



MINUTES

Ordinary Meeting

Thursday, 25 September 2014

commencing at 6pm

Council Chambers, 9 Pelican Street, Tewantin

**Crs Noel Playford (Chair), Bob Abbot, Sandy Bolton, Joe Jurisevic,
Frank Pardon, Tony Wellington, Frank Wilkie**

1 ATTENDANCE & APOLOGIES

COUNCILLORS

Councillor N Playford, Mayor
Councillor S Bolton
Councillor J Jurisevic
Councillor F Wilkie
Councillor F Pardon

EXECUTIVE

B de Chastel, Chief Executive Officer
A Rogers, Director Community Services
M Shave, Director Corporate Services
M Drydale, Director Planning & Infrastructure

APOLOGIES

Councillor Abbot
Councillor T Wellington

The meeting commenced at 6.01pm

2 CONFIRMATION OF MINUTES

Council Resolution

Moved: Cr Jurisevic
Seconded: Cr Bolton

The Minutes of the Ordinary Meeting held on 28 August 2014 be received and confirmed

Carried.

3 MAYORAL MINUTES

Nil.

4 NOTIFIED MOTIONS

Nil.

5 CONSIDERATION OF COMMITTEE RECOMMENDATIONS**INFRASTRUCTURE AND SERVICES COMMITTEE RECOMMENDATIONS****16 SEPTEMBER 2014 - Crs Sandy Bolton (Chair), Frank Pardon, Noel Playford*****Apology: Cr Bob Abbot****Other Councillors in Attendance: Cr Jurisevic***4 BOREEN POINT-TEWANTIN FLEXILINK SERVICE****Council Resolution****Moved: Cr Pardon****Seconded: Cr Wilkie**

That Council note the report by the Senior Project Officer to the Infrastructure & Services Committee Meeting dated 16 September 2014 and defer consideration of the matter to a future round of Council meetings to allow staff to investigate possibilities for partnering with existing community organisations and businesses who might want to be involved in the provision of subsidised transport.

Carried.

The following Recommendations from the Infrastructure and Services Committee were adopted without discussion or further amendment.

Council Resolution**Moved: Cr Pardon****Seconded: Cr Wilkie**

The Infrastructure & Services Committee recommendations dated 16 September, 2014 be adopted except where dealt with or held over by separate resolution.

Carried.

1 COOLOOLA RECREATION AREA REVENUE AND EXPENDITURE

That Council note the report by the Director, Planning & Infrastructure to the Infrastructure & Services Committee Meeting dated 16 September 2014 regarding the Cooloola Recreation Area Revenue and Expenditure.

2 NOOSA RIVER EROSION MANAGEMENT

That Council note the report by the Director Planning & Infrastructure and Senior Technical Officer to the Infrastructure & Services Committee Meeting dated 16 September 2014 and:

- A. Request that a detailed assessment for the development of a hydrodynamic model for the Noosa River between Tewantin and the river mouth be prepared for consideration by Council at the next budget review; and
- B. That a Tidal Works application be submitted to the Department of Environment and Heritage Protection for the trialling of geotextile sandbag groynes at Noosa River Holiday Park located at Munna Point.

3 COUNCIL CABS ELIGIBILITY CRITERIA

That Council note the report by the Senior Project Officer and the Development Officer to the Infrastructure & Services Committee Meeting dated 16 September 2014 and defer consideration of the matter to a future round of Council meetings to allow staff to investigate possibilities for partnering with existing community organisations involved in the provision of subsidised transport.

5 COUNCIL POLICY - ASSET MANAGEMENT

Item not dealt with by Infrastructure & Services Committee. Referred to General Committee for consideration.

Reason for referral: Request for a further report outlining the amendments to the Policy suggested by the Infrastructure & Services Committee

6 CAPITAL PROGRAM DELIVERY STATUS - SEPTEMBER 2014

That Council note the report by the Asset Planning Manager to the Infrastructure & Services Committee Meeting dated 16 September 2014 providing an update on the status of the projects within the 2014/15 Capital Works Program.

7 EXTERNAL FUNDING GRANTS - BUS STOPS & CYCLE NETWORKS

That Council note the report by the Senior Technical Officer to the Infrastructure & Services Committee Meeting dated 16 September 2014 regarding Council's successful grant funding under the *Passenger Transport Accessible Infrastructure Program 2014-15* and the *Cycle Network Local Government Grants Program 2014-15* and:

- A. Authorise the CEO to sign all necessary documentation related to the grant funding;
- B. Provide authority to proceed with the delivery of all grant approved projects and any necessary ancillary works.

8 TENDER CONSIDERATION PLAN FOR SUPPLY OF QUARRY, ASPHALT AND BITUMINOUS MATERIALS

That Council note the report by the Manager Civil Operations to the Infrastructure & Services Committee Meeting dated 16 September 2014 and resolve to establish a Supplier Arrangement for the Supply of Quarry, Asphalt and Bituminous Materials (Contract 1415T002) commencing 1 October 2014 for a period of 9 (nine) months expiring 30 June 2015, with the Suppliers listed in Attachment 1 and schedule of rates subject to rise and fall.

PLANNING & ORGANISATION COMMITTEE RECOMMENDATIONS**16 SEPTEMBER 2014 – Crs Frank Wilkie (Chair), Joe Jurisevic, Noel Playford***Apology : Cr Tony Wellington**Other Councillors in Attendance: Crs Sandy Bolton and Frank Pardon.****The following Recommendations from the Planning and Organisation Committee were adopted without discussion or further amendment.*****Council Resolution****Moved: Cr Wilkie**
Seconded: Cr Jurisevic

The Planning & Organisation Committee recommendations dated 16 September, 2014 be adopted.

Carried.**1 DEVELOPMENT APPLICATION FOR PRELIMINARY BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR ADDITIONS TO A DETACHED HOUSE 19 ALLAMBI RISE NOOSA HEADS - PBA14/0017**

That Council note the report by the Planning Technical Officer to the Planning & Organisation Committee Meeting dated 16 September 2014 regarding application PBA14/0017 for Preliminary Building Works Assessable against the Planning Scheme – 3 storey addition at 19 Allambi Rise, Noosa Heads and approve the application in accordance with the following conditions:

PLANNING*When Conditions must be Complied With*

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan name, prepared by	Date
DD 1.01 P1	P1	Site Plan, prepared by Tim Ditchfield Architects	01/08/14
DD 2.04 P1	P1	Undercroft Floor Plan, prepared by Tim Ditchfield Architects	01/08/14
DD 2.03 P1	P1	Lower Ground Floor, prepared by Tim Ditchfield Architects	01/08/14
DD 2.03 P1	P1	Upper Ground Floor, prepared by Tim Ditchfield Architects	01/08/14
DD 2.02 P1	P1	First Floor, prepared by Tim Ditchfield Architects	01/08/14
DD 2.05 P1	P1	Roof Plan, prepared by Tim Ditchfield Architects	01/08/14
DD 3.03 P1	P1	Section C-C, prepared by Tim Ditchfield Architects	01/08/14
DD 4.01 P1	P1	South Elevation, prepared by Tim Ditchfield Architects	01/08/14
DD 4.02 P1	P1	East Elevation, prepared by Tim Ditchfield Architects	01/08/14
DD 4.03 P1	P1	North Elevation, prepared by Tim Ditchfield Architects	01/08/14
DD 4.04 P1	P1	West Elevation, prepared by Tim Ditchfield Architects	01/08/14

Building Height

3. The maximum height of all new additions to the dwelling must not exceed 8 metres above the finished ground level and the natural ground surface. The new 3 storey portion is only permitted where indicated on the approved plans.
4. Certification must be submitted to Council from a Licensed Surveyor which certifies that the building does not exceed the maximum height requirement of this Decision Notice.

Performance Bond

5. Security in the form of a cash bond or trading bank guarantee to the sum of **\$5,000** must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Building Works. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit. Council reserves the right to call upon the bond or guaranteed sum to effect compliance with conditions.

Landscaping

6. The land between the dwelling and the eastern boundary must be reinstated to the natural ground surface level except for the vehicle access to the north east corner of the lot.
7. Existing trees on the site and within road reserves must be retained, except where required to be removed between the dwelling and the eastern boundary.
8. Trees to be retained and must be protected from construction activities by:
 - a. clearly marking vegetation to be retained with flagging tape
 - b. installing protective fencing around the drip line of the vegetation
 - c. restricting stockpiling, storage and vehicle parking to those areas which are already cleared
 - d. using low impact construction techniques around vegetation.
9. Screening vegetation must be planted along the eastern boundary in accordance with Council's Planning Scheme Policy PSP3 Landscaping Plants and Guidelines. The planted vegetation must have a minimum pot size of 200mm and consist of native, endemic species. In this regard, 4 species with a pot size of 45 litres, must be planted and evenly spaced along the length of the eastern elevation.

Geotechnical Stability

10. All works must be carried out in accordance with a Geotechnical Report for the site prepared by a qualified person*. Prior to the issue of a Development Permit for Building Works, certification must be submitted to Council from a qualified person* which certifies that the site is not at risk from landslide emanating from the site or from other land.

External Colours

11. External colours and finishes of the building must comprise of muted/environmental tones that blend with the natural environment to assist the building to blend with the surrounding vegetation. In this regard, the colour palette must be in accordance with the colour indicated on the approved plans or alternatively submitted to Council for approval prior to the issue of Development Permit for Building Works.

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Development Compliance Inspection

1. Prior to the commencement of the use, please contact Council's Planning Assessment Branch to arrange a Development Compliance Inspection.
** Qualified Person – Geotechnical Stability*
2. For the purpose of preparing a Geotechnical Report, and for certifying geotechnical stability for the development, a qualified person is considered to be a person who:
 - a. is a Registered Professional Engineer of Queensland (RPEQ); and
 - b. has a degree in civil engineering or engineering geology; and
 - c. has a minimum of 5 years' experience in the field of geotechnical engineering or engineering geology.

2 APPLICATION FOR MATERIAL CHANGE OF USE ANIMAL HUSBANDRY TYPE 2 - INTENSIVE) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 4 - POULTRY FARMING) SITUATED AT 136 TOP FORESTRY ROAD, RIDGEWOOD MCU12/0184

Item not dealt with by Planning & Organisation Committee. Referred to General Committee for consideration.

Reason for referral: Significance of issue.

3 APPLICATION FOR MATERIAL CHANGE OF USE - MULTIPLE HOUSING TYPE 4 CONVENTIONAL (4 UNITS) AND ASSOCIATED OPERATIONAL WORKS SITUATED AT 28 NANNYGAI STREET, NOOSAVILLE MCU14/0051 & OPW14/0274

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 16 September 2014 regarding Application No. MCU14/0051 and OPW14/0274 for Development Permits for Material Change of Use for Multiple Housing Type 4 Conventional (4 units) and Operational Works situated at 28 Nannygai Street, Noosaville; and

- A. Approve the applications in accordance with the following conditions:

Development Permit for Material Change of Use for Multiple Housing Type 4 Conventional (4 units)

PLANNING

When Conditions must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
4416SM Sheet 5 of 36	PA	<i>Site Plan</i> , prepared by I Want That Design	27 June 2014
4416SM Sheet 6 of 36	PA	<i>Lower Floor Plans</i> , prepared by I Want That Design	27 June 2014
4416SM Sheet 7 of 36	PA	<i>Upper Floor Plans</i> , prepared by I Want That Design	27 June 2014
4416SM Sheet 35 of 36	PA	<i>3D Perspectives 1 of 2</i> , prepared by I Want That Design	27 June 2014
4416SM Sheet 36 of 36	PA	<i>3D Perspectives 2 of 2</i> , prepared by I Want That Design	27 June 2014
1196-Sk01		<i>Driveway Layout</i> , prepared by Contour	1 July 2014

- Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

Building Height

- The maximum height of the development must not exceed 8 metres above the finished ground level and the natural ground level.
- Certification must be submitted to Council from a Licensed Surveyor which certifies that the buildings do not exceed the maximum height requirement of this Decision Notice.

Landscaping

- The development site must be landscaped prior to the commencement of use. The works must be undertaken in accordance the works shown on the Approved Plans, except where amended by these conditions.
- 4 x 45L street trees must be planted within the Nannygai Street frontage. The trees shall be located so as to allow for adequate sight lines, and be clear of existing and proposed services within the road reserve, including the footpath.
- All landscape works must be maintained generally in accordance with the approved design for the life of the development.
- All landscape works must be established and maintained in accordance with horticultural best practice with construction techniques that allow for healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form.

Performance Bond

- Security in the form of a cash bond or trading bank guarantee to the sum of \$20,000 must be submitted to Council, to secure performance of all conditions of this approval, prior to the pre-start meeting. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit. Council reserves the right to call upon the bond or guaranteed sum to effect compliance with conditions.

Building Appearance

- All air conditioning units or other mechanical equipment must be located at ground level, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.

Fencing and Walls

12. Any street fencing must be set back an average of 1 metre from the front property boundary. Any fencing on the front boundary must either:
 - a. not exceed a maximum height of 1.2m; or
 - b. be of open construction.
13. The area of land between the fence and the front property boundary must be densely landscaped to screen any fencing from the street.

Community Management Statement

14. Any proposed Community Management Statement required for the development pursuant to the Body Corporate and Community Management Act 1997 must be submitted to Council for endorsement at the same time as submission of the Building Format Plan (or similar) to Council for compliance assessment.
15. All clauses and by-laws of the proposed Community Management Statement must accord with the requirements of this Decision Notice

Waste Management

16. Refuse storage, removal and collection facilities must be provided in accordance with the following:
 - a. provision of a minimum of two 240L wheelie bins for each dwelling unit;
 - b. provision of separate bins for general and recyclable waste for each tenancy, with an equal number of each being provided; and
 - c. provision of a hardstand impervious area in accordance with the approved plan.

Unitywater

17. Reticulated water supply and sewerage must be provided to the development.
18. Construction activities must not impede the access of Unitywater or Fire Brigade personnel to vital infrastructure (eg. valves, fire hydrants and sewer access chambers).
19. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
20. A single Unitywater installed primary water meter must be provided immediately inside the property boundary. Meters must be Unitywater approved, installed in accordance with Unitywater requirements and remain accessible at all times for reading and maintenance purposes.
21. Sub meters must be provided at the boundary of each title to be administered by a body corporate.
22. The existing 100mm diameter AC watermain within Nannygai Street must be replaced for the full frontage of the development site with DICL pipes. The replacement works must be completed prior to placing construction materials/site offices over or adjacent to the water main alignment.
23. Easements of between 3 and 10 metres must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ standards. Easements shall be centred over the pipe. Easement terms shall be the most current registered dealing held by the Department of Natural Resources & Mines and shall not be altered or amended.
24. Water meters must be located on alternative boundaries to electrical pillars.

25. Buildings and other structures must maintain a minimum clearance of 1.5 meters from Unitywater sewer mains, and 1.0 meter from a sewer manhole chamber or sewer inspection opening.
26. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.5 meters from Unitywater water supply and sewerage infrastructure.
27. The applicant must adjust the level of the existing sewerage inspection opening as necessary to suit the proposed finished levels. Work must be undertaken by Unitywater at the owner's cost. Where the existing sewerage inspection opening point is located within a sealed or concreted parking area, a brass cap is required to be fitted.
28. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature, and suitable approved varieties.
29. Construction works undertaken in the vicinity of Unitywater water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

ENGINEERING

External Works

30. Nannygai Street must be upgraded for the length of its frontage to the subject site. The works must include in particular:
 - a. Construction of a pedestrian footpath in accordance with the conditions of this Decision Notice; and
 - b. Removal of the existing property accesses, stormwater outlet points and reinstatement of the kerb, footpath and verge area to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed.

This condition is imposed pursuant to s665 of the *Sustainable Planning Act 2009* being non-trunk infrastructure.

Site Access and Driveways

31. A sealed access driveway must be provided from Nannygai Street to all parking and manoeuvring areas of the development. The works must include in particular a driveway crossover in accordance with IPWEAQ standard drawing SEQ R-051 with a maximum width of 6 metres at the property boundary.

Car Parking

32. A minimum of 9 car parking spaces must be provided and marked on the site. The works must include crossfalls, gradients and dimensions in accordance with Australian Standard AS2890: Parking Facilities
33. All vehicles must enter and exit the site in a forward gear.

Footpath

34. A pedestrian and bicycle footpath must be provided for the development. The works must include in particular a 2.0 metre wide footpath within the road verge for the entire length of the site's frontage to Nannygai Street. This condition is imposed pursuant to s665 of the *Sustainable Planning Act 2009* being non-trunk infrastructure.

Stormwater Drainage

35. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge.
36. All stormwater runoff from the site must be discharged in to Council's kerb and channel drainage system in Nannygai Street.
37. Approved kerb adapters must be constructed at each outlet point.
38. Electricity and Telecommunication Services
39. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.
40. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

Earthworks and Retaining Walls

41. All fill and associated batters must be contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council. All earthworks must be undertaken in accordance with the provisions of Australian Standard AS3798: Guidelines on Earthworks for Commercial and Residential Developments.
42. Where the development involves excavation or filling over, or adjacent to, drainage, water supply or sewerage infrastructure, all access chamber surface levels must be adjusted to provide a freeboard of 100mm above the finished ground surface level.

Damage to Services and Assets

43. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
 - a. where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - b. where otherwise, upon completion of the works associated with the development.

Development Permit for Operational Works (Vehicle Crossover, Landscaping, Drainage Works and Carparking)**OPERATIONAL WORKS****Approved Plans**

1. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
1193-SK01		<i>Driveway Layout</i> , prepared by Contour	1 July 2014
1193-SK03		<i>Stormwater Management Plan</i> , prepared by Contour	7 July 2014
4416SM	PB	<i>Stormwater Plan</i> , prepared by I Want That Design	17 July 2014
1193-SK04	A	Live Sewer Works Table	2 Sept 2014
CD-001	A	<i>Cover Sheet Notes and Schedules</i> , prepared by DFS Group	3 July 2014
CD-002	A	<i>External Works and Planting Plan</i> , prepared by DFS Group	3 July 2014
CD-003	A	<i>Landscape Details</i> , prepared by DFS Group	3 July 2014

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

Prior to Commencement of Works

3. Council must be contacted at least 5 working days prior to any works commencing to organise a prestart. The contact number to arrange a pre-start meeting is 5329 6244. The pre-start meeting must include the relevant parties for the following aspects of the works:
 - a. Civil engineering works;
 - b. Erosion and sediment control works
4. A Construction Management Plan must be submitted to Council prior to the pre-start meeting and must specifically address the following:
 - a. Traffic Management during all aspects of the construct phase including:
 - i. A Traffic Management Control Plan in accordance with Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures prior to construction
 - ii. Maintenance of safe pedestrian access across the frontage of the site both during daily construction and after daily construction has ceased
 - iii. Proposed fencing to the site during the construction phase of the development
 - iv. Adequate parking arrangements for construction workers
 - b. Maintenance and protection of water quality and existing drainage lines through the construction site through the implementation of appropriate erosion and sediment control measures
 - c. Works programme identifying key components of the works and their respective durations
 - d. Establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues
5. Any conflict between the development and an existing or proposed service must be referred to the relevant service authority for determination prior to commencement of works.

During Construction

6. The developer must meet any costs to repair damage to any Council asset during construction, where damage is a result of the development works. Damage to assets must be repaired immediately where it creates a hazard to the community. In circumstances where the damage does not create a hazard to the community, it must be repaired immediately on completion of the works associated with the development. A condition report including photographs of the frontage of the site should be completed and submitted to Council at the prestart meeting or prior to any works commencing (where no prestart meeting is to occur).

7. All works must be supervised by a Registered Professional Engineer of Queensland (RPEQ) who is independent of the Developer and Principal Contractor, and they must certify that all works conform to the Operational Works permit. Where municipal works are involved, such confirmation must be submitted for the respective hold points prior to any site inspection by Council Officers.
8. All works must be constructed and work procedure undertaken in accordance with:
 - a. The approved plans/documents and conditions detailed in this Decision Notice
 - b. All relevant Noosa Council Planning Scheme Policies, standard drawings, standard specifications and guidelines
 - c. The latest version of the Healthy Waterways document "Water Sensitive Urban Design Technical Design Guidelines for South East Queensland" for all water quality devices to be constructed on site

Works Within Road Reserve/Reinstatement

9. Safe pedestrian access on all streets in the vicinity of the development must be maintained at all times. Should footpath/road closures be necessary to carry out construction works, Council's Engineering Officer must be notified prior to the proposed closure and all requirements complied with.
10. All frontage works must match neatly with existing road and verge/footpath features. Additional works beyond the frontage may be required to provide an acceptable transition to existing road and verge/footpath profiles.

Pathways

11. All pathways must be constructed in accordance with the following requirements:
 - a. All footpath/cycleway must comply with Council's Standard Drawing SEQ R-065.
 - b. All paths must have a slip resistant surface
 - c. Expansion and contraction joints must provide a flush finish. Installation of joints by saw cutting is preferred to ensure a smooth ride for cyclists
 - d. The required work includes any modifications to ensure the footpath finishes flush with all existing service covers and the like, or alternatively these services are raised or altered, so as not to create a pedestrian safety hazard
12. Pathways must:
 - a. terminate in a manner that ensures smooth transition to existing surfaces for public safety
 - b. be designed and constructed to comply with the Disability Discrimination Act (DDA), Access to Premises Standard, Austroads and relevant sections of AS1428 Design for access and mobility

Site Access and Driveways

13. Any existing unnecessary or redundant property accesses must be removed, and the kerb, footpath and verge area reinstated to match the existing footpath and/or verge treatments. Grassed verge areas to be reinstated must be provided with 100 mm topsoil and grass seed or turf, and must be maintained by the developer until established.

14. The driveway must be constructed so as not to concentrate stormwater runoff onto neighbouring properties or cause ponding of water within the road reserve

Earthworks

15. The finished surface level of the site must be graded and shaped to ensure that all surface runoff is directed to Nannygai Street and not directed on to any adjoining property.
16. All earthworks shall be undertaken in accordance with the provisions of AS 3798 Guidelines on Earthworks for Commercial and Residential Development. Certification shall be provided by an RPEQ and submitted to Council the issue of the Certificate of Classification for the building.

Service Conduits under Existing Road Features

17. Electrical conduits or other services proposed to be installed under existing sealed carriageways, concrete pathways or concrete/sealed driveways must be installed by boring. Trenching is not permitted, unless specifically approved by Council.

Erosion and Sediment Control

18. Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination.
19. Erosion and sediment control measures must be installed and maintained to minimise erosion on the site and to minimise the export of sediment and associated pollutants from the site. The erosion and sediment control measures must be designed, installed and maintained in accordance with current best practice standards (refer to advisory notes).
20. Prior to the issue of the Certificate of Classification, all site surfaces must be effectively stabilised using methods which have achieved effective short-term stabilisation and which will continue to achieve effective stabilisation in the medium to long-term (refer to advisory notes). For the purpose of this condition, an effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation, or lead to water contamination.
21. Any exposed areas must be effectively stabilised without delay and prior to rainfall occurring.

Supervision/Certification

22. Upon completion of the work a certificate must be issued by an RPEQ certifying that the works have been constructed in accordance with the Operational Works permit.
23. All municipal works must be accepted 'On Maintenance' by Council in accordance with Council's relevant Planning Scheme Policy prior to plan sealing. To achieve 'On Maintenance', the supervising RPEQ must submit to council:
 - a. certification that all works have been undertaken and completed in accordance with the requirements of this Permit
 - b. As Constructed details in accordance with Council's Planning Scheme Policy
 - c. Maintenance and operational manuals for all proprietary devices

As Constructed Plans

24. Prior to acceptance of civil works to become Council assets "On Maintenance", the lodgement of satisfactory "As Constructed" records must be submitted to Council. The "As Constructed" information must include:
- a. Drawings and data certified by a qualified experienced Civil Engineer (RPEQ) for design intent, and certified by a Licensed Surveyor in regard to the cadastre and the location, level and type of all services and structures.
 - b. The data must be in accordance with Council's (Noosa Plan) – Planning Scheme Policy 5 – Engineering Design Standards – Roads, Drainage and Earthworks, and Planning Scheme Policy 6 Engineering Design Standards – Water and Sewerage and fully detail levels for all engineering works including but not limited to drainage structures, finished ground levels and pavement surface levels.
 - c. The data must be submitted in hardcopy form and digital format (Asset Design and As Constructed (ADAC)) in GDA94 Zone 56 coordinate values. Guidelines on the use of ADAC are available at www.adac.com.au

Landscaping

25. The site must be landscaped in accordance with The Noosa Plan's Planning Scheme Policy PSP 3 – Landscaping Plants and Guidelines.

During Construction

26. Landscape General - The following requirements apply to all landscape works:
- a. All imported topsoil or ameliorated site soil complies with Australian Standard AS4419 and/or is appropriate for the proposed plant species.
 - b. All tree stock must conform to NATSPEC criteria as outlined in Specifying Trees: a guide to assessment of tree quality.
 - c. Mulch is to be aged, comprised of leaf and limb of varying sizes, free of foreign matter including, anthropogenic waste, rock, soil / sediment contamination and applied to ensure 100mm in depth.
 - d. All necessary measures must be taken to prevent fire ants (or any stages of the fire ants life cycle) entering the work site. If fire ants are suspected, the applicant must contact the Department of Primary Industries & Fisheries Call Centre on 132523.
 - e. Landscaping must not obstruct overland flow paths and must include adequate drainage to minimise ponding. Mulch or any floatable material must not be located in swales or overland flow paths.
 - f. Landscaping must not encroach onto kerb and channel, footpaths, pedestrian or vehicular / circulation areas.
 - g. Landscaping must not restrict access to service meters.
27. Landscaping of Road Reserves - The following requirements apply to landscaping within road reserves:
- a. Permanent ornamental lighting must not be installed within road reserve.
 - b. Permanent irrigation must not be installed on road reserve.
 - c. Vegetation must not be subjected to any hedging maintenance regime and must be allowed to grow to its natural form.

28. Turf (verge): The applicant must ensure turf is in accordance with the following:
- a. Turf species to be sustainable for local and design conditions without requiring irrigation.
 - b. Turf is easily accessible and navigable by ride-on mowers with cutting decks of 2.1 metres wide.
 - c. Be free of rocks and debris.
 - d. Turf is rolled and joined smoothly and level with adjoining surfaces.
 - e. Turf is pest, weed and disease free.

Following Construction

29. Ongoing maintenance: The site must be maintained to aesthetically compliment the surrounding local area for the life of the development. The maintenance must include:
- a. Regular mowing, weeding and fertilising of turf verge.
 - b. Replenishing of mulch to 100mm depth, fertilising and aeration of landscape areas.
 - c. Cleaning of all external surfaces including prompt removal of graffiti.
 - d. Replacement of dead or poorly performing plants.
 - e. Inspection and assessment of all vegetation such that it does not adversely affect adjoining property or pedestrians.
 - f. Remedial action if any vegetation poses a health or safety risk to site users or adjoining property.

Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

UNITYWATER

During Construction

30. Water meters must be installed to each lot of the development in accordance with Unitywater requirements and SEQ Standard Drawings.
31. Electrical pillars must be located on alternative boundaries to water meters.
32. A minimum horizontal clearance of 1.0 metre must be maintained between stormwater pipes greater than 225mm diameter and Unitywater water supply or sewerage infrastructure.
33. Stormwater filtration/retention systems and gross pollutant traps must maintain a minimum of 1.5 metres horizontal clearance from a sewerage main or sewer house connection point.
34. A minimum of 0.5 metres separation must be maintained between the outermost edge of sewer access chambers or sewerage mains and the property boundary.
35. Easements of between 3 and 10 metres must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ standards. Easements shall be centred over the pipe. Easement terms shall be the most current registered dealing held by the Department of Natural Resources & Mines and shall not be altered or amended.

36. Proposed tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature and suitable approved varieties.
37. During the maintenance period the applicant must carry out necessary repairs to: defects and/or damage of road works; drainage and associated work; water supply and sewerage reticulation and associated equipment. These repairs include damage and/or alterations caused by third parties carrying out works within the development.
38. Construction works undertaken in the vicinity of Unitywater's existing water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration to existing infrastructure must be met by the applicant.

Prior to issue of certificate of compliance

39. As Constructed drawings shall be lodged in both hardcopy and ADAC digital format in GDA94 Zone 56 coordinate values. As constructed drawings will be required prior to works being accepted On Maintenance. The GDA coordinates and AHD levels of all permanent survey marks installed shall be provided. The surveyed location, meter numbers and readings of water meters installed by the developer must be included in the as - constructed information.
 40. A water meter record sheet must be completed and submitted to Unitywater prior to works being accepted on-maintenance.
 41. Upon completion of the works a certificate must be issued by a RPEQ certifying that the works have been constructed in accordance with Unitywater standards, and in compliance with the approved plans and specifications. The works must be supervised by the Engineer in a planned and timely manner to ensure the integrity of the certification is upheld.
- B. Find the following are sufficient grounds to justify the decision despite the conflict with the Planning Scheme:
1. The proposal provides for a high level of residential amenity, consistent with the surrounding development in the area and The Noosa Plan requirements for the Semi Attached Housing zone;
 2. The development is located within convenient access to the *major road network* and surrounding shops; and
 3. The proposed built form is equivalent to 2 duplex developments, which is consistent with the permitted development on the site.

4 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT - 1 LOT INTO 2 LOTS AND AN ACCESS EASEMENT AT 22 & 23 EDWARD STREET, COORAN REC14/0002

Item not dealt with by Planning & Organisation Committee. Referred to General Committee for consideration.

Reason for referral: Cr Playford disagrees with the Recommendation.

5 PLANNING & DEVELOPMENT BILL 2014 AND PLANNING & ENVIRONMENT COURT BILL 2014

That Council note the report by the Manager, Planning & Environment and Strategic Planner to the Planning & Organisation Committee Meeting dated 16 September 2014 and request the Chief Executive Officer to make a submission to the draft Planning and Development Bill 2014 and Planning and Environment Court Bill 2014 generally seeking that:-

- A. The Department of State Development, Infrastructure and Planning undertake consultation on the draft Planning and Development Regulations and Guidelines where much of the practical impacts of the legislation changes for the community, development industry and local governments will be located;
- B. Local governments and their communities should continue to retain the ability to decide through their planning schemes which developments will be required to be publicly notified and have third party appeal rights;
- C. Where an application conflicts with the planning scheme, the onus of proof should be on the applicant to prove the merits of the proposal and justify the inconsistency rather than what appears to be an onus on the assessment manager to prove that the intent of the planning scheme should be upheld;
- D. Section 89 of the Planning and Development Bill 2014 be amended to remove the requirement for local governments to provide a notice to applicants and owners that their approval will lapse, as this should be the responsibility for applicants and owners to monitor;
- E. A time limit requirement be included for Conversion Applications and Offset Establishment Cost review requests to be made and undertaken during the period for a Negotiated Decision Notice to reduce uncertainty for local governments;
- F. An allowance be included for Local Governments to index all Infrastructure Charges from a set base date in accordance with the applicable index to address increasing infrastructure costs;
- G. Councils should have the ability to issue an Infrastructure Charges Notice for minor changes to development approvals issued prior to 1 July 2011 that involve an increase to the intensity of the development and for extensions to the currency period; and
- H. Provide within the P&D Bill the ability for local government planning schemes to also apply to assessment of uses within the local government tidal area/river lease areas to support improved management of marine activities and address potential impacts on adjacent foreshores and uses.

6 ADVERTISING EXPENDITURE POLICY REPORT

That Council note the report by the Director Corporate Services to the Planning & Organisation Committee Meeting dated 16 September 2014 and:

- A. Rescind the existing Advertising Expenditure policy that transferred to Council from the Sunshine Coast Regional Council under the *Local Government (De-amalgamation Implementation) Regulation 2013*; and
- B. Adopt the new Advertising Expenditure Policy provided in Attachment 1 to the report.

7 2014/15 NATIONAL COMPETITION POLICY REFORM APPLICATION

That Council note the report by the Director Corporate Services to the Planning & Organisation Committee Meeting dated 16 September 2014 and

- A. Apply the Full Cost Pricing reform option to the Waste Management business activity for the 2014/15 financial year in accordance with section 44(1)(b) of the *Local Government Act 2009*; and
- B. Apply the Code of Competitive Conduct to the Holiday Parks business activity for the 2014/15 financial year in accordance with section 47 of the *Local Government Act 2009*.

8 FINANCIAL PERFORMANCE REPORT AUGUST 2014

That Council note the report by the Manager Financial Services to the Planning & Organisation Committee Meeting dated 16 September 2014 providing the August monthly financial report.

9 TELECOMMUNICATION SERVICES UPDATE

That Council note the report by the ICT Operations Officer to the Planning & Organisation Committee Meeting dated 16 September 2014 providing an update on the progress made with reviewing Council's telecommunication services.

10 JULY 2014 RATE LEVY

That Council note the report by the Manager Revenue Services to the Planning & Organisation Committee Meeting dated 16 September 2014 providing an overview of the July 2014 Rate Levy.

11 COMMUNITY ENGAGEMENT PROJECT NEWDEMOCRACY FOUNDATION

That Council note the report by the Executive Manager to the Planning & Organisation Committee Meeting dated 16 September 2014 and

- A. Accept the proposal from the newDemocracy Foundation to undertake a community engagement project utilising the community jury methodology and approve commencement of the jury selection process; and
- B. Provide a further report to Council detailing the topic/s for the community engagement project and level of authority to be given to the community jury.

12 CONFIDENTIAL ITEM - NOT FOR PUBLIC RELEASE - ACCESS ISSUE WALTER HAY DRIVE - NOOSA ON WEYBA - PLANNING & ENVIRONMENT COURT APPEAL (NORTHBROOK) - MCU12.0208

That Council note the report by the Manager, Planning & Environment to the Planning & Organisation Committee Meeting dated 16 September 2014 regarding access to Walter Hay Drive – Noosa on Weyba and:

- A. Resolve that it regards the proposed roundabout access from Walter Hay Drive to the subject land as undesirable and that in the event that the development was approved by the court it would not accept such works;
- B. Resolve as the road authority, that it regards the proposed roundabout access in Walter Hay Drive as contrary to the public interest which requires the preservation of the efficiency of the road carrying capacity and the speed environment, of Walter Hay Drive;
- C. Resolve that, as the road authority, it will not accept any access proposal to the development which will have the effect of slowing the speed environment of Walter Hay Drive as such an outcome is contrary to and likely to undermine Council's long term traffic planning objectives for the area; and
- D. Instruct Council's Solicitor for Planning & Environment Court Appeal No 1648/2014 to advise the appellant of Council's resolution.

GENERAL COMMITTEE RECOMMENDATIONS

22 SEPTEMBER 2014 – Crs Sandy Bolton, Joe Jurisevic, Noel Playford, Frank Wilkie, Frank Pardon

Apologies: Cr Tony Wellington and Cr Bob Abbot

The following Recommendations from the General Committee were adopted without discussion or further amendment.

Council Resolution

Moved: Cr Pardon

Seconded: Cr Bolton

The General Committee recommendations dated 22 September, 2014 be adopted.

Carried.

1 ASSET MANAGEMENT POLICY - FURTHER REPORT

That Council note the report by the Asset Planning Manager to the Infrastructure & Services Committee Meeting dated 16 September 2014 and the General Committee Meeting dated 22 September 2014 and:

- A. Rescind the existing Asset Management policy that transferred to Council from the Sunshine Coast Regional Council under the *Local Government (De-amalgamation Implementation) Regulation 2013*; and
- B. Adopt the new Asset Management Policy shown as Attachment 1 to the report to General Committee dated 22 September 2014 and authorise the Chief Executive Officer to put in place administrative guidelines and tools required to implement the policy.

2 APPLICATION FOR MATERIAL CHANGE OF USE ANIMAL HUSBANDRY TYPE 2 - INTENSIVE) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 4 - POULTRY FARMING) SITUATED AT 136 TOP FORESTRY ROAD, RIDGEWOOD MCU12/0184

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 16 September 2014 and defer Application No. MCU12/0184 for a Development Permit for Material Change of Use (Animal Husbandry Type 2 – Intensive) and Environmentally Relevant Activity (ERA 4 – Poultry Farming), situated at 136 Top Forestry Road, Ridgewood and request the applicant to address the following:-

- A. Identify measures to mitigate dust nuisance for residents living along Top Forestry Road and minimise road maintenance requirements such as sealing of Top Forestry Road;
- B. Investigate whether an alternative haul route can be used that does not include the residential streets of Cooroy (Maple Street and Crystal Street) and is suitable for heavy vehicles;
- C. Confirm whether chicken pick-up times can be limited to day time only (6am to 7pm);
- D. Identify how unacceptable odour impacts on future residents of 124, 146, 172 and 224 Top Forestry Road may be addressed; and
- E. Provide an Infrastructure Agreement that includes all proposed road works and/or maintenance measures to be undertaken to Top Forestry Road to address road safety, amenity and maintenance issues and where appropriate odour measures for 124, 146, 172 and 224 Top Forestry Road.

3 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT - 1 LOT INTO 2 LOTS AND AN ACCESS EASEMENT AT 22 & 23 EDWARD STREET, COORAN REC14/0002

That Council note the report by the Senior Development Planner to the Planning & Organisation Committee Meeting dated 16 September 2014 regarding Application No. REC14/0002 to Reconfigure a Lot (1 lot into 2 lots and an access easement) and provide a further report to the Council Ordinary Meeting on 25 September 2014 advising proposed conditions to support the approval of this application on the basis of a minimum lot size of 2000m².

6 ORDINARY MEETING REPORTS

1 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT - 1 LOT INTO 2 LOTS AND AN ACCESS EASEMENT AT 22 & 23 EDWARD STREET, COORAN REC14/0002 – FURTHER REPORT

Council Resolution

Moved: Cr Wilkie
Seconded: Cr Jurisevic

That Council note the reports by the Senior Development Planner to the Planning & Organisation Committee Meeting dated 16 September 2014 and the Ordinary Meeting dated 25 September 2014 regarding Application No. REC14/0002 to Reconfigure a Lot (1 lot into 2 lots and an access easement) and:

A. Approve the application, subject to the following conditions:

PLANNING

When Conditions Must Be Complied With

1. Unless otherwise stated, all works required by the conditions of this Decision Notice must be completed prior to submission of the subdivision plan to Council for compliance assessment.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table and are subject to further amendments by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
13-3482AD Sheet 1 of 1	–	Plan of Proposed Reconfiguration of Lot 2 on SP155477	08-07-14

Minimum Lot Size

3. Lot 1 shall maintain a minimum lot size of 2,000m² in accordance with The Noosa Plan. Prior to the issue of any Development Permit for Operational Works an amended plan of development must be submitted to Council demonstrating compliance with this condition.

Lot Numbering

4. All lot numbering on the subdivision plan to be submitted to Council for compliance assessment must remain as shown on the Approved Plans.

Boundary Encroachments

5. Certification must be submitted to Council from a Licensed Surveyor which certifies that:
 - a. the boundary clearances for any existing buildings remaining on the site comply with the relevant provisions of the planning scheme and the Building Act 1975, unless varied by this Decision Notice;
 - b. all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within a dedicated reserve or registered easement;
 - c. all utility services and connections (eg. electricity, telecommunications, water, sewerage) are wholly located within the lot they serve or alternatively included within an easement;

- d. all existing effluent disposal areas are wholly located within the lot they serve and comply with the boundary setback requirements of the Plumbing and Drainage Act 2002 and associated codes and requirements;
- e. all retaining walls and structures are fully contained within the lot they retain;
- f. any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties.

House Site Areas

6. Prior to endorsement of the plan of survey by Council, a plan shall be submitted to Council identifying a building envelope for the house site and effluent disposal area/s on Lot 2. To address noise, the house site area/s shall be greater than 80m from the rail corridor, or alternatively, positioned outside the 65dB(A) 24hr average equivalent A-weighted sound pressure level AND 87dB(A) single event maximum sound pressure level contours emanating from rail noise, as identified in an acoustic assessment prepared by a suitably qualified person and approved by Council.

ENGINEERING

Site Access and Driveways

7. A sealed access driveway must be provided from Edward Street for the full length of the proposed access easement. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - a. A 3m wide sealed access extending from the end of the current formation in Edward Street to the property boundary,
 - b. A 4m wide sealed access for the full length of the proposed access easement including a 5.5m wide passing bay located between the Edward Street frontage and the access to Lots 1 and 2,
 - c. Sealed access driveways to Lots 1 and 2 extending from the edge of the shared access driveway to the boundary of Lots 1 and 2, and
 - d. Underground service conduits for all utility services.

Stormwater Drainage

8. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - a. An interallotment drainage system extending from the boundary of Lot 1 to James Street;
 - b. the use of gravity stormwater drainage.

Electricity and Telecommunication Services

9. Reticulated electricity and telecommunication services must be provided to each lot in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
10. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.

11. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

Easements

12. An easement for drainage purposes must be registered against the title of proposed Lot 2 in favour of Council over the land area identified as being below the 1%AEP flood level on the subject site.
13. For the purpose of this permit the 1%AEP flood level means the 1%AEP level as described in a current Flood Certificate issued by Council.
14. An easement for access and services purposes must be registered against the title of the Lot 3 SP155477 in favour of proposed Lots 1 and 2. The easement must be located generally in accordance with the approved plan and have a minimum width of 10 metres.
15. An easement for interallotment drainage must be registered against the title of proposed Lot 2 in favour of proposed Lot 1. The easement must extend from the common boundary of Lots 1 and 2 to the James Street frontage.
16. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
17. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to Council for endorsement.
18. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

Earthworks and Retaining Walls

19. All fill and associated batters must be undertaken in accordance with an Operational Works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council.

Damage to Services and Assets

20. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
 - a. where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - b. where otherwise, upon completion of the works associated with the development.

Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

UNITYWATER

Important Advisory Note - The following Unitywater conditions are applied in accordance with the Chapter 4c, part 7 and sections 135 and 140(c) South East Queensland (Distribution and Retail) Restructuring Act 2009 and Unitywater's Interim Connections Policy. The conditions below form part of a water connection aspect which are taken to be a water approval for a staged connection. You are entitled to appeal against the water connection aspects of this application in accordance with section 99BRAY and Chapter 4c, part 4, Divisions 1 and 2 of the South East Queensland (Distribution and Retail) Restructuring Act 2009. Unitywater can be contacted as follows:

Phone: 1300 0 Unity (1300 086 489)

Email: Development.Services@unitywater.com

Web: www.unitywater.com.

Water Connections

21. Reticulated water must be provided to each lot in the development. This must include:
 - a. Ensuring that existing internal water pipes are wholly contained within the lot they will serve;
 - b. An approved water meter for each lot in accordance with Unitywater and SEQ Standard Drawings;
 - c. Provision of a water service from the existing 150 mm diameter water main that runs across the lot to service all proposed and future lots in accordance with Unitywater and SEQ Standard Drawings.
22. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains. Landscaping plants within these clearances must be low growing when mature and suitable Unitywater approved varieties.
23. Written approval to enter and construct must be obtained from the owners of properties through which external water mains will traverse. This must include approval for a 3 meter wide easement over the mains, and be submitted with lodgement of the associated development application for Operational Works.
24. Construction works undertaken in the vicinity of Unitywater water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

ADVISORY NOTES

Building and Construction Industry (Portable Long Service Leave) Levy

1. The QLeave levy must be paid prior to the issue of a development permit where it is required. Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. QLeave contact: 1800 803 481 (free call) or (07) 3212 6855.

Unitywater

2. Connection to the Unitywater live water supply and live sewerage system must be undertaken by Unitywater at the applicant's cost.
- B. Apply the following property note to new Lot 2:
1. Building Envelope/s have been specified for this property for the construction of a house or any habitable buildings. Details can be obtained from Council.

7 PETITIONS**1 PETITION: SUPPORT FOR THE DEVELOPMENT APPLICATION FOR MILLIGANS CHICKEN FARM PROJECT AT 136 TOP FORESTRY ROAD RIDGEWOOD****Council Resolution**

Moved: Cr Jurisevic
Seconded: Cr Cr Bolton

That the e-petition presented by Cr Jurisevic showing support for Milligan's Chicken Farm Project be received and referred to the Chief Executive Officer to determine appropriate action.

Carried.

2 PETITION: REQUEST TO COUNCIL TO APPROVE PLANS TO ESTABLISH A CHICKEN MEAT FARM AT 136 TOP FORESTRY ROAD RIDGEWOOD**Council Resolution**

Moved: Cr Wilkie
Seconded: Cr Pardon

That the petition presented by Cr Wilkie from residents on proposed traffic route requesting Council to approve plans to establish a chicken meat farm at 136 Top Forestry Road Ridgewood be received and referred to the Chief Executive Officer to determine appropriate action

Carried.

8 CONFIDENTIAL SESSION

Nil.

9 NEXT MEETING

The next Ordinary Meeting will be held on 23 October, 2014 in the Council Chambers, 9 Pelican Street, Tewanin commencing at 6pm.

10 MEETING CLOSURE

The meeting closed at 6.06pm