

Minutes 15 May 2009

Meeting held at 8.30am in the Council Chambers

Hibberd Drive

Weipa

WTA General Meeting – 15 May 2009

OPENING OF MEETING

Meeting commenced at 8.40am

ATTENDANCE

Carrie Gay (Chairperson)

Peter Miller (Deputy Chair)

Peter Graham (WTA Member)

Shane Bousen (Elected Member) *Arrived at 8.50am*

John Graham (RTA Representative)

Ben Milligan (RTA Representative)

Joan Stratton (WTA Director of Planning and Infrastructure)

Joanne Jacobson (WTA Director of Corporate and Finance, Minutes)

APOLOGIES

Ian Pressley (WTA Chief Executive Officer)

ABSENT

No Traditional Owner Representative (waiting on new appointment)

GUESTS (by Invitation)

Bruce Peters (to take on Ben Milligan's role from next month)

Roddy Pothin re Hostel (Roddy sent his apologies)

Andre (to discuss the Tailings Dam Project)

CONFIRMATION OF PREVIOUS MINUTES

Recommendation: That the WTA adopt the minutes of the General Meeting held 17 April 2009 as a true and accurate record.

Resolution: That the WTA adopt the minutes of the General Meeting held 17 April 2009 as a true and accurate record.

Moved: P. Miller **Seconded:** Ben Milligan **Carried**

Recommendation: That the WTA adopt the minutes of the General Meeting held 24 April 2009 as a true and accurate record.

Resolution: That the WTA adopt the minutes of the General Meeting held 24 April 2009 as a true and accurate record.

Moved: C. Gay **Seconded:** P. Graham **Carried**

WTA General Meeting – 15 May 2009

1. CHAIRMAN'S BUSINESS (WTA Chair: Carrie Gay)

1.1. BUSINESS ARISING

1.1.1. Item: Lions Club Containers (B Milligan)

Container contents to be consolidated into the one container owned by the Lions Club; this container to be moved to a nominated site at Evans Landing; the hired containers to be de-hired.

RTA staff have been in contact with the Lions Club President. They anticipate the job will be completed by the end of next block.

➤ **Action:** B Peters to report to the next RTA meeting.

1.1.2. Item: Mining Royalties (S Bousen)

S Bousen indicated that he will raise this matter with the Minister next week

➤ **Action:** S Bousen to report at the next meeting.

1.2. BUSINESS ITEMS

1.2.1. Item: Chair's Report

Hospital: The opening of the new health facility was a highlight.

Cemetery: The cemetery is open with the first burial occurring last month. The Chair thanked the Reverend Michelle Cook (who blessed the Cemetery), WTA Staff, Spotless, and RTA staff (particularly Matt Freeman's team). It was noted that the Chair should also be thanked.

Visit down South: The WTA Members will be meeting with various government personnel next week. The reason for the trip is to obtain recognition so that the WTA can obtain funding.

Fundraising: Scott North has been contracted to prepare grant applications for bike paths, a skate park, and facilities at The Lakes. The applications will be processed via the VMR (as the WTA cannot apply in their own name). The 'Weipa Heritage Sporting and Cultural Inc' has been formed by community members as a means for obtaining funding in the future. The Community Centre was also considered as a vehicle for funding. The Chair thanked Tammy Freeman for her willingness to be of assistance. The Chair expressed her concern re the need to use the RTA name and ABN number when applying for funding.

RTA Leader's Forum: The main concern at this meeting was the Governance of the region

Meeting with RTA General Manager: The GM indicated that the position vacated by Jeff Lewis could be advertised and filled. This role had been put on hold but is now able to be filled. This will now be processed through RTA HR. Re the second position: a business case will need to be presented. New roles are currently required to be sent to Brisbane for approval.

The WTA Members have been invited to 'shadow' the Principal of the local school for a day.

The Chair thanked everyone for their efforts this month.

Andrej Babnik (RTA Capital Projects Manager) joined the meeting at 9.05am to discuss the Tailings Dam project.

The project was brought to a stop due to the wet season. A path forward has been chosen, taking into account RTA's needs and the community's concerns. The project is about to re-start (wet season now over). The work will be occurring during the day only. Less equipment will be used. Dust containment measures are in place. Flexible work practices are being employed (ie not working if it is very windy). Monitoring systems are in place. These processes have been reviewed by an expert panel. Work on the project will commence 1 June. Some pre-work will occur. It is anticipated that the project will be completed in 14 weeks.

A community meeting was held last night. There were no attendees from the community. Concern was expressed that the community may not have been adequately informed about the meeting. There is an 1800 phone number for community feedback. Alternatively, Community Relations team members can be contacted.

A Babnik departed at 9.25am

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1.2.2. Item: CEO's Report

Recommendation: That the report be received as presented.

There was some general discussion about the report.

Resolution: That the report be received as presented.

Moved: B Milligan **Seconded:** C Gay **Carried**

1.3. MEMBERS ITEMS

1.3.1. Item: Change of Meeting Date (C Gay)

Recommendation: That the WTA Members approve the change of date for the August WTA General Meeting from 21 August to 14 August 2009.

Resolution: That the WTA Members approve the change of date for the August WTA General Meeting from 21 August to 14 August 2009.

Moved: S Bousen **Seconded:** J Graham **Carried**

1.4. GENERAL BUSINESS

NIL

2. ADMINISTRATION AND FINANCE (Committee Chair: John Graham)

2.1. BUSINESS ARISING

2.1.1. Item: Fire Services Levy

J Graham reported that he will work further with the RTA Manager Health & Safety on this issue. He will report back when progress has been made.

2.2. BUSINESS ITEMS

2.2.1. Item: Chair's Report

J Graham reported that he meets weekly with the WTA CEO. RTA legal will be available at these times for consultation. There was a good discussion last week. The Code of Conduct is being reviewed by RTA Legal with the view to simplifying Draft 1 of the Code.

Elected Members' pay: Various models were discussed. The proposal is to pay the Members as consultants. Insurance will be provided by RTA (as per the Protocols). The other option was to employ the Members as casual RTA employees. This was not considered the best option. In the future there may be an option to pay the members out of the WTA budget if a separate structure is set up. The Director Corporate & Finance offered support to Members to set up an ABN and in the production of an invoice. J Graham offered to set up a meeting with RTA Legal and WTA Members should they wish to discuss the matter further.

Matters for further action: Deed of Arrangement; Protocols; maximizing in-sourcing from RTA; Napranum Cleanaway debt; how can we have a common voice on grant applications; Golf links handover

The WTA Chair indicated that the RTA GM had given them two letters of support re applications for grant funding.

WTA General Meeting – 15 May 2009

2.2.2. Item: Revenue Policy

Recommendation: That the WTA Members adopt the 2009-10 Revenue Policy (policy WTA-P-F01 Version 2009-10)

Resolution: That the WTA Members adopt the 2009-10 Revenue Policy (policy WTA-P-F01 Version 2009-10)

Moved: C Gay **Seconded:** P Miller **Carried**

2.2.3. Item: WTA Rates Budget Financial Reports

Recommendation: That the WTA Members receive the reports as presented

There was some discussion of the reports.

Recommendation: That the WTA Members receive the reports as presented

Moved: P Miller **Seconded:** B Milligan **Carried**

2.3. MEMBERS ITEMS

NIL

2.4. GENERAL BUSINESS

NIL

The meeting adjourned for a break at 10.15am

The meeting recommenced at 10.30am

3. COMMUNITY AND SOCIAL (Committee Chair: S Bousen)

3.1. BUSINESS ARISING

3.1.1. Item: Weipa Youth Gone Good Funds

No decision has been made at this stage re the use of the funds.

3.1.2. Item: Cleanest Street Competition

The Weipa Cleanest Street Competition was to be held on Sunday 10 May but (due to this being Mother's Day) it has been rescheduled for Sunday 24 May.

➤ **Action:** C Gay to send an email to WTA Members and staff re the organization of the day.

3.1.3. Item: Western Cape College Hostel

The guest speaker sent his apologies.

The Director Planning & Infrastructure reported that she has had discussions with the project team re the impact on the project on the town infrastructure (eg sewerage, drainage, street lighting, road crossings, bike paths etc). WTA requirements have been communicated with the project managers.

➤ **Action:** The Director Corporate & Finance to attempt once again to schedule a meeting.

3.2. BUSINESS ITEMS

3.2.1. Item: Report from the Committee Chair

The Committee Chair reported that home duties have been keeping him busy. The Marina Feasibility Study has been resubmitted; there will be a second round of public consultation shortly.

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Other: Jobs placement; NRM meeting; organization of next week's trip; meeting with the police re drink driving and speeding issues in the community; attending the Hospital opening; speaking to Jason O'Brien & Jim Turnour re a number of issues.

3.3. MEMBERS ITEMS

Nil

3.4. GENERAL BUSINESS

J Graham tabled a request re support for Thankupi's camp. This year will be a big event.

The Weipa Fun Day has been cancelled this year.

S Bousen tabled a community concern about the lack of 'out of hours' availability of a Vet in Weipa.

4. ENGINEERING AND WORKS (Committee Chair: Peter Miller)

4.1. BUSINESS ARISING

4.1.1. Item: Planning & Infrastructure Staffing

This item was discussed above in Item 1.2.1

4.1.2. Item: Golf Links Estate – Handover to Weipa Town Authority

Recommendation: That the Weipa Town Authority Members approve signoff for the handover of Golf Links Estate on the condition that all items listed in the attached Defect List (punch list) are completed as per agreed dates. Should any items not be completed by the date listed, that the Rio Pinto Alcan project manager contact the WTA Director Planning & Infrastructure to discuss and agree upon a revised completion date.

Resolution: That the Weipa Town Authority Members approve signoff for the handover of Golf Links Estate on the condition that all items listed in the attached Defect List (punch list) are completed as per agreed dates. Should any items not be completed by the date listed, that the Rio Pinto Alcan project manager contact the WTA Director Planning & Infrastructure to discuss and agree upon a revised completion date.

Moved: J Graham. Seconded: P Graham. Carried.

4.2. BUSINESS ITEMS

4.2.1. Item: Report from the Committee Chair

The Chair indicated that he has nothing to report.

4.2.2. Item: Weipa Cemetery

Recommendation: That the Weipa Town Authority Members recommend the inclusion of the Cemetery in the draft Annual Operational Plan and agree that the following items be considered for inclusion in the works program for 2009/2010 Annual Budget:

Water connection at the site (4 tap and sprinkler system for frontage gardens and existing plot area) estimate approx. \$10,000

Establish frontage gardens, estimate approx. \$5,000

Shovel works for site drainage, estimate approx. \$10,000

Investigate Modern Burial Systems and present to WTA Members

Develop Cemetery Procedures

Resolution: That the Weipa Town Authority Members recommend the inclusion of the Cemetery in the draft Annual Operational Plan and agree that the following items be considered for inclusion in the works program for 2009/2010 Annual Budget:

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Water connection at the site (tap and sprinkler system for frontage gardens and existing plot area) estimate approx. \$10,000
Establish frontage gardens estimate approx. \$5,000
Survey works for site drainage estimate approx. \$10,000
Investigate Modern Burial Systems and present to WTA Members
Develop Cemetery Procedures
Moved: J. Graham. Seconded: S. Bousen. Carried

4.3. MEMBERS ITEMS

NIL

4.4. GENERAL BUSINESS

NIL

5. PLANNING AND DEVELOPMENT (Committee Chair: Peter Graham)

5.1. BUSINESS ARISING

NIL

5.2. BUSINESS ITEMS

5.2.1. Item: Report from the Committee Chair

The Committee Chair reported that he has had his first meeting with the Director Planning & Infrastructure. This will be a regular event. It was most informative.

5.2.2. Item: Development Application for Material Change of Use (permitted development) for a Duplex Dwelling (2x2 Bedroom Units); Lot 92 on MP 38188, 5 Fairway Avenue (corner Sunbird Court), Trunding

Recommendation: That the application by Melvor Pty Ltd to develop a Duplex Dwelling (2x2 bedroom units) on land situated at 5 Fairway Avenue and the corner of Sunbird Court, Trunding and described as Lot 92 on MP 38188 be approved subject to the conditions set out in the attached schedule.

Resolution: That the application by Melvor Pty Ltd to develop a Duplex Dwelling (2x2 bedroom units) on land situated at 5 Fairway Avenue and the corner of Sunbird Court, Trunding and described as Lot 92 on MP 38188 be approved subject to the conditions set out in the attached schedule.

Moved: P. Miller. Seconded: C. Gay. Carried

**DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE
SCHEDULE OF CONDITIONS**

**DUPLEX DWELLING (2 X 2 BEDROOM UNITS)
5 FAIRWAY AVENUE AND SUNBIRD COURT, TRUNDING
LOT 92 ON MP 38188**

ASSESSMENT MANAGER

1. General

- 1.1 The use of the subject land must be commenced within a period of four (4) years from the date of the approval takes effect (see s3.5.19 of the Integrated Planning Act 1997). Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The proposed development must be generally in accordance with the details submitted with the application and the proposal plans prepared by Marshall Design Drawing No 08-061 SK-1/1 and 08011 WD 02 Rev C to WD 09 Rev C, submitted with the application, which form part of this application, except as otherwise specified by any conditions in this approval.
- 1.3 The conditions of the development permit must be effected prior to the commencement of the use, except where specified otherwise in these conditions of approval.

2. Car Parking and Access

- 2.1 Car parking must be provided generally as shown on the proposal plans, except that the visitor parking spaces must be setback a minimum of 2 metres from the Fairway Avenue frontage of the site.
- 2.2 The driveways and parking areas must be imperviously sealed and drained.

3. Landscaping

- 3.1 The site must be landscaped to create attractive surroundings for residents.
- 3.2 The area between the Fairway Avenue frontage of the site and the visitor parking spaces must be landscaped to provide a screen to these parking spaces.
- 3.3 Landscaping must be completed in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location

of existing and proposed planting; proposed species of vegetation; and location of watering system.

- 3.4 The landscape plan is to be submitted for approval, with or without amendment, by Weipa Town Office. The landscape plan is to be prepared by a person skilled and experienced in landscape design not less than six weeks prior to the completion of building work. The landscape works must be completed in accordance with the plan prior to occupation of any part of the premises.

4. Fencing

- 4.1 The perimeter of the site must be fenced, prior to the commencement of the use.

5. Refuse Storage

- 5.1 A bin storage area is to be provided for each dwelling unit. The storage area should be easily accessed but at discreet locations and yet with good connectivity to the street frontage.

6. Noise

- 6.1 Air-conditioning units must be suitably located or capable of operating at a noise level (in accordance with the Environmental Protection Amendment Regulation {No. 2} 1999), which does not cause a nuisance to occupants of neighbouring premises.

7. Lighting

- 7.1 All lighting must be installed and shrouded so that the level of illumination at a distance of 1.5 metres outside the boundary of the subject land resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux measured at any level upwards from the ground level.

8. Engineering

- 8.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the respective stages of the use.
- 8.2 The developer must construct a suitable crossover to connect the internal driveway to the carriageway in Fairway Avenue.
- 8.3 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developers expense.

The developer must forward to Weipa Town Office within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority.

9. Stormwater Drainage

- 9.1 Stormwater drainage from paved and roofed areas must be discharged to kerb and channelling within the adjoining road reserve or as otherwise required or agreed to in writing by Weipa Town Office.
- 9.2 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

10. Soil Erosion, Minimisation, Sediment Control and Dust Control

- 10.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.
- 10.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material which may cause a nuisance to adjoining properties.

11. Environmental Consideration

- 11.1 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

12. Definitions

12.1 In these conditions:

- a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- b) Terms used have the meaning contained in the Weipa Advisory Development Plan, the Integrated Planning Act 1997 or the relevant legislation referred to in these conditions, as the case may be.

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5.2.3. Item: Development Application for Material Change of Use for a Raw Materials Yard; Lot 1007 on MP 37180, 14 Iraci Crescent, Evans Landing

Recommendation: That the application by Archer-River Quarries Pty Ltd for a Development Permit for a Material Change of Use for a Raw Materials Yard on land situated at 14 Iraci Crescent, Evans Landing and described as Lot 1007 on MP 37180 be approved subject to the conditions set out in the attached schedule. The applicant resubmit amended plans as per the schedule of conditions to WTA Planning & Infrastructure for approval.

Resolution: That the application by Archer-River Quarries Pty Ltd for a Development Permit for a Material Change of Use for a Raw Materials Yard on land situated at 14 Iraci Crescent, Evans Landing and described as Lot 1007 on MP 37180 be approved subject to the conditions set out in the attached schedule. The applicant resubmit amended plans as per the schedule of conditions to WTA Planning & Infrastructure for approval.

Moved: P. Miller **Seconded:** S. Bousen **Carried**

**DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE
SCHEDULE OF CONDITIONS**

**RAW MATERIALS YARD
14 IRACI CRESCENT, EVANS LANDING
LOT 1007 ON MP 37180**

ASSESSMENT MANAGER

1. General

- 1.1 The use of the subject land must be commenced within a period of four (4) years from the date of the approval takes effect (see s3.5.19 of the Integrated Planning Act 1997). Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The proposed development must be generally in accordance with the details submitted with the application, which form part of this application, except as otherwise specified by any conditions in this approval.
- 1.3 The conditions of the development permit must be effected prior to the commencement of the use, except where specified otherwise in these conditions of approval.

2. Amendment to Design

- 2.1 The design of the proposed development must be amended to satisfy the following requirements:-
 - The proposed Raw Material Bays and customer parking must be set back a minimum of 3 metres from the Iraci Crescent frontage of the site.
 - A 3 metre wide landscaped strip must be provided adjacent to the Iraci Crescent frontage, except for the location of any ingress/egress.

3. Car Parking

- 3.1 The minimum parking requirement for the existing shed, existing Raw Material Bays and the proposed Raw Material Bays is 1 space per 100 m² of gross floor area. These spaces must be provided in association with the development of the proposed Raw Material Yard.
- 3.2 The car parking spaces and the access to the spaces must be imperviously sealed and drained.

4. Landscaping

- 4.1 A landscaped strip with a minimum width of 3 metres must be provided/maintained to the Iraci Crescent frontage of the site, except for the location of any ingress/egress. Parking spaces must not be located within the landscaped strip.
- 4.2 Landscaping must be completed/maintained in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location of existing and proposed planting; proposed species of vegetation; and location of watering system.
- 4.3 The landscape plan is to be submitted for approval, with or without amendment, by Weipa Town Office. The landscape plan is to be prepared by a person skilled and experienced in landscape design not less than six weeks prior to the completion of building work. The landscape works must be completed/maintained in accordance with the plan prior to occupation of any part of the premises.

5. Fencing

- 5.1 The perimeter of the site must be fenced prior to the commencement of the use.

6. Engineering

- 6.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the use.
- 6.2 The developer must construct/maintain suitable crossovers to connect the driveway servicing the facility to the carriageway in Iraci Crescent.
- 6.3 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developer's expense.
- 6.4 The developer must forward to Weipa Town Office within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority.

7. Stormwater Drainage

- 7.1 Stormwater drainage from paved and roofed areas must be discharged to kerb and channelling within the adjoining road reserve or as otherwise required or agreed to in writing by Weipa Town Office.

7.2 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

8. Soil Erosion, Minimisation, Sediment Control and Dust Control

8.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.

8.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material that may cause a nuisance to adjoining properties.

9. Environmental Consideration

9.1 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

10. Definitions

10.1 In these conditions:

- a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- b) Terms used have the meaning contained in the Weipa Advisory Development Plan, the Integrated Planning Act 1997 or the relevant legislation referred to in these conditions, as the case may be.

WTA General Meeting – 15 May 2009

5.2.4. Item: Development Application for Material Change of Use for a Workshop and Contractors Depot; Lot 595 on MP 37561, 15 Iraci Crescent, Evans Landing

Recommendation: That the application by NQ Civil Engineering Contractors Pty Ltd for a Development Permit for a Material Change of Use for a Workshop and Contractors Depot on land situated at 15 Iraci Crescent, Evans Landing and described as Lot 595 on MP 37561 be approved subject to the conditions set out in the attached schedule. The applicant resubmit amended plans as per the schedule of conditions to WTA Planning & Infrastructure for approval.

It was noted that this is being approved in retrospect.

Resolution: That the application by NQ Civil Engineering Contractors Pty Ltd for a Development Permit for a Material Change of Use for a Workshop and Contractors Depot on land situated at 15 Iraci Crescent, Evans Landing and described as Lot 595 on MP 37561 be approved subject to the conditions set out in the attached schedule. The applicant resubmit amended plans as per the schedule of conditions to WTA Planning & Infrastructure for approval.

Moved: C Gay Seconded: J Graham Carried

**DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE
SCHEDULE OF CONDITIONS**

**WORKSHOP AND CONTRACTORS DEPOT
15 IRACI CRESCENT, EVANS LANDING
LOT 595 ON MP 37561**

ASSESSMENT MANAGER

1. General

- 1.1 The use of the subject land must be commenced within a period of four (4) years from the date of the approval takes effect (see s3.5.19 of the Integrated Planning Act 1997). Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The proposed development must be generally in accordance with the details submitted with the application, which form part of this application, except as otherwise specified by any conditions in this approval.
- 1.3 The conditions of the development permit must be effected prior to the commencement of the use, except where specified otherwise in these conditions of approval.

2. Amendment to Design

- 2.1 The design of the proposed development must be amended to satisfy the following requirements:-
 - The provision of car parking at the rate of 1 space per 100 m² gross floor area of all the buildings on the site, as required by Condition 3.1 below.
 - The provision of suitable access to, and manoeuvring areas for, the car parking spaces.
 - Unless there are existing arrangements in place for access to car parking spaces directly from Iraci Crescent/Jansz Street, the parking spaces must be located wholly within the site and beyond the required landscape strip, with access to the parking spaces being provided via a suitable crossover and internal driveway/s.
 - The provision of a 3 metre wide landscaped strip to the Iraci Crescent and Jansz Street frontages of the site, except for the location of any ingress/egress.
- 2.2 A Site Plan showing the required car parking, access and landscaped strips must be submitted to Weipa Town Office forthwith and must be approved by the Chief Executive Officer prior to the construction of the works.

3. Car Parking

- 3.1 The minimum parking requirement for the existing shed, building and office building is 1 space per 100 m² of gross floor area. These spaces must be provided in association with the development of the proposed Workshop and Contractors Depot.
- 3.2 The car parking spaces and the access to the spaces must be imperviously sealed and drained.

4. Landscaping

- 4.1 A landscaped strip with a minimum width of 3 metres must be provided/maintained to the Iraci Crescent and Jansz Street frontages of the site, except for the location of any ingress/egress.
- 4.2 Landscaping must be completed/maintained in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location of existing and proposed planting; proposed species of vegetation; and location of watering system.
- 4.3 The landscape plan is to be submitted for approval, with or without amendment, by Weipa Town Office. The landscape plan is to be prepared by a person skilled and experienced in landscape design not less than six weeks prior to the completion of building work. The landscape works must be completed/maintained in accordance with the plan prior to occupation of any part of the premises.

5. Fencing

- 5.1 The perimeter of the site must be fenced prior to the commencement of the use.

6. Engineering

- 6.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the use.
- 6.2 The developer must construct/maintain suitable crossovers to connect the driveway servicing the facility to the carriageway in Iraci Crescent.
- 6.3 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developer's expense.
- 6.4 The developer must forward to Weipa Town Office within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or

statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority.

7. Stormwater Drainage

- 7.1 Stormwater drainage from paved and roofed areas must be discharged to kerb and channelling within the adjoining road reserve or as otherwise required or agreed to in writing by Weipa Town Office.
- 7.2 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

8. Soil Erosion, Minimisation, Sediment Control and Dust Control

- 8.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.
- 8.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material that may cause a nuisance to adjoining properties.

9. Environmental Consideration

- 9.1 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

10. Definitions

- 10.1 In these conditions:
 - a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
 - b) Terms used have the meaning contained in the Weipa Advisory Development Plan, the Integrated Planning Act 1997 or the relevant legislation referred to in these conditions, as the case may be.

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5.2.5. Item: Weipa Service Centre - Opening Hours Request

Recommendation: That the Weipa Town Authority Members approved the Weipa Service Centre request change their opening time from 7am Monday to Friday to 6am Monday to Friday during the dry season only.

Resolution: That the Weipa Town Authority Members approved the Weipa Service Centre request change their opening time from 7am Monday to Friday to 6am Monday to Friday during the dry season only.

Moved: C Gay **Seconded:** S Bousen **Carried**

5.3. MEMBERS ITEMS

NIL

5.4. GENERAL BUSINESS

NIL

6. MEETING SCHEDULE

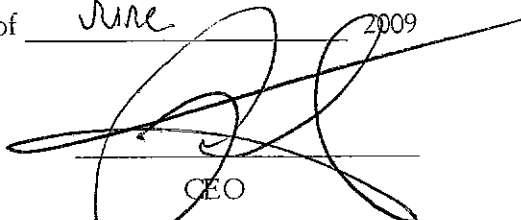
3.00pm	Thur	4 June	Council Chambers
8.30am	Fri	19 June	Council Chambers
3.00pm	Thur	2 July	Council Chambers
8.30am	Fri	16 July	Council Chambers
3.00pm	Mon	27 July – Natalie Kent LGAQ	Council Chambers
8.30am	Tue	28 July - Governance Summit	Council Chambers
3.00pm	Thur	6 August	Council Chambers
8.30am	Fri	14 August (Changed from 21 August)	Council Chambers
3.00pm	Thur	3 September	Council Chambers
8.30am	Fri	18 September	Council Chambers
3.00pm	Thur	1 October	Council Chambers
8.30am	Fri	16 October	Council Chambers
3.00pm	Thur	5 November	Council Chambers
8.30am	Fri	20 November	Council Chambers
3.00pm	Thur	3 December	Council Chambers
8.30am	Fri	18 December	Council Chambers

7. CLOSURE OF MEETING

The meeting closed at 11.35am.

Confirmed this 19 day of June 2009


Chairperson


CEO