



**Burdekin Shire Council**

# **MINUTES**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 8 October 2024**

**COMMENCING AT 9:00 AM**

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## **ORDER OF BUSINESS:**

### **1. ATTENDANCE**

Councillor Pierina Dalle Cort, Councillor Michael Detenon, Councillor John Furnell, Councillor Amanda Hall, Councillor Max Musumeci, Councillor Callan Oar,

Mr. M. Magin - Chief Executive Officer

Mrs. K. Olsen - Acting Director Corporate and Community Services

Mr. W. Saldumbide - Acting Director of Infrastructure, Planning and Environmental Services

Mrs. E. Devescovi - Manager Client Services (Part)

Mrs. K. Galletta - Manager Planning and Development (Part)

Mr. K. Byers - Manager Technical Services (Part)

Mr. H. Lam - Graduate Planner (Part)

Minutes Clerk - Mrs. Simone Iturriaga

Apologies: Councillor Fina Vasta - Approved Leave of Absence

### **2. PRAYER**

The meeting prayer was delivered by Pastor Peter Holmes of the Australian Christian Churches.

### **3. DECLARATIONS OF INTEREST**

The Mayor called for declarations of interest.

No declarations of interest were identified.

### **4. MINUTES AND BUSINESS ARISING**

#### **4.1. Ordinary Council Meeting Minutes - 24 September 2024**

##### **Recommendation**

That the minutes of the Ordinary Council Meeting held on 24 September 2024 be received as a true and correct record.

##### **Resolution**

Moved Councillor Musumeci, seconded Councillor Hall that the recommendation be adopted.

CARRIED

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## **4.2. Burdekin Shire Road Safety Advisory Committee Meeting Minutes - 21 August 2024**

### **Executive Summary**

This report provides the Minutes of the Burdekin Shire Road Safety Advisory Committee meeting held on 21 August 2024.

### **Recommendation**

Item 6.4.1 Review at the Intersection of the Bruce Highway/Ayr Dalbeg Road, Ayr  
Council to liaise with DTMR to consider installing a reflective give way target board sign at the intersection of the Bruce Highway and Ayr Dalbeg Road, Ayr to help drivers better navigate the intersection.

Item 6.5.1 Safety Concerns - Alva Beach Road - Bend at Thompson Road just after Trent Road, Ayr  
Council to liaise with DTMR on the audit at Thompson and Beach Road, Ayr where the data provided will determine what signage and safety measures are needed to enhance motorist safety on the road.

Item 6.8.1 Line-markings - Aerodrome Road on to Five Ways Road, Airville  
Council to investigate whether Five Ways Road, Airville meets the required standards for line marking. Based on the findings, the Council will decide whether to proceed with the addition of the requested line markings

That:

1. the minutes of the Burdekin Shire Road Safety Advisory Committee meeting on held on 21 August 2024 be noted, and;
2. the recommendations as detailed in the minutes and summarised in Item Numbers 6.4.1, 6.5.1 and 6.8.1 above be adopted.

### **Resolution**

Moved Councillor Musumeci, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

## **5. EXECUTIVE**

### **5.1. CEO**

### **5.2. ECONOMIC DEVELOPMENT**

## **6. CORPORATE AND COMMUNITY SERVICES**

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## **6.1. CLIENT SERVICES**

### **6.1.1. Permanent Electronic Message Board Policy**

#### **Executive Summary**

The purpose of this policy is to ensure electronic signage and displays in all Council locations are of a consistent quality and professional standard.

Council's Permanent Electronic Message Boards (PEMB) are deemed to be for the display of Council information and promotion of community events and functions only and are not to be used for commercial purposes, or advertising for products and services.

This policy applies to messages displayed on Council's Permanent Electronic Message Boards.

#### **Recommendation**

That the Permanent Electronic Message Board Policy be adopted by Council, as attached to this report.

#### **Resolution**

Moved Councillor Musumeci, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

*9.12am - Mrs. Devescovi left the meeting.*

## **6.2. COMMUNITY DEVELOPMENT**

## **6.3. FINANCIAL AND ADMINISTRATIVE SERVICES**

## **6.4. GOVERNANCE**

### **6.4.1. Annual Report 2023/2024**

#### **Executive Summary**

In accordance with provisions of the Local Government Regulation 2012 Council is required to prepare an Annual Report for each financial year. The Operational Plan for 2023/2024 was developed so that Council's operational activities aligned with the key activities and strategies within the adopted Corporate Plan 2022- 2027. The Annual Report has been compiled to accurately reflect Council's achievements during the 2023/2024 financial year that have helped to contribute to delivering the strategic objectives embedded in the Corporate Plan. The report also contains all necessary statutory information in a logical, sequential manner, making this information easy to locate and refer to.

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The General Purpose Financial Statements, Current Year Financial Sustainability Statement and the Long-Term Financial Sustainability Statement, as well as the Community Financial Report are also included in the report.

**Recommendation**

That Council adopts the Annual Report 2023/2024 as attached to this report.

**Resolution**

Moved Councillor Furnell, seconded Councillor Oar that the recommendation be adopted.

CARRIED

**7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES**

**7.1. ENVIRONMENTAL AND HEALTH SERVICES**

**7.2. OPERATIONS**

**7.2.1. Adoption of Cropping in Road Reserve Policy**

**Executive Summary**

Council's Cropping in the Road Reserve Policy was last adopted by Council on 10 August 2021. The policy has now been reviewed and updated for consideration of Council. The purpose of this policy is to administer control of cropping within Burdekin Shire Council Road Reserves to maintain safety for road users, protect the integrity of underground infrastructure and ensure capacity is maintained in the drainage network. The policy applies to occupiers of land abutting Local Government Road Reserves within the Burdekin Shire Local Government Area.

**Recommendation**

That Council adopts the Cropping in Road Reserve Policy as attached to this report.

**Resolution**

Moved Councillor Musumeci, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

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## **7.2.2. Supply and Installation of Security Fence at Ayr / Brandon Wastewater Treatment Plant**

### **Executive Summary**

Tenders for TBSC/24/019 – Supply and Installation of a Security Fence at Ayr / Brandon Wastewater Treatment Plant closed at 2.00pm 12 August 2024. Fifty-three sets of documents were requested and issued to prospective tenderers. Seven (7) tenders were received at the nominated closing time, two (2) from regional companies and five (5) from Southeast Queensland.

### **Recommendation**

That Council accepts the tender from Minecorp Fencing for \$168,061.75 excluding GST which includes two (2) remote controlled sliding gates.

### **Resolution**

Moved Councillor Furnell, seconded Councillor Musumeci that the recommendation be adopted.

CARRIED

*9.15am - Mr. Byers entered the meeting.*

*9.17am - Mrs. Galletta and Mr. Lam entered the meeting.*

## **7.3. PLANNING AND DEVELOPMENT**

### **7.3.1. Change Application (Minor) - Development Permit for Material Change of Use – Accommodation Building at 9-11 Nelson Street, Clare (Lot 20 on SP314314)**

#### **Executive Summary**

Council is in receipt of a Change Application (Minor) made in relation to a single condition of approval for Development Permit MCU22/0007.01 (Decision Notice (Minor Change) given 13 August 2024) for a Material Change of Use – Accommodation Building on land described as Lot 20 on SP314314 and located at 9 - 11 Nelson Street, Clare.

The Change Application (Minor) (refer Attachment A) was properly made to Council on 13 September 2024 by BNC Planning on behalf of the applicant, Asimus Pty Ltd. The notice submitted with the representations is seeking to amend Condition 13: Landscaping and Screen Fencing of the Development Permit.

Council Officers have reviewed and considered the current Change Application (Minor) request and as a result, support and recommend the amendment to Condition 13 as follows: (tracked changes '**bold**' indicates insertion, '~~strikeout~~' indicates removal).

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### 13. Landscaping and Screen Fencing

13.1 The site is to be suitably landscaped (with appropriate irrigation installed) with suitable **fast-growing native plant species (e.g. Syzygium (lilly pilly)) to act as a screening mechanism for the full length of both the side boundary (Nelson Street frontage) and rear boundary (adjoining Lot 18 on C2028, 13 Nelson Street, Clare)** excepting pedestrian and vehicle access points, in accordance with Council's specifications and to the satisfaction of the Chief Executive Officer.

ii ~~A minimum 1.8m high timber paling (with max 10mm gap) or similar style fence is to be provided for the full length of all property boundaries excepting pedestrian and vehicle access points.~~

**13.2 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage significant impacts on the existing amenity of the locality as a result of noise, lighting, odour, dust, traffic, loss of privacy or any other cause.**

### Complaint Management

**13.3 In the event of a complaint being received by Council in relation to any nuisance associated with the use that is considered reasonable, Council will require the developer/operator to engage a suitably qualified consultant to undertake an assessment for this use addressing nuisance emanating from the site to the satisfaction of the Burdekin Shire Council.**

**13.4 The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide a recommended method and proposed measures for mitigation for Council's review and approval.**

**13.5 The developer/operator must undertake any works required within three (3) months of Council's acceptance of the report, at no cost to Council.**

### Recommendation

That Council approve a Change (Minor) Application to the Development Permit for a Material Change of Use – Accommodation Building on land described as Lot 20 on SP314314, located at 9-11 Nelson Street Clare, specifically Condition 13 - Landscaping and Screen Fencing, amended as follows ('**bold**' indicates insertion, '~~strikeout~~' indicates removal):

### 13. Landscaping and Screen Fencing

13.1 The site is to be suitably landscaped (with appropriate irrigation installed) with suitable **fast-growing native plant species (e.g. Syzygium (lilly pilly)) to act as a screening mechanism for the full length of both the side boundaries (Nelson Street frontage) and rear boundary (adjoining Lot 18 on C2028, 13 Nelson Street, Clare)** excepting pedestrian and vehicle access points, in accordance with Council's specifications and to the satisfaction of the Chief Executive Officer.

ii ~~A minimum 1.8m high timber paling (with max 10mm gap) or similar style fence is to be provided for the full length of all property boundaries excepting pedestrian and vehicle access points.~~

**13.2 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage significant impacts on the existing amenity of the locality as a result of noise, lighting, odour, dust, traffic, loss of privacy or any other cause.**

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## **Complaint Management**

**13.3** In the event of a complaint being received by Council in relation to any nuisance associated with the use that is considered reasonable, Council will require the developer/operator to engage a suitably qualified consultant to undertake an assessment for this use addressing nuisance emanating from the site to the satisfaction of the Burdekin Shire Council.

**13.4** The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide a recommended method and proposed measures for mitigation for Council's review and approval.

**13.5** The developer/operator must undertake any works required within three (3) months of Council's acceptance of the report, at no cost to Council.

All other conditions of approval remain applicable as per the Decision Notice (Minor Change) issued 20 August 2024 (refer Attachment B for Recommended Amended Conditions of Approval).

## **Resolution**

Moved Councillor Hall, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

## **7.3.2. Late Report: Development Application for a Development Permit for Material Change of Use Renewable Energy Facility (Solar Farm) and Two (2) Substations (Staged) 829 and 834 Keith Venables Road and 667 Black Road, Upper Haughton (Lots 1 and 6 on SP302825 and part Lot 2 on SP302825)**

### **Recommendation**

That Council approve the development application seeking a Development Permit for a Material Change of Use – Staged Renewable Energy Facility (Solar Farm) and Two (2) Substations on land located at 829 and 834 Keith Venables Road and 667 Black Road, Upper Haughton and described as Lots 1 and 6 on SP302825 and part Lot 2 on SP302825, subject to reasonable and relevant conditions as set out below:

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Condition	Reason	Timing
<b>General and Administration</b>		
<u>Compliance with Conditions</u> 1.1 The applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation.		At all times.
<u>Works – Applicant's Responsibility/Expense</u> 1.4 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the applicant, at no cost to the Council. 1.5 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. 1.6 The developer must at its own cost undertake all necessary alterations to public utility mains and services as rendered necessary by the carrying out of any required external works or other works associated with the approved development to the satisfaction of Council, and at no cost to Council.		
<u>Infrastructure Conditions</u> 1.7 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		

Condition	Reason	Timing
<b>Approved Plans and Supporting Documents</b>		
2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/documents identified in the table below, which forms part of this approval except as otherwise specified and/or amended by any condition of this approval.	The development must comply with all legislative and Planning Scheme requirements as approved and conditioned by this development permit.	At all times.

Plan/Document Name	Number	Date
Cambridge Solar Farm Plan of Development - Overall	P0044793 MP-01 (6)	10 April 2024
Cambridge Solar Farm Plan of Development – Lot 1	P0044793 MP-02 (6)	10 April 2024
Cambridge Solar Farm Plan of Development – Lot 6	P0044793 MP-03 (6)	10 April 2024
Cambridge Solar Farm Indicative Staging Plan	P0044793 MP-04 (6)	10 April 2024
Sunseap Viet Nam Solar Power Plant	19182.HK1.E1.03	October 2019

Reports
Bushfire Hazard Assessment and Mitigation Plan – Cambridge Solar Farm Stage 1 (prepared by Rob Friend & Associates Pty Ltd) – 25 January 2024.
Cambridge Solar Farm Noise Assessment Report (prepared by WSP) – approved 25 February 2024.
Social Economic Impact Assessment – Cambridge Solar Farm (prepared by Urbis Pty Ltd) – 23 February 2024.
Cambridge Solar Farm – Ecological and Environmental Approvals Report – Matters of State and Local Environmental Significance (prepared by 28 South Environmental Pty Ltd) – 19 December 2023.
Oaky North Flood Study (prepared by WMS) – 2 May 2023.
Cambridge Renewable Energy Park (CREP) – Viewshed Analysis & Preliminary Visual Advice (prepared by Urbis Pty Ltd) – 14 November 2023.
Cambridge Solar Farm – Town Planning Report (prepared by Urbis Pty Ltd) – April 2024.
Cambridge Solar Farm – Transport Assessment Report (prepared by Urbis Pty Ltd) – 7 August 2024.
Cambridge Solar Farm – Agricultural Assessment (prepared by Farmacist Pty Ltd) – 9 September 2024.

2.2 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.
2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval will prevail.

Condition	Reason	Timing	
<b>Outstanding Charges</b>			
3	All rates and charges (including infrastructure charges), in arrears in respect of the land subject of the application, are to be paid in full prior to the commencement of the proposed use.		
<b>Notice of Intention to Commence the Use</b>			
4	A minimum two (2) weeks prior to the commencement of the use on the land subject to this application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notices issued in respect of the use.		
<b>Nature and Extent of Approved Use</b>			
5.1	<p>This approval provides for a staged development comprising:</p> <p><b>'Renewable Energy Facility (Solar Farm)' and 'Substation'</b>, as defined under <i>Schedule 1 – Definitions, Table SC1.1.2—Use definitions:</i></p> <p><i>Renewable Energy Facility</i></p> <p>a) <i>The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</i></p> <p>(b) <i>does not include the use of premises to generate electricity or energy to be used mainly on the premises.</i></p> <p><i>Substation</i></p> <p>(a) <i>as part of a transmission grid or supply network to—</i></p> <p>(i) <i>convert or transform electrical energy from one voltage to another; or</i></p> <p>(ii) <i>regulate voltage in an electrical circuit; or</i></p> <p>(iii) <i>control electrical circuits; or</i></p> <p>(iv) <i>switch electrical current between circuits; or</i></p> <p>(b) <i>for a telecommunications facility for—</i></p> <p>(i) <i>works as defined under the Electricity Act, section 12(1);</i></p> <p>(ii) <i>workforce operational and safety communications.</i></p> <p><b>Stage 1 and 2 Works</b></p> <ul style="list-style-type: none"> <li>• Construction of 522.3 hectares of solar panels;</li> <li>• Construction of a substation over a 19.8ha area;</li> </ul> <p><b>Stage 3 Works</b></p> <ul style="list-style-type: none"> <li>• Construction of 566.7 hectares of solar panels;</li> </ul>	<p>The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.</p>	At all times.

Condition	Reason	Timing	
<ul style="list-style-type: none"> <li>• Construction of a substation over a 20.0 ha area;</li> </ul>			
5.2	Specifically, the approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved proposal plans listed in the table forming part of Condition 2 and Condition 5.		
5.3	No other operations and/or activities are allowed other than that approved by this permit.		
5.4	The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the applicant.		
5.5	The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.		
<b>Staged Development</b>			
6.1	<p>Staging of the development is to occur in accordance with the staging indicated on the approved plans listed within this development approval, subject to and modified by any conditions of this development approval, being:</p> <p><b>Stage 1 and 2 Works</b></p> <p>a. Construction of 522.3 hectares of solar panels;</p> <p>b. Construction of first substation over a 19.8 ha area;</p> <p>c. Easement granted in Council's favour for access purposes burdening Lot 1 on SP302825, Lot 2 on SP302825 and Lot 6 on SP302825 as required by Condition 10.2;</p> <p>d. Upgrading the unsealed section of Keith Venables Road prior to the commencement of Stage 1 to the standard as required by Condition 11.7.</p> <p><b>Stage 3 Works</b></p> <p>a. Construction of 566.7 hectares of solar panels area</p> <p>b. Construction of second substation over a 20.0 hectares area</p>	<p>The development must comply as approved and conditioned by this development permit.</p>	<p>i. Amended plans are to be submitted to Council for approval prior to or as part of the lodgement of an Operational Works application.</p> <p>ii. Once approved, the use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>
6.2	Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans, listed within this development approval and as amended. Stages of the development may be combined and carried out at one time, subject to all conditions applicable to the relevant stages being complied with.		

Condition	Reason	Timing
6.3 The development must be carried out in accordance with those conditions applicable to one or more of the stages of the development. 6.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.		
<b>Decommissioning, post operation and rehabilitation</b>		
7.1 At the end of the operational lifespan or the asset life of the development (whichever occurs first), the developer/operator must decommission the use on the site and return the site to a rehabilitated rural state, to the standard of the predevelopment state or better. <i>Note</i> <i>If the solar farm is not used for the generation of electricity for a continuous period of 12 months, the use will be considered decommissioned.</i> 7.2 Within 12 months of the site being decommissioned, submit to the Council a Decommissioning and Rehabilitation Management Plan prepared and certified by a suitably qualified person. The plan must include but is not limited to: a) identification of structures, including but not limited to all solar panels, the substation, the control and facility building and electrical infrastructure, including underground infrastructure to be removed, except where the substation, control room or overhead electricity lines are transferred to or in control of the local electricity network operator, and how they will be removed. b) measures to reduce impacts of the development on the environment and surrounding land uses including those related to appropriate disposal, recycling or reuse of components. c) details of how the land will be rehabilitated back to its predevelopment condition, including slope and soil profile. 7.3 Once the decommissioning and rehabilitation plan is approved, it forms part of this approval and the developer/operator must undertake all actions in accordance with it.	To protect the future rural amenity and production values of the land following the end of the project's lifespan.	As stated, or after 12 months of the use being un-operational whichever occurs first.
<b>Monitoring and Auditing</b>		
8.1 Prepare and submit an audit report to Council. 8.2 An audit report must be prepared by an independent and suitably qualified person to determine whether the conditions of this approval have been complied with.	The development must comply with all legislative and planning scheme requirements as	At stated, and during the operation and life of the development.
Condition	Reason	Timing
8.3 Audit reports are required for both temporary and permanent infrastructure within 30 business days of the following: (a) commencement of site works; (b) every six months during construction; (c) commencement of the use; (d) decommissioning; and (e) rehabilitation. A final audit report must be submitted to the Council within 30 business days of commencement of the use, confirming all conditions of this approval have been complied with. 8.4 The operator of the facility must develop and implement asset management plans and carry out routine preventative maintenance. 8.5 The development must be monitored at all times for compliance with: (a) conditions of this approval; (b) Environmental standards and policies as legislated; (c) applicable standards to the operation of the facility; (d) asset management plans; (e) completion of routine preventive maintenance regimes; and (f) Health and Safety Management Plan. 8.6 Audit reports must also include a summary of the project's current status at the time of the audit, details of any incidents, including safety or environmental and details of any stakeholder consultation including any complaints received during the audit period. 8.7 An annual report outlining compliance with the conditions of this development must be submitted to Council by 30 June each calendar year.	approved and conditioned by this development permit.	
<b>Inspections by Council</b>		
9 Permit the Chief Executive Officer or any person authorised by the Chief Executive Officer to inspect any aspect of the development. <i>Note: Permission to enter the premises must be obtained and entry only undertaken with authorisation from the operator of the facility.</i>	To ensure the development is constructed and operated in accordance with all legislative and planning scheme requirements as approved and	At all times during the operation and life of the development.

Condition	Reason	Timing
	conditioned by this development permit.	

#### Services, Easement and Infrastructure Provision

<p>10.1 Premises are to be provided with a level of infrastructure that allows for the efficient functioning of the use during construction and operation, while not impacting on nearby land uses or the environment.</p> <p><u>Easements</u></p> <p>10.2 Prior to the commencement of stage 1 works, grant Council an easement for access purposes burdening Lot 1 on SP302825, Lot 2 on SP302825 and Lot 6 on SP302825. Easement is required to provide vehicular access from Keith Venables Road to the Haughton River to access flood reporting infrastructure.</p> <p>10.3 Easement must be in the same location and same width as Easement S, W, X and Z on SP302825.</p> <p>10.4 Easement plans and associated documents must be prepared at no cost to Council and duly signed by the owner of the burdened land before they are submitted to Council for endorsement.</p> <p><u>Water Supply and On-Site Sewerage Disposal</u></p> <p>10.5 The development both during construction and operation must be serviced by an appropriate, reliable and adequate on-site water supply that provides:</p> <ol style="list-style-type: none"> <li>potable water; and</li> <li>water sufficient to satisfy the demands of the development including construction.</li> </ol> <p>10.6 Evidence demonstrating compliance with Condition 10.5 is to be provided to Council prior commencing the use or construction whichever requires potable water supply to be available first.</p>	<p>To ensure:</p> <ol style="list-style-type: none"> <li>legal access requirements are in place; and</li> <li>the proposed development is serviced appropriately, during construction and operation.</li> </ol>	<p>At all times.</p> <p>The approved easement documents must be registered and the on-site water supply provisions and sewerage disposal infrastructure (if required) is to be installed, prior to the commencement of construction and/or issue of the final inspection certificate for building works and plumbing and drainage works, whichever occurs first.</p>
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Condition	Reason	Timing
<p>10.7 No discharge of grey or black wastewater is permitted on-site and is to be managed in accordance with Council's policies and all other legislative requirements.</p> <p><u>Siting, Design and Management of On-Site Services and Infrastructure</u></p> <p><u>Bushfire Hazard</u></p> <p>10.8 Critical or potentially hazardous infrastructure and services such as water supply, electricity, gas and telecommunications are to be located underground where possible to reduce the risk of ignition.</p> <p>10.9 An amended Bushfire Hazard Assessment (BFHA) and preparation of a Bushfire Management Plan (BMP) for the entire development (<i>solar farm, substation and associated ancillary infrastructure (invertors, transformers and cabling)</i>) demonstrating how compliance with the requirements Condition 10.8 is achieved, is to be provided to Council for review and approval.</p> <p>10.10 Once approved, implement the recommendations of the BFHA and BMP and undertake operations in accordance with the recommendations, at all times.</p> <p><u>Flood Hazard</u></p> <p>10.11 Critical or potentially hazardous infrastructure and services such as water supply, electricity, gas and telecommunications are to be suitably located where possible to reduce the impacts of flood hazard upon it.</p> <p>10.12 An appropriate Flood Response Plan (FRP) for both the construction phase and operational phase is to be prepared by a suitably qualified professional demonstrating compliance with Condition 10.11 and provided to Council for review and approval.</p> <p>10.13 The final FRP and its associated control and mitigation measures and any conditions or amendments thereto approved by Council must be implemented and maintained by the applicant/operator at all times.</p> <p>10.14 The minimum finished floor heights of any proposed structures and buildings on-site will need to achieve appropriate flood immunity in this locality including any freeboard requirements required for a solar farm, substation and associated ancillary infrastructure (invertors, transformers and cabling).</p>		
<b>Traffic, Transport Management and Access</b>		



Condition	Reason	Timing
<p><b>Traffic Impact Assessment</b></p> <p>11.1 Due to the developmental impacts on the road infrastructure, a pavement contribution must be paid to Council prior to the commencement of each stage of the development. Contribution amounts are:</p> <ul style="list-style-type: none"> <li>a) Stage 1 - \$169,800</li> <li>b) Stage 2 - \$127,300</li> <li>c) Stage 3 - \$339,600</li> </ul> <p>11.2 Contribution amounts are subject to indexation with the increase having parity with the ABS Producer Price Index - Class 3101 Road and Bridge Construction Queensland.</p> <p>11.3 Provide a level two bridge inspection report prior to the commencement of each stage and at the completion of each stage to confirm the structural suitability of the Keith Venables Road bridge to accommodate heavy vehicle movements. Inspection reports must be certified by a Registered Professional Engineer of Queensland.</p> <p><b>Traffic Management Plan</b></p> <p>11.4 The applicant/operator must prepare a Traffic Management Plan (TMP) for the subject site.</p> <p>11.5 The TMP must be prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) and be submitted to and approved by Council for approval prior to the commencement of any works on-site, for each stage.</p> <p>11.6 The submitted TMP must include, but not be limited to, the following details for the construction phase of the approved development:</p> <ul style="list-style-type: none"> <li>a) Details of the chain of responsibility for the project, its works, transport and relevant contact persons;</li> <li>b) Details of how construction traffic for the project on the transport routes will be managed, including amounts of materials, hours of operation, truck movements and signage on transport routes;</li> <li>c) Details of traffic routes for heavy vehicles, including any necessary route for oversized loads;</li> </ul> <p><b>Note - All oversize routes will require all necessary NHVR approvals</b></p> <ul style="list-style-type: none"> <li>i. Details of how potential safety hazards resulting from the increased vehicle</li> </ul>	<p>To provide appropriate access in accordance with relevant code/s and policy direction, suitable to their intended use.</p>	<p>Must be submitted prior to commencement of any works.</p>

Condition	Reason	Timing
<p><i>movements will be mitigated during the construction phase;</i></p> <ul style="list-style-type: none"> <li>ii. <i>Procedures for informing the public where any road access may be impacted or restricted as a result of the material transport activities for the works;</i></li> <li>iii. <i>Identification and design details of any intended temporary crossover or temporary access restriction.</i></li> </ul> <p>11.6 The final TMP and any conditions or amendments thereto approved by Council must be implemented and maintained by the applicant/operator at all times during construction. A copy of the TMP must always be available on-site and any subcontractor or other worker involved in the works must be made aware of its terms, requirements and the approved recommendations being implemented.</p> <p><b>External Works (Non-trunk infrastructure)</b></p> <p>11.7 Upgrade the unsealed section of Keith Venables Road prior to the commencement of stage 1 to the following standard:</p> <ul style="list-style-type: none"> <li>- 6.6m formation width;</li> <li>- Minimum 50 years pavement design life;</li> <li>- Full width double/double bitumen seal;</li> <li>- Design must be certified by a Registered Professional Engineer of Queensland (RPEQ) and submitted to Council for approval as part of an Operational Works application.</li> </ul> <p>11.8 All access roads to the proposed development and contained within the proposed access easement are to be formed, trafficable and constructed to a standard appropriate to their intended use.</p> <p><b>Access and Carparking</b></p> <p>11.9 On site carparking during operation is to be provided at 1 space per 100m<sup>2</sup> gross floor area, or 1 space per 2 employees, whichever is the greater.</p> <p>11.10 All on-site parking must be designed in accordance with the relevant Australian Standards and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p> <p>11.11 All car parking facilities must be always maintained to a safe operating standard thereafter.</p>		

Condition	Reason	Timing
11.12 Provide access to the site in accordance with in accordance with the relevant Australian standards and to the satisfaction of the Council.		
<b>Environmental Management and Matters of Environmental and Ecological Significance</b>		
12.1 Construct, carry out, operate and maintain the development in accordance with the requirements of the Cambridge Solar Farm Ecological and Environmental Approvals Report – Matters of State and Local Environmental Significance, Reference No. 2023-007, dated 19 December 2023, prepared by 28 South Environmental Pty Ltd. <u>Environmental Management Plan</u> 12.2 An Environmental Management Plan (EMP) prepared by a suitably qualified and experienced person for both construction and operations phases must be submitted to Council for review and approval. 12.3 The EMP must be site specific and activity specific for the proposed development. 12.4 The EMP must address/detail at a minimum <u>but not limited to</u> , matters of site-based management pre, during and post construction and operations, erosion and sediment control, dust management, litter and other waste, hydrocarbons and other contaminants, storage of hazardous chemicals, vibration, dust, noise, light and odour emissions, and refuse and waste management, including any rehabilitation measures. 12.5 The EMP must also have a section for incident recording including management and corrective action recording. 12.6 The final EMP and its associated control measures and any conditions or amendments thereto approved by Council must be implemented and maintained by the applicant/owner at all times. 12.7 A copy of the Environmental Management Plan for the site must be held on-site at all times and produced if requested by Council officers. All staff, including sub-contractors, must be inducted and familiar with the plan. 12.8 Where potential or actual environmental harm may be caused by the approved development, Council may at any time direct the applicant/operator, or persons acting on behalf of the applicant/operator, to: a) cease an activity; b) implement appropriate impact control measures;	To ensure that a. development complies with the requirements of the planning scheme, applicable legislation and guidelines and all other approval requirements to avoid impact to (i) areas of environmental or natural significance; and (ii) ecological function of the area; OR (iii) where impacts cannot be avoided, they are appropriately minimised and mitigated. b. To manage and to minimise disruption to the local community and users of the site and construction workers while works are occurring. c. To ensure that receiving waters during construction of the development are managed from the effects of increased sediment run-off	Prior to the commencement of works and once approved maintained at all times.

Condition	Reason	Timing
c) modify work plans or methods.  <u>Weed Control and Pest Management</u> 12.9 Weed management is required in accordance with the relevant requirements of the <i>Biosecurity Act 2017 (QLD)</i> . 12.10 The development is not to result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native flora and fauna. <u>Fauna Management</u> 12.11 A fauna spotter/catcher is to be present during all disturbance activities to ensure fauna is safely relocated if encountered during construction phases. <u>Avoiding Nuisance</u> 12.12 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards. 12.13 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage the emissions or likelihood of emissions that constitutes noise, dust, light, vibration and odour nuisances.	in accordance with relevant code/s and policy direction.	

<b>Amenity Impacts</b>		
13 Construction of the development and operation/use of the site is to be undertaken in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of noise, traffic, dust, odour, noise or lighting.	To manage and to minimise disruption to the local community and users of the site and construction workers while works are occurring. To ensure that the activities associated with the proposed development protects the values of the locality and do not cause a nuisance in accordance with the relevant provisions of the <i>Queensland</i>	At all times.

Condition	Reason	Timing
<b>Bushfire Hazard</b>	<i>Environmental Protection Act 1994.</i>	

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**Resolution**

Moved Councillor Detenon, seconded Councillor Musumeci that the recommendation be adopted.

CARRIED

*9.27am - Mr. Magin left the meeting.*

*9.28am - Councillor Hall left the meeting.*

*9.29am - Mr. Magin and Councillor Hall entered the meeting.*

*9.30am - Mr. Byers, Mrs. Galletta and Mr. Lam left the meeting.*

**7.4. TECHNICAL SERVICES****8. NOTICE OF MOTION****9. RECEIPT OF PETITIONS****10. CORRESPONDENCE FOR INFORMATION****10.1. Queensland Audit Office - 2024 Financial Management Report****Recommendation**

That Council note that the Queensland Audit Office 2024 Financial Management Report has been received.

**Resolution**

Moved Councillor Detenon, seconded Councillor Hall that the recommendation be adopted.

CARRIED

**11. GENERAL BUSINESS****12. CLOSED BUSINESS ITEMS**

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**13. DELEGATION**

There being no further business the meeting closed at 9.35am.

**These minutes were confirmed by Council at the Ordinary Council Meeting held on 29 October 2024.**

**MAYOR**

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