



Ordinary Meeting Minutes

8 August 2017

10.00 am

Council Chambers, Bundaberg

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, Cr JA Peters and Cr PR Heuser.

Apology:

Moved by Cr Blackburn, seconded by Cr WA Honor, That Cr DJ Batt's apology for today's meeting be accepted. Carried unanimously.

Officers:

Mr SD Johnston, Chief Executive Officer
Mr SJ Randle, General Manager Organisational Services
Mr AW Fulton, General Manager Infrastructure & Planning
Mr G Lascelles, Acting General Manager Community & Environment
Miss NK Launchbury, Senior Executive Assistant
Mrs WE Saunders, Executive Services Co-ordinator
Apology: 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

8 August 2017

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

Confirmation of Minutes

2006

Resolution

Cr JA Peters moved:-

That the minutes of the Ordinary Meeting of Council held on 18 July 2017, be taken as read and confirmed.

Seconded by Cr PR Heuser - and carried unanimously without debate.



Minutes

8 August 2017

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

Portfolio:

Organisational Services

Subject:

Christmas Closedown 2017

Pursuant to Section 173 of the "Local Government Act 2009", Cr WA Honor declared a perceived Conflict of Interest in relation to this item his family members are employees of Council - but had considered his position and was firmly of the opinion he could participate in debate and vote on this matter in the public interest.

2007

Resolution

Cr HL Blackburn presented the report; and moved:-

That:-

1. Council's Main Administration Office, Service Centres, Libraries, Arts Centres and Depots (and other Administrative and Depot areas as applicable) be closed for general business on the three (3) working days over the Christmas/New Year period, namely Wednesday 27, Thursday 28 and Friday 29 December 2017 with Offices and Depots reopening on Tuesday 2 January 2018;
2. Staff be offered the alternative of taking the subject three (3) days from Annual Leave, or a combination of Annual Leave and accrued Rostered Days Off;
3. the Chief Executive Officer advertise the closure and telephone numbers of Council Officers who will attend to emergent business over this period.

Seconded by Cr JP Bartels.

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



Minutes

8 August 2017

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

Organisational Services

Subject:

Drummond Street, Apple Tree Creek - Review of Unallocated State Land

2008

Resolution

Cr HL Blackburn presented the report; and moved:-

That the Department of Natural Resources and Mines be advised Council has no requirement for the Unallocated State Land, described as Lots 2, 3 and 4 on A42817, located on Drummond Street, Apple Tree Creek.

Seconded by Cr WA Honor.

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



Minutes

8 August 2017

Item Number: F3	File Number: .	Part: GOVERNANCE & COMMUNICATIONS
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Portfolio:

Organisational Services

Subject:

2016/2017 4th Quarter Operational Report

2009

Resolution

Cr HL Blackburn presented the report; and moved:-

That the 2016/2017 – 4th Quarter Operational Report (as detailed on the 58 pages appended to this report) – **be received and noted by Council.**

Seconded by Cr SA Rowleson.

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



Minutes

8 August 2017

Item Number: F4	File Number: .	Part: GOVERNANCE & COMMUNICATIONS
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Portfolio:

Organisational Services

Subject:

Information Services Steering Committee Meeting Outcomes

2010

Resolution

Cr HL Blackburn presented the report; and moved:-

That the Meeting Outcomes of the Information Services Steering Committee held 19 July 2017, including the Terms of Reference – be endorsed by Council.

Seconded by Cr PR Heuser.

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



Minutes

8 August 2017

Item Number:	File Number:	Part:
G1	-	INFRASTRUCTURE

Portfolio:

Infrastructure & Planning Services

Subject:

Fleet Management Advisory Committee

2011

Resolution

Cr WA Honor presented the report; and moved:-

That the minutes of the Fleet Management Advisory Committee meeting held on 18 July 2017, be received and noted by Council.

Further, that the draft 2017/2018 Plant Replacement Program be endorsed by Council.

Seconded by Cr GR Barnes.

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



Minutes

8 August 2017

Item Number:	File Number:	Part:
J1	339.2017.17.1	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

70 Watsons Road, Bargara (Lot 12 on SP198534) – Request for Street Names

2012

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That roads A, B & C in the development identified as Bargara Rise stages 1 & 2, located at Watsons Road and approved under development approval 321.2015.44623.1, .2 & .3, be named as follows:

- Road A – Malo Drive;
- Road B – Lavella Street; and
- Road C – Bellona Court.

Seconded by Cr WA Honor.

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



Minutes

8 August 2017

Item Number:	File Number:	Part:
J2	325.2016.45639.1	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

Logan Road, Innes Park - Infrastructure Agreement for Preliminary Approval for a Material Change of Use (section 241 of the Act) and Preliminary Approval (section 242 of the Act) to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community) and a Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)

2013

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That Council agree to enter into the Headlands Coastal Community Infrastructure Agreement pursuant to the provisions of the *Planning Act 2016* with Multilow Pty Ltd (ACN 010972264)

- as Trustee under instrument 716174919 and 716130858 (for Lot 34 on RP194899) and
- as Trustee of the Bill Moorhead Family Trust (for Lot 3 on RP7301 and Lot 1 on SP182595);

attaching to Development Application 325.2016.45639.1 for a Preliminary Approval for a Material Change of Use (Section 241 of the Act) and Preliminary Approval (Section 242 of the Act) to vary the effect of the *Bundaberg Regional Council Planning Scheme 2015* for a:-

- **Master Planned Residential Community (Headlands Coastal Community); and**
- **Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement) at Logan Road Innes Park.**

Further, that the Chief Executive Officer be authorized to execute the agreement on Council's behalf.

Seconded by Cr GR Barnes.

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



Minutes

8 August 2017

Item Number:	File Number:	Part:
K1	325.2016.45639.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

Logan Road, Innes Park - Development Application for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (Section 242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and Access Easement)

Summary:

APPLICATION NO	325.2016.45639.1
PROPOSAL	Development Application for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)
APPLICANT	Multilow Pty Ltd
OWNER	Multilow Pty Ltd
PROPERTY DESCRIPTION	Lot 1 on SP182595 and Lot 3 on RP7301
ADDRESS	Logan Road, Innes Park
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Emerging Communities Zone
OVERLAYS	Acid sulfate soils, Agricultural land, Biodiversity areas, Bushfire hazard, Coastal protection, Flood hazard, Steep land (slopes >15%)
LEVEL OF ASSESSMENT	Impact Assessable
SITE AREA	36.91 ha
CURRENT USE	Vacant
PROPERLY MADE DATE	6 May 2016
STATUS	The 20 business day decision period ends on 21 June 2017
REFERRAL AGENCIES	Department of Local Government, Infrastructure and Planning
NO OF SUBMITTERS	Seven (7)
PREVIOUS APPROVALS	325.2005.51073.001 322.2007.50080.001 (Public Utility Undertaking – Sewerage) 322.2007.51429.001 (Public Utility Undertaking – Sewerage)
SITE INSPECTION CONDUCTED	25 May 2016
LEVEL OF DELEGATION	Level 3

2014

Resolution

Cr CR Sommerfeld presented the report; and moved:-

That Development Application 325.2016.45639.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)

SUBJECT SITE

Logan Road, Innes Park described as Lot 1 on SP182595 and Lot 3 on RP7301

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Reconfiguring a lot	Part 1, table 3, item 1	<input checked="" type="checkbox"/>	<input checked="" 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

A preliminary approval to which section 242 of the SPA applies is given and the assessment manager has approved a **variation to the local planning instruments:**

Local Planning Instrument	Variation Approved
<p>Bundaberg Regional Council Planning Scheme 2015</p>	<p>Part 5 – Tables of Assessment - Table 5.4.1 Low density residential Zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.1 –Levels of Assessment Table – Material Change of Use – Headlands low density residential precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.4.2 Medium density residential zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.2 –Levels of Assessment Table – Material Change of Use – Headlands medium density residential precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.4.8 Neighbourhood centre zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.4 –Levels of Assessment Table – Material Change of Use – Headlands neighbourhood centre precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.5.1 Reconfiguring a lot – Levels of assessment is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.3.1 –Level of Assessment Table – Reconfiguring a Lot as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.6.1 Building work - Levels of assessment is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.4.1 - Level of Assessment Table – Building Work as included in the Schedule A.</p> <p>New insertion of Headlands Coastal Community Plan of Development Table 5.2.3 –Levels of Assessment Table – Material Change of Use – Headlands small lot residential precinct as included in the Schedule A.</p> <p>New insertion of Headlands Coastal Community Plan of Development Part 6– Headlands Precinct – Section 6.1 Preliminary as included in the Schedule A.</p>

	<p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.1 –Headlands medium density residential precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.2 –Headlands small lot residential precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.3–Headlands neighbourhood centre precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Part 9– Headlands Development code – Section 9.1 Preliminary</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.2.1 – Headlands dwelling house (small lot) code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.2.2 – Headlands resort complex code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.3.1 – Headlands reconfiguring a lot code</i> as included in the Schedule A.</p>
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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
- All Plumbing and Drainage Work
- All Operational Work
- All Material Change of Use, unless otherwise made Exempt or Self-Assessable

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:

- Bundaberg Regional Council Planning Scheme and Associated Planning Scheme Policies
- Headlands Coastal Community Plan of Development

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

There were seven (7) 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. Karen Peacock	42 Coolanblue Avenue, Innes Park, Qld, 4670
2. Leonore Miller	127 Logan Road, Innes Park, Qld, 4670
3. Michael Stacey	395 Woongarra Scenic Drive, Innes Park, Qld, 4670
4. John Wood	141 Logan Road, Innes Park, Qld, 4670
5. Josephine & Jason Ferris	44 Coolanblue Avenue, Innes Park, Qld, 4670
6. Pam Soper	29 Watsons Road, Bargara, Qld, 4670
7. Simon de Bomford	131 Logan Road, Innes Park, Qld, 4670

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 are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<i>Schedule 7, Table 2, Item 14 – Tidal works, or development in a coastal management district</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670
<i>Schedule 7, Table 3, Item 2 – An aspect of development identified in schedule 9 that (a) is for a purpose mentioned in schedule 9, column 1; and (b) meets or exceeds the threshold for the purpose</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670
<i>Schedule 7, Table 3, Item 5 – Material change of use, if carrying out the use will involve (a) operational work, other than excluded work, carried out completely or partly in a coastal management district</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

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
CC – 2995 – CON 04 – issue D4	Sewerage Reticulation Plan 1 of 2	10 November 2015
CC – 2995 – CON 05 – issue D4	Sewerage Reticulation Plans 2 of 2	10 November 2015
ML15-002 - ROL Stage 1 – Issue A	Plan of Proposed Lot Reconfiguration Headlands Stage 1	19 January 2016
ML15-002 - ROL Colour – Issue A	Plan of Proposed Lot Reconfiguration Headlands	19 January 2016
ML15-002 - MOD – Issue B	Headlands Stage Modules	29 January 2016
ML15-002 - MOD	Stage Modules 2 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 3 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 4 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 5 of 5	25 July 2017
A1000 – Issue E	Masterplan – Headlands Coastal Community	28 March 2017
Document No: 325.2016.45639.1 – Revision 2	Headlands Coastal Community Plan of Development	As amended 25 July 2017

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
17, 18, 40, 42a-e(i), 42h, 43, 49, 50, 56b, 56e-f, 57, 59, 60, 61, 62	Section 665 – Non-trunk Infrastructure
30a, 37, 38, 41a-c, 42f-g, 44, 45, 46	Section 646 – Identified Trunk Infrastructure
30b, 30c, 51, 52, 53, 56a, 56c-d, 58	Section 647 – Other Trunk Infrastructure

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER**PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER****ALL DEVELOPMENT****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.

Assessment Provisions

4. This approval varies the effect of the Bundaberg Regional Council Planning Scheme 2015 to the extent that reconfiguring of approved lots and development on the approved lots must be undertaken in accordance with the tables of assessment and codes included in the Headlands Coastal Community Plan of Development.

Date Development Must be Completed By (Lapsing Date)

5. In accordance with section 342 of the *Sustainable Planning Act 2009*, this Development Approval to the extent it relates to development not completed will lapse fifteen (15) years from the date of this approval.

Building Envelopes

6. Submit and have approved by the Assessment Manager a Building Envelope Plan for the lots within the Headlands Small Lot Residential Precinct, as shown on Approved plan A1000 Rev. E, titled 'Masterplan', dated 28.03.17, that:
 - a. is prepared by a surveyor;
 - b. identifies by metes and bounds the approved building envelope for each lot identified on the Approved Plans as having a building envelope, having:
 - a. a minimum street frontage setback of 3 metres;
 - b. a minimum side boundary setback of 1m, or where within 1 metre of the side boundary, the envelope has a maximum height of 3.5m and a length parallel to the boundary no longer than 12 metres or 50% of the total side boundary length, whichever is the lesser.
 - c. a minimum rear boundary setback of 1 metre, where a maximum height of 3.5 m, or 6 m, where a maximum height of 9 metres;
 - d. a maximum building height of two storeys, or 9 metres; and
 - e. a maximum site cover of 60%; and
 - c. dimensions each building envelope to a point on the lot boundary with a minimum area of 200 m² unless otherwise identified on the Approved Plans; and

Once approved, the amended plans will form part of the Approved Plans for this development and amendments to the Building Envelope can only be made with the agreement of the Assessment Manager. Any agreement must be obtained in writing.

7. All future dwellings and buildings on the approved lots within the Headlands small lot residential precinct, must be sited and constructed in accordance with the approved building envelopes and dwelling controls (ie. the "Plan of Development") shown on the Approved Plans. A copy of the approved Plan of Development must be included in the contract of sale for the approved lots, together with a clause which requires future dwellings to be constructed in accordance with it.

Building Design – Dwelling house in Headlands small lot residential precinct

8. Any roof decks or viewing platform must have a setback at least 1.5 m from the side boundary and a floor level no more than 7 m above ground level or 1.5 m less than the overall height, whichever is less.
9. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy condition of this Decision Notice.
10. Unbroken lengths of wall must not exceed:
 - a. 15 m for walls up to 3.5 m in height;
 - b. 7.5 m for walls greater than 3.5 m in height.

Note: For the purpose of this acceptable outcome, 'Unbroken length of wall' includes any continuous section of wall without a full height separation or recess:

- (a) Greater than 0.5 m deep; and*
- (b) Greater than 1 m wide.*

Privacy – Dwelling house in Headlands small lot residential precinct

11. To ensure privacy is protected between adjoining properties, any windows located on the upper level of buildings where overlooking an adjoining property must either:
 - a. have a minimum window sill height of 1.7 metres above floor level;
 - b. be fitted with translucent glazing;
 - c. be fitted with a fixed external screen;
12. To ensure privacy is protected between adjoining properties, any upper level balcony where facing an adjoining balcony or window, must include either balcony planter boxes, balustrading or fixed external screens, positioned in such a way to obscure direct views into the habitable room windows or private open space areas of the adjoining property.

Construction Management

13. Unless otherwise approved in writing by the Assessment Manager, do not undertake building work in a way that makes audible noise:
 - a. On a business day or Saturday, before 6.30 am or after 6.30 pm; or
 - b. On any other day, at any time.
14. Contain all litter, building waste and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.
15. Remove any spills of soil or other material from the road or gutter upon completion of each day's work, during construction.

These material spills and accumulated sediment deposits must be managed in a way that minimises environmental harm and/or damage to public and private property.

Turtle Sensitive Lighting

16. Where assessable development regulated by this preliminary approval relates to building work or a material change of use, internal lighting must be shaded through glass tinting on all windows facing or seen from the beach with a transmittance value of 45% or less.

Water

17. Provide a reticulated water supply service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. Works must include network modelling with internal main sizing to be finalised as part of an application for Operational Works.

Sewerage

18. Provide a reticulated sewerage service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works generally as indicated in Empire Engineering Drawings *Sewerage Reticulation Plans* CC2995 CON 04 and 05 Issue D4 . The nominated point of connection to Council's reticulated sewerage network is sewerage maintenance hole SMH13162 (Discharge Pit) located on the south eastern corner of the Back Windermere Road and Poinciana Drive Intersection.

DEVELOPMENT PERMIT**Easements**

19. Lodge for registration at the office of the Land Registry the following easement(s):
 - a. an access and services easement having a minimum width as indicated on the Approved Plans to the benefit of proposed Lot 501. Note: this access easement will no longer be required when the new roadway is constructed;
 - b. stormwater drainage easements having a minimum width of three (3) metres or as determined in an application for Operational Works, whichever is the greater, to the benefit of Council that includes:
 - i. all stormwater overland flow paths traversing the subject site from upstream catchments (even where such areas where the flows would be covered by a road or reserve) with such easements to be registered in the first stage of development;
 - ii. Q100 ARI stormwater overland flow paths traversing the subject site. Where paths traverse a balance lot they may be partial (stub) easements with additional non-interference clauses to the satisfaction of the Assessment Manager; and
 - 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;
 - c. stormwater drainage easements over the proposed stormwater treatment facilities (even where such areas would be covered by a road or reserve) as identified on the Approved Plans or as determined in any approval for operational works to the benefit of Council;
 - d. sewerage easements having a minimum width of three (3) metres to the benefit of Council that includes any sewerage main (including pressure mains) existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary; and
 - e. water supply easements having a minimum width of three (3) metres to the benefit of Council that includes any water main existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary.
20. Draft easement documentation must be submitted to the Assessment Manager for endorsement.
21. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

22. Ensure that any easements and rights pertaining to the parcels of land associated with this approval are maintained unless otherwise stated on the Approved Plans or the conditions of this approval. Proof of the registration or surrender of any easements are to be submitted to the Assessment Manager at the time of the submission of a Plan of Subdivision for compliance assessment and signing.

Electricity, Lighting and Telecommunications

23. 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.
24. 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.
25. 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 P5 with aeroscreens for all roadways.
26. Street and park lighting must be the most energy efficient, dark sky compliant (which prevents the light from escaping upward and direct light down and away from the beach) and amber lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). Ergon Rate 3 Lighting must only be used with the specific approval of the Assessment Manager.
27. 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.
28. 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.

Fences

29. Any fencing for lots within Stage 1 and interface with the proposed Headlands Community Reserve is to consider CPTED principles and have a maximum height of 1.2 metres.

Land Dedication

30. Dedicate land shown on the Approved Plans as follows:
 - a. Land identified as road must be dedicated to the state as road reserve with plan sealing for each relevant stage, unless specifically listed in another condition;
 - b. At the first relevant stage adjoining the proposed Lot 502 (stage module 11), land identified as proposed Lot 502 must be dedicated to the state as drainage reserve; and

- c. At the sealing of survey plans for the first stage, land identified as proposed Lot 503 must be dedicated as reserve for park.
31. The land area to be dedicated must be unencumbered by services such as pump stations, services easements or similar operational uses.

Landscaping

32. An overall landscape plan must be submitted to and approved by the Assessment Manager as part of the first application for Operational Works. The plan must be generally in accordance with the Approved Plans, excluding agreed embellishment structures contained within proposed Lot 503 and Lot 3 on SP182595 and 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 schedule of all proposed trees, shrubs and ground covers to be used in landscaping including 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 major landscaping structures, including entrance statements;
 - d. A strategy for street tree planting proposed within the road reserves;
 - e. Details of any landscaping works proposed to 'Headlands Community Reserve' as shown on Concept Kalina Creek Rehabilitation Plan A1012 Revision A dated 18.01.16, including the consideration of CPTED principles for the pathway;
 - f. Details of any other landscaping works proposed to 'Headlands Village Green' as shown on Approved plan A1000 Issue E, titled 'Masterplan', dated 28.03.17;

Once approved, the Landscape Plan will form part of the Approved Plans for this development.

33. Submit with the Operational Works application for each stage, a further detailed landscape plan relevant to each stage, generally in accordance with the overall plan within the above condition which includes:
- a. The area or areas set aside for landscaping;
 - b. Location and name of existing major trees;
 - c. The existing trees to be maintained;
 - d. A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
 - i. The location 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;
 - e. The location of all areas to be covered by turf or other surface material including pavement and surface treatment details;

- f. Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
- g. Details of any landscaping structures, including entrance statements;
- h. Details of cutting and filling and all retaining structures and fences and associated finishes.

Note: Where applicable property boundary garden/landscape bed edge walls must be provided with sleeper or equivalent retaining walls to contain the garden material within the site. Such walls must be constructed to a height that is at or above the adjacent kerb;
- i. Contours or spot levels if appropriate;
- j. Fence size and materials where applicable;
- k. Inclusion of a controlled underground or drip irrigation system where applicable. Note: Any such system is to be fitted with an approved backflow water prevention device
- l. Location of any drainage, sewerage and other underground services and any overhead power lines;
- m. Detail of proposed street trees within the road reserve.

34. Complete landscaping shown on the endorsed plans in association with each relevant stage and maintain all landscape works in accordance with the approved design for a period of 24 months from the date works are accepted on maintenance.

New Street Names

35. 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.)
36. Supply and erect all necessary street signs and posts.

Pathways, Park and Bridge

37. Provide a Coastal Principal Path (turtle trail – three (3) metres wide) in accordance with Council's Plans for Trunk Infrastructure at the location generally provided on the Master Plan Drawing number A1000 issue E dated 28 March 2017. Such pathway is to be contained either in the roadway or a future or existing park. The pathway must be provided at the adjacent module.
38. Provide a Pathway Bridge to the satisfaction of Council across Kalina Creek to link the Principal Path by the earlier of 30 June 2026 or completion of module 16.

Roadworks and Access

39. Intersection designs and speed restriction devices must be in accordance with Main Roads Road Planning and Design Manual and, where applicable, Austroads *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*.
40. Provide truncations to all street intersection types to a minimum of six (6) metre three (3) chord configuration unless adjacent to proposed Lots 1 & 110 and 226 & 227 where the truncation must be increased to accommodate the proposed roundabouts. The truncation must be dedicated as road reserve.
41. At the first stage of development:
 - a. provide a BAL type intersection at Innes Park Road and Logan Road adjusted to suit the existing infrastructure; and
 - b. provide works, such as physical barriers and appropriate signage, as necessary to physically close the Cockerills Road and Logan Road intersection. The specifics must be determined as part of an application for Operational Works, however, such works must make allowance to:
 - i. restrict construction traffic to Logans Road; and
 - ii. ensure that Cockerills Road remains open until the completion of Stage 1 works.
 - c. provide Trunk Collector roadway in Logan Road with a paved width of a minimum of 12 metres from the southern property boundary of the subject land to the northern boundary of 131 Logan Road, or such lesser distance as agreed by the Assessment Manager.
42. Construct all new roads in accordance with the plan number ML15-002-ROL Colour and 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 Access Place or cul-de-sac roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width seven (7) metres measured between nominal kerb lines;
 - d. The Access Street roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width of eight (8) metres measured between nominal kerb lines;
 - e. The Collector Street roadway reserve must be a minimum dedication width of twenty (20) metres and must be paved to a width of nine (9) measured between nominal kerb lines;

- f. The Trunk Collector roadway reserve being Logan Road must be an ultimate minimum dedication width of twenty-five (25) metres and must be paved to a width of twelve (12) metres (roadway) measured between nominal kerb lines. Works must:
 - i. be to the full property frontage;
 - ii. be provided not later than with the adjacent stages; and
 - iii. be extended to Poinciana Drive in the north by module 24;
 - g. The Trunk Collector roadway reserve being Esplanade Road must be an ultimate minimum dedication width of twenty (20) metres and must be paved to a width of twelve (12) metres, or such lesser width as agreed by the Assessment Manager, measured between nominal kerb lines; and
 - h. Cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.
43. 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.
44. At the second stage of development provide a minimum continuous six (6) metre sealed pavement in Logan Road to Poinciana Drive and prioritise the Poinciana Drive and Logan Road traffic flow;
45. Provide three roundabouts in locations shown on approved plan A1000 Rev. E dated 28.03.17 titled 'Master plan', when undertaking associated roadworks.
46. Prior to submitting the Plan of Subdivision incorporating the 120th Lot:
 - a. widen the existing Logan Road from the northern boundary of 131 Logan Road to the intersection with Innes Park Road, to a minimum carriage width of nine (9) metres;
 - b. provide a sealed BAR type intersection at Back Windermere Road and Poinciana Drive.The pavement specifics must be determined as part of an application for Operational Works.

Rock

47. Unless otherwise approved by the Assessment Manager, no rock breaking is to be undertaken outside of trenches and no rock crushing is to be undertaken.

Rural Land Interface

48. Agricultural activities, including grazing are not to be undertaken within 40 metres of each stage boundary on the balance lots area. Appropriate treatments to restrict access may include fencing or similar.

Sewerage

49. Make provision for a new sewerage connection suitable to meet the requirements of the development. All live sewer work, including the point of connection, must be undertaken by Council.

50. 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.
51. At the first stage of development, provide and commission to the satisfaction of Assessment Manager the sewerage pump station in accordance with Council standard plan Bundaberg City Council Plan Number 15970 and provide a pressure main to the Discharge Pit, generally in accordance with the approved plans, and described, but not limited to, as follows:
 - a. dedicate to Council, Lot 501 as the pump station lot (SPS1) and 20 m access and utilities easement (SPS1 Easement) with terms and conditions acceptable to Assessment Manager;
 - b. provide a minimum 3 m all weather access from within the SPS1 easement;
 - c. provide a minimum 50 mm potable service;
 - d. immediately upstream of the Discharge Pit provide sewer discharge maintenance hole (Surcharge Pit) to Bundaberg Regional Council standard plan S1001;
 - e. provide a two stage rising main to the satisfaction of the Assessment Manager with a low flow pressure main from SPS1 to the Surcharge Pit and high flow pipe to RM3; and
 - f. provide security fencing and landscape screening, designed to the satisfaction of the Assessment Manager, around and within SPS1 so that the infrastructure will be effectively screened and provide a high degree of amenity.
52. At the first stage of development provide the trunk 225 mm gravity sewerage mains from GM1 to SPS1 via GM2 – GM4. The sewerage specifics must be determined as part of an application for Operational Works.
53. Provide the trunk 225 mm gravity sewerage mains between:
 - a. GM5 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Logan Road; and
 - b. GM6 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Lot 32 on RP 893359.

Staging

54. 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 and the developer may sub-stage the release of any or all allotments in that stage, as indicated on the Approved Plans provided that:
 - a. All sewerage infrastructure works relating to the provision of a new pump station occurs with the first stage of the development, including the provision of gravity mains, as listed herein;
 - b. All new roads on plan ML15-002-ROL Stage 1 Issue A, are dedicated with the first stage of development;
 - c. All roadworks and necessary infrastructure works to facilitate the provision of continuous sealed pavement in Logan Road and intersection works at Back Windermere Road and Poinciana Drive, occurs at the second stage of development;

- d. any road access and infrastructure services required to service the particular stage are constructed with that stage.
55. 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.

Stormwater

56. 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 Queensland Urban Drainage Manual, and must include in particular:
- a. the works shown on the Approved Plans and the works as described in section 3.3, 3.8 and 3.9 of the Empire Engineering *Site Based Stormwater Management Plan* (dated March 2016 Revision D) except as listed herein and with the exception of the following:
 - i. upstream flows from Lot 34 (northern Catchment) and Poinciana Drive/existing Logan Road must be conveyed in underground drainage directly to the Headland Village Green water sensitive urban design area (WSUD area);
 - b. Shape the surface of each lot to drain directly to either a Road or Drainage Reserve, as no inter-allotment drainage will be permitted, unless it can be demonstrated that Lot filling, shaping, retaining walls or other methods are not practical. Should inter-allotment drainage be accepted for use by Council, inter-allotment drainage for Q100 ARI flows must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual. The drainage specifics must be determined as part of an application for Operational Works;
 - c. Lateral underground drainage in Logan Road must be to a minimum Q50 ARI standard, unless stated herein, with no afflux to upstream lots. For Kalina Creek Crossing the lateral drainage must also either:
 - i. be designed with the associated downstream catchment for Kalina Creek crossing modified to maintain the pre-development flows; or
 - ii. must be as follows:
 - A. generally in accordance with the recommendations of the SBSMP;
 - B. be accompanied with the registration of a Q100 ARI easement in Lot 34 on RP194899 prior to the commencement of works; and
 - C. result in no increase in water surface level in Lot 33 on RP194899 immediately upstream of Lot 34;
 - d. Lateral underground drainage within the subject land must be provided under the proposed new access roads to a minimum standard of Q10 ARI;
 - e. Stormwater drainage must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual and Bundaberg Regional Council, i.e., a piped system with a capacity to cater for Q5 residential and Q10 ARI flows for all other uses, with overland flowpaths to be provided for a capacity of Q100ARI less piped flow;

- f. Where an overland component of the Q100 ARI flows must be conveyed to an open drain or outlet including in a balance parcel, such open drains must:-
 - i. Have capacity for Q100 flows from the existing upstream catchments and this development with a minimum 150 mm freeboards;
 - ii. Have a maximum batter slopes 1V : 6H;
 - iii. Have a maintainable invert; and
 - iv. Drain invert must meander within the general alignment to present a natural appearance; and
 - g. The design for the site drainage system and fill, must be undertaken so that flows from adjacent properties will not be impeded by the development, unless as specifically listed herein.
57. The drainage system for the development must incorporate Stormwater Quality Improvements in accordance with the State Planning Policy July 2014, the Empire Engineering Site Based Stormwater Plan March 2016 (Rev D) and the Bundaberg Regional Council Stormwater Management Strategies. A Site Based Stormwater Management Plan and Erosion and Sediment Control Management Plan (SBSMP), 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 with special note of stages to ensure that WSUD outcomes are met at all times.
58. The Headland Village Green water sensitive urban design area (WSUD area) contained in the SBSMP must prior to the construction of the first stage directing water into the WSUD area:
- a. be designed, to the satisfaction of the Assessment Manager, by an organisation with specific expertise regarding the detailed design of wetlands;
 - b. be commissioned to the satisfaction of Council, and
 - c. must be maintained and operated for a period of not less than 2 years after the last stage of development directing stormwater into the WSUD area in accordance with an agreed *Wetland Operation and Maintenance Plan* and is then to be transferred generally in accordance with the waterbydesign guideline for the *Transfer of Vegetated Stormwater Assets*.

Water

59. At the time of the first development application for operational works, provide network modelling and layout plans indicating the main sizing internal to the development.
60. A 150 mm water main must be provided in Logan Road to service the development. The main (Looped Main) must be positioned on the eastern side of Logan Road and must extend the existing 150 mm main in Logan Road to the existing main in Poinciana Drive. The Looped Main must be completed at the earlier of:
- a. the module indicated in the network modelling;
 - b. module 24; or
 - c. when the Logan Road kerb and channel is extended to Poinciana Drive.

61. Arrangements for the installation of any metered service and sub-meters, or removal of an existing service, are to be made with Council's Operations Centre. All works are to be undertaken by Council at the Developer's expense.
62. A fire hydrant, or equivalent and sluice valve must be provided at the termination of reticulation at the Stage boundaries.

Infrastructure Agreement

63. The developer must comply with the requirements of the Headlands Coastal Community Infrastructure Agreement.

PART 1B – ADVICE NOTES

ALL DEVELOPMENT

Nature and Extent of Approved Development

- A. Any subsequent development on the approved subject site (as per Plan No: A1000 Issue E, titled 'Master plan', dated 28.03.17 is to be in accordance with the approved Headlands Coastal Community Development Plan included as a Schedule in this decision.
- B. Any subsequent development works or application made over the land to which this Preliminary Approval applies must comply with the terms of the Headlands Coastal Community Infrastructure Agreement 2017.
- C. This Decision Notice does not represent an approval to commence Building Works.

Fencing

- D. Should any existing fence not comply with the requirements of this approval, the existing fence must be replaced in accordance with the requirements of this approval.
- E. Fencing should be undertaken in accordance with the provisions of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*. This includes appropriate mediation practices and agreements regarding the type of materials, location and retrieval of any materials for any fence removed.

Rates and Charges

- F. 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.

Environmental Harm

- G. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

Signage

- H. An Operational Works permit is required to be obtained for all signs and advertising devices associated with the development that do not comply with the self-assessable criteria of the Planning Scheme in effect at the time of the proposed works.

Operational Works

- I. This Decision Notice does not represent an approval to commence Operational Works.

Any Operational Works associated with this Material Change of Use or other engineering work proposed on the lot is subject to relevant assessment under the Bundaberg Regional Council Planning Scheme 2015 or the instrument in effect at the time of assessment.

Acid Sulfate Soils

- J. An acid sulfate soils management plan will be required to be submitted as part of an application for Operational Works.

Water & Sewer Connections

- K. Council permits one water property service only for each property. This means only one connection to the water main although there may be a potable and fire service feeding from that connection;
- L. Water and sewer connections to Council infrastructure will not be granted until approval is issued from Service Provider. An application for water and/or sewer connection for proposed development is to be made to the Service Provider through any one of Council Service Centre's. Water & Wastewater Operations & Reticulation Section requests the following requirements to be lodged with application:
- Site plan;
 - Floor plan;
 - Hydraulic plans showing proposed meter locations and sizes;
 - All plans are to be scaled and at minimum size of A3.
- M. The Developer is to make arrangements with Council for the provision of a new point of connection, at the Developer's expense, to satisfy the requirements of the development.
- N. All live sewer work, including the main replacement and new sewer point of connection, are to be undertaken by Council at the Developer's expense.

Temporary Closure of Cockerills Road

- O. A resolution of Council will be required to temporarily close Cockerills road. The Developer is requested to provide Council with a minimum of three (3) months' notice prior to the proposed closure.

PART 1C - PROPERTY NOTES

P1. Development Approval 325.2016.45639.1 – Building Envelopes

The following notation applies to approved Lots 300 - 330:

Building Envelope restrictions apply in respect to the use and development of this property. A copy of the Plan of Development and Building Envelope Plan is available from the Council. Landowners or purchasers are strongly advised to seek further details by contacting the Council's Development Assessment Branch.

PART 2—CONCURRENCE AGENCY CONDITIONS

The Department of Infrastructure, Local Government and Planning, by letter dated 7 June 2017 (copy letter attached for information).

Seconded by Cr SA Rowleson.

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



Minutes

8 August 2017

Item Number:	File Number:	Part:
K2	322.2016.46953.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

167 Woodgate Road, Woodgate - Material Change of Use for Animal Keeping

Summary:

APPLICATION NO	322.2016.46953.1
PROPOSAL	Material Change of Use for Animal Keeping
APPLICANT	SR Bland & LM Cameron
OWNER	SR Bland & LM Cameron
PROPERTY DESCRIPTION	Lot 2 on RP806926
ADDRESS	167 Woodgate Road, Goodwood
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Rural Zone
OVERLAYS	Agricultural land overlay code Infrastructure overlay Code Biodiversity areas overlay Code Steep Land overlay Code Bushfire Hazard overlay Code
LEVEL OF ASSESSMENT	Impact Assessment
SITE AREA	7.913 ha
CURRENT USE	Dwelling House and Kennel (12 Kennels/ dogs)
PROPERLY MADE DATE	2 December 2016
STATUS	The 20 business day decision period ended on 10 April 2017
REFERRAL AGENCIES	Nil
NO OF SUBMITTERS	Eighty-two (82) properly made submissions
PREVIOUS APPROVALS	322.2012.36537.1- Dated 4 April 2013
SITE INSPECTION CONDUCTED	10 April 2017
LEVEL OF DELEGATION	Level 3

Pursuant to Section 173 of the "Local Government Act 2009" Cr CR Sommerfeld declared a perceived Conflict of Interest in relation to this item - as Patron of the Bundaberg Greyhound Club - and with the consent of the Mayor left the Council Chambers.

2015

Resolution

Cr JM Dempsey presented the report; and moved:-

That as:

1. The development is in substantial conflict with the Planning Scheme, particularly the Rural Uses Code given:
 - a. The proposal would increase the risk of adversely impacting on surrounding sensitive land uses (eg: dwelling houses on adjoining lots);
 - b. The animal keeping use is not sufficiently separated from land located within the Rural Residential Zone;
 - c. The proposal will generate noise that would unreasonably impact on the amenity of adjoining land; and
 - d. The proposed use is inconsistent and incompatible with the surrounding land uses;
2. Council cannot be confident that the development as proposed can be implemented, as it would rely on a condition (unlawful given it is not final) requiring the developer to submit an Environmental Management System for impacts relating to noise, waste disposal, odour management, groundwater management, dust and other potential pollutants, relating to the the proposed use;
3. the applicant has failed to provide sufficient information to fully assess all aspects of the development, including technical reports dealing with environmental impacts and built form;
4. support for the proposal has the potential to undermine the intent of the Council's Planning Scheme for this locality, by introducing a land use that may impose unreasonable amenity impacts to existing and future Rural Residential Zoned allotments;
5. the proposed development is in conflict with the Strategic Framework of the Bundaberg Regional Council Planning Scheme, in particular:
 - a. The Settlement Pattern Theme; and
 - b. The Natural Environment and Landscape Character Theme; and
6. there are not sufficient grounds to approve the development despite the identified conflicts with the Bundaberg Regional Council Planning Scheme 2015;

Development Application 322.2016.46953.1 For Material Change of Use – Animal Keeping at 167 Woodgate Road, Goodwood, described as Lot 2 on RP806926 - be refused.

Seconded by Cr GR Barnes.

The Motion on being was put - was carried unanimously.

Cr CR Sommerfeld then returned to the Council Chambers.

It being noted that the Planning Officers had Recommended:-

That Development Application 322.2016.46953.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Material Change of Use Animal Keeping

SUBJECT SITE

167 Woodgate Road, Goodwood, described as Lot: 2 on RP806926

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
<i>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</i>		<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*
- *All Plumbing and Drainage 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 eighty-two (82) properly made submissions received for the application. The name and address of the principal submitter for each properly made submission are as follows:

No.	Name of Principal Submitter	Address
1.	Garry Hunt	14 Frizzells Road, Woodgate Qld 4660
2.	Phillip Henry Pearce	5 Nelson Street, Childers Qld 4660
3.	Peta Sykes	7 Gardner Street, Cordalba Qld 4660
4.	Patricia Henrickson	5 Nelson Street, Childers Qld 4660
5.	C Sheppard	155 Gentle Annie Road, Apple Tree Creek Qld 4660
6.	Dean K	6 Flynn Drive, Redridge Qld 4660
7.	J Urch	37 Yalla Lane, Redridge Qld 4660
8.	Daniel Marshall	15 Hinkler Street, Childers Qld 4660
9.	Laura Everett	213 Everetts Road, Childers Qld 4660
10.	Jenine Price	64 Berries Road, Eureka Qld 4660
11.	John Huntley	461 North Isis Road, Childers Qld 4660
12.	Hellen Schleijsper	PO Box 657, Childers Qld 4660
13.	Lynette Wassan	11 Redridge Crescent, Redridge Qld 4660
14.	Tanya Szogi	PO Box 985, Childers Qld 4660
15.	Samantha Wilson	27 Nelson Street, Childers Qld 4660
16.	Ray Boote	84 Ironbark Road, Goodnight Qld 4660
17.	Margaret-Ann Jones	217 Tramway Road, Farnsfield Qld 4660
18.	Mary-Lou Hallnett-Hay	12 Yalla Lane, Redridge Qld 4660
19.	D Fallon	1431 Goodwood Road, Childers Qld 4660
20.	Eleanor Mastin	PO Box 138, Woodgate Qld 4660
21.	Deb Hampson	38 Henrickson Road, Cordalba Qld 4660
22.	Charmaine Partridge	145 Gentle Annie Road, Apple Tree Creek Qld 4660
23.	Mr & Mrs Baron	11 Irene Ratcliffe Court, Buxton Qld 4660
24.	Beth Medlin	Unit 1 / 2 Morgan Street, Childers Qld 4660
25.	Sue Sommer	Woodgate Road, Woodgate Qld 4660
26.	Christine Bryant	11 Queen Street, Dallalnil Qld 4621
27.	Sharon Menchin	93 Thomas Street, Howard Qld 4659
28.	Armin Strasler	PO Box 538, Childers Qld 4660
29.	J Downey	192 Woodgate Road, Goodwood Qld 4660
30.	Brian Terry	104 Ruths Road, South Kolan Qld 4670
31.	Doreen Dalton	129 Jakeman Drive, Agnes Water Qld 4677
32.	Ben Roberts	11 Gaydon Street, Childers Qld 4660
33.	C Y Sweeney	16 Planation Road, South Isis Qld 4660
34.	Mary-Lou Hallett-Hay	11 Yalla Road, Redridge Qld 4660
35.	Renee Haw	9 Bodalla Street, Apple Tree Creek Qld 4660
36.	Brian Porter	19 Ponderosa Drive, Cooroy Qld 4563

37.	Mel Sagers	131 Adies Road, Isis Central Qld 4660
38.	Lynette Wasson	11 Redridge Crescent, Redridge Qld 4660
39.	M & J Edwards	7 Whiting Street, Woodgate Qld 4660
40.	Polani & Christina Shadur	163 Woodgate Road, Goodwood Qld 4660
41.	Anthony Thomas	541 Bargara Road, Qunaba Qld 4670
42.	Michelle Rogers	135 Woodgate Road, Goodwood Qld 4660
43.	Richard Greatorex	179 Woodgate Road, Goodwood Qld 4660
44.	Sue Sommer	13 Old Woodgate Road, Goodwood Qld 4670
45.	Susanne Enright	6 Lovett Street, Bundaberg Qld 4670
46.	Linda Downey	192 Woodgate Road, Goodwood Qld 4660
47.	M Downey	192 Woodgate Road, Goodwood Qld 4660
48.	Rory & Natalie Powell	149 Woodgate Road, Goodwood Qld 4660
49.	Catherine Auld	3-5 King Street, Greenmount Qld 4359
50.	Janet Belich	126 Butchers Road, Childers Qld 4660
51.	Irene Boersma	25 Cousins Road, Horton Qld 4660
52.	Krystal Margaret Bouchardt	108 Station Road, Doolbi Qld 4660
53.	Janet Lubach	49 Whitley Street, Howard Qld 4659
54.	Melissa Carter	103 Monduran Road, Yandaran Qld 4673
55.	Rhonda Davis	974 Coringa Road, Biggenden Qld 4621
56.	Peter Dunne	PO Box 287, Childers Qld 4660
57.	Pam Grego	1/74 Watkins Street, Howard Qld 4659
58.	Gretton Gary	417 Adies Road, Isis Central Qld 4660
59.	Ross Hardy	PO Box 35, Biggenden Qld 4621
60.	Simon Herden	300 Hodges Road, Cordalba Qld 4660
61.	Dulcie Hume	50 Broadhurst Street, Childers Qld 4660
62.	Desley Hunt	3 Buchan Dr, Bargara Qld 4670
63.	Angela Mackay	512 Lynwood Road, North Isis Qld 4660
64.	Julia Madden	123 Gentle Annie Road, Apple Tree Creek Qld 4660
65.	W Mengede	11 Redridge Crescent, Redridge Qld 4660
66.	Lex Murphy	19 Warreners Road, Cordalba Qld 4660
67.	Robyn Reberger	31 McLachlan Drive, Bundaberg Qld 4670
68.	Marie & Grame Richards	2 Sandra Babara Drive, Booral Qld 4655
69.	Gordon Rout	59 CSR Depot Road, Childers Qld 4660
70.	Jaeanette Schmidt	PO Box 287, Childers Qld 4660
71.	Majella Taylor	248 O'Regan Creek Road, Toogoom Qld 4660
72.	Donna Siewert	Framptons Road, Childers Qld 4660
73.	Michelle Turner	18 Church Street, Horton Qld 4660
74.	Adrian Loriaux	PO Box 559, Woodgate Qld 4660
75.	John Schmidt	27 Stockyard Road, Childers Qld 4660
76.	Andrew Nielsen	107 Woodgate Road, Goodwood Qld 4660
77.	Rebecca Shooks	14 Jacaranda Drive, Bargara Qld 4670
78.	Louise Marsden	Townsville Greyhound Racing Club Inc PO Box 925, Castletown Qld 4812
79.	Yvonne Garnham	33 Isis Street, Buxton Qld 4660

80.	<i>Debbie Tedge</i>	<i>39 Yalla Lane, Redridge Qld 4660</i>
81.	<i>R Menchin-Smith</i>	<i>16 Ranch Park Drive, Howard Qld 4659</i>
82.	<i>Kym Marsden</i>	<i>8 St Pavis Avenue, Golden Beach Qld 4551</i>

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 plan for this development approval are listed in the following table:

Plan number	Plan name	Date
<i>Bland17005 Drwg 4</i>	<i>Proposed Expansion of Animal Keeping Facilities</i>	<i>15.02.2017</i>

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

- Meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.*
- Where there is any conflict between Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.*
- 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.*

Previous approval (No.322.2012.36537.2)

- Prior to the commencement of the use permitted under this approval, the applicant is to provide written confirmation to Council that upon commencement of the new use under development approval 322.2016.46953.1 (and satisfaction of conditions of approval), the applicant accepts that the use rights attached to previous approval No 322.2012.36537.2 (the earlier approval) have been abandoned. The effect being, that the earlier approval no longer has force and effect over the land and cannot be relied upon to guide the animal keeping land use into the future.*

Amended Plans

- Submit to and have approved by the Assessment Manager amended plans which incorporate the following:*

- a. *The removal of the free run yards at the front of the property and relocate them within a compliant location that meets the following perimeters:*
 - i. *At least 120 m away from any sensitive land use (residential dwelling) on an adjoining allotment; and*
 - ii. *At least 50 metres away from the road reserve (Woodgate Road); and*
 - iii. *At least 15 metres from side boundaries; and*
 - iv. *At least 50 metres away from the identified watercourse.*
- b. *The relocation of the puppy yards adjacent to the southern dam to a compliant location that meets the following perimeters:*
 - v. *At least 120 m away from any sensitive land use (residential dwelling) on an adjoining allotment; and*
 - vi. *At least 50 metres away from the road reserve (Woodgate Road); and*
 - vii. *At least 15 metres from side boundaries; and*
 - viii. *At least 50 metres away from the identified watercourse.*
- c. *Location and dimensions of all structures associated with the approved use.*

Once approved, the amended plans will form part of the Approved Plans for this development.

Building

6. *The use of any building (including but not limited to the kennels) associated with the approved use cannot commence until all building approvals and final certificates are obtained.*

Extent of Approved Use

7. *No more than thirty-eight (38) dogs in total are to be kept on site at any time, consisting of:*
 - a) *No more than sixteen (16) dogs (racing greyhounds) are to be kept on the site at any one time;*
 - b) *No more than fourteen (14) pups (either being whelped or reared) up to the age of 12 months old are to be kept on site at any one time; and*
 - c) *No more than six (6) retired greyhounds and two (2) domestic dogs are to be kept of the site at any one time.*
8. *The use of the eastern most shed on the subject site for any animal keeping purposes, including dog exercising and storage, is strictly prohibited.*
9. *All activities associated with the approved use (excluding the access and egress of vehicles to the site) must not be located and/or undertaken within:*
 - a. *100 metres of a sensitive land use (dwelling house) adjacent to the subject site;*
 - b. *50 m (approx) from the front property boundary for the full width of the subject site;*
 - c. *Within 15 metres of the western and eastern boundary of Lot 2 on RP806926; and*
 - d. *Within 50 metres of the identified watercourse at the rear of the allotment.*
10. *The general public are not permitted to access the subject site in relation to the approved use.*
11. *Racing greyhounds and retired greyhounds are not permitted to access the 50m front boundary setback area (including the driveway area), except briefly where contained within a vehicle for transportation purposes.*
12. *All kennelled dogs, including the whelping kennel and rearing kennel pups/dogs must be kept in their respective kennels between the hours of 7.00 pm to 6.00 am.*
13. *The approved use is limited to boarding, training and breeding of dogs that permanently reside at the facility.*
14. *All greyhounds onsite are to be contained within fenced areas that are designed and constructed to prevent escape, to the satisfaction of the Assessment Manager.*

On-Site Effluent Disposal

15. Waste water or other waste products associated with the approved use are not to be disposed of in the existing domestic onsite waste water treatment system.

Construction Management

16. Unless otherwise approved in writing by the Assessment Manager, do not undertake building work in a way that makes audible noise:
- a. On a business day or Saturday, before 6.30 am or after 6.30 pm; or
 - b. On any other day, at any time.

Environmental Management System

17. Prior to the use commencing, submit to and have approved by the Assessment Manager an Environmental Management System (EMS). The EMS is to detail how environmental pollution will be mitigated during the operation of the facility and should include, but not be limited to:-
- a. Noise controls, including:-
 - i. full construction details of the kennel buildings indicating the utilisation of sound suppressant materials (as appropriate);
 - ii. full details of potential visual or noise triggers which may cause increased barking and how this stimulus will be minimised (eg: screen fencing to limit external stimulus for the dogs);
 - iii. the location of any exercise runs or pens and times of use;
 - iv. details of feeding times; and
 - v. details of other animal management practices to minimise barking and howling.
 - b. Waste disposal processes including details of how waste will be stored prior to disposal;
 - c. Odour management, including the methods of preventing excessive odour from kennels and free run areas;
 - d. Proposed lighting, including details of all lighting associated with the use;
 - e. Waste water and stormwater disposal, including containment, run-off and treatment methods;
 - f. Any other potential pollution source and the methods it is to be prevented and/or contained; and
 - g. Dust and particulate management strategies for high activity/trafficked areas and internal access roads.

Lighting

18. External lighting used to illuminate the premises must be designed and provided in accordance with Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting so as not to cause nuisance to neighbouring residents or distract vehicular traffic.

Water Supply

19. The developer is to provide a potable water supply storage capacity and internal infrastructure as required, to satisfy the firefighting and water supply demands of the proposed development.

Waste Disposal

20. Kennel floors must be constructed of concrete, raised from surrounding ground level and adequately drained to a drainage system which minimised release of contaminants to the environment. No concentrated disposal of wash water is to be undertaken within 40 m of a property boundary.
21. Solid animal waste must be collected daily from individual kennels and pens, stored and disposed of in an approved manner, in a central location on the property (not closer than 50 m to a property boundary) to prevent environmental nuisance. Animal waste shall not be placed in commercial or domestic waste collection bins.

22. Dog food and any waste stored on site must be stored in vermin and fly proof containers.

PART 1B – ADVICE NOTES

Environmental Harm

A. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

Nuisance

B. The emission of noise, odour, dust and particulate nuisances emitted from the approved use must accord with the objectives of the Environment Protection Act 1994, Environment Protection (Noise) Policy and Environmental Protection (Air) Policy 2008 respectively.

C. Where a complaint about noise, if it is determined by Council that such noise levels exceed the objectives of the policy, is received, the non-compliance will be considered and enforced under that relevant policy and its head of power.

Nature and Extent of Approved Development

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

Resubmission of Amended Plans Required

E. The conditions of this Decision Notice require resubmission of plans to Council with amendments. Please address the amended plans to Council's Development Assessment Branch with the Register No 322.2016.46593.1.

Environmental Management System

F. Pollution Solutions: Commercial Boarding Kennels, the Operator's Environmental Guide for Environmentally Relevant Activity 43 is a document prescribed by the Environmental Protection Agency (EPA) and prepared by Brisbane City Council in April, 2000. This guide can provide guidance to the kennel owner/operator into the preparation of an Environmental Management System (EMS).

G. Advice can be sought from Council's Health and Regulatory Services should the preparation of a Noise Management Plan be required.

Animal Management

H. In addition to the animal keeping facility (16 kennelled greyhounds and 14 whelped and/or reared pups/dogs up to 12 months in age), a maximum of two (2) domestic dogs and six (6) retired greyhounds (non-racing dogs), are also allowed to be kept on the premises in accordance with Bundaberg Regional Council Local Law No 2.0 (Animal Management) 2011.

I. The approved facility (Animal Keeping) must comply with the Animal Management (Cats and Dogs) Act 2008.

However, Council has not accepted this Recommendation.



Minutes

8 August 2017

Item Number:	File Number:	Part:
S1	-	STRATEGIC PROJECTS & ECONOMIC DEVELOPMENT

Portfolio:

Executive Services

Subject:

2017/2018 Local Government Grants & Subsidies Program

2016

Resolution

Cr JM Dempsey presented the report; and moved:-

That the Chief Executive Officer be delegated authority to submit applications to the Department of Infrastructure, Local Government and Planning under the “*Local Government Grants & Subsidies Program*” - subject to discussion with Council regarding preferred options.

Seconded by Cr HL Blackburn.

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

The Mayor advised at this stage due to the confidential nature of the following items:-

- T1 Surplus Land Sales
- T2 Business Bundaberg Consultant
- T3 Avalon Street and Rowlands Road, Burnett Heads - Application for Land Exchange Letter of Support

- pursuant to Section 275 of the “Local Government Regulation 2012”, the meeting would now have to be closed to the public.

Resolution

Cr WA Honor moved:-

That the meeting be closed to the public – and discussion on the following 3 items be held in Committee.

Seconded by Cr JA Peters - and carried unanimously without debate.

Resolution

Cr PR Heuser moved:-

That the meeting now be reopened.

Seconded by Cr WR Trevor - and carried unanimously without debate.



Minutes

8 August 2017

Item Number:	File Number:	Part:
T1	fA101646	CONFIDENTIAL

Portfolio:

Governance

Subject:

Surplus Land Sale

2017

Resolution

Cr JM Dempsey moved:-

That in accordance with Section 227 and 228 of the *Local Government Regulation 2012*, Council invite written tenders for the sale of land, outlined in the table below.

Further that the Chief Executive Officer be authorized to set reserve prices, and to negotiate to finalisation any subsequent sales.

Property Address	Parcel Description	Area (Ha)
8 Villa Court, Ashfield	Lot 35 on SP240528	0.1042
Sea Esplanade, Burnett Heads	Lot 155 on SP279709	0.1605
Buxton Road, Buxton	Lot 1 on SP298190	40.04
Buxton Road, Buxton	Lot 2 on SP298190	26.45
Buxton Road, Buxton	Lot 3 on SP298191	27.07
Buxton Road, Buxton	Lot 4 on SP298192	37.99
295 Hummock Road, Windermere	Lot 5 on SP289057	16.27
Abington Road, South Isis	Lot 16 on A2607	3.371
41 Bernborough Boulevard, Branyan	Lot 192 on RP215569	1.032
Daveys Drive, Branyan	Lot 50 on RP861334	3.5
11 Ross Camp Road, Isis River	Lot 104 on RP3327	43.12

Seconded by Cr HL Blackburn.

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



Minutes

8 August 2017

Item Number: T2	File Number: .	Part: CONFIDENTIAL
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Portfolio:

Community & Environment

Subject:

Business Bundaberg Consultant

2018

Resolution

Cr JM Dempsey moved:-

That, in accordance with Section 235 of the *Local Government Regulation 2012*, the engagement of Starfire Solutions as the Business Bundaberg Consultant be endorsed.

Seconded by Cr JA Peters.

There being no discussion on this item - the Motion was put - and carried by 8 votes to 2 votes.

For

Cr WR Trevor
Cr JP Bartels
Cr WA Honor
Cr GR Barnes
Cr SA Rowleson
Cr JA Peters
Cr PR Heuser
Cr JM Dempsey

Against

Cr HL Blackburn
Cr CR Sommerfeld



Minutes

8 August 2017

Item Number:	File Number:	Part:
T3	321.2013.39621.1	CONFIDENTIAL

Portfolio:

Infrastructure & Planning Services

Subject:

Avalon Street and Rowlands Road, Burnett Heads - Application for Land Exchange Letter of Support

2019

Resolution

Cr CR Sommerfeld moved:-

That the Department of Natural Resources and Mines be advised Council supports the request for Application for Land Exchange, over a 1,562 m² unconstructed road reserve area at Sandstone Street, Burnett Heads. In giving its support, Council notes that should the Application for Land Exchange be successful, the consolidated reserve area will provide a community benefit to residents of the locality.

In addition to the support detailed above, Council offers no objection to the associated road closure component of the Application for Land Exchange request.

Seconded by Cr SA Rowleson.

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



Minutes

8 August 2017

Item Number: V1	File Number:	Part: Meeting Close
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Subject:

Meeting Close

There being no further business – the Mayor declared this Ordinary Meeting closed at 11.04 am.

Confirmed this twenty-ninth day of August 2017.

MAYOR