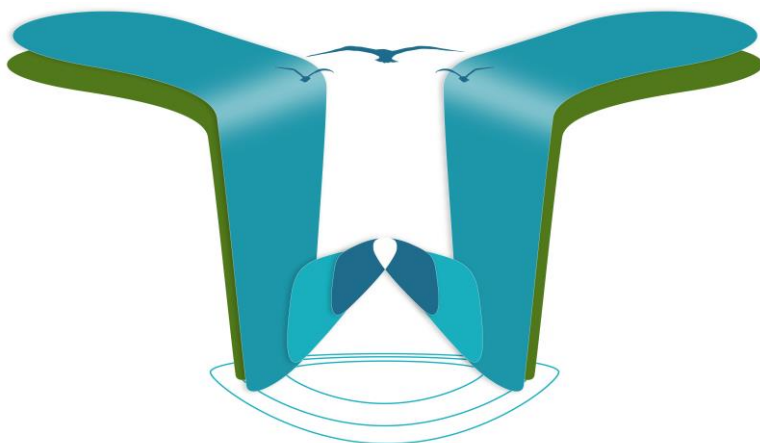


AGENDA

Ordinary Council Meeting
Thursday 16 December 2021
COMMENCING AT 9:00AM



WUJAL WUJAL
Aboriginal Shire Council

Wujal Wujal
Aboriginal Shire Council

WWASC COUNCILLORS

Councillor Bradley Creek, Mayor
Councillor Vincent Tayley, Deputy Mayor
Councillor Robert Bloomfield
Councillor Regan Kulka
Councillor Vanessa Tayley

WWASC holds their Council Meetings
On the third Thursday of the Month
Beginning at 9:00am
The attendance of all councillors is requested.

ORDER OF BUSINESS

- 1 [WELCOME / MEETING OPENED](#)
- 2 [ATTENDANCE / APOLOGIES](#)
[VISITORS/PRESENTERS](#)
- 3 [CONDOLENCES / CONGRATULATIONS](#)
- 4 [COUNCILLOR OBLIGATIONS / DECLARATION OF INTERESTS](#)
- 5 [CONFIRMATION OF PREVIOUS MINUTES](#)
- 6 [REPORTS](#)
[6.1 Mayors Report](#)
[6.2 CEO's Report](#)
[6.3 Financial Controllers Report](#)
[6.4 DF & CS Report](#)
[6.5 DW & BS Report](#)
- 7 [CLOSED SESSION](#) -Nil
- 8 [GENERAL BUSINESS / LATE ITEMS](#)

1. WELCOME/MEETING OPEN

Mayor welcomes everyone and opens the meeting.

2. ATTENDANCE/APOLOGIES

VISITORS/PRESENTERS

VISITORS	
PRESENTERS	

3. CONDOLENCES/CONGRATULATIONS

4. COUNCILLOR OBLIGATIONS/DECLARATION OF INTERESTS

Declaration of Material Personal Interest (MPI) on any item of business

Declaration of Conflict of Interest on any item of business

Registers of Interest

5. CONFIRMATION OF MINUTES

Confirmation of Previous Minutes of meeting held 20 May 2021
as circulated.

Business Arising from Previous Minutes
report given at the meeting.

6. REPORTS

6.1 Mayors Report

[illegible]

6.2 Chief Executive Officer's Report

6.2.1 DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED WUJAL WUJAL ECO-VILLAGE DEVELOPMENT LOCATED AT DOUGLAS STREET WUJAL WUJAL SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR NATURE BASED TOURISM OVER LAND AT DOUGLAS STREET WUJAL WUJAL ON LOT 115SP263792 (PREVIOUSLY PART OF LOT 34SP279563)

Strategic Considerations

<p>Wujal Wujal Aboriginal Shire Council Corporate Plan 2016-2021</p>	<p>Wujal Wujal Aboriginal Shire Council Operational Plan 2019/2020</p>
<p>Major Program Area f. Enterprises</p> <ul style="list-style-type: none"> • Aim is to promote the development of micro, small and medium enterprises to get community members to benefit their wellbeing to a more productive lifestyle and economy. • A key performance Indicator published is “to establish Accommodation – camping/cabins”. 	<p>Community Services</p> <p>Arts and Culture</p> <ul style="list-style-type: none"> • Research and promote projects that facilitate sustainable cultural and social capital <p>Enterprise Development</p> <ul style="list-style-type: none"> • To enhance existing Council business opportunities, identify new opportunities and promote small business development. • A key performance measure published is “to finalise the construction of Visitor accommodation and Eco-Village”.

Budget, Financial and Resource Implications

The application does not trigger infrastructure charges under Council's Local Government Infrastructure Plan (LGIP).

Asset Management

The property will be reflected in the Council's Asset Management Register in terms of the Local Government Regulations.

Executive Summary

Council is in receipt of a development application for:

- i) Material Change of Use for Nature Based Tourism being an Eco-Village which involves the provision of eight (8) 'Eco Tents' along with ancillary infrastructure including meals area and an Ablutions Building (inc. Toilets) on Lot 115SP263792 (previously part of lot 34SP279562).

(refer Attachment A to H for Site Maps, Drawings and Survey Plan)

The proposed development within the Precinct 1: Residential and Environmental Management & Conservation Zones within the Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment adopted 17 September 2020. The Material Change of Use is subject to Impact Assessment in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

Application & Site Details Summary	
Applicant:	Reel Planning on behalf of The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships for Wujal Wujal Aboriginal Shire Council
Proposed Development:	Material Change of Use for Nature Based Tourism being an Eco-Village which involves the provision of eight (8) 'Eco Tents' along with ancillary infrastructure including meals area and an Ablutions Building (inc. Toilets) on Lot 115SP263792 (previously part of Lot 34SP279562).
Type of Approval sought:	Development Permit for Material Change of Use
Street Address:	Douglas Street Wujal Wujal
RP Description:	<ul style="list-style-type: none">Lot 115 on SP263792 (Part of Lot 34 on SP279562) Note: A boundary realignment of lot 34SP279562 has been approved by Council as a part of a separate application to this proposal which will correct a boundary realignment issue also relevant to this proposal. The other Development Proposal has been approved prior to this application and involves the registration of a new plan for Lot 34SP279562, which will in effect correct the boundary for this proposal and finalise the Land Area.
Land Area:	<ul style="list-style-type: none">New Lot 115SP263792 total is 3,819m². See the note regarding the RaL above. (previous to this RaL Part of Lot 34SP279562 that was amalgamated into the new lot 115 is 1,325m² (approx.) and the original Lot 115SP263792 was 2,494m².
Existing Use of Land:	Vacant Land

Local Plan Summary	
Local Plan:	Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment adopted 17 September 2020
Zoning:	<ul style="list-style-type: none">Lot 34SP279562 – Environmental Management and Conservation ZoneLot 115SP263792 – Precinct 1: Residential Zone
Codes	<ul style="list-style-type: none">Township Zone Code

	<ul style="list-style-type: none"> Environmental Management and Conservation Zone Code
Level of Assessment:	Impact Assessment
Consultation:	Chief Executive Officer, Wujal Wujal Aboriginal Shire Council

Master Plan Summary	
Master Plan:	Wujal Wujal Master Plan Amendment 2 Rev. E 11 June 2020
Land Use:	<ul style="list-style-type: none"> Lot 34SP279562 – Open Space and Recreation Lot 115SP263792 – labelled as Priority 2. Southern Infill - Short-Term Accommodation site.
Assessment:	The proposed development is generally consistent with the Masterplan and its Amendment 2 Rev. E 11 June 2020.

State Requirements Summary	
DA Mapping:	Lot 34 SP279562 triggers the following mapping: <ul style="list-style-type: none"> Fish Habitat Areas (Queensland waterways for waterway barrier works) Native Vegetation Clearing (Regulated Category A & B extract) There no mapping triggered for existing Lot 115 SP263792.
Pre-lodgement:	Nil
Referral:	Nil referral required
State Development Assessment Codes	Nil

IMPACT ASSESSMENT CONSULTATION	
Consultation Period:	01/11/2021 to 19/11/2021
Submissions:	Nil
Assessment:	Nil

The MCU involves:

Description	Proposal
The Proposed Lot 115 is partly in the Precinct 1: Residential Zone and partly in the Environmental Management & Conservation Zone.	A Material Change of Use of the part of the proposed Lot 115 that is currently located in the Precinct 1: Residential Zone to enable Nature Based Tourism and Short-Term Accommodation (the proposed Eco-Village).

The development intent is to increase Tourism and Enterprise Development opportunities in Wujal Wujal. This proposal achieves a key Performance Indicator published in the Wujal Wujal Aboriginal Shire Council Corporate Plan 2016-2021 being “to establish Accommodation – camping/cabins” and a key performance measure published in the Wujal Wujal Aboriginal Shire Council Operational Plan 2019/2020 being “to finalise the construction of Visitor accommodation and Eco-Village”.

The Wujal Wujal Master Plan has published the Wujal Wujal community’s desire for Tourism and Short Term Accommodation by investigating, mapping and costing out four (4) Tourism and Short Term Accommodation Projects and key Priority areas. The subject site is within the Priority 2. Southern Infill site. The community was consulted in the Master Planning process and approval of this application will enable their desire to have Short-term Accommodation and Natural Based Tourism within this area become a reality.

The proposal can be considered to be consistent with the relevant overall outcomes of the Wujal Wujal Aboriginal Shire Council Planning Scheme 2020, and Master Plan.

**For Council Decision – Recommendation
That Council approve:**

- ii) Material Change of Use for Nature Based Tourism being an Eco-Village which involves the provision of 'Eco Tents' along with ancillary infrastructure including meals area and an Ablutions Building (inc. Toilets) on Lot 115SP263792 and part of lot 34SP279562.

Subject to the below conditions:

CONDITIONS OF APPROVAL		TIMING
(1)	<p>Administration</p> <p>The applicant is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1 The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.2 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.3 The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;</p> <p>1.4 The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.</p>	At all times
(2)	<p>Currency Period</p> <p>The currency period applicable to this approval is 6 years.</p>	As per condition
(3)	<p>Approved Site Drawings</p> <p>3.1 The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:</p>	At all times

Plan / Document Name	Job No	Sheet No/Drawing No.	Date
Site Plan – Prepared by Marshal Design (Proposed Eco Tent Accommodation Lot 115 Little Douglas Street Wujal for Wujal Wujal Aboriginal Shire Council)	20038	WD—1.1	August 2020
Partial Site Plan - Prepared by Marshal Design (W.W.A.S.C – Lot 115 Little Douglas Street Wujal Wujal	21038	WD-1/2	August 2020 Wind Classification C2 stamped: 02/09/2020
Floor Plan – Toilet Building – Prepared by Modus Australia	6973	01a of 8 Rev. A	29-08-20 Structural Project Engineering (WA) P/L stamped 08/09/2020
Front Elevations Without Cladding – Toilet Building - Prepared by Modus Australia	6973	02 of 8 Rev. A	29-08-2020 Structural Project

CONDITIONS OF APPROVAL
TIMING

			Engineering (WA) P/L stamped 08/09/2020
Left Side Elevation without Cladding – Toilet Building - Prepared by Modus Australia	6973	03 of 8 Rev. A	29-08-2020 Structural Project Engineering (WA) P/L stamped 08/09/2020
Plans & Elevation – Skillion Park Shelter 3x8m (BBQ Shelter) – Prepared by Modus Australia (Roof Top Plan, Sectional Elevation and Foundation Plan)	6974	01 of 2 Rev. A	31-08-2020 Structural Project Engineering (WA) P/L stamped 07/09/2020
Elevation & Details – Skillion Park Shelter 6x8m (BBQ Shelter) – Prepared by Modus Australia (sectional Elevation, Purlin Connection Detail, Baseplate Detail, Rafter Connection Detail, Purlin Connection Detail)	6974	02 of 2 Rev. A	31-08-2020 Structural Project Engineering (WA) P/L stamped 07/09/2020
<ul style="list-style-type: none"> Plan of Location Survey of Buildings and Structures in Lot 115 on DP316367 Douglas Street Wujal Wujal 	150229-1	N/A	18/08/2021

3.1 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 must prevail

3.2 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.

(4) Construction

At all times

- 4.1 Any construction work associated with this development shall be carried out in accordance with sound engineering practice.
- 4.2 No nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.
- 4.3 Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.
- 4.4 Where material is spilled or carried on to existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.

(5) Damage to Infrastructure

At all times

- 5.1 In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council.
- 5.2 All works must be completed prior to the issue of a Compliance Certificate for the Plan of Survey.

(6) Drainage

CONDITIONS OF APPROVAL	TIMING
6.1 The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.	At all times
6.2 Any works as a result of the reconfiguration must not interfere with natural stormwater flow over or through the land.	
(7) Access	
7.1 Access provision to all proposed allotments must be provided/constructed in accordance with Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.	Prior to the commencement of the use.
(8) Infrastructure Services	
8.1 Water Supply connection or suitable alternative adequate water supply must be provided to the site.	Prior to the commencement of the use.
8.2 Sewer connection or suitable alternative on-site treatment must be provided to the site.	
8.3 Electricity provision certificate must be provided to the Local Authority	
8.4 Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.	
(9) Risk Management (Bushfire)	
9.1 A Bushfire Management Plan is to be prepared and provided within six (6) months of this decision.	As per condition.

Summary

The proposed development is considered to be consistent with the following relevant overall outcomes of the Planning Scheme, in particular:

- Is compliant with the visions and aspirations and outcomes sought by the community as reflected in the Wujal Wujal Aboriginal Shire Council Corporate Plan 2016-2021 being "to establish Accommodation – camping/cabins" and a key performance measure published in the Wujal Wujal Aboriginal Shire Council Operational Plan 2019/2020 being "to finalise the construction of Visitor accommodation and Eco-Village".
- The proposed development's location will allow for visitors to access the Eco-Village via the existing Douglas Street.
- The proposed development is generally compliant with the aspirations of the community as reflected in the Master Plan.
- The proposed Lot 115 is to be connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- The proposal enhances an existing and growing Tourism industry already established in Wujal Wujal. It provides accommodation, BBQ/Entertainment Area and Ablutions Building (all wheelchair accessible).

Historical Information

The development increases Tourism and Enterprise Development opportunities in Wujal Wujal and achieves a key Performance Indicator published in the Wujal Wujal Aboriginal Shire Council Corporate Plan 2016-2021 being "to establish Accommodation – camping/cabins" and a key performance measure published in the Wujal Wujal Aboriginal Shire Council Operational Plan 2019/2020 being "to finalise the construction of Visitor accommodation and Eco-Village".

The development satisfies the Wujal Wujal community's desire for Tourism and Short Term Accommodation within the Priority 2. Southern Infill site published in the Wujal Wujal Master Plan. The community was consulted in the Master Planning process and approval of this application will assist in having their desire to have Short-term Accommodation and Natural Based Tourism within this area become a reality.

Policy Implications

Nil

Risk Management Implications

The Subject Site is located within the Very High Potential Bushfire Intensity Area and the Potential Impact Buffer area. The proposed new Lot 115 that will house the Eco-Village Development will abut the Very High Potential Bushfire Intensity Area.

The site form part of the urban area of Wujal Wujal and is an infill are. The site is separated from the forested area by a well maintained fire track.

A Bushfire Management Plan is to be prepared within six (6) months of the Decision Notice.

Statutory Environment

Planning Act 2016

Wujal Wujal Aboriginal Shire Council Planning Scheme 2020

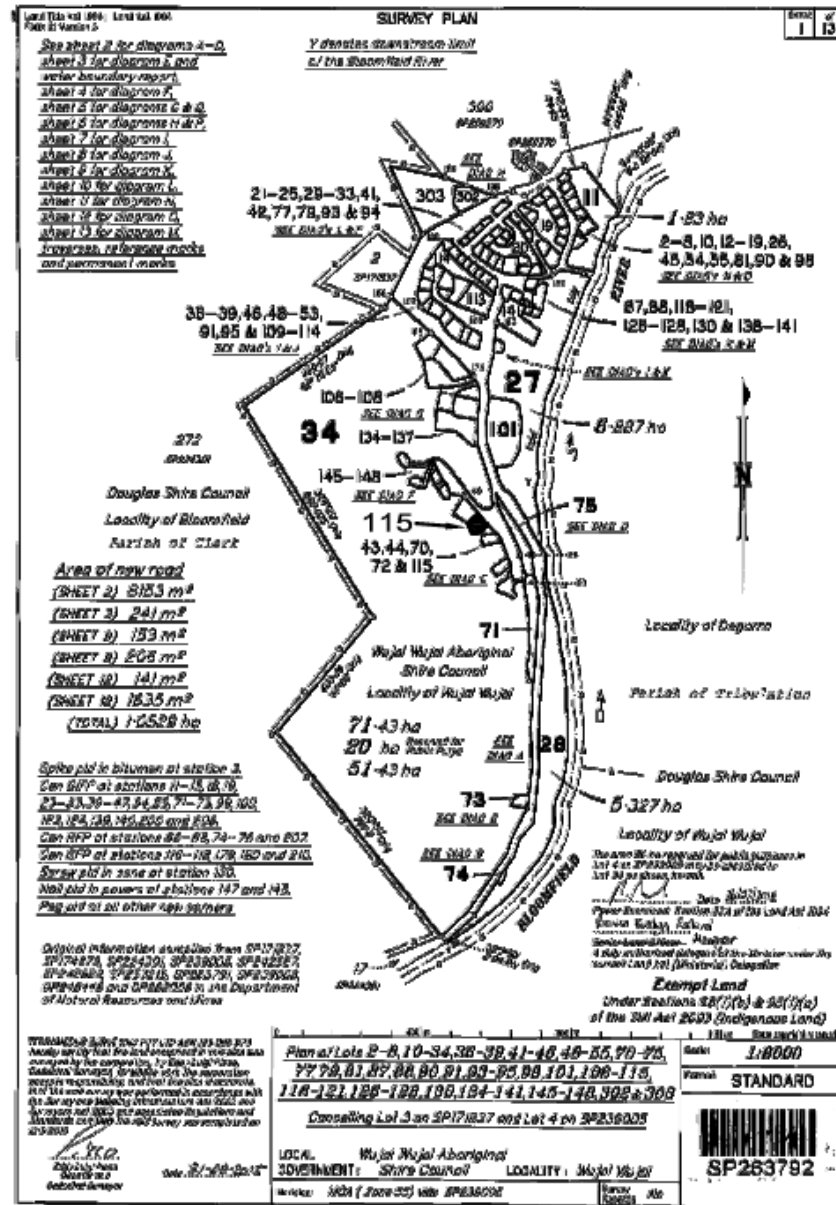
Consultation

Chief Executive Officer, Wujal Wujal Aboriginal Shire Council

Reel Planning

Attachments

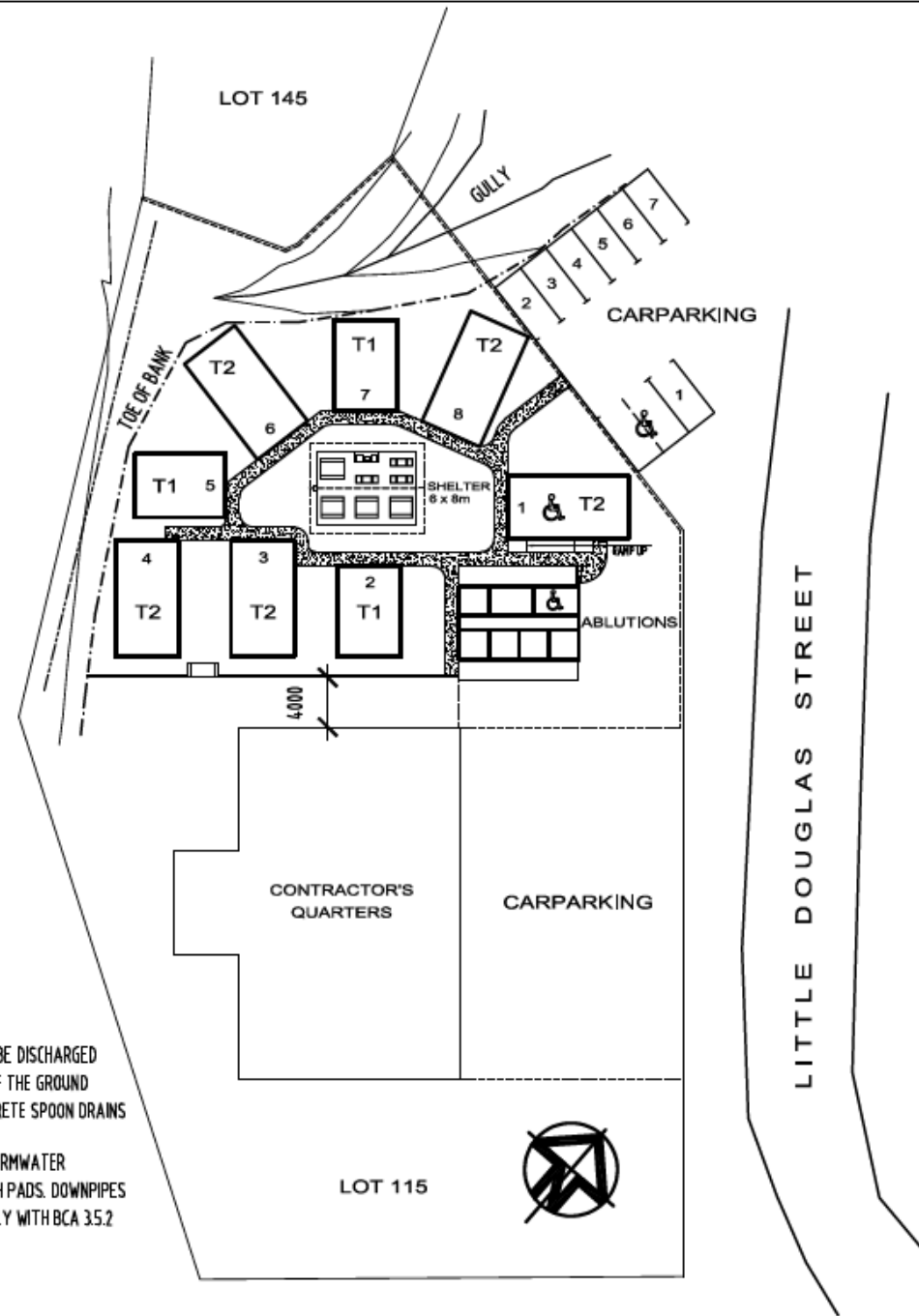
Attachments	
Attachment A:	Site Plan
Attachment B:	Partial Site Plan
Attachment C:	Floor Plan (Toilet Building)
Attachment D	Front Elevations (Toilet Building)
Attachment E	Side Elevations (Toilet Building)
Attachment F	Plans and Elevations (Skillion Park Shelter BBQ Shelter 3mx8m)
Attachment G	Elevations and Details (Skillion Park Shelter BBQ Shelter 3mx8m)
Attachment H	Plan of Location Survey of Buildings and Structures
Attachment I	Application Assessment



STORMWATER

SURFACE WATER TO BE DISCHARGED BY NATURAL FALL OF THE GROUND AND EARTH OR CONCRETE SPOON DRAINS

DISCHARGE ROOF STORMWATER TO CONCRETE SPLASH PADS, DOWNPIPES & GUTTERS TO COMPLY WITH BCA 3.5.2



SITE PLAN

1:500

REAL PROPERTY DESCRIPTION

LOT 115

SP 263792

AREA = 24.94 m²

PARISH OF TRIBULATION

LOCALITY OF WUJAL WUJAL

I hereby certify the structural details as shown on these drawings for construction in wind classification **C2**

RS

Ross Argent RPEQ. 5932

02/09/20

Date

Suite 6 Mawdsley House

155 Mulgrave Road

Bungaw, Cairns 4870

Ph: 07 4051 6022

Mob: 0417 280 000

Fax: 07 4051 6023

TERMITE CONTROL

ALL PRIMARY BUILDING ELEMENTS - TERMITE RESISTANT

GENERAL NOTES

- TIMBER MEMBER SIZES AND CONNECTIONS NOT SHOWN ON PLANS SHALL COMPLY WITH AS 1684.3
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A.A. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- EXECUTION AND CONTROL TESTING OF EARTHWORKS AND ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798.
- ALL DIMENSIONS SHOWN SHALL BE VERIFIED ON SITE
- IF ANY DISCREPANCY OCCURS ON THE ENGINEERS DRAWINGS THE CONTRACTOR SHALL ASSUME THE LARGER/GREATER. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK. SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

WIND CLASSIFICATION - C2

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED (M/S)	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50	
C2	50 (W50C)	61	
C3	60 (W60C)	74	

Job Number 20038

Sheet Number WD-1/1

Scale AS SHOWN

Date AUG. 2020

Copyright: Retained

MARSHALL DESIGN

20 KABAN GROVE, TRINITY PARK. Ph: 07 4057 9985

Email: george@marshalldesign.biz

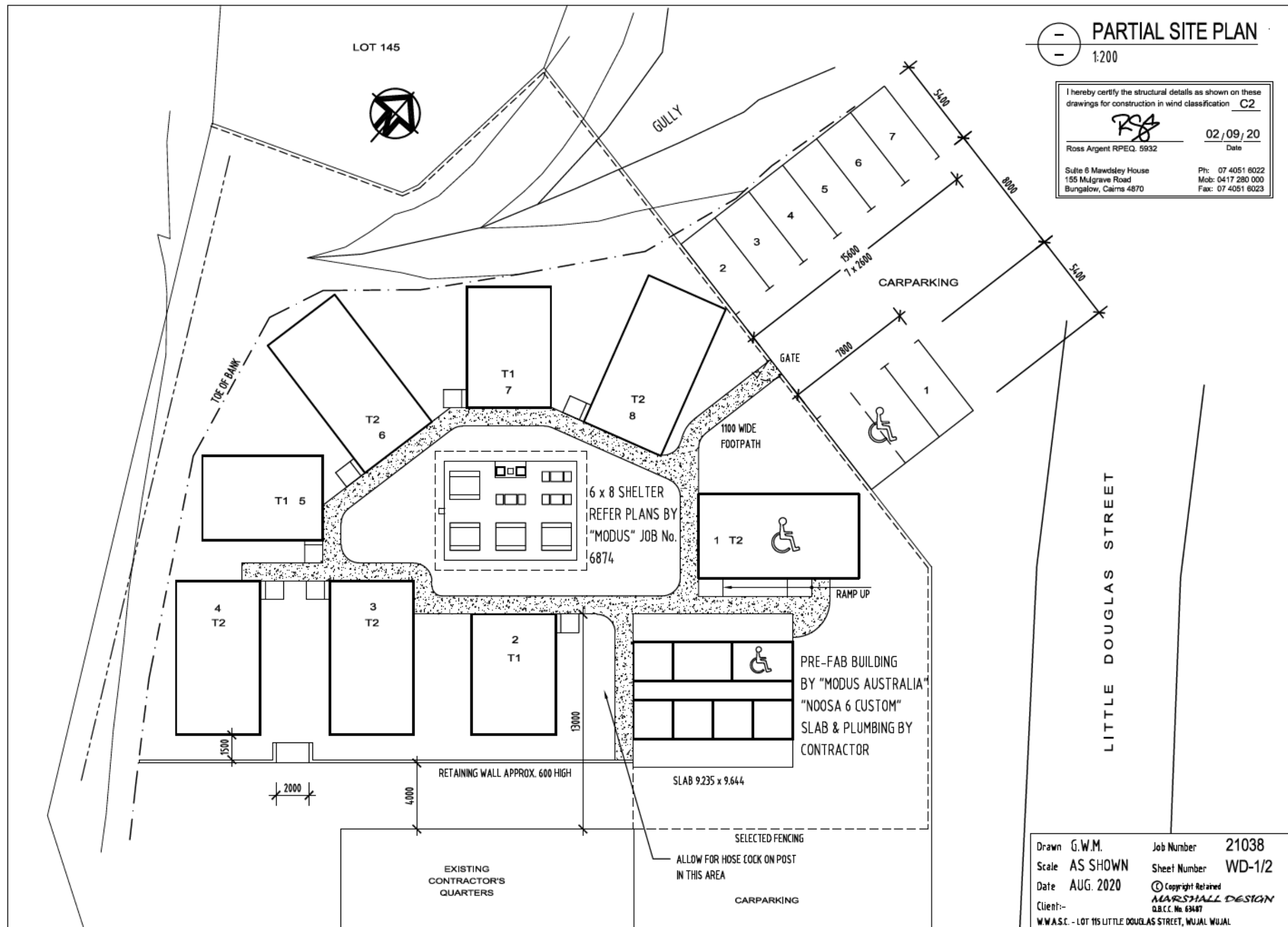
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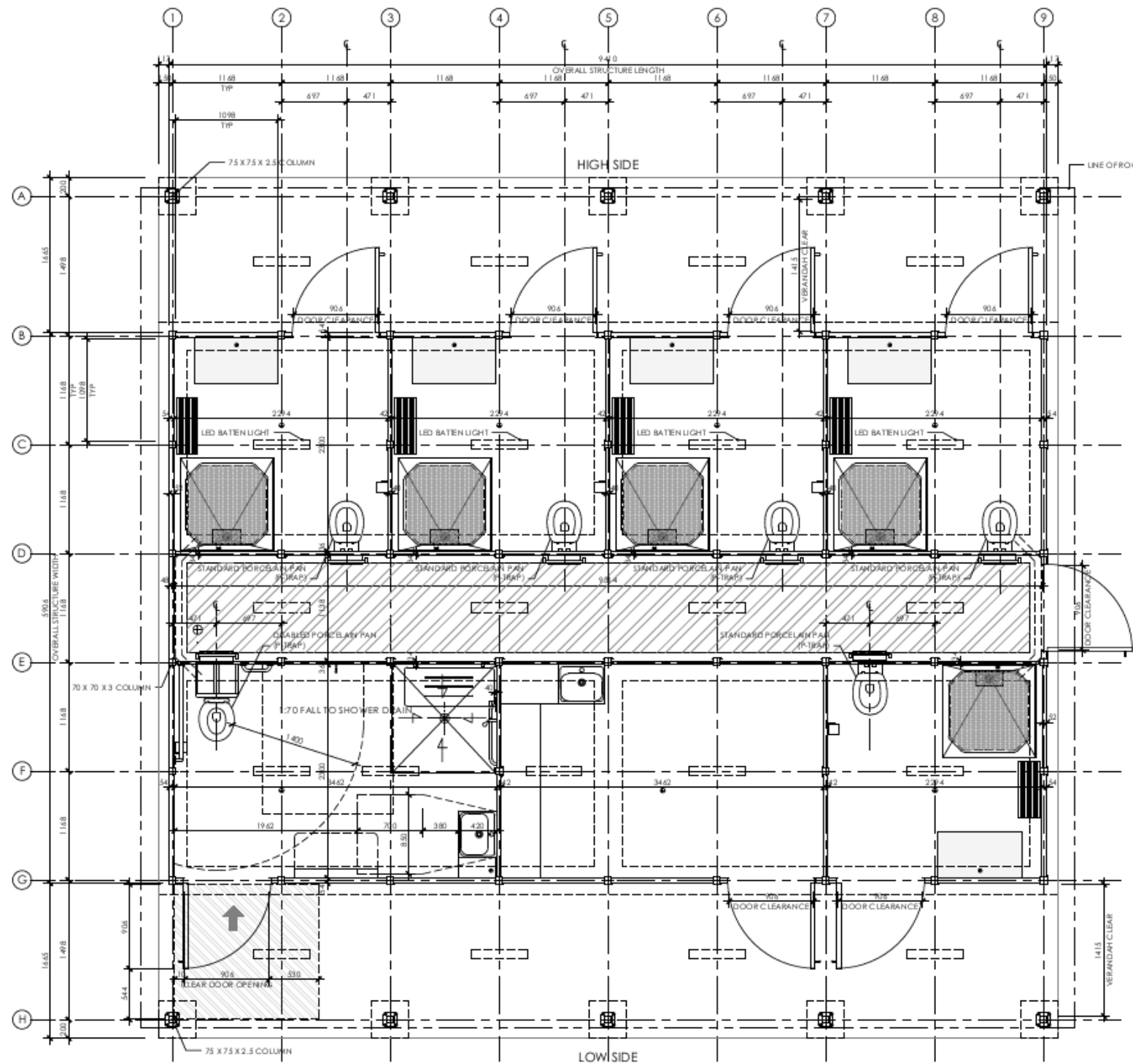
Title PROPOSED ECO TENT ACCOMMODATION

LOT 115 LITTLE DOUGLAS STREET

WUJAL WUJAL

For WUJAL WUJAL ABORIGINAL SHIRE COUNCIL





NOOSA TOILET BUILDING
A
01a
FLOOR PLAN
1: 50 M.

BUILDING COMPLIES WITH AS1428.1
DISABLED ACCESS STANDARDS

Contractor to set out and take site dimensions. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY.

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NOTES

Structure complies with:
Regulatory: N.C.2 V₁₀₀ = 62 m/s AS PER AS 1170.2

BUILDING COMPLIES WITH AS1428.1 DISABLED ACCESS STANDARDS

UNIVERSAL TOILET COMPLIES WITH AS1428.1:2009

AMBULANT TOILET COMPLIES WITH AS1428.1:2009

STEEL MANUFACTURE AND STRUCTURAL DESIGN COMPLIES WITH STEEL STRUCTURES CODE AS4100

CONCRETE PAD TO BE FLAT, NO S.O.PING AND TO BE TROWELLED FINISH

Tot Footing Rev A 07/09/2020

REVISIONS DATE

CLIENT

WUJAL WUJAL ABORIGINAL SHIRE COUNCIL

CONTACT -
PH: -
FAX: -
E: -

PROJECT NAME

ECO LODGE
NOOSA TOILET BUILDING

PROJECT CODE



MODUS AUSTRALIA

P.O. BOX 434
IPSWICH, QLD 4305
PH: 1 300 9 45 9 30
e: info@modusaustralia.com.au

TITLE FLOOR PLAN

DATE 29/08/2020

DRAWN TAT

CHECKED SAC

REV NO. SHEET NO.

A

JOB NO. 01a OF 08

6973

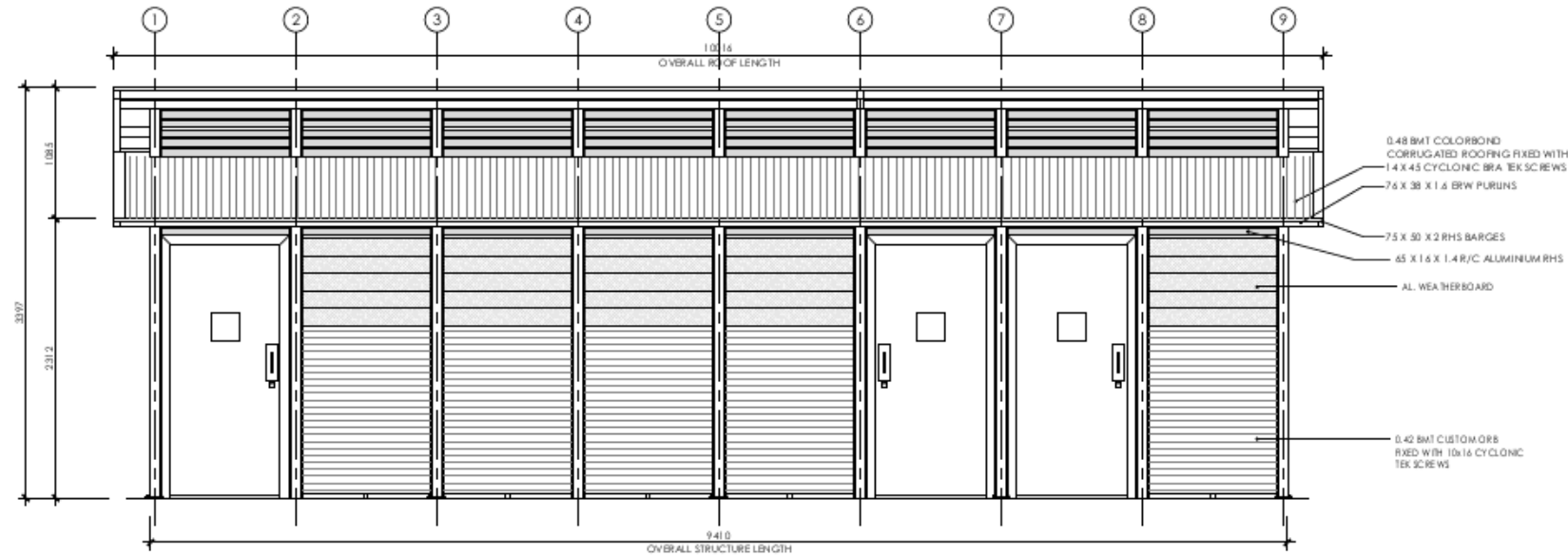
APPROVED BY

Structural Project Engineering (WA) P/L

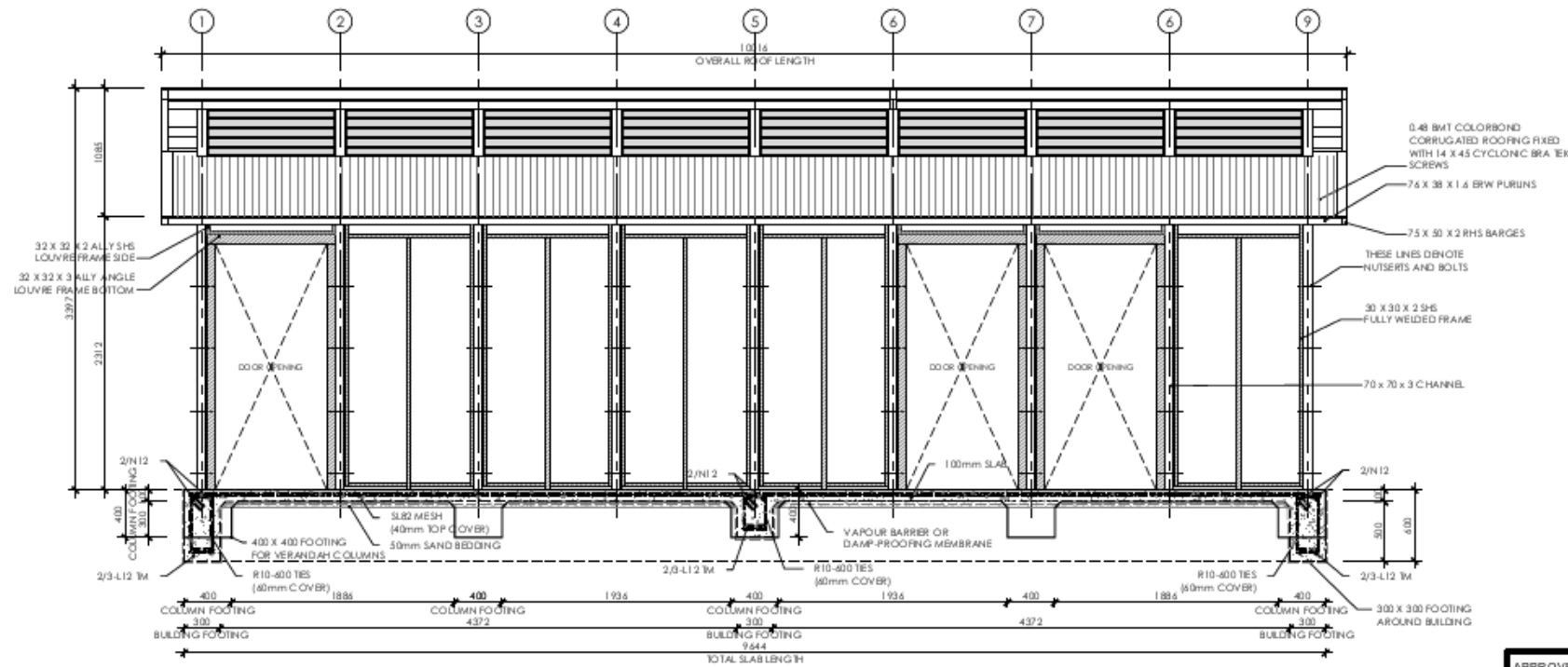
Wayne Blisner

Sep 08 2020 Wayne Blisner MIEAust CPEng
NER (Civil & Structural) #397706

(Not valid unless signed by Certified Structural Engineer)



NOOSA TOILET BUILDING
A
02
FRONT ELEVATION WITH CLADDING
1:50 M.



NOOSA TOILET BUILDING
B
02
FRONT ELEVATION WITHOUT CLADDING
1:50 M.

APPROVED BY

Structural Project Engineering (WA) P/L

Wayne Blisner MIEAust CPEng
NER (Civil & Structural) #397706

Sep 08 2020

(Not valid unless signed by Certified Structural Engineer)

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NOTES

Structure complies with:
AS/NZS 1170.2:2011 AS PER AS 1170.2

BUILDING COMPLIES WITH AS 1428.1 DISABLED ACCESS STANDARDS

UNIVERSAL TOILET COMPLIES WITH AS 1428.1.2009

AMULIANT TOILET COMPLIES WITH AS 1428.1.2009

STEEL MANUFACTURE AND STRUCTURAL DESIGN COMPLIES WITH STEEL STRUCTURES CODE AS 4100

CONCRETE PAD TO BE FLAT, NO SLOPING AND TO BE BROWELLED FINISH

Tot Footing Rev A 07/09/2020

REVISIONS DATE

CLIENT

WUJAL WUJAL ABORIGINAL SHIRE COUNCIL

CONTACT -
PHE -
FAX -
E -

PROJECT NAME

ECO LODGE
NOOSA TOILET BUILDING

PROJECT CODE

modus
Australia
Restrooms & Toilet Buildings

MODUS AUSTRALIA
PO BOX 634
IPSWICH, QLD 4305
PH: 1 300 9 45 930
e: info@modusaustralia.com.au

TITLE FRONT ELEVATIONS

DATE 29/08/2020

DRAWN TAT

CHECKED SAC

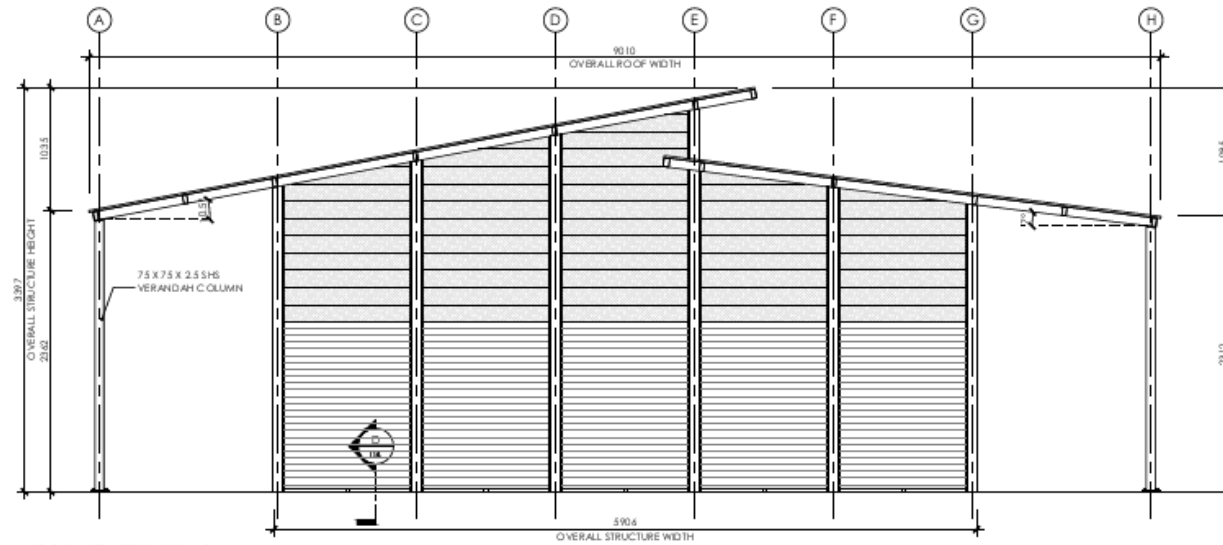
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A

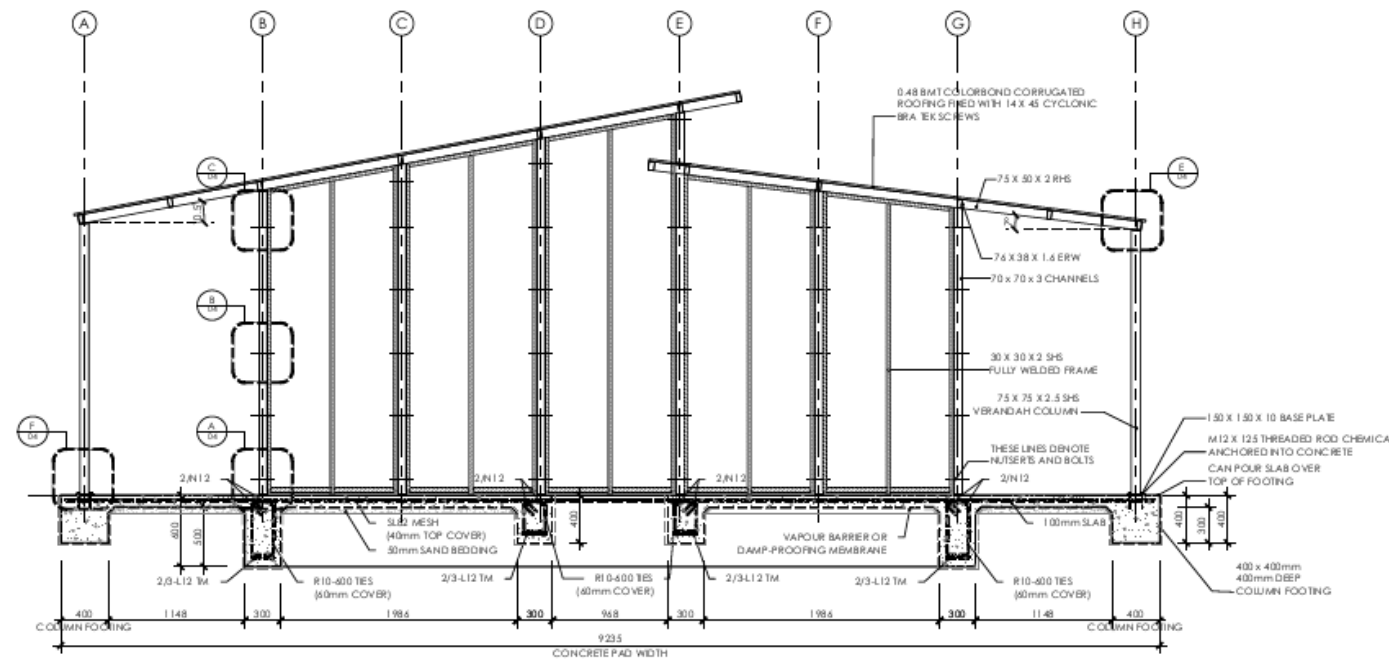
JOB NO. 6973

02

OF 08



NOOSA TOILET BUILDING
LEFT SIDE ELEVATION WITH CLADDING
 1: 50 M.



NOOSA TOILET BUILDING
LEFT SIDE ELEVATION WITHOUT CLADDING
 1: 50 M.

Contractor to set out and take the dimensions. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY.

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NOTES

- Structure complies with:
 PROTECTIVE T.C. 2.7 (2017) AS PER AS 1170.2
- BUILDING COMPLIES WITH AS 1081 DEEMED ACCESS STANDARDS
- UNIVERSAL TOILET COMPLIES WITH AS 4081.2009
- AMBULANT TOILET COMPLIES WITH AS 4081.2009
- STEEL MANUFACTURE AND STRUCTURAL DESIGN COMPLIES WITH STEEL STRUCTURES CODE AS 4100
- CONCRETE PAD TO BE LAYED TO SLAB AND TO BE REINFORCED IN-SITU

1		
2		
3		

Tot Footing Rev A	07/09/2020
REVISIONS	DATE

CLIENT

WUJAL WUJAL ABORIGINAL SHIRE COUNCIL

CONTACT -
 PH -
 FAX -
 E -

PROJECT NAME

ECO LODGE
 NOOSA TOILET BUILDING

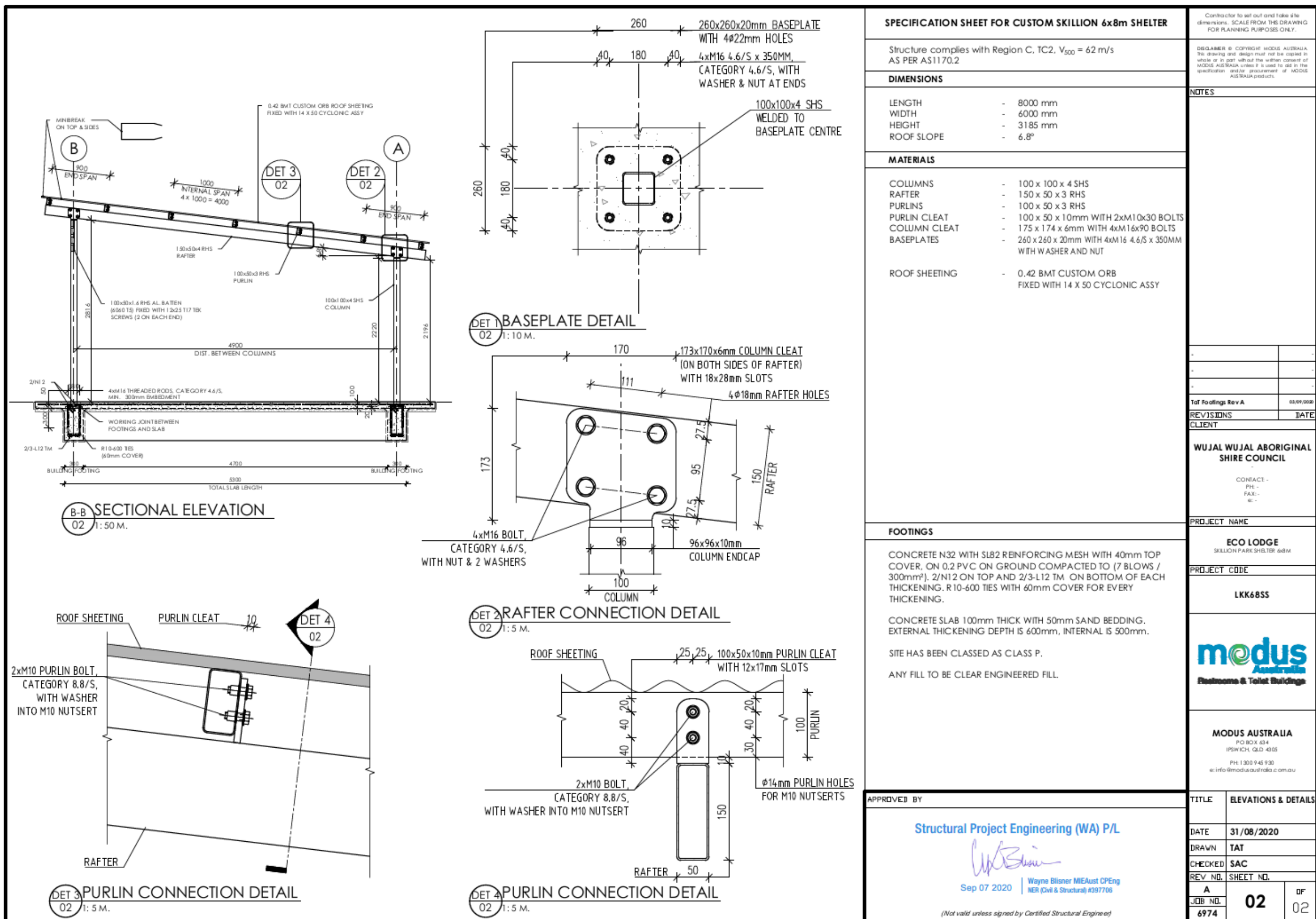
PROJECT CODE

modus
 Australia
 Restrooms & Toilet Buildings

MODUS AUSTRALIA
 PO BOX 434
 IPSWICH, QLD 4705
 PH: 1 300 945 930
 e: info@modusaustralia.com.au

APPROVED BY	
Structural Project Engineering (WA) P/L	
<i>Wayne Blisner</i>	
Sep 08 2020	Wayne Blisner MIEAust CP Eng NER (Civil & Structural) #397706
(Not valid unless signed by Certified Structural Engineer)	

TITLE	SIDE ELEVATIONS
DATE	29/08/2020
DRAWN	TAT
CHECKED	SAC
REV NO.	SHEET NO.
A	03
JOB NO.	6973
	OF 08



SPECIFICATION SHEET FOR CUSTOM SKILLION 6x8m SHELTER	
Structure complies with Region C, TC2, V ₅₀₀ = 62 m/s AS PER AS1170.2	
DIMENSIONS	
LENGTH	- 8000 mm
WIDTH	- 6000 mm
HEIGHT	- 3185 mm
ROOF SLOPE	- 6.8°
MATERIALS	
COLUMNS	- 100 x 100 x 4 SHS
RAFTER	- 150 x 50 x 3 RHS
PURLINS	- 100 x 50 x 3 RHS
PURLIN CLEAT	- 100 x 50 x 10mm WITH 2xM10x30 BOLTS
COLUMN CLEAT	- 175 x 174 x 6mm WITH 4xM16x90 BOLTS
BASEPLATES	- 260 x 260 x 20mm WITH 4xM16 4.6/S x 350MM WITH WASHER AND NUT
ROOF SHEETING	- 0.42 BMT CUSTOM ORB FIXED WITH 14 X 50 CYCLONIC ASSY
CONTRACTOR TO SET OUT AND TAKE ALL DIMENSIONS. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY.	
DESIGNER © COPYRIGHT MODUS AUSTRALIA. This drawing and design must not be copied in whole or in part without the written consent of MODUS AUSTRALIA unless it is used to aid in the specification and/or procurement of MODUS AUSTRALIA products.	
NOTES	
TAT Footings Rev A 03/09/2020	
REVISIONS	
CLIENT	DATE
WUJAL WUJAL ABORIGINAL SHIRE COUNCIL CONTACT - PH - FAX - EC -	
PROJECT NAME	
ECO LODGE SKILLION PARK SHELTER 6x8m	
PROJECT CODE	
LKK68SS	
MODUS AUSTRALIA	
PO BOX 434 IPSWICH, QLD 4305 PH: 1 300 945 930 E: info@modusaustralia.com.au	
TITLE	ELEVATIONS & DETAILS
DATE	31/08/2020
DRAWN	TAT
CHECKED	SAC
REV. NO.	SHEET NO.
A	02
JOB NO.	6974
OF	02

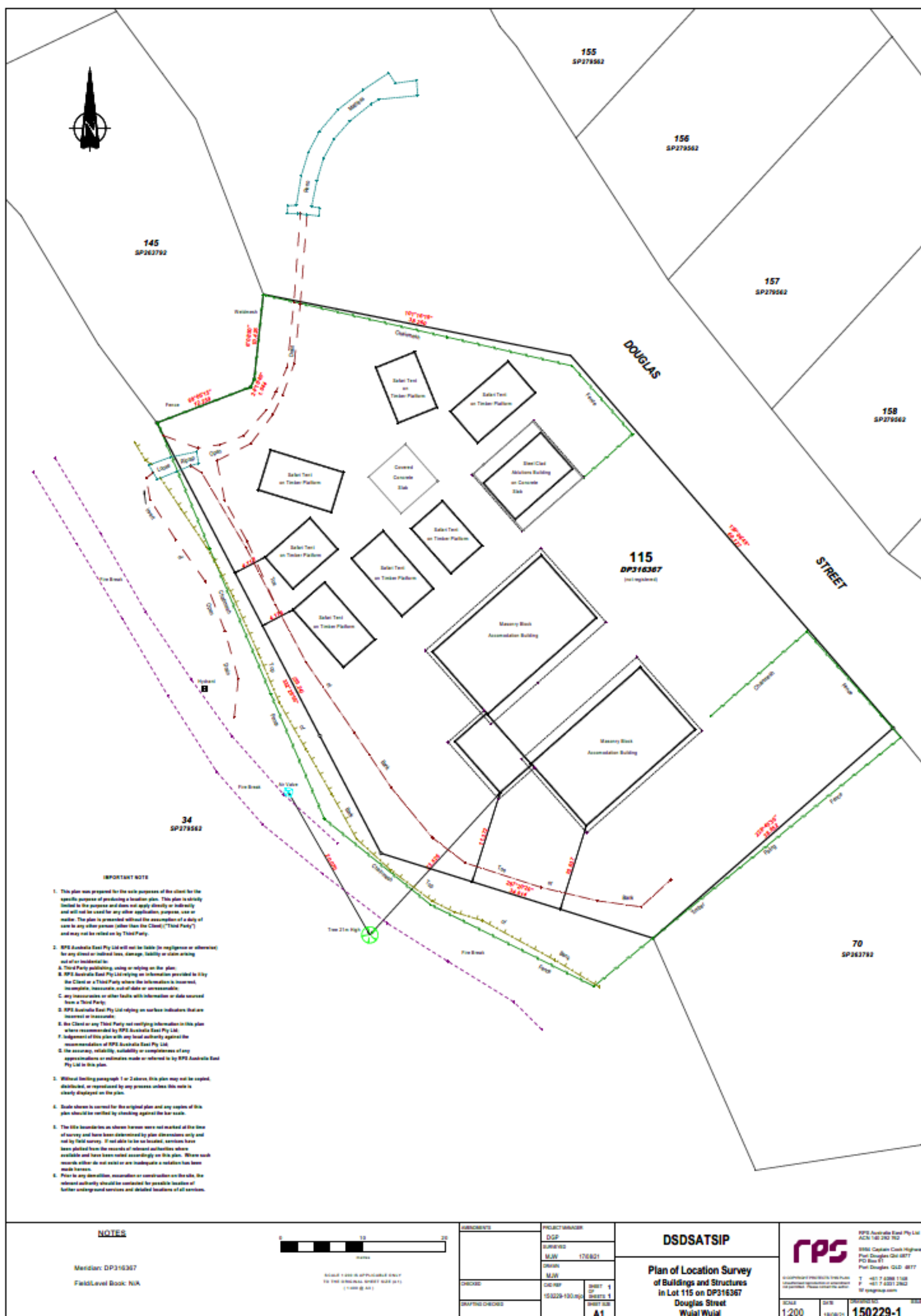
APPROVED BY

Structural Project Engineering (WA) P/L

Wayne Blisner

Sep 07 2020 | Wayne Blisner MIEAust CPEng
NER (Civil & Structural) #397706

(Not valid unless signed by Certified Structural Engineer)



Application Assessment

Decision Making Period

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

Note: Public Holidays and close down periods are excluded from Business Days.

PLEASE NOTE

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

IDAS item	Date
Application lodged with Council	24/09/2021
Action Notice Issued	N/A
Confirmation Notice Issued	13/10/2021 deemed properly made on 24/09/2021
<i>Referrals Information Received</i>	N/A
<i>Impact Consultation period</i>	01 November 2021 to 19 November 2021
<i>Planning Act 2016 - Decision Making Period Concludes</i>	<i>(35 business days)</i>
Applicant agreed Decision Making Period Extension Concludes	Not Applicable
Council Meeting	16 December 2021
Decision Notice preparation and mail-out Period Concludes	23 December 2021

Assessment against Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment 2020

The development proposal is assessable under the *Wujal Wujal Aboriginal Shire Council Planning Scheme 2020* in accordance with Section 43(1) of the *Planning Act 2016*.

The Assessment Manager is the Wujal Wujal Aboriginal Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*, the Material Change of Use (change of zone from for Nature Based Tourism and Short-Term Accommodation is determined to be Impact Assessable development requiring public notification.

An Operational Works Exemption for the proposed new lot boundaries of Lot 115SP263792 and part of lot 34SP279562 was issued 28 April 2021 (Ref: DA2021_003 EXPIRES 28 April 2023).

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. There are Nil referrals to the State Assessment and Referral Agency (SARA) regarding the mapped triggers listed on the DAMS Website.

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the *Planning Act 2016*, are outlined in 45(3) and s26 to 28 of the *Planning Regulations 2017*.

Proposed Use	Zoning	Zone Codes	Overlay Maps
Nature Based Tourism	Township Zone Precinct 1: Residential Zone	Township Zone Code	Natural Hazards (Landslide) Natural Hazard (Bushfire) Environmentally Sensitive Area (Acid Sulfate Soils)

An assessment against the applicable provisions of the Wujal Wujal Aboriginal Shire Council Planning Scheme has been undertaken as reflected hereunder:

Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment 2020		
Code	Purpose	Assessment
Township Zone Code	<p>To provide for small to medium size urban settlements located within a rural or coastal area. Development provides a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local community.</p> <p>Tourist facilities such as tourist attractions and short-term accommodation may be appropriate.</p> <p>The local government purpose is that the Township Zone remains the focus for majority of residential, commercial and community facilities development. A variety of uses, located in defined precincts, are developed to ensure land can be efficiently services and provide adequate services for the local community.</p>	<p>The proposed use is Nature Based Tourism on land where then is no known Cultural Values.</p> <p>The proposal does not meet the road boundary setback of six (6) meters and a minimum of 1.5m is proposed. As the Nature Based Tourism units are located at a portion of Douglas Street that is used as a grassed area, the smaller setback of 1.5meters can be considered reasonable.</p> <p>Opportunities for casual surveillance are provided through on and off-site activity and the low scale, low-rise Eco-Village is considered to be compatible with the surrounding town environment.</p> <p>The proposed development is separated from hazardous vegetation, a fire trail is located at the rear of the Eco-village, is located within the water supply area, will be connected to Council's wastewater network and Stormwater from the site is to be directed to Douglas Street as a legal point of discharge. Proposed Car parking area is compliant with the intended use.</p>

Assessment of application against Wujal Wujal Master Plan 2020

The development proposal is assessable under the *Wujal Wujal Master Plan Amendment 2 Revision 2 dated 11 June 2020*.

The Wujal Wujal Master Plan has documented the Wujal Wujal community's interest for Tourism and Short Term Accommodation by investigating, mapping and costing out four (4) Tourism and Short Term Accommodation Projects and key Priority areas. The subject site is within the area identified as the Priority 2. Southern Infill site. The community was consulted in the Master Planning process and approval of this application will enable their desire to have Short-term Accommodation and Natural Based Tourism within this

Priority area
become a
reality.

**State Planning
Policy
Assessment**

An assessment against the 'applicable' provisions of the relevant State Interests has been undertaken as reflected hereunder.

The *State Planning Policy (SPP)* is a key component of Queensland's planning system. The SPP (July 2017) expresses the state's interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The SPP focusses on delivery of outcomes and applies to:

- i. a local government in assessing a development application
- ii. an assessment manager or referral agency in assessing a development application

STATE PLANNING POLICY, JULY 2017					
	Livable Communities & Housing	Economic Growth	Environment & Heritage	Safety & Resilience to Hazards	Infrastructure
1	Housing supply & diversity	Agriculture	Biodiversity	Emissions & hazardous activities	Energy & water supply
2	Liveable communities	Development & construction	Coastal environment	Natural hazards, risk & resilience	Infrastructure integration
3		Mining & extractive resources	Cultural heritage		Transport infrastructure
4		Tourism	Water quality		Strategic airports & aviation facilities
5					Strategic ports

Assessment:

Liveable Communities

The proposed development enhances the liveability of Wujal Wujal by providing an additional Tourism attractor which will have ongoing benefits to the community in providing employment and short term accommodation.

Tourism

This proposal improves **Tourism** and provides Short-Term Accommodation which has been a key theme in the Council's Corporate Plan, Operational Plan and the State endorsed Wujal Wujal Master Plan. It includes appropriate infrastructure to support and enable the tourism development being an eight (8) x short-term accommodation (with one (1) x wheelchair accessible) and an Ablutions Building (wheelchair assessable).

Biodiversity.

The proposal involves the creation of an Eco-Village and avoids impacts on biodiversity. The Nature Based Tourism components of the proposal intends to preserve biodiversity and foster appreciation.

Energy and Water The subject site is located in the Priority Infrastructure Area published in the local planning instrument anhas access to Water, Sewer and Sealed Road.

Natural Hazards, Risk and Resilience.

The proposed Lot 115 will abut the Potential Bushfire Impact Buffer. There will be an increase in the use and intensity of the

H:\CORPORATE

subject site that proposes an additional Short-Term Accommodation Eco-tents. The proposed development is separated from hazardous vegetation, a well-maintained fire trail is located at the rear of the Eco-village providing separation to potential bushfire area. Short term accommodation use also lend itself to easier evacuation and management of occupants in a possible event.

RECOMMENDATION:

That Council **approve** Material Change of Use for Nature Based Tourism being an Eco-Village which involves the provision of 'Eco Tents' along with ancillary infrastructure including meals area and an Ablutions Building (inc. Toilets) on Lot 115SP263792 and part of lot 34SP279562. Subject to the below conditions listed in report 6.2.1:

6.2.2 DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED COMMUNITY CARE CENTRE (BADJA BADJA BAYAN YOUTH CENTRE) DEVELOPMENT LOCATED AT HARTWIG ST WUJAL WUJAL

SECTION 63 OF THE *PLANNING ACT 2016*, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR PROPOSED COMMUNITY CARE CENTRE (BADJA BADJA BAYAN YOUTH CENTRE) ON LOT 21SP263792

Attachment: DA2021-037 MCU Application Badja Badja Youth Services Centre

Strategic Considerations

Wujal Wujal Aboriginal Shire Council Corporate Plan 2016-2021	Wujal Wujal Aboriginal Shire Council Operational Plan 2019/2020
https://www.wujalwujalcouncil.qld.gov.au/council/corporate-documents/	https://www.wujalwujalcouncil.qld.gov.au/council/corporate-documents/

Budget, Financial and Resource Implications

The application does not trigger infrastructure charges under Council's Local Government Infrastructure Plan (LGIP).

Asset Management

Not Applicable

Executive Summary

Council is in receipt of a development application for:

- iii) Material Change of Use for a Community Care Centre (Badja Badja Bayan Youth Centre) located at 21A & B Hartwig Street Wujal Wujal 21SP263792.
(refer Attachment A & B for Qld Globe Map and Survey Boundaries of the premises)

The proposed development is zoned General Residential in Township Zone and located within the Precinct 1: Residential Area within the Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment adopted 17 September 2020. The Material Change of Use is subject to Code Assessment in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

Application & Site Details Summary	
Applicant:	Remote Indigenous Land and Infrastructure Program Office on behalf of Wujal Wujal Justice Group Indigenous Corporation
Proposed Development:	Material Change of Use for Community Care Centre (Badja Badja Bayan Youth Centre)
Type of Approval sought:	Development Permit for Material Change of Use for Community Care Centre (Badja Badja Bayan Youth Centre)
Street Address:	21A & B Hartwig Street Wujal Wujal
RP Description:	Lot 21SP263792
Land Area:	969m ²
Existing Use of Land:	Duplex Dwelling

Local Plan Summary	
Local Plan:	Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment adopted 17 September 2020
Zoning:	General Residential in Township Zone within the Precinct 1: Residential Area
Codes	Township Zone Code
Level of Assessment:	Code Assessment
Consultation:	Chief Executive Officer, Wujal Wujal Aboriginal Shire Council


Master Plan Summary	
Master Plan:	Wujal Wujal Master Plan Amendment 2 Rev. E 11 June 2020
Land Use:	N/A
Assessment:	N/A

State Requirements Summary	
DA Mapping:	Nil
Pre-lodgement:	Nil
Referral:	Nil referral required
State Development Assessment Codes	Nil

IMPACT ASSESSMENT CONSULTATION	
Consultation Period:	N/A
Submissions:	N/A
Assessment:	N/A

The proposal seeks to enable the use of an existing Duplex dwelling and lot as a Youth Centre. A Community Care Centre is a premise used to provide social support where no accommodation is provided. The intention is to use the property for a safe place where the youth of Wujal Wujal can meet under supervision. The proposal seeks to enable the use of an existing Duplex dwelling and lot to be used as a Youth Centre as per below:

Description of Subject Site	Proposal	Zone & Precinct	Qld Globe image showing existing dwelling
------------------------------------	-----------------	----------------------------	--

21A & B Hartwig Street (21SP263792)	Existing Duplex dwelling to be used as Community Care Centre (Badja Badja Bayan Youth Centre).	General Residential in Township Zone within the Precinct 1: Residential Area.	
---	--	---	--

The proposal can be considered to be consistent with the following relevant overall outcomes of the Wujal Wujal Aboriginal Shire Council Planning Scheme 2020, in particular the proposed development:

- is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- provides for a mix of uses including a community purpose (Youth Centre) which support the needs of the local community.
- provides for community facility that services the local community in particular the youth of Wujal Wujal.
- includes the potential to teach the Youth cultural activities.
- caters directly to local community needs, in particular, the youth.
- avoids or mitigates to an acceptable or tolerable level the risks associated with natural hazards including flooding, bushfire, landslide and coastal hazards.
- Lot 21 is separated from other uses by roads. The road setback to other residential uses provides a suitable buffer between the proposed use as youth centre and residential uses. The location of the lot lend itself to a community purposes use, being fully serviced, surrounded by roads providing easy access, setback from other uses that will limit direct interface with more sensitive uses.

For Council Decision – Recommendation

That Council approve:

- Material Change of Use for Community Care Centre (Badja Badja Bayan Youth Centre) located at 21A & B Hartwig Street Wujal Wujal 21SP263792.

Subject to the below conditions:

CONDITIONS OF APPROVAL		TIMING
(10)	Administration	At all times
1.5	The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:	
1.6	The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;	
1.7	The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;	
1.8	The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.	

CONDITIONS OF APPROVAL		TIMING									
(11)	Currency Period The currency period applicable to this approval is 6 years	As per condition									
(12)	Approved Site 3.3 The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval: <table border="1" data-bbox="231 526 1184 640"> <thead> <tr> <th>Plan Name</th><th>Sheet No/Drawing No.</th><th>Date</th></tr> </thead> <tbody> <tr> <td>Survey Plan SP263792</td><td>Diagram P</td><td>16/10/2015</td></tr> <tr> <td>GLD Globe Map</td><td>N/A</td><td>Image created 15/11/2021</td></tr> </tbody> </table> 3.4 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 must prevail. 3.5 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.	Plan Name	Sheet No/Drawing No.	Date	Survey Plan SP263792	Diagram P	16/10/2015	GLD Globe Map	N/A	Image created 15/11/2021	At all times
Plan Name	Sheet No/Drawing No.	Date									
Survey Plan SP263792	Diagram P	16/10/2015									
GLD Globe Map	N/A	Image created 15/11/2021									
(13)	Construction 4.5 Any construction work associated with this development shall be carried out in accordance with sound engineering practice. 4.6 No nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. 4.7 Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage. 4.8 Where material is spilled or carried on to existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.	At all times									
(14)	Damage to Infrastructure 5.3 In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council.	At all times									
(15)	Drainage 6.3 The surface drainage must be managed in a manner that lessens possible impacts in receiving areas.	At all times									
(16)	Landscaping 7.1 Landscaping is to be maintained within the setbacks.	At all times									

Recommendation

- Bicycle Racks are recommended for this proposal to increase cycling for youth in the region.

Reasons for Recommendation:

The subject site is located on the Principal Cycle Route within the Transport and Main Roads, Far North Queensland Principal Cycle Network Plan. To ensure the full potential for cycling is realized in the region, the Principal Cycle Network seeks to provide a safe connection between the residents of Ayton and Wujal Wujal.

In particular, Douglas Street, located to the rear of the subject site is a Principal Route that links safely with cycling routes within the community including a safe separated pedestrian/cycle connection over the Bloomfield River Bridge pedestrian facility.

Summary

The proposed development is considered to be consistent with the overall outcomes of the Planning Scheme in that it is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner; supports the needs of the local community by providing a community facility that services the local community in particular the youth of Wujal Wujal; protects Native Title interests; avoids and or mitigates risks associated with natural hazards and caters directly to the local community needs, in particular, the youth.

Historical Information

N/A

Policy Implications

Nil

Risk Management Implications

Nil.

Statutory Environment

Planning Act 2016

Planning Regulation 2017

Development Assessment Rules – version 1.3 published 02 September 2020 and commenced 11 September 2020

State Planning Policy – July 2017

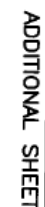
Wujal Wujal Master Plan Amendment 2 Revision 2 dated 11 June 2020

Consultation

- Chief Executive Officer, Wujal Wujal Aboriginal Shire Council
 - Wujal Wujal Justice Group Indigenous Corporation
-

Attachments

Attachment A:	Survey Plan of Premises
Attachment B:	QLD Globe Map of Premises
Attachment C:	Application Assessment

Land title Act 1994; Land Act 1994
Form 21A Version 1

Attachment B: QLD Globe Map of Premises



III.

Application Assessment**Decision Making Period**

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

Note: Public Holidays and close down periods are excluded from Business Days.

PLEASE NOTE

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

IDAS item	Date
Application lodged with Council	24 November 2021
Action Notice Issued	N/A
Confirmation Notice Issued	TBA
<i>Referrals Information Received</i>	N/A
<i>Impact Consultation period</i>	N/A
<i>Planning Act 2016 - Decision Making Period Concludes</i>	(35 business days)
Applicant agreed Decision Making Period Extension Concludes	N/A
Council Meeting	16 December 2021
Decision Notice preparation and mail-out Period Concludes	23 December 2021

Assessment against Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment 2020

The development proposal is assessable under the Wujal Wujal Aboriginal Shire Council Planning Scheme 2020 in accordance with Section 43(1) of the *Planning Act 2016*.

The Assessment Manager is the Wujal Wujal Aboriginal Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*, the Material Change of Use for a Community Care Centre (Badju Badju Bayan Youth Centre) in the General Residential area in the Township Zone within the Precinct 1: Residential Area is determined to be Code Assessable development and does not require Public Notification.

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. There are Nil referrals to the State Assessment and Referral Agency (SARA) and no mapped triggers listed on the DAMS Website for the subject site.

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the *Planning Act 2016*, are outlined in 45(3) and s26 to 28 of the *Planning Regulations 2017*.

Proposed Use	Zoning	Zone Codes	Overlay Maps
Community Care Centre (Badja Badja Bayan Youth Centre)	Township Zone Precinct 1: Residential Zone	Township Zone Code	Natural Hazard (Bushfire)

An assessment against the applicable provisions of the Wujal Wujal Aboriginal Shire Council Planning Scheme has been undertaken as reflected hereunder:

Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment 2020		
Code	Purpose	Assessment
Township Zone Code	To provide for small to medium size urban settlements located within a rural or coastal	The proposed development utilizes an existing Duplex dwelling and is not listed as containing

Wujal Wujal Aboriginal Shire Council Planning Scheme Amendment Alignment 2020		
Code	Purpose	Assessment
	<p>area. Development provides a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local community.</p> <p>Tourist facilities such as tourist attractions and short-term accommodation may be appropriate.</p> <p>The local government purpose is that the Township Zone remains the focus for majority of residential, commercial and community facilities development. A variety of uses, located in defined precincts, are developed to ensure land can be efficiently services and provide adequate services for the local community.</p>	<p>Cultural Heritage in the Planning Scheme, on the DSDATSIP Cultural Heritage Register or the Queensland Heritage Register.</p> <p>Access provision is in existence.</p> <p>Landscaping will be maintained within the setbacks up to 1.5m in depth.</p> <p>The subject site has existing access to: reticulated water and sewerage supply; energy and telecommunications; constructed roads; stormwater and drainage systems; vehicular access and is connected to existing walking and cycling pathways.</p>

Assessment of application against Wujal Wujal Master Plan 2020

The development proposal is not assessable under the *Wujal Wujal Master Plan Amendment 2 Revision 2* dated 11 June 2020.

State Planning Policy Assessment

An assessment against the 'applicable' provisions of the relevant State Interests has been undertaken as reflected hereunder.

The *State Planning Policy (SPP)* is a key component of Queensland's planning system. The SPP (July 2017) expresses the state's interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The SPP focusses on delivery of outcomes and applies to:

- iii. a local government in assessing a development application
- iv. an assessment manager or referral agency in assessing a development application

STATE PLANNING POLICY, JULY 2017					
	Livable Communities & Housing	Economic Growth	Environment Heritage	& Safety & Resilience to Hazards	Infrastructure
1	Housing supply & diversity	Agriculture	Biodiversity	Emissions & hazardous activities	Energy & water supply
2	Liveable communities	Development & construction	Coastal environment	Natural hazardsrisk & resilience	Infrastructure integration
3		Mining & extractive resources	Cultural heritage		Transport infrastructure
4		Tourism	Water quality		Strategic airports & aviation facilities
5					Strategic ports

Assessment:



Liveable Communities

The proposed development enhances the liveability of Wujal Wujal by providing a Community Care Centre (Badja Badja Bayan Youth Centre) which will have ongoing benefits to the community and in particular, the youth. Lot 21 is separated from other uses by roads. The road setback to other residential uses provides a suitable buffer between the proposed use as youth centre and residential uses. The location of the lot lend itself to a community purposes use, being fully serviced, surrounded by roads providing easy access, setback from other uses that will limit direct interface with more sensitive uses.

Energy and Water

The subject site is located in the Priority Infrastructure Area published in the local planning instrument and has access to Water, Sewer and Sealed Road.

Natural Hazards, Risk and Resilience.

The subject site is located within the Medium Potential Bushfire Intensity Area. As the proposal is located in an existing build up urban area and surrounded/separated from hazard areas it is deemed to avoid or mitigates to an acceptable or tolerable level the risks associated with natural hazards including flooding, bushfire, landslide and coastal hazards.

RECOMMENDATION

That Council **approve** Material Change of Use for Community Care Centre (Badja Badja Bayan Youth Centre) located at 21A & B Hartwig Street Wujal Wujal 21SP263792. Subject to the below conditions contained in Report 6.2.2

6.2.3 Draft Project Proposals to Council Policy

As part of the governance work associated with Council moving to a financially sustainable position staff and the Governance advisor Mr John O'Hallaoran have developed a draft policy to ensure that proposals for programs or projects are fully investigated before being presented to Council for approval.

Senior staff will reviewed all project proposals that is being submitted to council for consideration and certify that the proposal has been comprehensively considered by council staff in terms of:

- Scope
- Value for money
- Whole of life costs (capital and ongoing operational)
- Immediate and long term impacts on council's budgets and financial sustainability
- All regulatory requirements and considerations
- Planning (there is/ will be a comprehensive project management plan in place if the project is approved by council)
- Native title and cultural heritage
- Other influences including construction timetable (in the context of the wet season, contractor and supplier availability)
- Council's capacity to operate and maintain the infrastructure now and in the future (including the qualifications and experience required)
- Risks
- Grant program guidelines (if applicable)

All senior staff will be required to sign off on the project proposal before it is submitted to Council for approval. This process compliments the Project Principles Assessment process for Capital Expenditure that was developed by the Financial Controller.

RECOMMENDATION



That Council **Adopt** the Draft Project Proposals to Council Policy

WUJAL WUJAL ABORIGINAL SHIRE COUNCIL

POLICY

Project Proposals to Council

Document Reference Number xx/2021
 Version Number 2
 Business Unit Chief Executive Officer
 Scheduled Review Date: Annually

Version history

Version Number	Date	Status
2.	2 December 2021	Draft

Head of Power

Local Government Act 2009

Local Government Regulation 2012

Objective

The objective of this policy is to ensure:

- Good governance and financial management by council
- All project proposals submitted to council for approval have been comprehensively considered by council staff in terms of:
 - Scope
 - Value for money
 - Whole of life costs (capital and ongoing operational)
 - Immediate and long term impacts on council's budgets and financial sustainability
 - All regulatory requirements and considerations
 - Planning (there is/ will be a comprehensive project management plan in place if the project is approved by council)
 - Native title and cultural heritage
 - Other influences including construction timetable (in the context of the wet season, contractor and supplier availability)
 - Council's capacity to operate and maintain the infrastructure now and in the future (including the qualifications and experience required)
 - Risks
 - Grant program guidelines (if applicable)
 -
- All project proposals submitted to council for consideration must have:
 - been endorsed by the project owner and appropriate delegates using the Project Principles Assessment Form
 - reviewed and certified by all senior staff in council (Director Works, Finance Manager and Chief Executive Officer) using Attachment 1 of this policy.

Application

This policy applies to all project proposals that are submitted to council for consideration.



Phase 1: Council staff must undertake the necessary research before submitting project proposal to senior staff using councils Project Principles Assessment Form

Phase 2. Draft project proposals must be provided to the senior staff (Director Works, Manager Finance and Chief Executive Officer) with the prescribed Project Principles Assessment Form and cover template for review, consideration at a senior staff meeting and then certification by the three senior staff.

Phase 3: Project proposals with a complete and certified cover template is then submitted to council for consideration.

COUNCILLOR ROLES IN CONSIDERING PROJECT PROPOSALS

Councillors should consider all project proposals in the context of:

- The Principles of the Local Government Act 2009
- Council's corporate and operational plans
- Council's budget
- Council's long term financial sustainability and impacts
- How the project aligns with "fit for purpose, fit for place"
- Benefits to the community
- Risks

Attachment 1

Mandatory Template for all Project Proposals to Council

Project proposal _____ **Council meeting date** _____

Senior staff have reviewed the attached project proposal that is being submitted to council for consideration and certify that this proposal has been comprehensively considered by council staff in terms of:

- Scope
- Value for money
- Whole of life costs (capital and ongoing operational)
- Immediate and long term impacts on council's budgets and financial sustainability
- All regulatory requirements and considerations
- Planning (there is/ will be a comprehensive project management plan in place if the project is approved by council)
- Native title and cultural heritage
- Other influences including construction timetable (in the context of the wet season, contractor and supplier availability)
- Council's capacity to operate and maintain the infrastructure now and in the future (including the qualifications and experience required)
- Risks
- Grant program guidelines (if applicable)
-

Certified by:

_____ Director of Works _____ Date

_____ Manager of Finance _____ Date

_____ Chief Executive Officer _____ Date

6.3 Department of Finance & Corporate Services Report (DF&CS)

6.3.1 Finance Manager

Cash Flow Report is up to date to 30 November 2021. Total Bank Balance as at 30 November 2021 is \$3,425,802.30 comprising of:

- Unrestricted funds = \$1,580,512.37
- Restricted funds = \$1,845, 289.93

Grant funds and large deposits received during the month are listed as follows:

Grant Funding Received During the Month:

Funds Received From	Reason for Grant	Grant Type	Amount
Department of State Development Infrastructure, Local Government and Planning	Indigenous Economic Development Grant 2021-22	Operating	\$ 80,000.00
Department of State Development Infrastructure, Local Government and Planning	Financial Assistance Grant 2021-22	Operating	\$ 74,025.50
State Library Queensland	First Five Forever, Public Library & Local Resources Grant Funding 2021-2022	Operating	\$ 21,500.00

Credit Card Reconciliation is completed and up to date as at 30 November 2021.

Taxation & Compliance Matters

- Estimated GST payable at 30 November 2021 is \$92,492.45.
- IAS for the month of November 2021 by 21 December 2021
- No other matters outstanding

6.3.2 Accounts Receivable

Invoicing

53 Invoices were raised totalling \$30,070.46 for the period of 1st November to 30th November 2021.

53 Work Orders for Responsive Maintenance totalling \$30,070.46

0 Purchase Order for Planned Maintenance totalling \$ nil

QBUILD invoicing comparison

MONTH	2021	2020	VARIANCE
NOVEMBER	\$30,070.46	\$22,669.83	\$7,400.63

Aged debtors report as of 1st November 2021

90 Days Aged	\$33,273.67
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60 Days Aged	\$637.46
30 Days Aged	\$54,242.00
Current	\$103,433.74
Total Debtors	\$191,586.87

6.3.3 Accounts Payable

Open Purchase Orders

As of 30 November 2021, open purchase orders to the value of \$1,579,448.59 which is a true reflection of what Council owes its suppliers/contractors. Open purchase order report is now reviewed on a weekly basis

Please find attached Aged Creditors Report as at 30 November 2021

Summary of creditors run for the month

Payment date	Total payment	Comment
04/11/2021	\$143,858.53	Largest Payments to – Briody Plumbing - \$10,396.76, Community Apprenticeships Aust - \$12,267.47, Emperor Electrical - \$21,403.58, Fourier - \$32,969.57, Freestyle Concrete - \$12,375.00, Peter Ivanoff - \$15,950.00 & RECS Consulting - \$19,046.50
11/11/2021	\$198,940.04	Largest Payments to – AquaManage - \$31,674.50, Briody Plumbing - \$14,877.11, Cairns Hardware - \$11,838.00, RECS Consulting - \$12,672.00, Sail Structure - \$21,666.50, Torres & Cape Hospital - \$15,622.68 & Up North Building - \$48,250.00
18/11/2021	\$118,107.60	Largest Payments to – Lowes Petroleum - \$41,104.35, QLD Local Government - \$27,448.94 & Tony Lovegrove - \$12,980.00
25/11/2021	\$88,775.24	Largest Payments to – Cairns Hardware - \$16,421.54, Fourier - \$18,070.22 & Freestyle Concrete - \$14,309.49

6.3.4 Payroll

Nil report for December

6.3.5 Information Management

Records Management

Continued and ongoing filing and document management in MAGIQ, Council's common drive "H", SharePoint, Outlook, Practical and all other Council data bases to ensure Council meets their obligations and statutory requirements under the Public Records Act 2002 and advise all staff of their obligations in relation to the creation and maintenance of records within the Council in a manner that is compliant with the standards set out by Queensland State Archives.

IT Management

In between attending to the tickets below I continued work on our ITC Strategy and various ICT Policies. I forwarded 2 policies to CEO for adoption at the December Council OM –

WWASC IT Acceptable Use Policy

WWASC ICT Security Policy

Major Incidents

Both the Aged Care and Kindy Printers have an HDD failure. Brilliant is sending me a fix that I can apply and hopefully that will work otherwise both the printers will have to be replaced as per our current IT replacement at end of life strategy.

Below are the ITC tickets raised for the Month of November 2021

DATE	FOURIER	TELSTRA	MAGIQ
1/11/2021	4		
2/11/2021	2	1	
3/11/2021	2		
4/11/2021	5	4	
5/11/2021	1		
6/11/2021			
7/11/2021			
8/11/2021	2		
9/11/2021		3	
10/11/2021			
11/11/2021	4	2	
12/11/2021		1	
13/11/2021			
14/11/2021			
15/11/2021	6	2	1
16/11/2021	6	2	
17/11/2021	7	6	
18/11/2021	8		
19/11/2021	9		
20/11/2021			
21/11/2021			
22/11/2021	15	1	
23/11/2021	8	8	
24/11/2021	3	1	
25/11/2021	2		
26/11/2021			
27/11/2021			
28/11/2021			
29/11/2021		5	
30/11/2021	1	6	
	85	42	1

6.4 Department of Works & Building Services Report (DW & BS)

6.4.1 Building

Guest Accommodation

Electricity has been connected, just needs to be furnished

Eco Tourism Village

Completed, just needs to be furnished

Community Hall

85% complete

Painting/tiling complete

Ready to install kitchen







Plug-ins

All plugins are underway.

Framework & roofing for 4x houses 25,29,38 & 39 Hartwig St Complete. Lock up stage in the New Year.

All other lots will commence framing in the New Year.

QBUILD

Workflow		
Unscheduled	<div style="width: 20%;"></div>	20
Work In Progress	<div style="width: 94%;"></div>	94
Awaiting Approval	<div style="width: 0%;"></div>	0
Completed	<div style="width: 86%;"></div>	86
Invoiced	<div style="width: 234%;"></div>	234
Field Workers		
 Carpentry		40
 Electrical		30
 Painting		-
 Pest Control		3
 Plumbing		18
 Yard Work		3

6.4.2 Water & Waste

Water

We discovered that the chlorine was weak through the lines at our testing points bamboo, HAAC, Kindy, Clinic, Art Centre, Southside Oval. The weather has been hot and it does have an effect on the chlorine readings. Chlorine dosage is usually 530 and we raised it to 600 which gives us a good result.

The intake filter has been cleaned twice a week.

Sewerage/pits

No spillages recorded upon monitoring.

6.4.3 Animal Management

Registered new puppies



Medicated all dogs
Treated mangy pups
Microchipping
De-sexing
Insert Euthanasia
Buried dogs
Tattoo practice for desexed animals

6.4.4 Environmental Health

WTP

TPHU came up to assist Water Operators in their daily task/monthly for a week including water testing and.

TPHU guided us through the CIP (Clean in Place) process and should be done every 400 hrs and we found it at 500 hrs. TPHU also gave us a CIP procedure to follow which is simple and easy to work with. Process can take up to 4hrs and must be monitored during the process
We also did some housekeeping.

Comments/Concerns

Up at the intake, the filter needs to be changed at least two times a week or more depending how dirty the river is. Pulling out the filter case feels like it weighs 50kg, you pull it out in an awkward position and now my back is sore because I pull it out most of the time. The boys climb up onto the pipe and support me in pulling it but then again that's dangerous. Can you investigate this to make it safer for the boys?

6.4.5 Art Centre

Highlights

The artists finally got their payment for the artworks that were damaged in the January 2019 Flood. The total payout for the artists was \$15,708.00. The art centre would like to thank the Council and staff for following this through and dealing with the insurance payouts.

The art centre was involved in the CIAF fashion show this year, collaborating with Lynelle Flinders, the artists designed new Kaftans and silk robes for the digital fashion parade. Photo attached.

The art centre hosted Artslaw from Sydney. On the first day they gave a workshop on artists rights which included information regarding copyright, moral rights, resale royalties, licensing, contracts, wills and they went through the artist/art centre agreement with the artists, so they understood their rights in their relationship with the art centre.

Data

Sales report for the month of November 2021, attached. The amount is high because of the insurance flood payment of \$26,180.00 total. Take out the flood payment and the amount is \$9,263.50.

Barriers & Issues

To develop a plan to incorporate, Council needs to come to an agreement regarding renting the gallery space. Attached is a proposal letter as a starting point for negotiation.

Funding/Agreements/Financials

The art centre manager is waiting for the financial audits, so they can be submitted for reporting.
For all Bana Yirriji Art Centre financial questions please discuss with financial controllers.

November 21	Cost
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Jagalingu Aboriginal Creations, Clapsticks	\$630.25
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This year's fashion designs for CIAF. Hand painted and printed by artists: Lila Creek, Anne Nunn, Sonya Creek and Betty Sykes.

6.4.6 HACC

Funding and Spend

Cooktown food and ice works - \$2598.90 client consumables
 ROCS - \$2656.85 Nov-Oct 22licence
 -\$1452.00 AC programs training
 Ayton IGA – \$341.40 client consumables
 Alister G - \$3310.00 garden maintenance CHSP/HCP/Comm Care
 3 x additional clients have started on the program
 Chillet Refrigeration - \$298.10 repairs/maintenance

Issues with Programs etc

Nil

Client/Correspondence

Ongoing QCAT applications, requires additional documentation



MAC – reviewed and referred new and existing client/s for implementation of services through CHSP and HCP ongoing

2 x clients now on the HCP's with a review in 6mths

Reporting

Nil

Staffing

2 x staff have given their resignations

Have received 2x applications and a verbal EOI, however will be looking for experience within the AC sector and ability to work autonomously

6.4.7 Indigenous Knowledge Centre

- State Library visit – Lauren came and worked from the IKC for two days. Happy with the work being done and will return in the new year to run a family histories workshop to show the locals how to search for family tree information through State Libraries.
- The last Homework Club was held in November. Numbers have really picked up and getting an average of 12 children attending each session. Will recommence when school returns in 2022.
- Patricia Jackson (teacher from Bloomfield State School) will be working with the IKC to record elders' stories over the school holidays to capture the history of the area and the life and stories of individuals. The recordings will be made into either individual videos or a collaborative documentary depending on how much is captured. Video's will be kept in the IKC and SLQ achieves for future generations.
- Wujal Wujal have been nominated for the Australian Institute for Disaster Resilience National Award for the Wujal Wujal Elder's and Vulnerable Persons' Initiative after winning the state award for the Local Government division. National winners will be announced 8 December 2021 in Melbourne.

Projects

Language Grant

- Miromaa is still working on the development of the application using the latest ISO upgraded software. Due to the upgrades being so major Miromaa have had to recreate their application template to be consistent with the ISO platform.

First 5 Forever Mum's and Bub's

- New midwife keen to begin the group again and work with CDCC's Balji Program on a Tuesday morning during the school term to create a wholistic program without doubling up on services.

IKC Expenditure

Lutheran Church of Australia

\$35

Purchase of book – A Guide to Records of Indigenous Australians in the Lutheran Archives

The book provides a list of all people with records in the Lutheran Archives from the Missionary Days and allows easy access to the archives.

Funding – SLQ Local Resources Funding

Brilliant Technologies

\$25

Freight for printer toner.

IKC Operational Funds

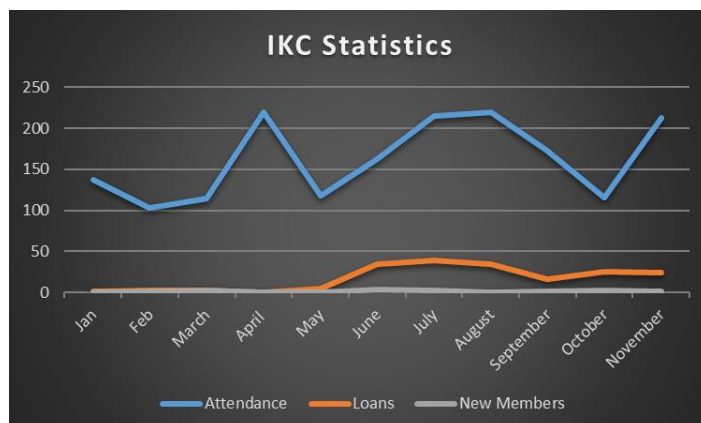
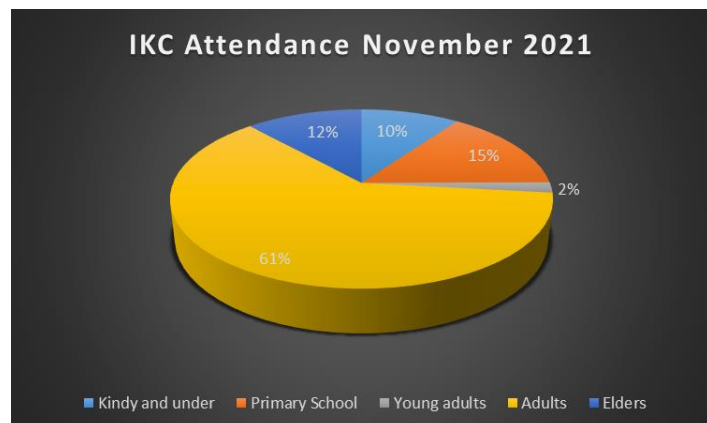
Recommendations/resolution

- Nil

Statistics

IKC

- 213 attendances throughout the month
- 24 loans for the month
- 1 new member



6.4.8 Post Office

- Five mobile phones have arrived, and 4 more phones are on back-order
- 3 mobile phones have already been sold.
- Parcels are still being delayed by a week and as Christmas is approaching, we will expect further delays as the volume of letters and parcels increase.
- The Post Office was vandalized on the weekend of November 28, the front window was smashed and the front doorknob was damaged, both have since been replaced and fixed.

The year 2021 has been a learning curve for me with increased parcel dispatching for the Art Centre with paintings of all shapes and sizes without any lost items or returns.

The implementation of Australia Post upgraded network system, that was installed by me and the completion of all required training for this year, this year, there has been some computer glitches, resulting in lost data, no network coverage which means, no banking until it was fixed, but all in all, with the implementation of mobile phones being available at the post office, I think 2022 will be a more viable and profitable year.

6.4.9 Centrelink

Nil Report Received

6.4.10 Kindergarten

Nil Report Received

7 CLOSED SESSION - Nil

8 GENERAL BUSINESS/ LATE ITEMS