.

Committee Recommendation

1. That officer's recommendation 1 be adopted.
2. That Council note this presentation and support proceeding with Stage 1 as outlined in the presentation and Report to Council.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

16 Request for update on RSPCA land agreement and operation

Councillor M Ryder requested an update on the RSPCA land agreement and operation.

Committee Recommendation

That an update on the RSPCA land agreement and operation be provided to Councillor Ryder.

Council Decision

Refer to resolution preceding item 11 of the Council minutes (page 9924) where Council resolved that the Committee recommendation be adopted.

Community and Cultural Development Committee

It was MOVED by Councillor C Doyle, SECONDED by Councillor A Greaney:

"that the committee recommendations to items 17 to 19 be adopted."

CARRIED UNANIMOUSLY

Councillor C Doyle referred to item 18 and highlighted items from the Inclusive Community Advisory Committee meeting. Councillor Doyle also referred to the White Ribbon workplace accreditation and thanked members of the Committee, Julie McTaggart (Community Development Officer), Donna Jackson (Principal - Inclusive Communities) and fellow Councillors on the Committee, Councillor R Cook and Councillor M Ryder for their hard work and commitment.

17 Future Cities - Arts and Culture Advisory Committee - 1 February 2018

Executive Summary

Presenting to Council minutes from the Arts and Culture Advisory Committee meeting held on 1 February 2018.

Officer's Recommendation

That Council note the report and recommendations of the Arts and Culture Advisory Committee meeting held on 1 February 2018.

Committee Recommendation

That the officer's recommendation be adopted subject to the following Committee Action being amended as follows:

COMMITTEE ACTION – Cr Coombe to convene working group discussion regarding a proposed Annual Arts and Sciences Festival, and present outcomes of the working group back to the Committee at the April 2018 meeting.

Council Decision

Refer to resolution preceding item 17 of the Council minutes (page 9927) where Council resolved that the Committee recommendation be adopted.

18 Future Cities - Inclusive Community Advisory Committee - 5 February 2018

Executive Summary

Presenting to Council minutes from the Inclusive Community Advisory Committee meeting held on 5 February 2018.

Officer's Recommendation

1. That Council note the Report of the Inclusive Community Advisory Committee meeting held on 5 February 2018.
2. That Council endorse the Inclusive Community Advisory Committee Action Plan 2018-2020.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 17 of the Council minutes (page 9927) where Council resolved that the Committee recommendation be adopted.

19 Request for presentations from organisations receiving grant funding from Council

Councillor M Ryder requested presentations be provided to this Committee from organisations that have received grant funding from Council.

The Committee discussed this request.

Committee Recommendation

That an invitation be forwarded to the Community Information Centre and Volunteering North Queensland to provide a presentation to the Community and Cultural Development Committee on their ongoing services / delivering an event.

Council Decision

Refer to resolution preceding item 17 of the Council minutes (page 9927) where Council resolved that the Committee recommendation be adopted.

Governance and Finance Committee

In accordance with section 173 of the Local Government Act 2009, Councillor M Soars declared a perceived conflict of interest in regards to item 23.

- (a) the name of the Councillor who has the perceived conflict of interest:**
Councillor M Soars
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor Soars has an association with one of the sub-groups.
- (c) how the Councillor dealt with the perceived conflict of interest:**
The Councillor determined that he could reasonably be perceived to have a conflict of interest in this matter and left the meeting and did not participate in debate or voting on the item (when the item was dealt with (after item 28).
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The Councillor vacated the Chambers during discussion and voting on the item (when the item was dealt with (after item 28).
- (e) how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the committee recommendation.

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

"that the committee recommendations to items 20, 21 and 22 be adopted and that item 23 be dealt with separately."

CARRIED UNANIMOUSLY

Councillor V Coombe referred to Item 22 - 6th Local Government Financial Sustainability Summit, and advised that Council had intended on sending a Councillor to the Summit, unfortunately it falls in line with Council's budget meetings and we will not be attending the Summit this time.

Council agreed to change the order of business to defer item 23 to the end of the meeting (after item 28).

20 Finance Services - Budget Variance Report - January 2018

Executive Summary

On behalf of the Chief Executive Officer, the Chief Financial Officer presented and discussed the Budget Variance Report for the whole of Council for January 2018, pursuant to section 204 of the *Local Government Regulation 2012*.

Officer's Recommendation

That Council note the financial report for January 2018 and budget variance explanations, pursuant to section 204 of the *Local Government Regulation 2012*.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 20 of the Council minutes (page 9929) where Council resolved that the Committee recommendation be adopted.

21 Finance Services - Treasury Report January 2018

Executive Summary

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

Officer's Recommendation

That Council note the treasury report for January 2018 and the information contained therein.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 20 of the Council minutes (page 9929) where Council resolved that the Committee recommendation be adopted.

22 Finance Services - 6th Local Government Financial Sustainability Summit - 8 and 9 May 2018

Executive Summary

The 6th Local Government Financial Sustainability Summit will be held on the Gold Coast on 8 and 9 May 2018.

Officer's Recommendation

1. That Council consider nominating a Councillor to attend the 6th Local Government Financial Sustainability Summit being held on the Gold Coast on 8 and 9 May 2018.
2. That Council approve travel and in accordance with section 162(1)(e) of the *Local Government Act 2009* grant leave of absence to nominated delegate for 8 and 9 May 2018.

Committee Recommendation

1. That Council approve for Councillor V Coombe to attend the 6th Local Government Financial Sustainability Summit being held on the Gold Coast on 8 and 9 May 2018.
2. That Council approve travel and, in accordance with section 162(1)(e) of the *Local Government Act 2009*, grant leave of absence to Councillor V Coombe for 8 and 9 May 2018.

Council Decision

Refer to resolution preceding item 20 of the Council minutes (page 9929) where Council resolved that the Committee recommendation be adopted.

23 Financial Services - Request for Concession - Property Number 553044

Refer to resolution on page 9929 of the Council Minutes where Council agreed that item 23 be deferred to the end of the meeting (after item 28).

Refer page 9934 of the Council Minutes for item 23 - Financial Services - Request for Concession - Property Number 553044

Officers' Reports

Business Services

24 Finance Services - Quarterly Nour Report February 2018

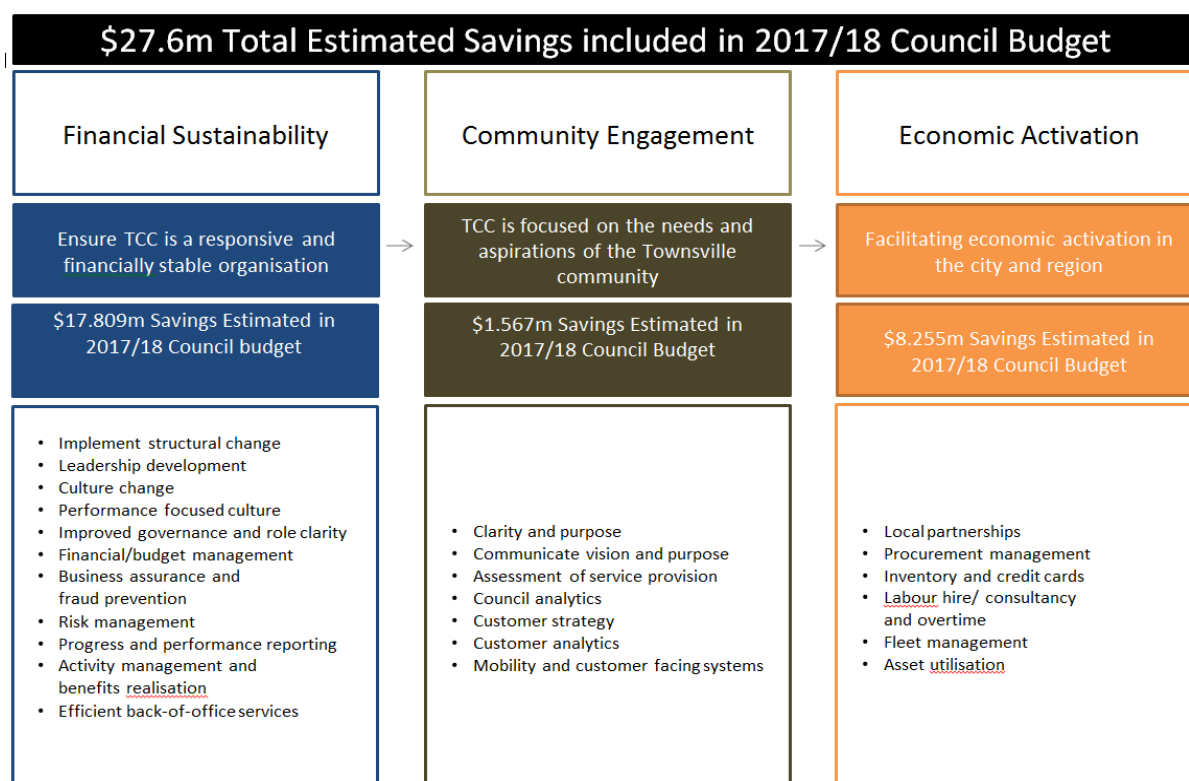
Executive Summary

The purpose of this report is to provide a quarterly update to Council on the estimated benefits of the Transformation Projects as recommended in the Nour Report.

The Nour Organisational Report, which was adopted by Council on 27 September 2016, was an independent review of the current operating model, structure and capability requirements of the Townsville City Council (TCC).

The Nour report recommended 24 priority Transformational Projects, which are aimed at improving organisational focus on financial sustainability, community engagement and economic activation to transform TCC into a more accountable, assessable and customer focused organisation.

Following guidance provided by the Nour report, the 24 Transformation Projects have been allocated to one of three key objectives, as illustrated in the below diagram.



Officer's Recommendation

1. That Council note the Transformation Projects are on track to deliver the estimated embedded 2017/18 budget savings of \$27.6m for the 2017/18 budget year.
2. That Council note estimated savings year to date (28 February 2018) from the Transformation Projects is \$26.5m which is slightly ahead of the adopted 2017/18 budget.
3. That Council note the officers will provide a final update of the Transformation projects for the financial year ending 30 June 2018, at the July Council meeting.

Council Decision

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

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

25 2018 Civic Leaders Summit - 10-11 May 2018

Executive Summary

Correspondence has been received from the Local Government Association of Queensland, addressed to the Mayor, Councillor J Hill, advising of the biennial Civic Leaders Summit being held in Benowa on 10-11 May 2018.

Officer's Recommendation

1. That Council approve the attendance of the Mayor, Councillor J Hill at the 2018 Civic Leaders Summit being held in Benowa on 10-11 May 2018.
2. That, in accordance with section 162(1)(e) of the *Local Government Act 2009*, leave of absence be granted to the Mayor, Councillor J Hill for the period 10-11 May 2018 to allow her attendance at the 2018 Civic Leaders Summit.

Council Decision

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

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Planning and Community Engagement

26 Planning and Community Engagement - Community Engagement - National Volunteering Conference 2018 - Ignite, Invigorate, Inspire - 20-22 June 2018

Executive Summary

The National Volunteering Conference 2018 - Ignite Invigorate Inspire - will be held in Sydney from 20 to 22 June 2018. The conference will bring together managers of volunteers, decision makers and practitioners to advance volunteering across the country and to inform the national agenda. It will include emergency management streams and content including workshop events.

Officer's Recommendation

1. That Council approve the attendance of the Mayor, Councillor J Hill and/or interested Councillors at the National Volunteering Conference 2018 - Ignite Invigorate Inspire - to be held in Sydney from 20 to 22 June 2018.
2. That, in accordance with section 162(1)(e) of the *Local Government Act 2009*, leave of absence be granted to the Mayor, Councillor J Hill and/or interested Councillor/s to allow attendance at the National Volunteering Conference 2018 - Ignite Invigorate Inspire - to be held in Sydney from 20 to 22 June 2018.

Council Decision

It was MOVED by Councillor M Molachino, SECONDED by Councillor M Soars:

- "1. that Council approve the attendance of interested Councillors at the National Volunteering Conference 2018 - Ignite Invigorate Inspire - to be held in Sydney from 20 to 22 June 2018; and
2. that, in accordance with section 162(1)(e) of the *Local Government Act 2009*, leave of absence be granted to interested Councillors to allow attendance at the National Volunteering Conference 2018 - Ignite Invigorate Inspire - to be held in Sydney from 20 to 22 June 2018."

CARRIED UNANIMOUSLY

27 Future Cities - Developing Northern Australia Conference - Alice Springs - 18 - 19 June 2018

Executive Summary

Correspondence (email) has been received regarding the Developing Northern Australia Conference being held in Alice Springs on 18 - 19 June 2018.

Officer's Recommendation

1. That Council approve the attendance of interested Councillor/s at the Developing Northern Australia Conference being held in Alice Springs on 18 - 19 June 2018.
2. That, in accordance with section 162(1)(e) of the *Local Government Act 2009*, leave of absence be granted to the interested Councillor/s for the period 18 - 19 June 2018 to allow their attendance at the Developing Northern Australia Conference.

Council Decision

It was MOVED by Councillor P Jacob, SECONDED by Councillor M Ryder:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

28 Planning - New Appeal No.13 of 2018, Mater Health Services North Queensland Limited v Townsville City Council and Lautaret Pty Ltd, 2 and 4 Wilson Street, West End

Executive Summary

A submitter appeal was filed in the Planning and Environment Court in Cairns on 31 January 2018 against a decision on 20 December 2017 to approve a development application for a Material Change of Use for a Hospital (22 beds), Health Care Services, Food and Drink Outlet and Shop (Pharmacy) and Preliminary Approval for Building Works against the Planning Scheme for Demolition of Dwelling, in respect of land at 2 Wilson Street, 2A Lamington Road and 763 Sturt Street, West End.

The submitter is seeking an order from the Court that the application for development approval be refused.

Officer's Recommendation

That Council receive this report and note New Appeal No. 13 of 2018.

Council Decision

It was **MOVED** by Councillor L Walker, **SECONDED** by Councillor V Coombe:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Governance and Finance Committee

23 Financial Services - Request for Concession - Property Numbers 553044

Executive Summary

A request has been received for a concession for the General Rates for property number 553044. In accordance with Part 10, Section 120 of the *Local Government Regulation 2010*, Council may grant a concession for rates under certain eligibility criteria.

In December 2017, Council delegated authority to the Chief Executive Officer to approve or reject applications that are clearly consistent with the Charitable and Community Organisations Rates and Charges Concession Policy.

The following application has requested concessions that are in addition to what is allowed under Council's current Concession Policy.

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 resolve to grant a concession for the general rate for the property number 553044. The leased property is currently awaiting valuation and as such, general rates are yet to be levied. It is recommended that the concession include general rates from the date of effect as detailed on the valuation record when received.
3. That Council resolve to reject concessions for the volumetric water charges and sewerage charges that are in addition to what is allowed under the current policy for property 255620.
4. That Council resolve that the concessions granted will continue to be granted until such time that the land use changes or a change to the lease agreement for the property is recorded or Council decides otherwise.

Committee Recommendation

1. That the officer's recommendation be adopted.
2. That Council officers contact the lessee to discuss potential options to assist in recovery of charges.
3. That Council make available to the lessee a payment plan.

Council Decision

It was **MOVED** by Councillor V Coombe, **SECONDED** by Councillor P Jacob:

"that the committee recommendation be adopted."

CARRIED UNANIMOUSLY

Councillor A Greaney thanked the Chair of the Governance and Finance Committee (Councillor V Coombe) and the Chief Financial Officer (Matt Thomson) for the outcomes of item 23 and expressed her appreciation for the assistance provided in the Committee meeting.

The order of business was resumed.

General Business

(i) Overlanders Way meeting - Cloncurry

The Mayor, Councillor J Hill sought Council's approval for Councillor M Ryder to attend, as Council's representative, the upcoming Overlanders Way meeting in Cloncurry.

Councillor M Ryder and the Mayor, Councillor J Hill provided a brief overview of the Overlanders Way meetings.

Council Decision

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

"that Councillor M Ryder attend the upcoming Overlanders Way meeting (on 27 March 2018) in Cloncurry, as Council's representative, and that the costs be covered by Council."

CARRIED UNANIMOUSLY

(ii) Ongoing issue in Rasmussen

Councillor M Molachino provided the following statement:

"I would like to speak about an ongoing issue in Rasmussen. I have received several calls from scared and angry residents of Saltbush Avenue in Rasmussen who are having to deal with severe social issues relating to a very small group of people. The criminal activities of this small group are negatively affecting the lives of the residents in the surrounding area. In what has now become the norm, residents are having to deal with threats, damage to personal property, break ins, theft, graffiti and knife carrying criminals sneaking around creating havoc in the night. No one should have to live like this.

The residents in this small area, with no more than 35 houses, have endured 19 recorded offences in the last three months ranging from drugs, unlawful entry, assault, property damage, theft and good order offences. The law abiding residents in this area are trying to live a normal life and raise their families whilst this anarchy is going on around them.

I believe that historic State Housing Commission policy has been a major influencing factor on issues experienced by residents in areas such as this. The Police are working tirelessly to arrest the offenders which has been reflected recently in the number of recorded arrests. More recently we have seen the Stronger Communities making progress to address the youth crime issue in Townsville by working closely with several State government departments, including State Housing, to ensure a holistic approach. Unfortunately for the residents of Saltbush Avenue this is small comfort. I have spoken to the local Police on this issue and they are seeking residents support by ensuring that they report all incidences and provide as much detail as possible to the Officers to ensure an accurate case can be built to facilitate prosecution.

Townsville City Council is doing its utmost to support the Police and residents by using the Crime prevention through environmental design principle. I have requested more street lighting so residents have increased visibility of their streets and properties.

I will be working very closely with the State member Aaron Harper who is also working to address the issue and assist residents in areas that are experiencing these problems. I implore the residents to report all incidents no matter how small to our Police to ensure the case is built to shut this criminal element down and enable the community to rebuild and move forward with their lives."

Close of Meeting

The Chair, Mayor Councillor J Hill, declared the meeting closed at 1.57pm.

CONFIRMED this TWENTY- FOURTH day of APRIL 2018

MAYOR

CHIEF EXECUTIVE OFFICER