



MINUTES

Planning and Environment Standing Committee Meeting

27 July 2021

**MINUTES OF COOK SHIRE COUNCIL
PLANNING AND ENVIRONMENT STANDING COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, ADMINISTRATION OFFICE, 10 FURNEAUX STREET,
COOKTOWN
ON TUESDAY, 27 JULY 2021 AT 9.00AM**

1 AGENDA CONTENTS

2 ATTENDANCE

Mayor Peter Scott, Deputy Mayor Robyn Holmes, Councillor Peter Burns, Councillor John Dessmann, Councillor Larissa Hale, Councillor Ross Logan, Councillor Marilyn Morris.

Chief Executive Officer, Linda Cardew; Acting Director Community, Economy and Innovation, Sally Eales; Director Organisational Business Services, Heather Kelly; Director Infrastructure, David Klye; Manager Planning and Environment, Lisa Miller.

3 MEETING OPENED

9.05am

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 Traditional Owners past, present and emerging throughout Cook Shire.

6 DECLARATIONS OF INTEREST

Nil

7 CONFIRMATION OF PREVIOUS MINUTES

PLANNING AND ENVIRONMENT STANDING COMMITTEE MEETING – 27 APRIL 2021

COMMITTEE RESOLUTION 2021/75

Moved: Councillor Larissa Hale

Seconded: Councillor Marilyn Morris

That the minutes of the Planning and Environment Standing Committee meeting held on 27 April 2021 be confirmed.

CARRIED

8 BUSINESS ARISING

Nil

9 AGENDA ITEMS**9.1 APPLICATION FOR A DEVELOPMENT PERMIT DA/4371 - MATERIAL CHANGE OF USE FOR - NON-RESIDENT WORKFORCE ACCOMMODATION (35 PERSONS) - HONEY DAM ROAD, LAKELAND - LOT 1 ON SP282417****COMMITTEE RESOLUTION 2021/76**

Moved: Councillor Peter Burns

Seconded: Deputy Mayor Robyn Holmes

1. 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*) in the event that Council decides to approve the application:
 - (a) An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
 - (b) The proposed development for Non-resident workforce accommodation is an appropriate use to be located on the site and will have no adverse impacts on the rural character and amenity of the locality or adjoining lots.
2. That Council issue an approval for the development application submitted by Sharprock Pty Ltd C/ Urban Sync Pty Ltd for a Material Change of Use for Non-resident workforce accommodation over land described as Lot 1 on SP282417, subject to the following conditions:

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

1. The development must be carried out generally in accordance with the following Proposal Plans submitted with the application (see Appendix A) except for any variations required to comply with the Conditions of this approval:
 - Generic Perspective WD A00;
 - Site Plan WD A001;
 - Site Plan WD A002;
 - Bunkhouse WD A101;
 - Elevations 1 of 2 WD A301; and
 - External Perspectives WD A601.

Limitation of the Use

3. Occupancy of the approved Non-resident workforce accommodation must not exceed thirty-five (35) persons at any one time.

Recreation Area

4. The applicant must submit a plan to Council prior to the commencement of the use demonstrating that a range of active and passive recreation pursuits have been made available for the Non-resident workforce.

Effluent Disposal

3. Any application for waste water treatment and disposal must include details of the proposed wastewater disposal systems and calculations demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000 – “On-Site Domestic Wastewater Management”.

Water Supply

5. The development must be connected to a potable water supply and comply with the Australian Drinking Water Guidelines.

Access

6. Vehicle access to the site must be achieved via the existing access driveway from Honey Dam Road.

Environment

7. The applicant must ensure that no soil or silt runoff occurs from the site during the construction and operational phase of the development and appropriate erosion and sediment controls are in place.

Stormwater

8. Stormwater must be directed to a legal point of discharge.

Electricity

9. The development must be connected to a reliable electricity supply.

Compliance

9. All conditions of this Development Permit must be complied with prior to the use commencing and, where relevant, maintained during operation.

Outstanding Charges

10. All rates, service charges, interest and other charges levied on the land are to be paid prior to construction.

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. Should the kitchen not be used for the purpose of ‘self-catering’ by the workers staying in the accommodation, then a Food Business Licence as per the requirements of the *Food Act 2006* must be obtained from Council by the property owners.
3. The currency period for this application is six (6) years. Should the approved use not commence within this time, the approval shall lapse.
4. The applicant/owner must notify Council their intention to commence the use after acceptable of and compliance with these conditions or negotiated conditions (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.

5. The applicant/owner is to ensure compliance with the requirements of the *Aboriginal Cultural Heritage Act* and in particular 'the duty of care' that it imposes on all landowners.

CARRIED

10 CONFIDENTIAL REPORTS

Nil

11 GENERAL BUSINESS

Nil

The Meeting closed at 9.16am.

The minutes of this meeting will be confirmed at the Planning and Environment Standing Committee Meeting held on 24 August 2021.

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CHAIRPERSON