



MINUTES

Ordinary Meeting

Thursday, 20 November 2014

commencing at 6pm

Peregian Beach Surf Club, Kingfisher Drive, Peregian Beach

**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 B Abbot
Councillor S Bolton
Councillor J Jurisevic
Councillor F Pardon
Councillor T Wellington
Councillor F Wilkie

EXECUTIVE

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

APOLOGIES

Nil.

The meeting commenced at 6.03pm

2 CONFIRMATION OF MINUTES**Council Resolution**

Moved: Cr Abbot
Seconded: Cr Jurisevic

The Minutes of the Ordinary Meeting held on 23 October 2014 be received and confirmed.

Carried.

3 MAYORAL MINUTES

Cr Playford moved the following Mayoral Minute:

1. NOOSA RIVER ENVIRONMENTAL PROJECTS

That Council note the presentation to a Council workshop on 14 November 2014 from The Nature Conservancy and the Thomas Foundation in relation to proposed projects to improve the environmental outcomes for the Noosa River, and

- A. Authorise the Chief Executive Officer to write to The Nature Conservancy and the Thomas Foundation advising that the Council will provide support for the two initial proposed projects with a Council financial contribution of up to \$25,000 and with Council also providing support for any required interface to government agencies; and*
- B. Request the Chief Executive Officer to continue liaison with both The Nature Conservancy and the Thomas Foundation regarding possible future projects for consideration and to provide Council with updates as required.*

Carried.

Cr Playford moved the following Mayoral Minute:

2. PROCUREMENT OF A SECOND HAND JOHN DEERE 670GP GRADER

That Council authorises the Chief Executive Officer to enter into negotiations to procure a second hand grader up to the value of \$250,000 (excluding GST) utilising available 2014/15 budget funding within the Fleet – Plant Replacement program.

Carried.

4 NOTIFIED MOTIONS

Nil.

5 CONSIDERATION OF COMMITTEE RECOMMENDATIONS**AUDIT COMMITTEE RECOMMENDATIONS****10 NOVEMBER 2014 – Cr Playford, Cr Wellington, Scott Williams, Cameron Jagers**

Other attendees: Brett de Chastel (CEO); Michael Shave (Director Corporate Services); Debra Iezzi (Executive Manager); Wayne Jensen (Manager Financial Services); Megan MacMichael (Financial Accountant); Paul Bright (Governance Advisor); Kylie Harris (PA to the CEO); Patrick Flemming (QAO representative)

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

Council Resolution

Moved: Cr Wellington
Seconded: Cr Wilkie

The Audit Committee recommendations dated 10 November 2014 be adopted.

Carried.

1 DRAFT FINANCIAL STATEMENTS 30 JUNE 2014

That the Audit Committee note the report by the Manager Financial Services to the Audit Committee Meeting dated 10 November 2014 regarding the draft financial statements for the period ended 30 June 2014.

2 INTERNAL AUDIT POLICY

That the Audit Committee note the report by the Executive Manager to the Audit Committee Meeting dated 10 November 2014 and:

1. Rescind the existing Internal Audit Policy that transferred to Noosa Council from the Sunshine Coast Regional Council under the *Local Government (De-amalgamation Implementation) Regulation 2013*; and
2. Adopt the Internal Audit Policy as set out in Attachment 1 to the report.

3 RISK MANAGEMENT UPDATE

That Council note the report by the Executive Manager to the General Committee Meeting dated 10 November 2014 regarding the implementation of Council's Risk Management Policy and program.

4 OVERVIEW OF COUNCIL DELEGATIONS

That the Audit Committee note the report by the Executive Manager to the Audit Committee Meeting dated 10 November 2014 providing an over view of Council's delegations and associated processes.

5 ANNUAL REPORTING OBLIGATIONS

That the Audit Committee note the report by the Executive Manager to the Audit Committee Meeting dated 10 November 2014 outlining Council's annual statutory reporting obligations.

6 PROPOSED TIMETABLE FOR FUTURE MEETINGS

That the Audit Committee endorse the proposed meeting dates for 2015 as detailed in the Audit Committee Agenda dated 10 November 2014 with a change to the February meeting date to Wednesday, 4 February 2015.

INFRASTRUCTURE & SERVICES COMMITTEE RECOMMENDATIONS

11 NOVEMBER 2014 - Crs Sandy Bolton (Chair), Bob Abbot, Frank Pardon, Noel Playford

Other Councillors in Attendance: Cr Jurisevic

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

Council Resolution

Moved: Cr Pardon

Seconded: Cr Bolton

The Infrastructure & Services Committee recommendations dated 11 November 2014 be adopted.

Carried.

1 BUS STOP INFRASTRUCTURE PROGRAM 2014/2015

That Council note the report by the Design Services Manager to the Infrastructure & Services Committee Meeting dated 11 November 2014 and,

- A. Delegate authority to the Chief Executive Officer to enter into a contract agreement for the construction of the ground works associated with the delivery of 15 bus stops at various locations; and
- B. Delegate authority to the Chief Executive Officer to enter into contract agreements with suppliers for the Noosa style bus shelters on the following basis:
 1. supply and installation of 15 coastal style shelters for 2014/2015;
 2. a fixed price per each for the supply and installation of the coastal style shelter for a period of 3 years starting in 2015/2016; and
 3. a fixed price per each for the supply and installation of the rural style shelter for a period of 3 years starting in 2015/2016.

2 PROPOSAL TO RENAME ROAD - DAVID LOW WAY, NOOSA HEADS

That Council note the report by the Project Officer to the Infrastructure & Services Committee Meeting dated 11 November 2014 and resolve to rename the section of David Low Way from the intersection of Noosa Drive to the commencement of Edwards Street as Sunshine Beach Road.

3 REQUEST FOR COMMEMORATION - HERB WOODS

That Council note the report by the Project Officer to the Infrastructure & Services Committee Meeting dated 11 November 2014 and:

- A. Agree to commemorate Herb Woods as the founder of the Noosa River ferry service with the planting of a tree and installation of a plaque in the area immediately east of the ferry landing area (as set out in Option 3 of the Report); and
- B. Thank Mrs Coral Ross for the Woods' family contribution of \$500 towards the costs involved.

4 THE J & BICENTENNIAL COMMUNITY CENTRE QUARTERLY REPORT 1 JULY 2014 - 30 SEPTEMBER 2014

That Council note the report by the The J Coordinator to the Infrastructure & Services Committee Meeting dated 11 November 2014 providing a quarterly update on The J & Bicentennial Community Centre.

5 NOOSA LEISURE CENTRE (NLC) QUARTERLY REPORT 1 JULY 2014 - 30 SEPTEMBER 2014

That Council note the report by the Noosa Leisure Centre Coordinator to the Infrastructure & Services Committee Meeting dated 11 November 2014 providing a quarterly update for the Noosa Leisure Centre.

6 NOOSA COMMUNITY CARE (NCC) QUARTERLY REPORT 1 JULY 2014 - 30 SEPTEMBER 2014

That Council note the report by the Noosa Community Care Coordinator to the Infrastructure & Services Committee Meeting dated 11 November 2014 providing a quarterly update on Noosa Community Care.

7 NOOSA AQUATIC CENTRE - QUARTERLY REPORT 1 JULY 2014 - 30 SEPTEMBER 2014

That Council note the report by the Noosa Aquatic Centre Coordinator to the Infrastructure & Services Committee Meeting dated 11 November 2014 providing a quarterly update on the Noosa Aquatic Centre.

8 E-WASTE COLLECTION SERVICE 2014-15

That Council note the report by the Manager Waste and Environmental Health to the Infrastructure & Services Committee Meeting dated 11 November 2014 and:

- A. Communicate the closure of the free e-waste recycling scheme for 2014/15 to Noosa residents and accept future e-waste along with other general waste at the approved schedule of charges; and
- B. Refer concerns about the free e-waste recycling scheme e-waste and the need to increase funding allocations for continuing the service in 2014/15 via the SEQ Waste Working Group to the Council of Mayors (SEQ) and LGAQ.

PLANNING & ORGANISATION COMMITTEE RECOMMENDATIONS

11 NOVEMBER 2014 – Crs Frank Wilkie (Chair), Noel Playford, Joe Jurisevic, Tony Wellington
Other Councillors in Attendance: Nil

The Recommendations from the Planning and Organisation Committee were adopted without discussion or further amendment.

Council Resolution

Moved: Cr Jurisevic
Seconded: Cr Wellington

The Planning & Organisation Committee recommendations dated 11 November 2014 be adopted.

Carried.

1 REFERRAL AGENCY - BUILDING STATISTICS REPORT

That Council note the report by the Building and Plumbing Manager to the Planning & Organisation Committee Meeting dated 11 November 2014 providing the quarterly statistics on decisions in relation to building relaxations.

2 PROPOSED COUNCIL ELECTRICIAN

That Council note the report by the Building and Plumbing Manager to the Planning & Organisation Committee Meeting dated 11 November 2014 and endorse the proposed full time position of Council Electrician.

3 PLANNING & ENVIRONMENT COURT APPEAL D 165/14 FOR A DEVELOPMENT PERMIT FOR SERVICE & UTILITY TYPE 3 (TOWER) SITUATED AT GRAHAMS ROAD, PINBARREN MCU13/0067

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 11 November 2014 regarding Planning & Environment Court Appeal D 165/14 and agree to defend the appeal.

4 DEVELOPMENT APPLICATION MCU14/0049 & OPW14/0276 - MATERIAL CHANGE OF USE FOR INDUSTRIAL BUSINESS TYPE 1 WAREHOUSE (SELF STORAGE FACILITY) & OPERATIONAL WORKS SIGNAGE AT 64-66 RENE STREET, NOOSAVILLE

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

Reason for referral: Cr Wellington disagrees with the Recommendation.

5 DEVELOPMENT APPLICATION MCU14/0067 - MATERIAL CHANGE OF USE FOR INDUSTRIAL BUSINESS TYPE 1 WAREHOUSE (SELF STORAGE FACILITY) AT 77 RENE STREET, NOOSAVILLE

That Council note the report by the Senior Development Planner to the Planning & Organisation Committee Meeting dated 11 November 2014 regarding Application No. MCU14/0067 for a Development Permit for a Material Change of Use for an Industrial Business – Type 1 Warehouse (Self Storage) situated at 77 Rene Street, Noosaville 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 below and as may be amended by the conditions herein.

Plan No.	Rev.	Plan/Document Name	Date
S8166-MS01	A	Master Site Plan prepared by Milanovic Neale Consulting Engineers	20/08/14
WD-03.01	C	Proposed Floor Plan – Ground prepared by Elevation Architecture Studio	February 2014
WD-03.02	C	Proposed Floor Plan – First prepared by Elevation Architecture Studio	February 2014
WD-03.04	A	Proposed Roof Plan prepared by Elevation Architecture Studio	February 2014
SK-03.02	C	3D Views prepared by Elevation Architecture Studio	20/08/2014
SK-04.01	B	Proposed Elevations prepared by Elevation Architecture Studio	20/08/2014

Nature and Extent of Approved Use

3. No external storage or use areas are approved on the site.
4. Any display and retail sale of goods must remain an ancillary component to the approved use and must not exceed an area of 100m².

Built Form

5. The building must incorporate a minimum of 600mm eaves to at least 75% of the perimeter of the building. Amended plans demonstrating compliance must be submitted to Council prior to the issue of a Development Permit for Operational Works.

Building Height

6. The maximum height of the development must not exceed 8metres above the finished ground level and the natural ground level.

Landscaping

7. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and The Noosa Plan's Planning Scheme Policy 3 Landscaping Plants and Guidelines for that specific area and must include:
 - a. The landscaped areas as generally shown on the approved Site Plan, except where amended by conditions contained herein.
 - b. Trees within the front setback area and to soften building bulk.
 - c. All plantings near storm water infrastructure are to be coordinated with the approved hydraulics plans and must not interfere with the operational function of the storm water devices, either by root interference, shading or other means.
 - d. Landscaping plans must show the location of all water quality devices.

- e. Retention of existing street trees.
8. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

Street Identification

9. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.

Performance Bond

10. Security in the form of a cash bond or trading bank guarantee to the sum of \$10,000 must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational 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.

ENGINEERING

Carparking and Driveways

11. Sealed car parking and access driveway must be provided generally in accordance with Drawing No: S8166 – MS01- Revision (A) titled *Master Site Plan* dated 20/08/2014 by *Milanovic Neale Consulting Engineers*. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- a. The car parking must be in compliance with the provisions of the current AS/NZS 2890.1 off-street car parking (particularly Section 2.4.4) and the relevant sections of AS/NZS 2890.6 off-street car parking for people with disabilities.
 - b. Compliance with the relevant sections of AS/ANZ 2890.2 Off-street commercial vehicles facilities.
 - c. Traffic control and directional signage within and at the entry of the site must be provided in accordance with the design engineer recommendations and in compliance with the Manual of Uniform Traffic Control Devices (MUTCD).
12. All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
13. Any building, structure and/or installation (e.g. sliding gate and associated mechanism) must not encroach onto, or negate the conditions of, the registered easement/s along the front boundary of the site.

Stormwater Drainage

14. 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 in compliance with the relevant sections of Queensland Urban Drainage Manual, the relevant Codes and Policies of The Noosa Plan and supported by a detailed stormwater drainage report and design based on field survey and prepared and certified by a suitably qualified and experienced Registered Professional Civil Engineer, and must include in particular:

- a. Where is considered effective and practical all roof runoffs should be directed to water tanks with overflows and surcharge be discharged into a lawful point of discharge.
 - b. Stormwater detention to cater for all flows from the outdoor areas and any possible stormwater surcharge from the roof drainage system during heavy rainfall events to maintain predevelopment stormwater runoff, and to address any potential of adverse impact by the development on the existing drainage conditions on other properties.
 - c. Plans submitted for operational works approval must include bioretention which demonstrates that stormwater runoff shall be treated to achieve 80% Reduction in Total Suspended Solids, 60% Reduction in Total Phosphorous and 45% Reduction in Total Nitrogen prior to discharge from the site compared to if there was no water pollutant mitigation incorporated into the design.
 - d. Where biobasins are proposed on site to achieve compliance with the above Reduction parameters, calculations to determine filter media area and detail design must be consistent with current best practice methods as detailed in the *Bioretention Technical Design Guidelines Version 1, October 2012*.
 - e. Bioretention basins must include 1:4 batters between the dedicated filter media area and the surrounding ground surface. Batters are not included within filter media footprint area calculation.
 - f. Bioretention basin layout and setting must be consistent with landscape design for the site.
15. Stormwater runoff from the development must be disposed of on-site without causing scour or damage to the subject site or any adjoining property.

Advisory Notes

Aboriginal Cultural Heritage Act 2003

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* (ACH Act).

The ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage". It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land and Resources Tribunal, and the Minister administering the ACH Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage. You should contact the Cultural Heritage Co-ordination Unit on 07 3238 3838 to discuss any obligations under the ACH Act.

Equitable Access and Facilities

The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 1 the Disability Discrimination Act 1992 (Commonwealth);
- 2 the Anti-Discrimination Act 1991 (Queensland); and
- 3 the Disability (Access to Premises – Buildings) Standards.

- 4 The applicant is advised that the development works for this permit may require payment of a compliance bond (to be determined in Operational Works Permit) in accordance with Council's policies. The payment of the bonds will be required prior the prestart meeting for the Operation Works.
- 5 The Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Sustainable Planning Act 2009*, where the works are \$80,000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*. Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855

6 SEPTEMBER 2014 QUARTERLY BUDGET REVIEW

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

Reason for referral: Significance of issue and request for a further report amending Attachment 1.

7 NOOSA NORTH SHORE LANDING GROUND TENURE AMENDMENT (LOT 7 MCH4562)

That Council note the report by the Property & Facilities Property Officer to the Planning & Organisation Committee dated 11 November 2014 and issue the Trustee Lease and the Trustee Licence areas to include infrastructure outside of the hangar footprints in accordance with a revised lease survey plan to be prepared by the two groups (as per Option 1 in the report):

- A. Sunshine Coast Aviators Inc Trustee Lease (proposed lease area B) – over new hangar and new plumbing infrastructure; and
- B. Sunshine Coast Model Flyers Inc Trustee Licence (proposed lease area A) – over existing hangar and existing plumbing infrastructure.

8 QUARTERLY OPERATIONAL PLAN PROGRESS REPORT

That Council note the report by the Chief Executive Officer to the Planning & Organisation Committee Meeting dated 11 November 2014 providing an update on progress with the implementation of the Operational Plan to 30 September 2014 and details of Key Performance Indicators.

GENERAL COMMITTEE RECOMMENDATIONS

17 NOVEMBER 2014 - Crs Tony Wellington (Chair), Bob Abbot, Joe Jurisevic, Frank Pardon, Noel Playford, Frank Wilkie.

Apology: Cr Sandy Bolton

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

Council Resolution

Moved: Cr Wilkie
Seconded: Cr Bolton

The General Committee recommendations dated 17 November 2014 be adopted.

Carried.

1 DEVELOPMENT APPLICATION MCU14/0049 & OPW14/0276 - MATERIAL CHANGE OF USE FOR INDUSTRIAL BUSINESS TYPE 1 WAREHOUSE (SELF STORAGE FACILITY) & OPERATIONAL WORKS SIGNAGE AT 64-66 RENE STREET, NOOSAVILLE

That Council note the report by the Senior Development Planner to the Planning & Organisation Committee Meeting dated 11 November 2014 regarding Application No. MCU14/0049 & OPW14/0276 for a Development Permit for a Material Change of Use for an Industrial Business – Type 1 Warehouse (Self Storage Facility) and Operational Works (Signage) situated at 64-66 Rene Street, Noosaville and

- A. Approve the Material Change of Use application MCU14/0049 subject to the following conditions:

PLANNING

When Conditions must be Complied With

- 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

- Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed below and are as amended by the conditions herein.

Plan No.	Rev.	Plan/Document Name	Date
OGSS-001-01	G	Site Plan Stage 2	18/9/14
OGSS-001-02	G	Stage 2 Basement Floor Plan	18/9/14
OGSS-001-03	G	Stage 3 Ground Floor Plan	18/9/14
OGSS-001-04	G	Stage 3 Level 1 Floor Plan	18/9/14
OGSS-001-05	G	Stage 3 Level 2 Floor Plan	18/9/14
OGSS-001-06	G	Elevations 1 & 2	18/9/14
OGSS-001-07	G	Elevations 3 & 4	18/9/14
OGSS-001-08	G	Sections A-A & B-B	18/9/14
OGSS-001-09	G	Basement Location Plan	18/9/14

Nature and Extent of Approved Use

3. No external storage or use areas are approved on the site.
4. Any display and retail sale of goods must remain an ancillary component to the approved use and must not exceed an area of 100m².

Signage

5. *Signage must comply with the self-assessable provisions for signage identified in the Advertising Devices Code of the Noosa Plan. In particular, no sign shall exceed a sign face area of 4m² and total signage shall not exceed a combined sign face area of 10m².*

Building Height

6. The maximum height of the development must not exceed 10metres above the finished ground level and the natural ground level.
7. 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

8. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and The Noosa Plan's Planning Scheme Policy 3 Landscaping Plants and Guidelines for that specific area and must include:
 - a. The landscaped areas as generally shown on the approved Site Plan, except where amended by conditions contained herein.
 - b. Trees planted to achieve tall, dense screening vegetation along the eastern side boundary to assist with screening dust ingress to the site. Recommended species is *Elaeocarpus eumundi* or similar.
 - c. Trees within the front setback area and along western boundary to soften the visual building bulk.
 - d. Retention of the existing street trees.
9. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

Street Identification

10. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.

Performance Bond

11. Security in the form of a cash bond or trading bank guarantee to the sum of \$10,000 must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational 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.

Staging & Sunset Clause for Completion

12. The development may be completed in stages, as shown on the approved plans. Pursuant to s342 of the *Sustainable Planning Act 2009*, any uncompleted aspects of this development approval lapse if the whole of the approved use has not happened by 20 November 2020.

ENGINEERING

Site Access and Driveways

13. Concrete driveway and parking areas shall be provided generally in accordance with Drawing Nos: OGSS-001-01, Rev G dated 18/09/2014 and OGSS-001-01, Rev G dated 18/09/2014 – respectively titled: *Site Plan Stage 2* and *Stage 2 Basement Floor Plan*, prepared by *Steve McGregor Design Service* and as may be amended by the conditions of this permit. The works must be undertaken in accordance with an engineering design prepared by suitably qualified registered professional engineer and a Development Permit for Operational Works, and shall include in particular:

A driveway crossover/s in accordance with IPWEAQ standard drawing SEQ R-051 and to grades that prevent vehicles from scraping and/or bottoming.

For pedestrian safety between vehicles exiting the site and pedestrians on the footpath, the driveway and any associated fencing or vegetation near the driveway shall comply with the minimum sight line requirements as defined in AS 2890.1, section 3.2.4.

All parking spaces, driveways and circulation lane in compliance with the relevant sections of the current AS 2890.1 and AS2890.2.

Suitable safety measures, including: traffic directional signage, warning signage and speed limit/s within the site, to improve driver awareness of pedestrians and enhance pedestrian safety.

Provision of vandal resistant public lighting with intensities to satisfy the requirements of Australian Standard AS1158: *Public Lighting Code*

14. All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

Frontage Works - Footpath

15. Frontage works must be provided for the development. The works must be undertaken in accordance with a Development Permit for Operational Works and must include in particular:
- A two (2) metre wide concrete footpath within the road verge for the entire length of the site's frontage to Rene Street in compliance with IPWEAQ standard drawing SEQ R-065 *Concrete Pathway Construction Details*. The footpath must match the levels the driveways to the site without step or trip hazard. Where necessary existing driveway finish level should be adjusted to ensure compliance grades for the footpath and driveway.
 - Replacement of any street trees affected by the frontage works.

Stormwater Drainage

16. Prior issue of building works approval for the new building on the eastern portion of the site, an Operational Works approval for treatment of stormwater quality must be obtained. The application for Operational Works Approval for stormwater must provide for treatment of stormwater from the entire site.

17. The stormwater quality treatment system shall be designed and implemented generally in accordance with "Option 1" presented in the "Site Based Stormwater Management Plan (4298-1.0) for 66 Rene Street" dated 9 October 2014 by STORMwater Pty Ltd.
18. An ongoing maintenance contract for the stormwater quality treatment devices must be established and provided to Council prior to commencement of use of the new building on the eastern portion of the site. The maintenance contract schedule must be consistent with the manufacturer's requirements to achieve an ongoing pollutant reduction efficiency of 80% reduction in Total Suspended solids, 60% reduction in Total Phosphorous and 45% reduction in Total Nitrogen in runoff from the site compared to an untreated situation.
19. All copies of stormwater maintenance documentation must be kept for a period of 5 years and made available to Council officers on request to demonstrate compliance with the conditions of this approval.

Earthworks

20. Any earthworks required on site shall be carried out in accordance with Council's Planning Scheme Policy PSP5 – *Engineering Design Standards – Roads, Drainage and Earthworks* and must be undertaken in accordance with a Development Permit for Operational Works.
21. Earthworks carried out on site shall not affect the structural integrity of any of the adjoining properties, existing fences or structures that border the development site. Fences that are affected shall be replaced prior to the Building Certifier issuing the Certificate of Classification. In this regard any fences to be replaced shall be clearly shown on the plans submitted for Operational Works approval.

UNITYWATER

The following Unitywater conditions are applied in accordance with the *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. Any future applications must be made to Unitywater under *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 & Sewerage

22. Reticulated water supply and sewerage must be provided to the development.
23. Construction activities must not impede the access of Unitywater or Fire Brigade personnel to vital infrastructure (eg. valves, fire hydrants and sewer access chambers).
24. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 30 litres per second.
25. 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.
26. Water meters must be located on alternative boundaries to electrical pillars.

27. Buildings, basements 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.
28. 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.
29. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.5 meters from Unitywater water supply and sewerage infrastructure.
30. 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.
31. 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

Unitywater

Connection to Unitywater live water mains and the Unitywater live sewer system must be undertaken by Unitywater at the applicant's cost.

A 150mm diameter water main is located within the road boundary fronting the development site in Rene Street. Construction works, heavy traffic crossing the main, excessive vibration and excavation close to the main may cause damage to the pipe. Extreme care is required when working close to this infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

Aboriginal Cultural Heritage Act 2003

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* (ACH Act).

The ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage". It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land and Resources Tribunal, and the Minister administering the ACH Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage. You should contact the Cultural Heritage Co-ordination Unit on 07 3238 3838 to discuss any obligations under the ACH Act.

Equitable Access and Facilities

The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- the Disability Discrimination Act 1992 (Commonwealth);
- the Anti-Discrimination Act 1991 (Queensland); and
- the Disability (Access to Premises – Buildings) Standards.
- The applicant is advised that the development works for this permit may require payment of a compliance bond (to be determined in Operational Works Permit) in accordance with Council's policies. The payment of the bonds will be required prior the prestart meeting for the Operation Works.
- The Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the Sustainable Planning Act 2009, where the works are \$80,000 or more and matching the definition of 'Building and Construction Industry' under the Building and Construction Industry (Portable Long Service Leave) Act 1991. Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the Building and Construction Industry (Portable Long Service Leave) Act 1991, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855

- B. Refuse the Operational Works application OPW12/0276 for the following reasons:
1. The proposal represents excessive signage for a single business that will result in unnecessary visual clutter and adversely impact on the visual amenity of the area.
 2. The signage is incompatible with the developed character of Noosaville and is contrary to the Advertising Devices Code.
 3. The application proposes signage identified as *inconsistent advertising devices* within the Advertising Devices Code of The Noosa Plan.
- C. Request the applicant to remove all excess signage and ensure all signage complies with the acceptable solutions of the Advertising Devices Code of The Noosa Plan. In particular, no sign shall exceed a sign face area of 4m² and total signage shall not exceed a combined sign face area of 10m².

2 SEPTEMBER 2014 QUARTERLY BUDGET REVIEW - FURTHER REPORT

That Council note the report by the Manager Financial Services to the Planning & Organisation Committee Meeting dated 11 November 2014 and the Further Report by the Director Corporate Services to the General Committee dated 17 November 2014 and adopt the requested changes to the budget for the 2014/2015 financial year, as outlined in the attached Budget Financial Statements.

3 FINANCIAL PERFORMANCE REPORT OCTOBER 2014

That Council note the report by the Manager Financial Services to the General Committee Meeting dated 17 November 2014 providing the October monthly financial performance report.

4 REQUEST TO CHANGE A CONDITION OF EXISTING APPROVAL FOR A MATERIAL CHANGE OF USE AND RECONFIGURING A LOT FOR 174 DETACHED HOUSING LOTS AT GREENWOOD GROVE, GARNET ST COOROY -132004.240018.A - FURTHER REPORT

That Council note the report by the Senior Development Planner to the Planning & Organisation Committee Meeting dated 14 October 2014 and the further report to the General Committee Meeting dated 17 November 2014 regarding a request to change existing approval 132004.240018 and:

A. Approve a change to Condition 65.1.2 as follows:

Condition 65.1.2

The remaining section of Garnet Street extending from the Pine Street intersection (and excluding the section to be upgraded to an external Urban Collector Road) to approximately inline with the eastern boundary of Lot 189 on MCH 976 shall be upgraded to an External Rural Distributor Road. The upgrading of Garnet Street shall also be designed to enable flood free access to the site during a 1 in 2 year Average Recurrence Interval (ARI) flood event with a maximum trafficable depth of 200mm for a 1 in 10 year ARI flood event and with the product of flow depth and velocity being less than 0.4m²/s. This part of the road must be completed prior to the sealing of the survey plan for Stage 3 or any other subsequent stage of the development, unless an alternative agreement is entered into by the Developer and Council by way of an Infrastructure Agreement.

B. Include the following additional condition:

The design of the works must be in accordance with the relevant industry standard blockage factors for pipes, safety barriers, hand rails, fencing and the like and include appropriate structures to manage debris.

5 2014/2015 COMMUNITY GRANTS SECOND ROUND RECOMMENDATIONS

That Council note the report by the Community Development Coordinator to the General Committee Meeting dated 17 November 2014 and endorse the second round of Community Grants recommendations for the financial year 2014/15 as set out in Attachment 1 to the report.

6 2014/2015 REGIONAL ARTS DEVELOPMENT FUND ROUND 1 GRANT RECOMMENDATIONS

That Council note the report by the Community Development Officer (Culture) to the General Committee Meeting dated 17 November 2014 and endorse the first round of Regional Arts Development Fund (RADF) recommendations for the financial year 2014/15 as set out in Attachment 1 to the report.

7 NOOSA BIOSPHERE RESERVE MANAGEMENT ARRANGEMENTS

That Council note the report by the Executive Manager to the General Committee Meeting dated 17 November 2014 and authorise the Chief Executive Officer to progress and finalise the necessary documentation to establish the Noosa Biosphere Reserve Trust, the Noosa Biosphere Reserve Foundation Ltd and registration of the company.

6 ORDINARY MEETING REPORTS**1. NOOSA BIOSPHERE MANAGEMENT ARRANGEMENTS – FURTHER REPORT****Council Resolution**

Moved: Cr Abbot
Seconded: Cr Wellington

That Council note the report by the Executive Manager, Executive Office to the General Committee Meeting dated 17 November 2014 and the Further Report by the Executive Manager, Executive Office to the Ordinary Meeting dated 20 November 2014 and

- A. Adopt the Noosa Biosphere Reserve Trust as set out in Attachment 1 and the Constitution of Noosa Biosphere Reserve Foundation Ltd as set out in Attachment 2; and
- B. Authorise the CEO to make any minor amendments as required to enable registration of the Constitution and Trust.

Carried.

7 PETITIONS**1. PETITION: OPPOSITION FOR THE DEVELOPMENT APPLICATION FOR MCU 12/0184 INTENSIVE CHICKEN FARM PROJECT AT 136 TOP FORESTRY ROAD RIDGEWOOD****Council Resolution**

Moved: Cr Jurisevic
Seconded: Cr Pardon

That the petition presented by Cr Jurisevic showing opposition for MCU12/0184 Chicken Farm Project 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 18 December, 2014 in the Council Chambers, 9 Pelican Street, Tewantin, commencing at 6pm.

10 MEETING CLOSURE

The meeting closed at 6.40pm.