



MINUTES

Planning and Environment Standing Committee Meeting

23 June 2020

**MINUTES OF COOK SHIRE COUNCIL
PLANNING AND ENVIRONMENT STANDING COMMITTEE MEETING
HELD AT THE ADMINISTRATION CENTRE, 10 FURNEAUX STREET, COOKTOWN
ON TUESDAY, 23 JUNE 2020 AT 9.00AM**

1 AGENDA CONTENTS

2 ATTENDANCE

Cr Peter Scott (Mayor), Cr Robyn Holmes (Deputy Mayor), Cr Peter Burns, Cr John Dessmann, Cr Larissa Hale, Cr Ross Logan, Cr Marilyn Morris, Ms Linda Cardew (Chief Executive Officer), Mr Lawrence Booth (Director Community, Economy and Innovation), Ms Heather Kelly (Director Organisational Business Services), Mr David Klye (Director Infrastructure), Ms Lisa Miller (Manager Planning and Environment), Mr Michael Fallon (Planning Officer)

3 MEETING OPENED

9.00am

4 APOLOGIES

Nil

5 ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Waymburr Warra people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging.

6 DECLARATIONS OF INTEREST

Nil

7 CONFIRMATION OF PREVIOUS MINUTES

COMMITTEE RESOLUTION 2020/50

Moved: Cr Peter Burns

Seconded: Cr Marilyn Morris

That the minutes of the Planning and Environment Standing Committee meeting held on 26 May 2020 be confirmed.

CARRIED

8 BUSINESS ARISING

Nil

9 AGENDA ITEMS**9.1 REQUEST FOR AN EXTENSION TO THE CURRENCY PERIOD FOR DEVELOPMENT PERMIT DA/2844 - MAKING A MATERIAL CHANGE OF USE FOR THE PURPOSE OF AN INCREASE TO THE EXISTING EXTRACTIVE INDUSTRY AND ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAS) 16-2(B), 16-3(B) AND 33 - LOT 1 ON RP902192 - 41 MT AMOS ROAD COOKTOWN****COMMITTEE RESOLUTION 2020/51**

Moved: Cr Larissa Hale

Seconded: Cr John Dessmann

That Council grant a two (2) year extension to the currency period for Development Permit DA/2844, extending the currency period until 20 August 2022.

CARRIED

9.2 REQUEST FOR AN EXTENSION TO THE CURRENCY PERIOD FOR DEVELOPMENT PERMIT DA/3620 - OPERATIONAL WORKS FOR ENTRANCE ROADWORKS (ASSOCIATED WITH DA/2844) - LOT 1 ON RP902192 - 41 MT AMOS ROAD COOKTOWN**COMMITTEE RESOLUTION 2020/52**

Moved: Cr John Dessmann

Seconded: Cr Peter Burns

That Council grant a two (2) year extension to the currency period for Development Permit DA/3620, extending the currency period until 10 December 2022.

CARRIED

9.3 APPLICATION FOR A DEVELOPMENT PERMIT DA/4070 - MATERIAL CHANGE OF USE FOR A HIGH IMPACT INDUSTRY (AURUKUN WASTE MANAGEMENT FACILITY) - LOCATED ON SUBLEASED AREA OF LOT 7024 ON MP41159, LOCATED ON AURUKUN ACCESS ROAD, AURUKUN, AND WITHIN THE BOUNDS OF COOK SHIRE COUNCIL**COMMITTEE RESOLUTION 2020/53**

Moved: Cr Larissa Hale

Seconded: Cr Peter Burns

1. That the application by Aurukun Shire Council C/- RPS Australia East Pty Ltd for Development Permit DA/4070 for a Material Change of Use for a High Impact Industry (Aurukun Waste Management Facility) on a subleased area of Lot 7024 on MP41159, located on Aurukun Access Road, Aurukun, be approved subject to the listed reasonable and relevant conditions.
2. That the following reasons for the decision be included on the notice on Council's website (as required by section 63(4) of the *Planning Act 2016*):
 - (a) An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
 - (b) The proposed development will have no detrimental impact on the surrounding land uses.

A. Assessment Manager (Council) Conditions**Approved Plans**

1. The development must be carried out generally in accordance with the following plans (Appendix 'A') submitted with the application, except for any variations required to comply with the conditions of this approval:
 - Aurukun Shire Council – Aurukun Waste Depot Lease Boundaries Part Lot 7024 MP41159
Cook Shire Council – Drawing No. PR141202-1 – Dated: 24-7-2018 – Prepared by: Ian Doust, RPS Australia East Pty Ltd;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0101 – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0102 – Drawing Title: Site Layout – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0103 – Drawing Title: Typical Sections – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0104 – Drawing Title: Existing Waste Clean-up – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0105 – Drawing Title: Cut and Fill Banding for Bulk Earthworks – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0106 – Drawing Title: Bulk Earthworks Set out Details – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0107 – Drawing Title: Set Out Tables for Bulk Earthworks – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0108 – Drawing Title: Longitudinal Sections MP01 – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0109 – Drawing Title: Longitudinal Section MP02 – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0110 – Drawing Title: Control Lines and Set Out Details for Roads MC00, MC02, MC03, and MC04 – Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0111 – Drawing Title: Control Line and Set Out for Platform MC01 and Drop Off Area MC07 - Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0112 – Drawing Title: Control Line and Set Out for Platforms MC05 and MC06 - Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0113 – Drawing Title: Roads Longitudinal Sections MC00, MC02, MC03 and MC04 - Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0114 – Drawing Title: Platform Longitudinal Sections MC01, MC05, MC06 and MC07 - Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0115 – Drawing Title: Intersection Setting Out Details - Dated: 27.09.19;
 - Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0116 – Drawing

Title: Site Facility and Services - Dated: 27.09.19;

- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0117 – Drawing Title: Leachate Pipe Layout - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0118 – Drawing Title: Leachate Pipe Longitudinal Section - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0119 – Drawing Title: Push Pit Detail - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0120 – Drawing Title: Push Pit Reinforcement Details - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0121 – Drawing Title: Push Pit Specifications - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. CC-0122 – Drawing Title: Drainage Details - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. SS-0201 – Drawing Title: Hazardous Shelter Details - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. SS-0202 – Drawing Title: Compactor Shelter Details - Dated: 27.09.19;
- Aurukun Solid Waste Management – Project No. 502846 – DRG No. SS-0203 – Drawing Title: Miscellaneous Details - Dated: 27.09.19.

Access

2. Access to the proposed development must be via the existing access from the Aurukun Access Road. Access between the subleased property boundary and the Aurukun Access Road must be bitumen sealed and contain ancillary stormwater drainage, and be constructed to the requirements of the FNQROC Development Manual.

Internal Driveway

3. The internal driveway must be constructed to an all-weather gravel standard and contain ancillary stormwater drainage.

Water Supply

4. The development must be provided with a potable water supply. This would be satisfied by the provision of a rainwater tank with a minimum capacity of 50,000 litres. Where an alternative source of supply is available within the allotment, the applicant can provide certified evidence as to the flow rates and water quality of the bore water or other supply to eliminate or reduce the requirement for on-site water storage.

Fire Management

5. The development must be maintained at all times to a standard so as not to create a fire hazard.
6. Fire breaks must be provided and maintained around any active waste disposal areas so as to prevent the spread of fire to adjoining lands.

Waste Disposal

7. Any application for wastewater treatment and disposal must include details of the proposed wastewater disposal systems and calculation demonstrating compliance with the Queensland

Plumbing and Wastewater Code and AS/NZS, 1547:2000 – ‘On-site domestic wastewater management’. Details are to be provided to Council at the time of building application.

Environmental Authority

8. The proposed development must operate in accordance with the requirements of the Environmental Authority (Reference: EA0002285).

Environmental

9. Following cessation of the use, rehabilitation of the site is to occur in accordance with the Environmental Authority (Reference: EA00002285). The applicant/owner must notify Council of their intention to cease operating the use and submit a rehabilitation plan setting out the proposed rehabilitation works and a timeframe for completion of such works.
10. The applicant must ensure that no soil or silt runoff occurs from the site during the construction and operational phase of the development.
11. No State Declared or Environmental pest plants and pest animals are to be introduced onto the property.

Electricity

12. The proposed development must be connected to a reliable electricity supply at the time of building application. Details of such supply must be provided to Council at the time of building application.

Biosecurity

13. The developer must put in place practices to ensure that there is no spread of declared or noxious weeds from this development site. Council will require the lodging of a weed management plan documenting best practice weed prevention and management for the site.

Stormwater

14. Stormwater drainage must be in accordance with the approved drawings and the requirements of the Environmental Authority (Reference: EA0002285). Prior to the commencement of the use, the applicant is to submit to Council a stormwater management plan demonstrating that the capacity of the on-site detention (leachate ponds) is adequate for the proposed development.

Fencing

15. The facility must have an enclosed fenced constructed in a manner that prevents domestic and/or feral animals from accessing any waste stored or disposed at the facility.

Compliance

16. All conditions of the development permit must be complied with prior to the use commencing.

Public Utilities

17. The development is responsible for the cost of any alterations to public utilities as a result of complying with the conditions of this approval.

Currency Period

18. The currency period for this development approval is six (6) years. Should the use not be established within this time, the approval shall lapse.

Outstanding Charges

19. All rates, service charges, interest and other charges levied on the land must be paid prior to the use commencing.

B. Assessment Manager (Council) Advice

1. A development permit is required for carrying out Building Works, and a Plumbing and Drainage Approval/Compliance Permit is required for plumbing and drainage works prior to construction of any buildings associated with this development.
2. The applicant/owner must notify Council of their intention to commence the use after acceptance of and compliance with these conditions, or negotiated decisions (or court determined conditions) and prior to the commencement of the use. This will allow a check for compliance with conditions to be carried out by Council officers.
3. The applicant/owner is to ensure compliance with the requirements of the *Aboriginal Cultural Heritage Act 2003*, and in particular - 'the duty of care' that it imposes on all landowners.

C. Concurrence Agency (Department of State Development, Manufacturing, Infrastructure and Planning) Response:

See the attached (Appendix 'B') response from the Department of State Development, Manufacturing, Infrastructure and Planning, dated 13 May 2020.

CARRIED

As an action arising from discussions of Item 9.3, the Mayor requested further investigation and options around the transfer of land or realignment of Cook Shire boundaries to reposition the Aurukun Waste Management Facility from Cook Shire land to Aurukun Shire land. The Executive Leadership Team will action this request and present to a future Councillor workshop.

10 CONFIDENTIAL REPORTS

Nil

11 GENERAL BUSINESS

Nil

The Meeting closed at 9.25am.

The minutes of this meeting will be confirmed at the Planning and Environment Standing Committee Meeting held on 28 July 2020.

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CHAIRPERSON