



Ordinary Meeting Minutes

22 November 2016

Council Chambers, Bundaberg

10.00 am

Present:

Cr JM Dempsey (Mayor - Chairman), Cr WR Trevor OAM (Deputy Mayor), Cr JP Bartels, Cr WA Honor, Cr HL Blackburn, Cr GR Barnes, Cr SA Rowleson, Cr CR Sommerfeld, and Cr PR Heuser.

Moved by Cr WA Honor, seconded by Cr SA Rowleson, That Cr DJ Batt's attendance by teleconference be accepted. - Carried unanimously.

Apology:

Moved by Cr GR Barnes, That Cr JA Peters' apology for today's meeting be accepted. Seconded by Cr HL Blackburn - and carried unanimously without debate.

Officers:

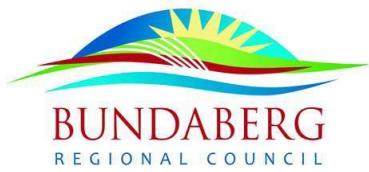
Mr AD Ireland, Acting Chief Executive Officer
Mr AW Fulton, General Manager Infrastructure & Planning
Miss NK Launchbury, Senior Executive Assistant
Mrs WE Saunders, Executive Services Co-ordinator

Apologies:

Mr PJ Byrne, Chief Executive Officer
Mr GJ Steele, General Manager Community & Environment

Invocation:

At the invitation of the Mayor, Pastor Errol Buckle (Honorary Chaplain) gave a short address and lead this Ordinary Meeting of Council in prayer.



Minutes

22 November 2016

Item Number: B1	File Number:	Part: Minutes
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Subject:

Confirmation of Minutes

1844

Resolution

Cr HL Blackburn moved:-

That the minutes of the Ordinary Meeting of Council held on 2 November 2016, and the Special Meeting of Council held on 16 November 2016, be taken as read and confirmed.

Seconded by Cr Rowleson - and carried unanimously without debate.



Minutes

22 November 2016

Item Number: E1	File Number: .	Part: FINANCE
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Portfolio:

Organisational Services

Subject:

Financial Summary as at 1 November 2016

1845

Resolution

Cr JM Dempsey presented the report; and moved:-

That the Financial Summary as at 1 November 2016 (as detailed on the 10 pages appended to this report) – **be noted by Council.**

Seconded by Cr GR Barnes.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
F1	.	GOVERNANCE & COMMUNICATIONS

Portfolio:

Organisational Services

Subject:

Council Policy Adoption

1846

Resolution

Cr HL Blackburn presented the report; and moved:-

That:-

1. the:

- **Community Financial Assistance Governance Policy** (adopted by Council at its meeting of 1 December 2013) **be rescinded; and**
- **Community Financial Assistance Policy** (as detailed on the 13 pages appended to this report) – **be adopted.**

2. the:

- **Conduct of Council Meetings Policy** (adopted by Council at its meeting of 27 June 2012) **be rescinded; and**
- **Conduct of Council Meetings Policy** (as detailed on the 7 pages appended to this report) – **be adopted.**

3. the:

- **Use of Council Vehicles Governance Policy** (adopted by Council at its meeting of 1 January 2015) **be rescinded; and**
- **Council Vehicle Usage Policy** (as detailed on the 8 pages appended to this report) – **be adopted.**

4. **the Exhibitions Policy** (as detailed on the 5 pages appended to this report) – **be adopted.**

5. the:

- **Interest on Trust Funds** (adopted by Council at its meeting of 15 December 2013) **be rescinded; and**
- **Interest on Trust Funds Policy** (as detailed on the 2 pages appended to this report) – **be adopted.**

6. the Libraries, Arts and Theatre Fundraising and Sponsorship Policy (as detailed on the 5 pages appended to this report) – **be adopted.****7. the:**

- **Non-Current Asset Recognition Policy** (adopted by Council at its meeting of 24 November 2015) **be rescinded; and**
- **Non-Current Asset Recognition Policy** (as detailed on the 3 pages appended to this report) – **be adopted.**

8. the Relates Parties Disclosures Policy (as detailed on the 2 pages appended to this report) – **be adopted.****9. the:**

- **Rent Policy – Community Housing** (adopted by Council at its meeting of 29 April 2014) **be rescinded; and**
- **Rent Policy – Community Housing** (as detailed on the 3 pages appended to this report) – **be adopted.**

10. the:

- **Trade Waste Policy** (adopted by Council at its meeting of 24 November 2015) **be rescinded; and**
- **Trade Waste Policy** (as detailed on the 13 pages appended to this report) – **be adopted.**

Seconded by Cr JP Bartels.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number: F2	File Number: .	Part: GOVERNANCE & COMMUNICATIONS
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Portfolio:

Organisational Services

Subject:

28 Club Avenue, Moore Park Beach - Lease Renewal - Moore Park Beach Bowls & Sports Club - Lot 2 on RP847129

Pursuant to Section 173 of the "Local Government Act 2009", Cr WA Honor declared a perceived Conflict of Interest in relation to this item - as his daughter-in-law as a Council staff member has provided comments to the report; but had considered his position and was firmly of the opinion that he could participate in debate and vote on this matter in the public interest.

1847

Resolution

Cr HL Blackburn presented the report; and moved:-

That the Chief Executive Officer be authorised to finalise a new lease to the Moore Park Beach Bowls & Sports Club Inc, over land described as Lot 2 on RP847129 situated at 28 Club Avenue, Moore Park Beach, for a period of 10 years commencing 28 February 2018.

Seconded by Cr JP Bartels.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number: F3	File Number: CM/0012	Part: GOVERNANCE & COMMUNICATIONS
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Portfolio:

Organisational Services

Subject:

Audit and Risk Committee Update

1848

Resolution

Cr HL Blackburn presented the report; and moved:-

That the minutes of the Audit and Risk Committee Meetings held on 13 September and 25 October 2016 (as detailed on the 10 pages appended to this report) - be received and noted.

Seconded by Cr PR Heuser.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number: G1	File Number: -	Part: INFRASTRUCTURE
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Portfolio:

Infrastructure & Planning Services

Subject:

Fleet Management Advisory Committee

1849

Resolution

Cr WA Honor presented the report; and moved:-

That the minutes (and associated attachments) of the Fleet Management Advisory Committee Meeting held on 1 November 2016, be received and noted.

Seconded by Cr WR Trevor.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
J1	339.2016.5.1	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

Request for Street Naming - 132 Potters Road, Qunaba

1850

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That the unnamed road reserve off Potters Road, Qunaba, located adjacent to Lot 243 on CK2823 be named De Courcy Drive.

Seconded by Cr SA Rowleson.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
J2	339.2016.0006.1	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

Request for Street Naming – Bargara Beach Estate - 6 and 32 Moodies Rd, Bargara

1851

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That:-

- (a) the part of the resolution adopted by Council at its meeting of 2 November 2016, naming Roads A, B and C in Investec Australia Loans Management Pty Ltd's subdivision off Watsons Road & Moodies Road, Bargara, "*Parkside Boulevard*" - be rescinded; and
- (b) Roads A, B and C in the above subdivision be named "She Oak Boulevard".

Seconded by Cr GR Barnes.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
K1	321.2016.45097.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

305 and 307 Bourbong Street, Bundaberg West - Request to waive or reduce Development Application fee – Boundary Realignment (2 lots into 2 lots) - Lot 1 on SP162045 & Lot 2 on RP144282 – Bundaberg Living Word

Pursuant to Section 173 of the “Local Government Act 2009”, Cr WA Honor declared a perceived Conflict of Interest in relation to this item - as his daughter-in-law as a Council staff member is the author of the report; but had considered his position and was firmly of the opinion that he could participate in debate and vote on this matter in the public interest.

1852

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That the Bundaberg Living Word be advised Council does not agree to waive or reduce the paid application fees for the Development Permit for Reconfiguring a Lot for Boundary Realignment (2 lots into 2 lots) (Council Reference 321.2016.45097.1) at 305 and 307 Bourbong Street, Bundaberg West.

Seconded by Cr GR Barnes.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
K2	322.2016.45979.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

Bauer Street, Bargara - Material Change of Use -Telecommunication Facility

Summary:

APPLICATION NO	322.2016.45979.1
PROPOSAL	Telecommunication Facility
APPLICANT	Service Stream Mobile Communications
OWNER	Bargara Golf Club
PROPERTY DESCRIPTION	Lot 19 on SP 193011
ADDRESS	Bauer Street, Bargara
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Sport & Recreation Zone (Recreation Zone)
OVERLAYS	Localised Defined Flood Event Area, Coastal Management District and Sea Turtle Sensitive Area
LEVEL OF ASSESSMENT	Impact
SITE AREA	56.49ha
CURRENT USE	Golf Course
PROPERLY MADE DATE	22 June 2016
STATUS	The decision period expired on 3 November 2016
REFERRAL AGENCIES	Department of Infrastructure, Local Government and Planning (DLGIP)
NO. OF SUBMITTERS	6 – 5 Properly Made and 1 Not Properly Made
PREVIOUS APPROVALS	322.2010.30090.1 – Telecommunication Facility
SITE INSPECTION CONDUCTED	21 July 2016
LEVEL OF DELEGATION	Level 3

1853

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That Development Application 322.2016.45979.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Material Change of Use for Telecommunications Facility

SUBJECT SITE

Bauer Street, Bargara described as Lot 19 on SP 193011

DECISION

Approved in full subject to conditions

The conditions of this approval are set out in **Schedule 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

1. DETAILS OF APPROVAL

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deemed Approval

Section 331 of the *Sustainable Planning Act 2009* (SPA) is not applicable to this decision.

2. PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME

Not Applicable.

3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- All Building Work

4. CODES FOR SELF ASSESSABLE DEVELOPMENT

Not Applicable

5. DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED FOR DOCUMENTS OR WORK IN RELATION TO THE DEVELOPMENT

Not Applicable

6. SUBMISSIONS

There were 5 submissions received for the application. The name and address of the principal submitter for each properly made submission are as follows:

Name of principal submitter	Address
1. A Brunke	7 Howard Street, Bargara
2. J Burden	23 Fairway Drive, Bargara
3. C & J Harford	1 Howard Street, Bargara
4. R Tame	16 See Street, Bargara
5. A & D Gardner	23 Miller Street, Bargara

7. CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

8. REFERRAL AGENCY

The referral agency for this application is:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Coastal Management District Schedule 7, Table 3, Item 5 <i>Making a material change of use completely or partly within a Coastal Management District</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBBSARA@dndip.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

9. APPROVED PLANS

The approved plans for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
440255 – G1 Rev A	Site and Locality Plans	23.05.16
440255 – G2 Rev B	Site Setout Plan	23.05.16
440255 – G3 Rev B	Site Elevation	23.05.16
440255 – G6 Rev A	Site Tenure Plan	23.05.16

10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED

Pursuant to section 341 of the *Sustainable Planning Act 2009*, this approval will lapse four (4) years from the date that the approval takes effect unless the relevant period is extended pursuant to section 383.

11. REFUSAL DETAILS

Not Applicable

12. CONDITIONS ABOUT INFRASTRUCTURE

No conditions about Infrastructure have been imposed under Chapter 8 of the *Sustainable Planning Act 2009*.

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

General

1. Meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.
2. Where there is any conflict between Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.
3. Comply with all of the conditions of this Development Permit prior to the commencement of the use, unless otherwise stated within this notice, and maintain compliance whilst the use continues.

Development Specific

4. No lights are permitted to be attached to the telecommunications facility, except where required for aircraft hazard lighting purposes or similar.
5. The maximum height of the monopole must not exceed 25 metres above natural ground level.
6. The overall height of the facility including antennas and other attachments must not exceed 28 metres above natural ground level.
7. The monopole and associated panels must be finished in colours that blend visually into the landscape.
8. Warning information signs and security fencing must be provided on the site to prevent unauthorised entry.

Cessation of use

9. The telecommunications facility must be removed from the site upon cessation of the use.

Flood Management

10. All structures associated with the telecommunication facility (excluding the security fence) must be located above the flood hazard level of 4 metres AHD for the development footprint area or be designed to withstand such events.

Vegetation

11. The removal of any vegetation on the land that will increase the visibility of the development when viewed from any surrounding residential property is not permitted.

PART 1B – ADVICE NOTES

- A. This Decision Notice does not represent an approval to commence Building Works.

- B. The proposed siting of the proposed structure has not been assessed against the requirements of the *Building Act 1975*.

PART 2—CONCURRENCE AGENCY CONDITIONS

The Department of Infrastructure, Local Government and Planning, by letter dated 18 August 2016 provided a concurrency agency response (copy of letter attached for information).

Seconded by Cr HL Blackburn.

Following discussion thereto during which Cr GR Barnes spoke against the Motion - the Motion was put - and carried by 9 votes to 1 vote.

For

Cr WR Trevor
Cr JP Bartels
Cr WA Honor
Cr HL Blackburn
Cr SA Rowleson
Cr CR Sommerfeld
Cr DJ Batt
Cr PR Heuser
Cr JM Dempsey

Against

Cr GR Barnes



Minutes

22 November 2016

Item Number:	File Number:	Part:
K3	321.2014.41356.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

32 Moodies Road, Bargara - Request for Recalculation of Infrastructure Offsets – Investec Australia Loans Management Pty Ltd

1854

Resolution

Cr CR Sommerfeld presented the report; and moved:-

Following consideration of Investec Australia Loans Management Pty Ltd's request of 17 October 2016, to recalculate the value of the offsets applicable to DA 321.2014.41356.1, being a Development Permit for reconfiguration of a lot of land at 32 Moodies Road, Bargara

- that the Chief Executive Officer be authorised to issue a notice pursuant to Section 657(3) of the *Sustainable Planning Act 2009* giving effect to a trunk infrastructure offset, applicable for Stages 1 to 3 and part of Stage 6, in the amount of \$898,843.

Seconded by Cr HL Blackburn.

There being no discussion on this item - the Motion was put - and carried by 9 votes to 1 vote.

For

Cr WR Trevor
 Cr JP Bartels
 Cr WA Honor
 Cr HL Blackburn
 Cr SA Rowleson
 Cr CR Sommerfeld
 Cr DJ Batt
 Cr PR Heuser
 Cr JM Dempsey

Against

Cr GR Barnes



Minutes

22 November 2016

Item Number:	File Number:	Part:
K4	321.2016.45023.2	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

53 Greathead Road, Kepnock - Request to Change Development Approval - 3 Lots into 66 Lots

Summary:

APPLICATION NO	321.2016.45023.2
PROPOSAL	Request to Change development approval
APPLICANT	DE Wilson
OWNER	DE Wilson
PROPERTY DESCRIPTION	Lot 1 on RP58858
ADDRESS	53 Greathead Road, Kepnock
PLANNING SCHEME	Planning Scheme for Bundaberg City
DATE OF ORIGINAL DECISION	22 March 2016
DATE PERMISSABLE CHANGE REQUEST RECEIVED	16 September 2016
STATUS	The 30 business day decision period ends on 28 October 2016
LEVEL OF DELEGATION	Level 3

1855

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That the request to Change a Development Approval made on 16 September 2016 for Development Application 321.2016.45023.2 be determined as follows:-

DECISION

Approved in full

The approved changes are set out as follows:

- Replace the entire condition package of standard Minister's conditions to include the attached new conditions 1 – 35 and Property Note P1.

A copy of the new decision notice for the application is included within Schedule 1.

The application was considered against a Superseded planning scheme. This request to change notice replaces the Minister’s Standard Conditions issued on 22 March 2016 as a Decision Notice could not be issued at this time.

DESCRIPTION OF PROPOSAL

Reconfiguring of a Lot for Subdivision (Three Lots into Sixty-Six Lots) - Superseded Application

SUBJECT SITE

53 Greathead Road, 19 Lucas Street and 4 Marles Street, Kepnock described as Lot 1 on RP58858, Lot 17 on RP182667 and Lot 4 on RP133909.

DECISION

Approved in full subject to conditions

The conditions of this approval are set out in **Schedule 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

1. DETAILS OF APPROVAL

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Reconfiguring a lot	Part 1, table 3, item 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deemed Approval

Section 331 of the *Sustainable Planning Act 2009* (SPA) is applicable to this decision.

2. PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME

Not Applicable.

3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- All Operational Work

4. CODES FOR SELF ASSESSABLE DEVELOPMENT

The following codes must be complied with for self-assessable development related to the development approved.

The relevant codes identified in the:

- Planning Scheme for Bundaberg City and Associated Planning Scheme Policies

5. DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED FOR DOCUMENTS OR WORK IN RELATION TO THE DEVELOPMENT

Compliance assessment is required under chapter 6, part 10 of SPA for the following documents or works in relation to the development

Documents or works requiring compliance assessment	Matters or things against which the document or work must be assessed	Compliance assessor	When the request for compliance assessment must be made
Subdivision Plan	The matters or things listed in Schedule 19, Table 1 of the <i>Sustainable Planning Regulation 2009</i>	Bundaberg Regional Council	In the time stated in Schedule 19, Table 1 of the <i>Sustainable Planning Regulation 2009</i>

6. SUBMISSIONS

Not Applicable

7. CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT

The assessment manager does not consider that the assessment manager’s decision conflicts with a relevant instrument.

8. REFERRAL AGENCY

Not Applicable

9. APPROVED PLANS

The approved plans and/or document/s for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
Z13-565	Plan of Proposed Boundary Reconfiguration	Jan 2016

10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED

Pursuant to section 341 of the Sustainable Planning Act 2009, this approval will lapse four (4) years from the date that the approval takes effect unless the relevant period is extended pursuant to section 383.

11. REFUSAL DETAILS

Not Applicable.

12. CONDITIONS ABOUT INFRASTRUCTURE

The following conditions about infrastructure have been imposed under Chapter 8 of the Sustainable Planning Act 2009:

Condition/s	Provision under which the Condition was imposed
10, 14, 16, 17, 19a, 19b, 19c, 19d	Section 665 – Non-trunk Infrastructure
19e	Section 646 – Identified Trunk Infrastructure
N/A	Section 647 – Other Trunk Infrastructure

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

General

1. Meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.
2. Where there is any conflict between Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.
3. Comply with all of the conditions of this Development permit prior to the submission of a Plan of Subdivision for compliance assessment and signing, unless otherwise stated within this notice.

Landscaping

4. A landscape plan must be submitted to and approved by the Assessment Manager for all proposed landscaped areas including street plants and on site detention facilities (proposed lot 1) where works will revert to public ownership as part of an application for Operational Works. The plan must be generally in accordance with the Approved Plan/s, have regard to the conditions of this approval and include, but not be limited to, the following features:
 - a. The area or areas set aside for landscaping;
 - b. A plan and schedule of all proposed trees, shrubs and ground covers provides for the road reserves and any other reserves:
 - i. The location, spacing and sizes at planting and at maturity of all plants;
 - ii. The utilisation of species indigenous to the area (the Plant Species List contained within Council's Landscaping Planning Scheme Policy is a guide to species selection; the botanical and common names of plants must be provided). No exotic plants are to be specified;
 - c. Details of any landscaping structures, including entrance statements;
 - d. Details of cutting and filling and all retaining structures and fences and associated finishes; and
 - e. Inclusion of a controlled underground or drip irrigation system. Any such system is to be fitted with an approved backflow water prevention device.
5. Landscaping is to be completed in accordance with the Approved Plans prior to the development being placed on maintenance (where a public asset) for that particular stage of development.

New Street Names

6. Street names must be submitted to and approved by the Assessment Manager prior to the commencement of Operational Works associated with this approval. A written request for the proposed naming of streets must be submitted that includes three (3) suggested road names for each new street in the development that:
 - a. Reflect aspects of the area in which the streets are located, including historical names, unless otherwise determined by the Assessment Manager. The order of preference in allocating street names will be:
 - i. Historical persons / Historical place names;
 - ii. Other relevant aspects (eg local flora and fauna); and
 - iii. Themed street names. Where 'themed' names are proposed, a list of street names for the entire development must be submitted as part of the Operational Works application for Stage One of the development;
 - b. Are nouns and generally contain one (1) word. Composite words may be acceptable when they supplement the primary name; and
 - c. Are unique and unambiguous to the Bundaberg Regional Council local government area.

(Note: where a street is extended, the new section created will retain the name of the street extended.)
7. Supply and erect all necessary street signs and posts.

Staging

8. The development may be staged in accordance with the stage boundaries shown on the Approved Plans. If staged, the development need not be completed sequentially in the stage order indicated on the Approved Plans provided that:
 - a. Dedication of the drainage reserve for the detention facility (shown as proposed lot 1) occurs with the first stage of the development.
 - b. Any road access and infrastructure services required to service the particular stage are constructed with that stage.
 - c. The intersection with Greathead Road and the New Road is to be constructed with Stage 1 or Stage 2, whichever is undertaken first.
 - d. Any open channel stormwater drains to the detention basin must be contained within a drainage easement.
9. Comply with the conditions of each respective stage of this Development Permit prior to the endorsement of a Plan of Subdivision for that stage unless otherwise stated within this notice.

Water

10. Provide a reticulated water supply service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. The works must include all necessary upgrades of Council infrastructure to ensure that downstream properties are not adversely affected by the increased demand of the development. Works must include network modelling with main sizing to be finalised as part of an application for Operational Works.

11. The Developer should engage an appropriately qualified hydraulic consultant to assess the suitability of the water supply system to cater for the proposed development, including firefighting requirements in accordance with AS2419.
12. Connection to Council's water and sewer infrastructure is subject to further approvals. For further information about these requirements, contact Council's Water and Wastewater Infrastructure Planning Technical Support Section on 1300 883 699.
13. In order for agreed Council work to be performed on existing live water and sewer infrastructure:
 - a. ensure a detailed design proposal is submitted to the Assessment Manager, marked 'For Construction';
 - b. complete and return the 'Application for Water & Sewer' forms available from the Assessment Manager;
 - c. pay the applicable lodgment fee;
 - d. if necessary, a quote will be prepared by Council's Water and Wastewater Operations & Maintenance Department once the detailed design proposal is approved; and
 - e. follow instructions provided with the quotation and pay the quoted fee.

Note: The 'Application for Water & Sewer' forms can cater for both water and sewer connection requirements in the one application. The applicable lodgment fee will be adjusted at the time of lodgment according to the features requested.

Sewerage

14. Make provision for new sewerage connections suitable to meet the requirements of the development. All live sewer work, including the point of connection, must be undertaken by Council.
15. Except where perpendicular to or intersecting with a property boundary, a sewer main must not be situated closer than 1.5 metres to a property boundary, unless otherwise approved by the Assessment Manager.

Stormwater

16. Install 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. the works described in Empire Engineering Site Based Stormwater Management Plan dated November 2015, with the exception of the following:
 - i. Section 3.7 envisages handover 2 years after the bio-retention system is constructed with the initial stage. Council will not consider accepting the bio-retention facility until a minimum of 2 years after the final lot is sealed and expects the developer to maintain the system for the entire interim period.
 - b. Provision of Level III inter-allotment drainage for contributing external lots identified by detailed terrain modelling

- c. Shape the surface of each lot to drain directly to either a Road or Drainage Reserve as no inter-allotment drainage will be permitted for any new lot. The drainage specifics must be determined as part of an application for Operational Works;
 - d. Stormwater drainage must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual and Bundaberg Regional Council;
 - e. Detention storage must be provided to cater for increased stormwater runoff as a result of this development. Stormwater discharge from the subject land must be limited to pre-development generated peak levels up to and including Q100 ARI flows via the provision of on-site detention storage. The detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity;
17. The drainage system for the development must incorporate Stormwater Quality Improvements in accordance with the State Planning Policy July 2014 and the Bundaberg Regional Council Stormwater Management Strategies. A Site Based Stormwater Management Plan and Erosion and Sediment Control Management Plan, inclusive of long term maintenance measures, must be submitted as part of an application for Operational Works outlining how the Stormwater Quality Improvements in both the construction and operational phases of the development will be achieved.

Should the developer not wish to provide an onsite Stormwater Drainage solution for the development, condition requirements for a Catchment Wide Solution is detailed below:

- a. provide a construction bond until a catchment wide stormwater quality solution is fully considered by Council. If Council chooses to construct a catchment wide solution, the option to contribute a lump sum amount to that solution (followed by per lot fee) will be offered to the Developer (the Lump Sum Alternative). If the Lump Sum Alternative is not accepted by the Developer within three (3) months of the date of offer, then the developer must provide a drainage system that incorporates Stormwater Quality Improvements in accordance with the State Planning Policy July 2014 and the Bundaberg Regional Council Stormwater Management Strategies to be completed with nine (9) months of that date;
 - b. subject to acceptance of the Lump Sum alternative, contribute to a catchment wide solution on a cost per lot basis to be calculated in accordance with delivery of stages of development.
18. The land containing the detention facility (proposed lot 1) must be dedicated to Council with the first stage of development.

Roadworks and Access

19. Construct all new roads in accordance with the following requirements:
- a. All roadways must be sealed with asphaltic concrete;
 - b. Provide concrete kerb and channelling on each side of all roadways to the relevant standard;

- c. The extension of Lucas Street to Haupt Street must be of a minimum dedication width of seventeen and one half (17.5) metres and must be paved to a width of 8.5 metres measured from lip of kerb line to lip of kerb line matching existing kerb alignments;
 - d. The link road to Greathead Road must be of a minimum dedication width of twenty (20) metres and must be paved to a minimum width of eight and one half (8.5) metres measured from lip of kerb line to lip of kerb line;
 - e. The frontage of Greathead Road must be a minimum dedication width of twenty (20) metres and must be paved to a width of ten (10) metres measured from lip of kerb line to lip of kerb line including the unconstructed frontage of neighbouring lot 19 on RP182667 (51 Greathead Road) matching existing kerb alignments;
 - f. The cul-de-sacs must be of a minimum dedication width of fifteen (15) metres and must be paved to a width of seven (7) metres measured from nominal kerb line to nominal kerb line; and
 - g. Cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.
20. Where the staged road layout does not allow a commercial vehicle to manoeuvre within the roadway in a forward gear, provide a temporary sealed turn-around facility. The temporary turn-around facilities must be in accordance with an Operational Works approval and provide a minimum twenty (20) metre turning circle, measured from the edge of the pavement.

Property access and driveways

21. Access strip and driveway to proposed lot 28 must comply with the standards specified in the planning scheme policy for development works – driveways and access to developments. The specific requirements must be determined as part of the Operational Works application.

Electricity, Street lighting and Telecommunications

22. Enter into an agreement with an approved electricity provider, to ensure that underground electricity will be available to each lot under standard tariff conditions and without further capital contributions. Provide evidence of such an agreement, along with associated bonding arrangements, to the Assessment Manager prior to the approval of the relevant Plan of Subdivision.
23. Padmount transformers must be located within the road reserve fronting proposed or existing park or drainage reserves, unless otherwise agreed in writing by the Assessment Manager.
24. Street lighting to new roads, multi-modal pathways and intersections must be by way of provision of underground conduits and cables, poles and street lights. The design and provision of street lighting must be in accordance with Australian Standard 1158:2005. The applicable lighting category is P4 for all roadways.
25. Enter into an agreement with the Telecommunications Authority or Cable Service provider (whichever is applicable) to ensure that telecommunication/cable services will be available to each lot. Provide evidence of such an agreement to the Assessment Manager prior to the approval of the Plan of Subdivision.

- 26.** Telecommunication conduits (ducts) and pits, including trenching and design, must be provided to service the development in accordance with 'Fibre-Ready' standards or the NBN Co Installing Pit and Conduit Infrastructure - Guidelines for Developers, to the satisfaction of the Assessment Manager.

Existing Services and Structures

- 27.** The existing shed (domestic storage) structure on Proposed Lot 52 is to be demolished prior to the sealing of the survey plan for that stage.
- 28.** Ensure all existing and proposed utility services and connections (eg electricity, telecommunications, water and sewerage) are wholly located within the lot they serve.
- 29.** All existing effluent disposal areas must be removed in association with Stage 4 of development.
- 30.** Certification must be submitted to the Assessment Manager from an appropriately qualified 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 existing and proposed utility services and connections (eg electricity, telecommunications, water, sewerage) are wholly located within the lot they serve, or alternatively included within an easement where location within the lot is not possible;
 - d.** all retaining walls and structures are fully contained within the lot they retain; and
 - e.** any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties.

Amalgamation

- 31.** Lodge for registration at the office of the Land Registry the following amalgamation plan:
- a.** The first survey plan lodged (Stage 1) must amalgamate Lot 17 on RP182667 (19 Lucas Street vacant land) and Lot 4 on RP133909 (4 Marles Street exiting house) into the balance lot.

Easements

- 32.** Lodge for registration at the office of the Land Registry the following easement(s):
- a.** a stormwater drainage easement having a minimum width of three (3) metres to the benefit of Council that includes:
 - i.** all stormwater overland flow paths traversing the land;
 - ii.** Q₁₀₀ ARI stormwater overland flow paths traversing the site;

- iii. any stormwater main existing or proposed to traverse the land located within the easement and a minimum of one (1) metre from the easement boundary;
 - iv. all Q₁₀₀ ARI stormwater overland flow paths downstream of the land to an agreed lawful point of discharge;
- b.** a sewerage easement having a minimum width of 3 metres to the benefit of Council that includes any sewerage main existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary;

33. Draft easement documentation must be submitted to the Assessment Manager for endorsement.

Rates and Charges

34. In accordance with the Sustainable Planning Act 2009, all rates, charges or any expenses being a charge over the subject land under any Act must be paid prior to the Plan of Subdivision being endorsed by the Assessment Manager.

Lawful Point of Discharge

35. The Lawful Point of Discharge for the development is immediately downstream of the proposed bio-retention facility within reserve Lot 202 on SP219795.

PROPERTY NOTES

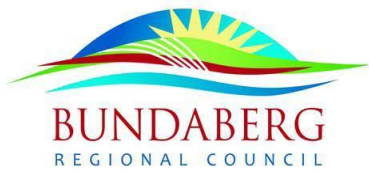
P1. Development Approval 321.2016.45023.001 – Access

The following notation applies to approved Lots 11, 12, 15, 17, 25, 37, 38, 55, 60 & 61 (corner lots):

“Access driveway should maintain a minimum 6 metre separation to truncations.”

Seconded by Cr WR Trevor.

There being no discussion on this item - the Motion was put - and carried unanimously.



Minutes

22 November 2016

Item Number:	File Number:	Part:
V1		Meeting Close

Subject:

Meeting Close

There being no further business – the Mayor declared this Ordinary Meeting closed at 10.40 am.

Confirmed this thirteenth day of December 2016.

MAYOR