



REGIONAL COUNCIL

ORDINARY MEETING OF COUNCIL

MINUTES

28 MAY 2008



ORDINARY COUNCIL
MEETING MINUTES
28 MAY 2008

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ATTENDANCE:

Councillors Present

- **Cr Steve Jones (Mayor) (Chairperson)**
- **Cr Peter Friend**
- **Cr Janice Holstein**
- **Cr Dave Neuendorf**
- **Cr Tanya Milligan**
- **Cr Graham Moon**

Other People Present

- **Colin O'Connor, Acting Chief Executive Officer**
- **Derek Sellers, Director, Administration, Finance & Information Services**
- **David Kay, Director, Planning & Environment**
- **Brad Domrow, Director, Community Services**
- **Gerry Franzmann, Director, Engineering Operations**
- **Tracy Ryan, Manager Planning & Environment**
- **Susan Boland, Assistant to Director Corporate Governance**

The meeting commenced at 9.05 am

*The Mayor Cr Steve Jones
Welcomed all present and opened the meeting*

*Minister Jeff Pankhurst, from Gatton Uniting Church
Opened the meeting with prayer.*

Apology for the meeting - Cr McDonald



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1.0 LEAVE OF ABSENCE

ITEM NO: 1.1
FILE NO: 1.1/29/3
DATE: 22 May 2008
TOPIC: LEAVE OF ABSENCE
AUTHOR: Colin O'Connor
AUTHOR'S TITLE: Chief Executive Officer

THAT Leave of Absence be granted to the following:

- Cr Jones – 11 June 2008
- Cr Moon – 25 June 2008, 9 July 2008
- Cr Neuendorf – 25 June 2008, 9 July 2008

2.0 DEPUTATIONS

ITEM NO: 2.1
FILE NO: 8.3/1/9-1
DATE: 30 April 2008
TOPIC: SALINITY REPORT
AUTHOR: Andrew McLoughlin
AUTHOR'S TITLE: Environmental Officer

At 9.45 am Roger Shaw presented a salinity report. The full version can be obtained on request from the environmental officer. (Refer to report item 9.1)

6.0 CHIEF EXECUTIVE OFFICER'S REPORTS

ITEM NO: 6.1
FILE NO: 5.5/10/9
DATE: 19 May 2008
TOPIC: YOUTH ART EXHIBITION
AUTHOR: Dulce Rowe
AUTHOR'S TITLE: Community & Youth Engagement Officer

Meeting held with Mayor Steve Jones on the 8 May 2008, 1.30pm. (Chambers)

Two (2) requests from Community Member: Regina Samykanu - Vuthapanich
Hosted by International Food Emporium

Hosting Event: **Youth Art Exhibition Age Group: 11 - 19yrs**

Dates: **Sat 15th & Sun 16 Nov 2008.**

1. Request Support from Council - Youth Art Exhibition

- Waiver of Shire Hall fees for the above dates.
- Support from Council Staff to move stands inside hall to erect art work and take out when Art Exhibition finished.
- Have LVRC logo available on Posters, Flyers and letters in the promotion of the Youth Art Exhibition. (Supported by LVRC)

2. School Art Exhibition

Dates: 16th -21st Nov 2008

Previously the School Art Exhibition was exhibited in the Gatton Shire Davson Art Gallery. This year due to the temporary closer of the Art Gallery -

- Requesting that the School Art Gallery be relocated at the Gatton Shire Hall in the continuation of the above Youth Art Exhibition from the 16th - 21 Nov 2008(*lunch time*).
- Waiver of Shire Hall Fees for the week's event.

Please contact: Regina Samykanu- Vuthapanich

Business Name: International Food Emporium

Address: 50 Railway Street, Gatton QLD 4343

Ph: (07) 5462 3701

Fax: (07) 5462 3713

OFFICER'S RECOMMENDATION

That Council support the above event subject to the availability of the hall, by waiving the Shire Hall fees and providing assistant with the erection of art works.



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RESOLUTION:

THAT Council support the above event subject to the availability of the hall, by waiving the Shire Hall fees and providing assistant with the erection of art works.

Moved By: Cr Milligan

Seconded By: Cr Friend

Resolution Number: 54
6/0

CARRIED

7.0 CORPORATE GOVERNANCE REPORTS

No Corporate Governance Reports

8.0 FINANCE & INFORMATION SERVICES REPORTS

No Finance and Information Services Reports

Councillor Steve Jones left the meeting, the time being 9.55 am

Councillor Janice Holstein left the meeting, the time being 10:12 am

Councillor Janice Holstein returned to the meeting, the time being 10:14 am

Councillor Tanya Milligan left the meeting, the time being 10:20 am

Councillor Tanya Milligan returned to the meeting, the time being 10:23 am

9.0 PLANNING & ENVIRONMENT REPORTS

ITEM NO: 9.1
FILE NO: 8.3/1/9-1
DATE: 21 May 2008
TOPIC: SALINITY INVESTIGATION
AUTHOR: Andrew McLoughlin
AUTHOR'S TITLE: Environmental Officer

Background:

The adverse affects of salinity has the potential to greatly affect the Lockyer Valley agricultural industry. In response to this LVRC funded Dr Roger Shaw to undertake an investigation in to salinity within the Lockyer Valley.

Discussion.

Roger Shaw is to give a 10min presentation on the report. Attached is the executive summary. The full version can be obtained on request from the environmental officer.

It must be stressed that this report is a scientific investigation of the salinity issue within the Lockyer Valley, NOT an action plan. In short this report provides scientific information and is a tool to inform LVRC future decision making. This will ensure our actions are based on science.

OFFICER'S RECOMMENDATION

That

1. That Council accept Dr Roger Shaw's investigation, report on Bio-physical options to prevent, minimise or manage salinity issues in the Lockyer catchment.
2. That Council form a salinity working group. The working group should comprise of
 - Lockyer Valley Regional Council
 - South East Queensland Catchment
 - Department Natural Resources and Water
 - Lockyer Valley Irrigators
 - Grow Com
 - Mulgowie Farms
 - Other groups considered appropriate by Council

The objective of the working group should be to produce an action plan for Council consideration and improve communication between industry, State and Local Governments in regards to salinity issues within the Lockyer Valley.

ITEM NO: 9.2
FILE NO: DA-02630
DATE: 21 May 2008
TOPIC: OPERATIONAL WORK - ADVERTISING SIGN
AUTHOR: Rene Torrisi
AUTHOR'S TITLE: Planning Assistant / Cadet

Background

Council is in receipt of an Operational Works development application (dated 09 March 2008) from St Mary's Primary School for an advertising sign at Lot 1 RP149342, situated at 81 Patrick Street, Laidley, adjacent to 82 Patrick Street. 81 Patrick Street has frontage to Patrick Street and Whites Road the sign is proposed to be located adjacent to the Patrick Street frontage.

Discussion

The subject property has an *Open Space/Reserves Area Classification* in accordance with *Areas Map B* of the *Laidley Shire Council Planning Scheme*. An operational works application for an Advertising Sign in the *Open Space/Reserves area* requires that the level of assessment be code assessable.

The proposal has been assessed under the following Codes;

- (a) *Advertising Devices Code*
- (b) *Open Space & Reserve Area Code*

Compliance with the *Advertising Devices Code*

Council Officers consider that the proposal is not in conflict with the requirements of the *Advertising Devices Code* of the *Laidley Shire Council Planning Scheme*. The proposed sign will be closer to Council signage than the required 100m as outlined in the acceptable solutions, therefore the application been assessed against the specific outcome.

The number size and scale of the sign does not detract from the amenity, is compatible with the streetscape and character of the locality. The sign does not exceed 6mx3m and the sign face does not exceed 0.3m². The proposed sign is located on public land and it does not obstruct pedestrian movement or create undue motor vehicle distraction.

It should be noted that any advertising sign, which is 6 metres by 3 metres or smaller can be placed every 100 metres in accordance with this code.

Compliance with the *Open Space & Reserve Area Code*

Council Officers consider that the proposal is not in conflict with the requirements of the *Open Space & Reserve Area Code* as council officers believe the advertising sign will not detrimentally impact on the environment or require clearing of remnant vegetation.

WATER & SEWERAGE OFFICER'S ASSESSMENT

Council's Water & Sewerage Officer has assessed the proposed advertising sign at the abovementioned property, and has recommended that if the proposed development be approved, no conditions shall apply.

CADET ENGINEER'S ASSESSMENT

Council's Cadet Engineer has assessed the proposed advertising sign at the abovementioned property, and has recommended that if the proposed development is approved, no conditions shall apply.

DEPARTMENT OF MAIN ROADS ASSESSMENT

The Department of Main Roads conditions are attached.

Assessment Manager's Conditions

1. The proposed development is to be generally in accordance with the plan of development numbered 200834, and dated 13th May 2008, and the supporting documentation.
2. The sign shall have sign face dimensions of 2m wide by 1.25m high with a maximum overall height of 4m in accordance with the applicant's proposal.
3. The sign shall not create glare or nuisance to traffic.
4. The sign is to be no closer than 6m to the front property boundary.
5. The advertising device shall comply with the requirements of the *Advertising Devices Code* of the *Laidley Shire Council Planning Scheme*.
6. The proposal is to comply with the requirements of Department of Main Roads as a referral agency. (Refer to attached conditions).



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Conclusion

The proposal is not in conflict with the specific outcome requirements of the *Laidley Shire Council Planning Scheme*. Council Officers have not identified any other issues during the assessment of this proposal that would warrant refusal of the application. It is therefore recommended that approval be given for the Advertising sign, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve development application DA-02630 and Plan of Development numbered 200834 dated 13 May 2008, subject to conditions 1- 6, and the applicant be advised accordingly;

RESOLUTION:

THAT Council approve development application DA-02630 and Plan of Development numbered 200834 dated 13 May 2008, subject to conditions 1- 6, and the applicant be advised accordingly;

Moved By: Cr Moon

Seconded By: Cr Milligan

Resolution Number: 56
6/0

CARRIED



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ITEM NO: 9.3
FILE NO: DA-1535C
DATE: 21 May 2008
TOPIC: ALLOCATION OF ROAD NAMES
AUTHOR: Nicole Dakers
AUTHOR'S TITLE: Planning Officer

Background

Council is in receipt of correspondence from Sea Change Group Pty Ltd (dated 24th April 2008) regarding proposed road names for the approved 58-lot subdivision at 8 Funk Road, Kensington Grove.

Discussion

The proposed names for the subdivision have been listed below in order of preference. Three names have been provided for each road should Council find any of these names unacceptable.

Road 1	Eucalyptus Drive Casuarina Drive Pandanus Drive
Road 2	Wollemi Place Tuckeroo Place Verbena Place
Road 3	Lillypilly Close Bottlebrush Close Quandong Close

The road names do not exist in the Shires of Laidley or Gatton and the names comply with Gatton and Laidley Council's '*Naming of Roads & Streets Policy*'.

Council Officers consider that there is a discrepancy with the proposed road names terminology. Below are the definitions of Drive, Place, Court and Close.

<i>DRIVE</i>	<i>A Road of substantial length having scenic qualities.</i>
<i>PLACE</i>	<i>A cul-de-sac having a length in excess of 100 metres.</i>
<i>CLOSE</i>	<i>A cul-de-sac having a length less in excess of 50 metres but less than 100metres</i>

To reflect this terminology the following changes to the road names are proposed

Road 1	Eucalyptus Place
Road 2	Wollemi Close
Road 3	Lillypilly Place

ITEM NO: 9.4
FILE NO: DA-04889
DATE: 21 May 2008
TOPIC: MATERIAL CHANGE OF USE (URBAN RESIDENTIAL) AND
RECONFIGURE A LOT - 18 LOT SUBDIVISION
AUTHOR: Nicole Dakers
AUTHOR'S TITLE: Planning Officer

Background

Council is in receipt of a reconfiguring a lot and material change of use development application for 18-lot subdivision (dated 13th December 2007) from Janice Mole at Lot 105 CH311683, situated at Coates Street, Laidley.

Discussion

The subject property is located in a *Rural Landscape Area* in accordance with *Areas Map B* of the *Laidley Shire Council Planning Scheme*. As the property is located within the Urban Footprint (SEQ Regional Plan Amendment One 2005 – 2026), a material change of use application has been lodged for a urban residential use and subsequently a reconfigure a lot application was lodged for lots ranging from 708m² to 1239m².

The proposal has been assessed under the following Codes;

- (a) *Residential Areas Code*
- (b) *Residential Uses Code*
- (c) *Reconfiguring a Lot Code*

Compliance with the *Residential Areas Code*

The proposal is not in conflict with the *Residential Areas Code* of the *Laidley Shire Council Planning Scheme*.

Compliance with the *Residential Uses Code*

The proposal is not in conflict with the *Residential Uses Code* of the *Laidley Shire Council Planning Scheme*.

Compliance with the *Reconfiguring a Lot Code*

The proposal is not in wholly in conflict with the *Residential Uses Code* of the *Laidley Shire Council Planning Scheme*.

Most allotments meet the minimum depth and frontage requirements as depicted in table 7 of the Reconfigure a Lot Code. Proposed lots 9,10, and 11 do not meet the minimum frontage requirements, as they are located at the end of the cul-de-sac road formation. The proposal complies with the specific outcome as the development layout provides a wide range of



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allotment sizes and shapes compatible with the area. It is considered that the proposal complies with this aspect of the code.

PUBLIC NOTIFICATION

As the development application is Impact Assessable under the requirements of the *Laidley Shire Council Planning Scheme*, pursuant to *section 3.4.4* of the *Integrated Planning Act 1997*, a public notification period of (15) business days was required.

This was undertaken from the 2nd April 2008 to the 27th April 2008, and involved a newspaper published public notice, the adjoining property owners being notified and a signboard being displayed on the site.

SUBMISSIONS

During the public notification period no submissions were received regarding the proposed material change of use and reconfigure a lot at Lot 105 CH 311683, Coates Street, Laidley. This submission was a 'properly made submissions' (in accordance with *section 3.4.9* of *IPA 1997*).

WATER & SEWERAGE OFFICER'S ASSESSMENT

Council's Water & Sewerage Officer has assessed the proposed 18-lot subdivision at the abovementioned property, and has recommended that if the proposed development be approved, it be subject to the conditions listed below.

CADET ENGINEER'S ASSESSMENT

Council's Cadet Engineer has assessed the proposed 18-lot subdivision at the abovementioned property, and has recommended that if the proposed development be approved, it be subject to the conditions listed below.

Assessment Manager's Conditions

1. The proposed development is to be generally in accordance with the plan of development numbered **200835**, and dated **13 May 2008**, and the supporting documentation.

STAGE 1 – LOTS 1-3 & BALANCE LOT

2. A contribution of \$85 per additional lot towards bus stop and shelter infrastructure (in accordance with Council's *Engineering Policy No.103 – Bus Stop & Shelter Policy*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.

3. A contribution of \$500 per additional lot toward parks and recreation (in accordance with the Council's *Planning Scheme Policy No.7 - Contributions for Parks and Recreation*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
4. The provision of electric power or the production of a letter from an electricity supplier stating that electricity is available to lots near existing distribution mains under present supply conditions for normal all electric residential loadings.

Water Supply

5. A contribution of \$3500 per additional lot for water supply headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
6. The existing water meter and associated infrastructure (i.e. water pipe) for proposed lot 2 needs to be wholly contained within lot 2.

Sewerage

7. A contribution of \$1200 per additional lot for sewerage headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
8. The existing dwelling shall be connected to the Councils' sewer system and the house connection point shall be located within the proposed lot 2 containing the dwelling.
9. The applicant shall provide sewerage reticulation on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Roadworks

10. Existing roads shall be widened and kerbed for the entire frontage of subject land, as follows:-

Road Name	Classification	Construction Standard
Coates Street	Collector Street	1.5m road widening with kerb and channel to the side fronting the subject land.

11. Alignments for new kerb and channel shall have regard to existing structures (eg, Kerb and Channel, Vegetation or Services) and shall be established prior to any detailed design being undertaken. Council's standard profile for layback kerb and channel shall be adopted at all locations requiring kerb and channel. Refer to Main Roads Standard Drawing 1033 for typical details of ramped vehicular crossing where required. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
12. Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction. Works may be necessary on the existing pavement for a satisfactory standard to be met.
13. The engineer shall submit to Council for approval indicative pavement designs for roads and accesses prior to any construction being undertaken. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
14. All kerb and channel shall be designed to prevent ponding or erosion from construction.
15. All street surfacing for new road construction shall consist of an approved asphaltic concrete. Patterned, reinforced concrete, concrete pavers or segmental clay pavers shall only be used in feature areas.

Stormwater

16. The roof water drainage from the existing dwelling shall be connected to a roof water drainage system and be taken to the kerb and channel.
17. All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The drainage works are to be designed and constructed to comply with the requirements outlined in *Schedule 2 – Stormwater Drainage of the Laidley Shire Council Planning Scheme*.

18. The applicant shall engage the services of a Registered Professional Engineer in Queensland to design stormwater drainage systems in accordance with the Laidley Shire Council Planning Scheme and Queensland Urban Drainage Manual standards. The RPEQ can liaise with Council's Cadet Engineer for further information on stormwater system requirements.
19. Stormwater drainage piping shall be a minimum diameter of 300mm.
20. The applicant shall be responsible for obtaining approval and bearing all costs associated with registering in favour of Council all necessary stormwater drainage easements in order to reach a satisfactory point of legal discharge when traversing privately owned property, within and external to subject land.
21. The points of discharge shall be as shown in design plans.

Utilities

22. Where existing features or services are required to be removed or relocated to suit the development then the terms and conditions of the relevant controlling authority are required to be met. The developer is required to contact controlling authorities for determination of condition prior to any works being undertaken.
23. All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Council's Planning Scheme.

General

24. No on-site works shall commence until approval for operational works has been obtained from Council.
25. Plans and specifications for all works, or any works required on Council infrastructure, shall be prepared and certified by a Registered Professional Engineer in Queensland. The Registered Professional Engineer in Queensland shall supervise the execution of works, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion.
26. All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to any detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.

27. Any costs from repairs due to damage caused to Council assets as a result of proposed works undertaken shall be met by the applicant. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage shall be repaired immediately upon associated works being completed.
28. All works required pursuant to these terms and conditions shall be undertaken at the developer's expense.
29. The applicant placing Permanent Survey Mark/s (PSM) in accordance with the regulations under the Survey Co-ordination Act 1952 to Council's requirements and advise the Australian Height Datum level of the mark/s. The PSM/s are to be connected to the cadastral survey unless otherwise approved in writing by Council's Director of Operations.
30. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
31. Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
32. Evidence of Portable Long service Leave having been paid is required for projects over \$80,000 in contract value (Submit yellow copy to Council). This is required prior to the issue by Council of the Operational Works approval.
33. Where works are required to be carried out as part of this approval, then the constructing body shall be appointed by the applicant as Principal Contractor under the Workplace Health and Safety Act 1995 and all subordinate legislation, and shall comply with all requirements of the same. Completing and returning Form 34 to the Council shall provide evidence of such appointment.
34. All of the above conditions must be met, within a period of four years from the date of this approval, and a sealing fee will be required to be lodged prior to the Plan of Survey being endorsed by Council. This fee will be Council's adopted rate at the time the Plan of Survey is submitted for endorsement.

STAGE 2 – LOTS 4-6, 16-18 & BALANCE LOT

35. A contribution of \$85 per lot towards bus stop and shelter infrastructure (in accordance with Council's *Engineering Policy No.103 – Bus Stop & Shelter Policy*) valid for a period of six months from the date of this approval. The contribution will then be subject to

review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.

36. A contribution of \$500 per lot toward parks and recreation (in accordance with the Council's *Planning Scheme Policy No.7 - Contributions for Parks and Recreation*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
37. The provision of electric power or the production of a letter from an electricity supplier stating that electricity is available to lots near existing distribution mains under present supply conditions for normal all electric residential loadings.

Water Supply

38. A contribution of \$3500 per lot for water supply headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
39. The applicant shall provide for water reticulation on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Sewerage

40. A contribution of \$1200 per lot for sewerage headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
41. The applicant shall provide sewerage reticulation on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of

the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Roadworks

42. Proposed internal roads shall be constructed and kerbed for the entire frontage of subject land including those previously subdivided as part of Stage 1, as follows:-

Lot Number	Classification	Construction Standard
1, 2, 4-6, 16-18	New Road - LOCAL	Treatment Type 1

Treatment Type 1 - Construction Standard.

The Road Reserve Width is to be 16.0m and Carriageway Width 6.0m.

43. Internal streets shall be constructed in accordance with Laidley Shire Council's Town Planning Scheme (Schedule 3) provided that minimum pavement depths are a minimum of 300mm with a minimum of 30mm of asphaltic concrete surfacing.
44. The proposed streets within the subdivision shall be sealed and include kerb and channelling for both sides of the road. Council's standard profile for layback kerb and channel shall be adopted at all locations requiring kerb and channel. Refer to Main Roads Standard Drawing 1033 for typical details of ramped vehicular crossing where required. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
45. Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction. Works may be necessary on the existing pavement for a satisfactory standard to be met.
46. The engineer shall submit to Council for approval indicative pavement designs for roads and accesses prior to any construction being undertaken. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
47. All kerb and channel shall be designed to prevent ponding or erosion from construction.
48. All street surfacing for new road construction shall consist of an approved asphaltic concrete. Patterned, reinforced concrete, concrete pavers or segmental clay pavers shall only be used in feature areas.
49. A temporary gravel turn around shall be provided at the end of the road at the boundaries of proposed lot 6 and 16.

Stormwater

50. All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The drainage works are to be designed and constructed to comply with the requirements outlined in *Schedule 2 – Stormwater Drainage* of the *Laidley Shire Council Planning Scheme*.
51. The applicant shall engage the services of a Registered Professional Engineer in Queensland to design stormwater drainage systems in accordance with the Laidley Shire Council Planning Scheme and Queensland Urban Drainage Manual standards. The RPEQ can liaise with Council's Cadet Engineer for further information on stormwater system requirements.
52. Stormwater drainage piping shall be a minimum diameter of 300mm.
53. The applicant shall be responsible for obtaining approval and bearing all costs associated with registering in favour of Council all necessary stormwater drainage easements in order to reach a satisfactory point of legal discharge when traversing privately owned property, within and external to subject land.
54. The points of discharge shall be as shown in design plans.

Utilities

55. Where existing features or services are required to be removed or relocated to suit the development then the terms and conditions of the relevant controlling authority are required to be met. The developer is required to contact controlling authorities for determination of condition prior to any works being undertaken.
56. All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Council's Planning Scheme.
57. Underground power is to be provided to serve new allotments.

Lighting

58. Street lighting shall be provided and installed in accordance with Laidley Shire Council's Planning Scheme (Schedule 3).

General

59. No on-site works shall commence until approval for operational works has been obtained from Council.
60. Plans and specifications for all works, or any works required on Council infrastructure, shall be prepared and certified by a Registered Professional Engineer in Queensland. The Registered Professional Engineer in Queensland shall supervise the execution of works, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion.
61. All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to any detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.
62. Any costs from repairs due to damage caused to Council assets as a result of proposed works undertaken shall be met by the applicant. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage shall be repaired immediately upon associated works being completed.
63. All works required pursuant to these terms and conditions shall be undertaken at the developer's expense.
64. The applicant placing Permanent Survey Mark/s (PSM) in accordance with the regulations under the Survey Co-ordination Act 1952 to Council's requirements and advise the Australian Height Datum level of the mark/s. The PSM/s are to be connected to the cadastral survey unless otherwise approved in writing by Council's Director of Operations.
65. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
66. Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
67. Evidence of Portable Long service Leave having been paid is required for projects over \$80,000 in contract value (Submit yellow copy to Council). This is required prior to the issue by Council of the Operational Works approval.

68. Where works are required to be carried out as part of this approval, then the constructing body shall be appointed by the applicant as Principal Contractor under the Workplace Health and Safety Act 1995 and all subordinate legislation, and shall comply with all requirements of the same. Completing and returning Form 34 to the Council shall provide evidence of such appointment.
69. All of the above conditions must be met, within a period of four years from the date of this approval, and a sealing fee will be required to be lodged prior to the Plan of Survey being endorsed by Council. This fee will be Council's adopted rate at the time the Plan of Survey is submitted for endorsement.

STAGE 3 – LOTS 7-15

70. A contribution of \$85 per lot towards bus stop and shelter infrastructure (in accordance with Council's *Engineering Policy No.103 – Bus Stop & Shelter Policy*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
71. A contribution of \$500 per lot toward parks and recreation (in accordance with the Council's *Planning Scheme Policy No.7 - Contributions for Parks and Recreation*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
72. The provision of electric power or the production of a letter from an electricity supplier stating that electricity is available to lots near existing distribution mains under present supply conditions for normal all electric residential loadings.

Water Supply

73. A contribution of \$3500 per lot for water supply headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
74. The applicant shall provide for water reticulation on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Sewerage

75. A contribution of \$1200 per lot for sewerage headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
76. The applicant shall provide sewerage reticulation on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Roadworks

77. Proposed internal roads shall be constructed and kerbed for the entire frontage of subject land including those previously subdivided as part of Stage 1, as follows:-

Lot Number	Classification	Construction Standard
7 – 15	New Road - LOCAL	Treatment Type 1

Treatment Type 1 - Construction Standard.

The Road Reserve Width is to be 16.0m and Carriageway Width 6.0m.

78. A turning circle of 18 metres is to be provided between lots 13 & 14 to facilitate turning until the adjoining allotment is developed. In order to facilitate this, addition land from lots 13 & 14 will need to be dedicated as road reserve.
79. Internal streets shall be constructed in accordance with Laidley Shire Council's Town Planning Scheme (Schedule 3) provided that minimum pavement depths are a minimum of 300mm with a minimum of 30mm of asphaltic concrete surfacing.
80. The proposed streets within the subdivision shall be sealed and include kerb and channelling for both sides of the road. Council's standard profile for layback kerb and channel shall be adopted at all locations requiring kerb and channel. Refer to Main Roads Standard Drawing 1033 for typical details of ramped vehicular crossing where required. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.

81. Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction. Works may be necessary on the existing pavement for a satisfactory standard to be met.
82. The engineer shall submit to Council for approval indicative pavement designs for roads and accesses prior to any construction being undertaken. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
83. All kerb and channel shall be designed to prevent ponding or erosion from construction.
84. All street surfacing for new road construction shall consist of an approved asphaltic concrete. Patterned, reinforced concrete, concrete pavers or segmental clay pavers shall only be used in feature areas.
85. A sealed cul de sac is to be provided at the northern end of the road with the turning area to be wholly located within the subject land.

Stormwater

86. All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The drainage works are to be designed and constructed to comply with the requirements outlined in *Schedule 2 – Stormwater Drainage of the Laidley Shire Council Planning Scheme*.
87. The applicant shall engage the services of a Registered Professional Engineer in Queensland to design stormwater drainage systems in accordance with the Laidley Shire Council Planning Scheme and Queensland Urban Drainage Manual standards. The RPEQ can liaise with Council's Cadet Engineer for further information on stormwater system requirements.
88. Stormwater drainage piping shall be a minimum diameter of 300mm.
89. The applicant shall be responsible for obtaining approval and bearing all costs associated with registering in favour of Council all necessary stormwater drainage easements in order to reach a satisfactory point of legal discharge when traversing privately owned property, within and external to subject land.
90. The points of discharge shall be as shown in design plans.

Utilities

91. Where existing features or services are required to be removed or relocated to suit the development then the terms and conditions of the relevant controlling authority are required to be met. The developer is required to contact controlling authorities for determination of condition prior to any works being undertaken.
92. All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Council's Planning Scheme.
93. Underground power is to be provided to serve new allotments.

Lighting

94. Street lighting shall be provided and installed in accordance with Laidley Shire Council's Planning Scheme (Schedule 3).

General

95. No on-site works shall commence until approval for operational works has been obtained from Council.
96. Plans and specifications for all works, or any works required on Council infrastructure, shall be prepared and certified by a Registered Professional Engineer in Queensland. The Registered Professional Engineer in Queensland shall supervise the execution of works, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion.
97. All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to any detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.
98. Any costs from repairs due to damage caused to Council assets as a result of proposed works undertaken shall be met by the applicant. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage shall be repaired immediately upon associated works being completed.
99. All works required pursuant to these terms and conditions shall be undertaken at the developer's expense.
100. The applicant placing Permanent Survey Mark/s (PSM) in accordance with the regulations under the Survey Co-ordination Act 1952 to Council's requirements and

advise the Australian Height Datum level of the mark/s. The PSM/s are to be connected to the cadastral survey unless otherwise approved in writing by Council's Director of Operations.

101. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
102. Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
103. Evidence of Portable Long service Leave having been paid is required for projects over \$80,000 in contract value (Submit yellow copy to Council). This is required prior to the issue by Council of the Operational Works approval.
104. Where works are required to be carried out as part of this approval, then the constructing body shall be appointed by the applicant as Principal Contractor under the Workplace Health and Safety Act 1995 and all subordinate legislation, and shall comply with all requirements of the same. Completing and returning Form 34 to the Council shall provide evidence of such appointment.
105. Where works are required to be carried out as part of this approval, then the constructing body shall be appointed by the applicant as Principal Contractor under the Workplace Health and Safety Act 1995 and all subordinate legislation, and shall comply with all requirements of the same. Completing and returning Form 34 to the Council shall provide evidence of such appointment.
105. All of the above conditions must be met, within a period of four years from the date of this approval, and a sealing fee will be required to be lodged prior to the Plan of Survey being endorsed by Council. This fee will be Council's adopted rate at the time the Plan of Survey is submitted for endorsement.

Conclusion

The proposal is not in conflict with the specific outcome requirements of the *Laidley Shire Council Planning Scheme*. Council Officers have not identified any other issues during the assessment of this proposal that would warrant refusal of the application. It is therefore recommended that approval be given for the Material Change of Use (urban residential) and Reconfigure a Lot (18 lot subdivision), subject to reasonable and relevant conditions.



ORDINARY COUNCIL
MEETING MINUTES
28 MAY 2008

ITEM NO: 9.5
FILE NO: DA-04547
DATE: 21 May 2008
TOPIC: RECONFIGURE A LOT - 6 LOT SUBDIVISION
AUTHOR: Nicole Dakers
AUTHOR'S TITLE: Planning Officer

Background

Council is in receipt of a development application (dated 14TH March 2008) from Lockyer Designs for a Reconfigure a Lot – 6 Lot subdivision on Lot 225 & 226 RP 229099, situated at 26 & 28 Wagtail Drive, Regency Downs.

Discussion

The subject property has a *Rural Residential Area Classification*, in accordance with *Areas Map A1* of the *Laidley Shire Council Planning Scheme*. A Reconfiguring a lot development application for a subdivision on a property in the *Rural Residential Area* requires that the level of assessment be code assessable.

The proposal has been assessed under the following codes;

- (a) *Residential Area Code*
- (b) *Reconfiguring a Lot Code*
- (c) *Areas of Natural & Environmental Significance Overlay Code*

Compliance with the *Residential Areas Code*

The proposal is not in conflict with the Rural Areas Code of the Laidley Shire Council Planning Scheme.

Compliance with the *Reconfiguring a Lot Code*

Council Officers consider that the proposal is generally not in conflict with the requirements of the *Reconfiguring a Lot Code* of the *Laidley Shire Council Planning Scheme*.

All of the proposed 6 lots meet the minimum allotment size of 4000m²; however they do not meet the minimum frontage requirement of 34m and the minimum depth of 120m. Therefore the application has been assessed against the specific outcome of the Reconfiguring a Lot Code.

The development layout offers a wide range of allotment sizes and shapes compatible with the area in which the development is proposed. Council officers believe the layout does not adversely affect the amenity of the area and is compatible with the area in which the

development is proposed in regard to density. Therefore the proposed application deems to comply with the specific outcomes of the reconfigure a lot code.

Compliance with the Areas of Natural & Environmental Significance Overlay Code

Council Officers consider that the proposal is located in an area of *Moderate Ecologically Significant Native Vegetation Area*.

The allotments that are being created are vegetated and it will be conditioned that vegetation is only removed for any future dwellings or required infrastructure. It is not deemed that the creation of new allotments would reduce the ecological significance of the area.

The proposal is generally not in conflict with the requirements of the Areas of Natural & Environmental Significance Overlay Code of the *Laidley Shire Council Planning Scheme*. Any further development, including clearing, may require additional approvals.

WATER & SEWERAGE OFFICER'S ASSESSMENT

Council's Water & Sewerage Officer has assessed the proposed 6 Lot subdivision at the abovementioned property, and has recommended that if the proposed development be approved, it be subject to the conditions listed below.

CADET ENGINEER'S ASSESSMENT

Council's Cadet Engineer has assessed the proposed 6 Lot subdivision at the abovementioned property, and has recommended that if the proposed development be approved, it be subject to the conditions listed below.

Assessment Manager's Conditions

1. The Reconfigure a Lot – 6 Lot Subdivision is to be generally in accordance with the plan of development numbered 200839, dated 20th may 2008.
2. The proposed allotments are identified as being located in *Moderate Ecologically Significant Native Vegetation Areas*, in accordance with *Overlay Map E1* of the *Laidley Shire Council Planning Scheme* and any further development, including clearing, may require additional approvals.
3. Vegetation is only to be removed for the proposed new road. This approval does not grant approval to remove additional vegetation from the property.
4. A contribution of \$141 per additional lot towards bus stop and shelter infrastructure (in accordance with Council's *Engineering Policy No.103 – Bus Stop & Shelter Policy*) valid

for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.

5. A contribution of \$500 per additional lot toward parks and recreation (in accordance with the Council's *Planning Scheme Policy No.7 - Contributions for Parks and Recreation*) valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
6. The provision of electric power or the production of a letter from an electricity supplier stating that electricity is available to lots near existing distribution mains under present supply conditions for normal all electric residential loadings.

Water Supply

7. A contribution of \$1200 per additional lot for water supply headworks, pursuant to Laidley Shire Council's *Planning Scheme Policy No.9 - Contributions for Water and Sewerage Headworks*, valid for a period of six months from the date of this approval. The contribution will then be subject to review and the new amount will be Council's adopted contribution rate at the date of the endorsement of the Plan of Survey.
8. The applicant shall provide for the reticulation of a constant flow water supply on and to the land to be subdivided to serve all allotments by supplying all necessary materials and works including structures and equipment and performing all necessary works at the expense of the applicant, or, at the applicants option and with the approval of the Council, the applicant may enter into an agreement with the Council for the supply of materials and works including structures and equipment and performance of works by the Council at the expense of the applicant. The applicant is advised to liaise with Council's Water and Wastewater Supervisor, prior to design.

Sewerage

9. The on-site effluent disposal system is to comply wholly with the recommendations stated in the On-Site Sewerage Designs report dated 07 March 2008, reference number 08/057.

Roadworks

10. Existing roads shall be widened and kerbed for the entire frontage of subject land, as follows:-

Road Name	Classification	Construction Standard
Wagtail Drive	Collector Street	1.5m road widening and kerb and channel.

11. Proposed roads shall be constructed and kerbed for the entire frontage of subject land, as follows:-

Lot Number	Classification	Construction Standard
1-6	New Road – Access Street	Treatment Type 1

Treatment Type 1 - Construction Standard.

The Road Reserve Width is to be 16.0m and Carriageway Width 6.0m.

12. Internal streets shall be constructed in accordance with Laidley Shire Council's Town Planning Scheme (Schedule 3) provided that minimum pavement depths are a minimum of 300mm with a minimum of 30mm of asphaltic concrete surfacing.
13. The proposed streets within the subdivision shall be sealed and include kerb and channelling for both sides of road. Council's standard profile for layback kerb and channel shall be adopted at all locations requiring kerb and channel. Refer to Main Roads Standard Drawing 1033 for typical details of ramped vehicular crossing where required. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
14. Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction. Works may be necessary on the existing pavement for a satisfactory standard to be met.
15. The engineer shall submit to Council for approval indicative pavement designs for roads and accesses prior to any construction being undertaken. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.
16. All kerb and channel shall be designed to prevent ponding or erosion from construction.

17. All street surfacing for new road construction shall consist of an approved asphaltic concrete. Patterned, reinforced concrete, concrete pavers or segmental clay pavers shall only be used in feature areas.
18. Verge widths, road reserve area widths, intersection treatment, provision for parking, speed control devices and turning facility treatment at end of cul-de-sac streets shall be in accordance with Laidley Shire Council Planning Scheme – Schedule 3.

Stormwater

19. All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The drainage works are to be designed and constructed to comply with the requirements outlined in *Schedule 2 – Stormwater Drainage of the Laidley Shire Council Planning Scheme*.
20. The applicant shall engage the services of a Registered Professional Engineer in Queensland to design stormwater drainage systems in accordance with the Laidley Shire Council Planning Scheme and Queensland Urban Drainage Manual standards. The RPEQ can liaise with Council's Cadet Engineer for further information on stormwater system requirements.
21. Stormwater drainage piping shall be a minimum diameter of 300mm.
22. The applicant shall be responsible for obtaining approval and bearing all costs associated with registering in favour of Council all necessary stormwater drainage easements in order to reach a satisfactory point of legal discharge when traversing privately owned property, within and external to subject land.
23. The points of discharge shall be as shown in design plans.

Access Crossings

24. Access to all proposed lots shall be via the new internal road.
25. Those lots that abut Wagtail Drive shall be appropriately fenced to prevent vehicles gaining access to Wagtail Drive. The applicant is advised to liaise with Council's Cadet Engineer if further information is required.

Utilities

26. Where existing features or services are required to be removed or relocated to suit the development then the terms and conditions of the relevant controlling authority are

required to be met. The developer is required to contact controlling authorities for determination of condition prior to any works being undertaken.

27. All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Council's Planning Scheme.
28. Underground power is to be provided to serve new allotments.

Lighting

29. Street lighting shall be provided and installed in accordance with Laidley Shire Council's Planning Scheme (Schedule 3).

General

30. No on-site works shall commence until approval for operational works has been obtained from Council.
31. Plans and specifications for all works, or any works required on Council infrastructure, shall be prepared and certified by a Registered Professional Engineer in Queensland. The Registered Professional Engineer in Queensland shall supervise the execution of works, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion.
32. All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to any detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.
33. Any costs from repairs due to damage caused to Council assets as a result of proposed works undertaken shall be met by the applicant. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage shall be repaired immediately upon associated works being completed.
34. All works required pursuant to these terms and conditions shall be undertaken at the developer's expense.
35. The applicant placing Permanent Survey Mark/s (PSM) in accordance with the regulations under the Survey Co-ordination Act 1952 to Council's requirements and advise the Australian Height Datum level of the mark/s. The PSM/s are to be connected to the cadastral survey unless otherwise approved in writing by Council's Director of Operations.

36. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
37. Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council Fees and Charges 2007-2008 for calculation.
38. Evidence of Portable Long service Leave having been paid is required for projects over \$80,000 in contract value (Submit yellow copy to Council). This is required prior to the issue by Council of the Operational Works approval.
39. Where works are required to be carried out as part of this approval, then the constructing body shall be appointed by the applicant as Principal Contractor under the Workplace Health and Safety Act 1995 and all subordinate legislation, and shall comply with all requirements of the same. Completing and returning Form 34 to the Council shall provide evidence of such appointment.

Conclusion

The proposal is not in conflict with the acceptable solution and specific outcome requirement of the *Laidley Shire Council Planning Scheme*. Council Officers have not identified any other issues during the assessment of this proposal that would warrant refusal of the application. It is therefore recommended that approval be given for the 6 Lot subdivision, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve development application DA-04547 and Plan of Development numbered 200839 dated 20th May 2008, subject to conditions 1- 38, and the applicant be advised accordingly.

RESOLUTION:

THAT Council approve development application DA-04547 and Plan of Development numbered 200839 dated 20th May 2008, subject to conditions 1- 38, and the applicant be advised accordingly.

Moved By: Cr Moon

Seconded By: Cr Neuendorf

Resolution Number: 59

6/0

CARRIED

ITEM NO: 9.6
FILE NO: R2263-1/DA2777
DATE: 21 May 2008
TOPIC: REQUEST FOR FEE WAIVER FOR AN EXTENSION OF THE PERIOD BEFORE AN APPROVAL LAPSES FOR AN ACCOMMODATION UNIT DEVELOPMENT AT 7 ARTHUR STREET HELIDON
AUTHOR: Tanya Herberich
AUTHOR'S TITLE: Planning Assistant/Cadet

Background

Council is in receipt of an application by Helidon RSL for an extension of the relevant period b for a Material Change of Use for eight (8) Aged Care Units on Lot 2 CSH2489 at 7 Arthur Street, Helidon. The application was previously approved by Council on 7 July 2004 and the applicant paid the appropriate fee at the time of lodgement, which was \$1,875.00, however a request for a reduction was made and it was resolved at the Council Meeting of 1 June 2004 to refund the application fee from the Mayors allocation fund on the grounds the development was for a community use.

Discussion

Council received a written request on 6 May 2008 from the Secretary of the Helidon RSL Sub Branch requesting to waive the fees associated with the lodgement of an Extension of the period before an approval lapses application for 8 Accommodation Units, based on the grounds that this development is a community project and is not only available to RSL members but also the wider community.

The normal application fee for this application would be \$937.50. Under the provisions of Council's Fees and Charges schedule Non profit organisations are required to pay applications fees but receive a 50% reduction. Accordingly, the fee for the current proposal equates to \$468.75.

It is understood that the applicants are seeking a waiver from all fees.

OFFICER'S RECOMMENDATION

That this report be noted and:

- 1. The applicant be granted the normal 50% concession fee for non profit organisations under the Schedule of fees and charges.**
- 2. Any further fee concession would need to be funded by Council from a separate fund specifically set aside for Donations and fees relief.**



ORDINARY COUNCIL
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RESOLUTION:

THAT the applicant be granted the normal 50% concession fee for non profit organisations under the Schedule of fees and charges.

Moved By: Cr Holstein

Seconded By: Cr Neuendorf

Resolution Number: 60

6/0

CARRIED



ORDINARY COUNCIL
MEETING MINUTES
28 MAY 2008

ITEM NO: 9.7
FILE NO: R1537-0/DA5540
DATE: 22 May 2008
TOPIC: APPLICATION FOR DEVELOPMENT PERMIT MATERIAL CHANGE OF USE FOR FOUR ACCOMMODATION UNITS ON LOT 12 RP21578 AT 29 HICKEY STREET, GATTON
AUTHOR: Garath Wilson
AUTHOR'S TITLE: Planning Officer

Applicant: Mato Mesic
Property Address: 29 HICKEY STREET GATTON
Real Property Description: 12 RP21578
Site Area: 825m²
SEQRP Designation: Urban Footprint
IPA Scheme Zoning: Urban Residential
Use At Time of Application: Vacant
Proposed Use: Four Accommodation Units
Plan Nos: 1/08 Sheet 1 and Sheet 2 inclusive prepared for M. Mesic dated 8-1-2008

Background

1.0 SUBJECT LAND

The 825m² site is located on the corner of Gaul and Hickey Streets in the Gatton township. The flat, predominantly vacant, land is located in a residential area and currently contains only a small wooden shed in the north eastern corner of the allotment. The site has frontage and constructed access with kerb and channelling to both Gaul and Hickey Streets. Hickey Street separates the site from the rail line on the southern side of the lot. The site lies adjacent to a rail level crossing and within 400m of a future public transport facility.

Discussion

2.0 PROPOSAL

The applicant proposes to construct 4 single bedroom, self contained dwelling units on the site. Communal open space areas are provided at the front of the site. Each unit is to be provided with its own private courtyard, with shared pedestrian access to Gaul Street. The site is to be well landscaped and presented. Entry is proposed to be gained from Hickey Street via a single 6m wide driveway, terminating in a single carparking space at the northern boundary of the site.

2.1 Legislative Requirements

The application for Accommodation Units is Impact Assessable in the Urban Residential Zone. The application was publicly notified from 20 February, 2009 to 12 March 2008. Council received notice of compliance on 14 March, 2008 that the public notification requirements had been met. The Application received two submissions – one in support of the application, the other raising several issues with the application. From the submission it was difficult to ascertain the issues being raised however clarification was sought from the submitter by phone on Friday 16-5-2008 prior to the finalisation of this report. The issues raised and Council action required are summarised in the table below.

SUBMITTER ISSUE AGAINST APPLICATION	COUNCIL COMMENT
<p>The position of the 'entertainment area' and 'garbage bin area' on the northern side are beside the bedrooms and the boundary. The submitter felt that this location would create a lot of noise and odour issues.</p>	<p>The submitter was contacted regarding the submission and stated that the applicant had informally spoke with them regarding this issue. They were reassured by the applicant and the Assessment Officer that the entertainment areas and garbage bins would not be placed on the northern boundary, rather they would be away from the neighbouring residences and placed such that they are orientated to Gaul Street. Noise would be attenuated somewhat by the 1.8m fence around each units private open space and along the northern and western boundaries, separating the neighbouring residences. These requirements are conditioned.</p>
<p>The submitter felt that a '6 foot' fence would be out of place and would like the '...front area of my fence to remain at its current height and style. As it matches [my] front and other side fence'.</p>	<p>Again, this issue was clarified with the submitter by the Assessment Officer. The submitter realized that a 1.8m high fence would be necessary and it was discussed that a tapered fence starting at the building line would achieve the same result as a fence along the entire perimeter, without being as invasive to the neighbouring residences (submitter's residence). The existing fence may remain from the front boundary of the submitters residence to the garage (building line of the units), where after is to taper from the height of the existing fence to the 1.8m solid screening fence that is to be provided along the rest of the northern and western boundary. The submitter was satisfied with these as conditions.</p>

SUBMITTER COMMENTS IN SUPPORT OF APPLICATION	COUNCIL COMMENT
The location of the building and the fact they are single story were supported.	The size of the building envelope is approximately the same as a single residential building.
The development would improve the character of the area and 'improve the land/house values within the area'	The development is in keeping with the character of the area; however the value increase/decrease in housing or land prices does not form part of this assessment.
The ratio of recreational areas to building area was positive.	The applicant has provided sufficient open space areas, and kept the building bulk low

In summary the issues raised in objection to the application have been fully discussed with the submitter. The submitter is satisfied with the proposed conditions.

2.1.1 Referral Agencies

The development triggered referral to the Queensland Department of Transport. Notice was received on 16-1-2008 that the application had been referred. Council received a concurrence agency response on 11-2-2008 from the Department of Transport with no requirements.

3.0 ASSESSMENT

3.1 Planning Scheme Provisions

3.1.1 Zone Code

The subject land is located in the Urban Residential Zone. Land in this zone is intended to provide for existing and new development for residential purposes at urban densities and a range of housing types in the Shire's main towns of Gatton, Helidon and Withcott. The proposal for residential accommodation units on the land remains consistent with the intent of the zone, providing for higher densities close to facilities and providing a range of housing options in the township. The development is within 500m walking distance from the commercial areas and public transport. The development complies with the intent of the zone.

3.1.2 Accommodation Unit Code

Subject to conditions, the development of four Accommodation units is consistent with the requirements of the Dual Occupancy and Accommodation Unit Code. Refer to Attachment 1 for a complete assessment against this Code.

3.2 Access

The subject land is situated on the corner of Gaul and Hickey Streets. Access is proposed to be via Hickey Street as direct vehicles access to Gaul Street is deemed to be unacceptable given this section is a high traffic area and also used for heavy vehicles. Access is to be gained via a new driveway from Hickey Street which will require the construction of a new road crossing as there is currently no vehicle access from this frontage.

Seven Carparking spaces are attributed to the development. Section 6.29, Table 6.29.1 requires that



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carparking spaces for Accommodation Units be provided at the rate of 1.6 spaces per unit. This development therefore requires 7 spaces (6.5). The proposal complies with the requirements of the Scheme.

The applicant will be required to provide residential access in accordance with Council Policy. This is to be conditioned.

3.3 Water Supply and Effluent Disposal

The subject land is currently serviced by reticulated water and sewerage. Water is available for a new connection from either Gaul or Hickey Street. Sewerage infrastructure is available for a new house connection from existing mains within the development. Both services are available and the applicant will be required to connect to these services.

3.4 Electricity and Phone

Electricity supply and Telstra services are available.

3.5 Stormwater Disposal

The land is currently vacant. The applicant will be required to address stormwater issues through onsite management of the stormwater. WSUD devices may be used within the landscaped areas and communal open space to achieve these principles. This is to be submitted at time of lodgement of Operational Works. This is conditioned.

4.0 Contributions

The applicant seeks to increase the Equivalent Tenements (ET) on site. Each unit attributes an ET of 0.85. The development of four accommodation units will attribute 3.4 ET to the site. The site has one existing ET, accordingly the development will equate to 2.4 ET under the provisions of Council's Headworks Policy. Contributions will be required at the rate of 2.4 for sewer, water, roads and open space. These will be required prior to the issue of the plumbing compliance permit or the building work development permit. This will be conditioned.

OFFICER'S RECOMMENDATION

That Council grant a Development Permit for Development Permit for Material Change of Use for four accommodation units on land described as 12 RP21578, at 29 Hickey Street Gatton in accordance with the following conditions;

Access and Road Works

		TIMEFRAME
A21	Council requires that vehicular access must be provided to the subject land in accordance with Council's Property Access and Access Crossing Policy. The access will be a concrete Residential Driveway as per the specification in drawing number R-0050. The access width will be increased to a minimum 5.5 metres for the full width of the footpath. Construction of this access must not interfere	<i>To be completed prior to the commencement of use.</i>

with the flow of storm water within the road reserve.

- A23** The construction of Access Crossing or Crossover requires specific Council permission. To have an Access Crossing or Crossover constructed the applicants are required to apply for permission. This is obtained by completing an "Application to Undertake Works on a Roadway". This Application applies whether the construction is to be undertaken by Council, a private contractor, or the owner. The fee for this application is prescribed in the Council's current list of Fees and Charges. For 2007-08 the fee is \$100. However if the construction of the access crossings are done in conjunction with the Operational Works Permit for car parking, this requirement for specific Council approval for an Application to Undertake Works on a Road does not apply.

Formwork must be inspected and approved by a Council Officer before any concrete is poured.

To be completed prior to the commencement of use

Landscaping

		TIMEFRAME
B17	Landscaping must be carried out in accordance with the plan of landscaping (1/08 sheet 2 of 2), received by Council 16 March 2008. Council encourages the use of Water Sensitive Urban Design (WSUD) principles to be incorporated in to landscaping and therefore would allow a change to the landscaping plan incorporating amenity and WSUD features.	<i>To be completed as Operational Works</i>
B5	A 1.8 metre high screen fence must be provided: <ul style="list-style-type: none"> - Around the perimeter of the courtyard for each unit generally in accordance with plan 1/08 sheet 2 of 2; and - Along the full length of the western boundary and the northern boundary tapered from the edge of the building line of the units. 	<i>To be completed prior to the commencement of use</i>
B6	A 1.2 metre fence (with at least 50% transparency) must be provided along: <ul style="list-style-type: none"> - The Gaul and Hickey Street frontages where fencing is not already provided as indicated on plan 1/08 sheet 2 of 2. Gates are to be provided along Gaul street frontage to allow pedestrian access to the communal open space areas, and; 	<i>To be completed prior to the commencement of use</i>

- The existing 'Cyclone' fence between Lot 2 RP90860 and Lot 12 RP21578 from the street boundary to the building line is to remain, whereafter the fence shall taper to a 1.8m high fence as conditioned in **B5**.

Building - General

	TIMEFRAME
D42 Prior to a Final Certificate/Certificate of Classification being issued, the building certifier must ensure that all conditions of this approval and subsequent approvals have been complied with by requesting a compliance inspection from the relevant Council Authority. The certifying authority shall hold a Final Certificate/Certificate of Classification until such time as all conditions have been complied with to the satisfaction of Council, or bonds entered into.	<i>To be completed prior to the issuing of the Final Certificate/ Certificate of Classification</i>

Contributions

	TIMEFRAME
F1 A road contribution of \$1,300.00 per equivalent tenement must be paid to Council, towards the upgrading and maintenance of roads (2.4 Equivalent Tenements are attributed to the development).	<i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i>
F2 A contribution of \$3,150.00 per equivalent tenement shall be paid to Council, towards the acquisition and development of public garden and recreation space (2.4 Equivalent Tenements are attributed to the development).	<i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i>
F3 Water supply headworks contributions must be paid to Council towards water supply headworks of \$4,000.00 per equivalent tenement (2.4 Equivalent Tenements are attributed to the development).	<i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i>
F4 Sewerage supply headworks contributions must be paid to Council towards sewerage supply headworks of \$1,700.00 per equivalent tenement (2.4 Equivalent Tenements are attributed to the development).	<i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i>



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|--|---|
| <p>F5 The amounts noted in condition F1, F2, F3 or F4 reflect the current contribution rates, the total of which being; \$24,360.00. The actual contribution amounts payable must be calculated at the rate prescribed the date of payment.</p> | <p><i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i></p> |
| <p>F7 If the applicant is unable to provide the carparking spaces required on-site, a contribution in lieu of the spaces is required in accordance with Council's Carparking Policy. The rate of contribution paid shall be in accordance with Council's Fees and Charges Schedule.</p> | <p><i>To be completed prior to the issuing of the development permit for building works or plumbing compliance permit</i></p> |

Environment

		TIMEFRAME
I22	Exposed soil resulting from operational works must be stabilised with vegetation at the completion of works and shall be the responsibility of the developer to maintain for 12 months.	<i>Ongoing</i>
I14	The quality of the surface water discharged from the subject site is to be of no less quality than the surface water received onto the subject site.	<i>Ongoing</i>

Erosion, Sediment and Pollutant Management

		TIMEFRAME								
L8	<p>The applicant is to achieve the following stormwater quality guidelines pre and post construction:</p> <p>Table 1 – Stormwater treatment guidelines (design objectives) – Construction Phase</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: center;">CONSTRUCTION PHASE</th> </tr> <tr> <th style="width: 30%;">POLLUTANT/ISSUE</th> <th>STORMWATER TREATMENT GUIDELINES</th> </tr> </thead> <tbody> <tr> <td>Coarse sediment</td> <td>Retain coarse sediment on site</td> </tr> <tr> <td>Fine sediment (Total Suspended Solids (TSS))</td> <td> Collect all run-off from disturbed areas and drain to control device - up to the design storm event Short Term: Site discharge complies with a TSS concentration less than 150mg/l (Wet Weather, peak flow) and less than 25mg/l (Dry Weather, baseline flow) Long Term: Site discharge complies with a TSS concentration less than 50mg/l (Wet </td> </tr> </tbody> </table>	CONSTRUCTION PHASE		POLLUTANT/ISSUE	STORMWATER TREATMENT GUIDELINES	Coarse sediment	Retain coarse sediment on site	Fine sediment (Total Suspended Solids (TSS))	Collect all run-off from disturbed areas and drain to control device - up to the design storm event Short Term: Site discharge complies with a TSS concentration less than 150mg/l (Wet Weather, peak flow) and less than 25mg/l (Dry Weather, baseline flow) Long Term: Site discharge complies with a TSS concentration less than 50mg/l (Wet	<i>Ongoing</i>
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	Weather, peak flow) and less than 20mg/l (Dry Weather, baseline flow).
Nutrients (nitrogen and phosphorus)	Manage through sediment and erosion control
Litter or other waste	Prevent entering the stormwater system - use containment bins (with lids) to store litter and other waste on-site.
Hydrocarbons and other contaminants	Prevent from entering the stormwater system- control storage, limit application and contain contaminants at source. Store and contain oil and fuel - no visible sheen on receiving waters or down stream properties

Table 2 – Stormwater treatment guidelines (design objectives) – Permanent Phase

PERMANENT DEVELOPMENT PHASE	
CRITERION	DESIGN OBJECTIVE
Coarse sediment	Retain coarse sediment on site
Frequent Flow Management	Capture and manage the following design runoff capture depth from all impervious surfaces of the proposed development: <ul style="list-style-type: none"> • 0% to 40% impervious: Capture first 10mm of runoff from impervious surfaces. • > 40% impervious: Capture first 15mm of runoff from impervious surfaces. <p>Note: Runoff capture capacity needs to be replenished within 24 hours of the runoff event.</p>
Watway Stability Management	Limit the post-development peak one-year Average Recurrence Interval (ARI) event discharge to the receiving waterway to the pre-development peak one-year Average Recurrence Interval (ARI) event discharge.
Stormwater Quality Management	Achieve the following minimum reductions in total pollutant load, compared to untreated stormwater runoff from the developed part of the site: <ul style="list-style-type: none"> • 80% reduction in total suspended solids • 60% reduction in total phosphorus • 45% reduction in total nitrogen • 90% reduction in gross pollutants.

L1 The applicant must provide necessary Erosion, Sediment and Pollutant Control during both the construction (short and long term) and permanent phases of the development to minimise the risk of causing environmental harm, worsening or

To be completed as part of Operational Works

nuisance of receiving watercourses and downstream properties in accordance with QUDM second edition 2007; EPA Act 1994 and Land Act and Water Act. This may include but is not limited to the construction of sedimentation fences, bio-retention system, swales and energy dissipation structures in accordance with the “Manual of Water Sensitive Urban Design (WSUD) – Technical Design Guidelines for South East Queensland”, the “Soil Erosion and Sediment Control Guidelines (SESCG) of the Institution of Engineers, Australia, Queensland Division” and relevant standards.

Pollutant control devices must be installed in the stormwater system to minimise the potential for the release of contaminants into the environment. As well as undertaking the necessary engineering structures to conform to WSUD or QUDM second edition 2007, the developer will landscape the structures to present an aesthetical and practical end product.

L2For the construction phase of the Development, the Developer will:

- With the Operational Works Application, submit engineering drawings for establishing, maintaining and inspecting erosion and sediment management devices. Suitable devices are to be installed such that treatment of the receiving watercourse, channels and downstream properties achieves the water quality guidelines and criteria set in Table 1.
- Construct all short term erosion and sediment control devices including diversion drains and ponds, sediment fences, swales etc prior to any other construction works commencing on the Site.
- Inspect all erosion and sediment control management devices after all significant rain events and where necessary these devices will be modified, repaired or improved to prevent any erosion or sediment discharge from the Development in future rain events.

To be completed prior to the commencement of use

L7For the permanent phase of the Development, the Applicant will:

- With the Operational Works Application, submit

To be completed prior to the commencement of use

engineering drawings and calculations demonstrating the capture and management of the first 10mm of runoff per day from all impervious areas.

Management of captured stormwater should include one or more of the following:

- Stormwater evaporation
- Stormwater reuse (including roofwater collection and use)

Infiltration to native soils or otherwise filtered through an appropriately designed soil and plant stormwater treatment system, such as bioretention

General

		TIMEFRAME
M6	Any alterations which are necessary or damage which is incurred as a result of the proposed development, to any public infrastructure, must be carried out or repaired at the applicant's expense and with the approval of the relevant asset owner.	<i>Ongoing</i>
M9	On site works associated with vehicular access, car parking and stormwater drainage or any works required on the road reserve shall not be commenced until plans and specifications have been prepared and certified by a suitable qualified consultant and are submitted to and formally approved by Council and a Development Permit for Operational Works issued. Liaison with Council's Senior Design Officer is recommended.	<i>To be completed prior to the commencement of use.</i>
M4	The use must not commence until all conditions of this approval have been complied with.	<i>Ongoing</i>
M8	A separate Development Application for Building Work, Plumbing and Drainage Work, together with the necessary supporting information and fees, must be lodged with and approved by Council (or by a Private Certifier where applicable) before the commencement of construction works.	<i>To be completed prior to the commencement of use</i>
M15	The applicant may, at a later date, apply for a Reconfiguration of a Lot for a Community Title Subdivision. This will require a Reconfiguration of a Lot approval and will be subject to a full assessment.	<i>Ongoing</i>

Land And Buildings

		TIMEFRAME
N5	It is the applicant's responsibility to ensure that all proposed buildings are clear of any Council services which traverse the subject land.	<i>Ongoing</i>
N6	The applicant shall provide each unit with rainwater tank with a minimum storage capacity of 3,000 Litres. Alternatively the applicant may choose to increase the capacity of the tank shown on site plan 1/08 Sheet 2 of 2 dated 8-1-08 to a total capacity of 12,000 Litres.	<i>Ongoing</i>
N7	The approved gross floor area must not exceed 250 square metres.	<i>Ongoing</i>
N17	Rainwater tanks are required to be provided to each unit in accordance with the provisions of the Queensland Development Code. The positions of Rainwater Tanks including sizes and dimensions must be indicated on a site plan prior to building approval. Each tank is to be a minimum of 3000L in size. Alternatively, the tank indicated on plan 1/08 Sheet 2 of 2 may be increased to 12,000L to meet this requirement.	<i>To be provided prior to building approval</i>
N18	Each unit shall be identified by way of clearly displayed number.	<i>Ongoing</i>
N19	A numbered letter box structure must be provided at the front of the allotment that identifies that there are four units located on the site in accordance with plan 1/08 sheet 2 of 2.	<i>Ongoing</i>
N20	The subject land must be maintained in a neat and tidy state at all times.	<i>Ongoing</i>
N21	The construction of the tank identified on plan 1/08 sheet 2 of 2 must be an in ground tank and constructed in accordance with AS1170 and AS3600.	

Operational Works

		TIMEFRAME
P1	Prior to undertaking any construction works or clearing on the site, Operational Works documentation in the form of detailed plans, drawings and calculations must be lodged with Council for review for compliance with the Approval Conditions and Councils general requirements. Submission of Operational Works documentation will	<i>To be approved prior to the issue of a development permit for building works.</i>

include but is not limited to:

- Plans showing full construction details, layout dimensions and finished surface levels.
- All drawings must be checked, approved and signed by a current RPEQ with their registration number.
- Three full sets of the drawings will be submitted in A3 size.
- Calculations supporting stormwater management proposals are to be included.

- P4** On completion of the works a certificate must be submitted to Council by an RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- To be completed prior to the commencement of use.*

Parking

		TIMEFRAME
Q4	All driveways, car parking spaces and maneuvering areas must be imperviously sealed.	<i>To be completed prior to the commencement of use.</i>
Q3	All areas upon which vehicles are to be parked, driven and/or maneuvered must be sealed, linemarked, signposted in accordance with the requirements of the Gatton Shire Planning Scheme.	<i>To be completed prior to the commencement of use.</i>
Q9	Car parking spaces shall be provided in accordance with plan 1/08 Sheet 2 of 2 as submitted or as amended. Spaces are to be provided at a rate of 1.6 spaces per unit.	<i>To be completed prior to the commencement of use.</i>
Q10	The minimum dimension of each visitor car parking space shall be in accordance with the requirements of Australian Standards AS 2890.1-2004 and AS 2890.2-2002. The applicant is to ensure that vehicle egress from unit 4 is suitable, such that it allows for vehicles to exit the site in forward gear. This may require the alteration of visitor parking 3 slightly. An amended plan is to be provided at the time of lodgement of application for operational works.	<i>To be completed prior to the commencement of use.</i>

Stormwater Drainage

		TIMEFRAME
U3	A suitable roof and allotment drainage system must be designed in accordance with QUDM Volume 1 Second Edition 2007. The final connection of the drainage system is to be by way of underground pipe to Council's stormwater drainage system in Gaul or Hickey Street. To incorporate the principles of Water Sensitive Urban Design the drainage system should be designed to minimise the direct connection of impervious areas to the trunk drainage network. A Stormwater Management Plan is required to demonstrate compliance with this condition.	<i>To be completed prior to the commencement of use.</i>
U5	Ponding of stormwater must not occur on the subject land, adjoining allotments or road reserve unless specifically conditioned as part of this development approval or subsequent Development Application for Operational Works.	<i>Ongoing</i>
U10	Redirection or intensification of stormwater flows onto any adjoining allotment must not occur unless specifically conditioned as part of this development approval or subsequent Development Application for Operational Works and with the written consent of owner of the affected land. In which case a registered drainage easement will also be required.	<i>To be completed prior to the commencement of use.</i>

Water and Sewerage

		TIMEFRAME
Z4	The sewerage system shall be connected into existing infrastructure in Gaul or Hickey Street. The connection to the existing infrastructure is to be undertaken by Council at the Developer's expense.	<i>To be completed prior to the commencement of use.</i>
Z13	An individual water service is to be provided at the Developers expense for each and every unit in the development with an additional water meter for the Body Corporate use for supply of water to all common areas. After completion of construction of the Development, the Developer is provided Council with a table listing each meter number and the unit number/body corporate to which each meter is connected".	<i>To be completed prior to the commencement of use.</i>

Approved Plan

		TIMEFRAME
C1	The site must be developed generally in accordance with Plan Number/s 1/08 Sheet 1 and Sheet 2 inclusive prepared for M. Mesic dated 8-1-2008 including amendments made by Council. These plans hereafter shall be known as the "approved plans"	<i>Ongoing</i>
C3	The site is approved for four accommodation units as defined by the Gatton Shire Council Planning Scheme.	<i>Ongoing</i>

REASON FOR APPROVAL

- Subject to conditions the application complies with the requirements of the planning scheme, adds to the range of housing options in the Shire and provides much needed budget accommodation choices within easy access of the town centre.
- The development would not be out of character in the area.
- A submission was received in support of the application. The issues raised by the other submitter has been resolved and dealt with through appropriate conditions.

FURTHER ADVICE TO THE APPLICANT

- The development must not commence until all conditions of this approval are complied with. To ensure you are compliant with all the conditions listed above, it is recommended that prior to starting the use, you request Council officers undertake a compliance inspection.
- It is considered essential that any consultants engaged to prepare any subsequent reports, plans or applications, liaise with the relevant Council Officers to ensure they are prepared in accordance with the conditions of approval and all relevant standards.
- Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval. To make this determination, please contact Council's Planning and Environment Section.
- The Relevant Period for this Development Permit is four (4) years if it is for a Material Change of Use, two (2) years if it is for the Reconfiguration of a Lot (not involving Operational Works), or four (4) years if it is for the Reconfiguration of a Lot (involving Operational Works). After the Relevant Period expires, your approval will no longer be current.
- Section 3.5.21 of the Integrated Planning Act 1997 outlines the relevant periods for Development Approvals.
- Each further Development Permit (e.g. for Operational works or Building Works) required as a result of this approval, must be made to a local government or private certifier within the relevant period.

12.0 ENGINEERING OPERATIONS REPORTS

ITEM NO: 12.1
FILE NO: TC-00271
DATE: 07 May 2008
TOPIC: LAIDLEY CREEK FLOOD MODEL - SALE OF MODELLING SOFTWARE
AUTHOR: Gerry Franzmann
AUTHOR'S TITLE: Director Engineering Operations

Background

Some years ago, Laidley Shire Council undertook a disaster risk management project and commissioned consultants, WBM, to complete the Laidley Creek Floodplain Management Study. This study has become an invaluable reference for Council in liaising with the public (including developers) in relation to past and possible future flooding events. In particular, the study has enabled improved assessment of land use proposals.

Council has been selling electronic versions of the completed study document on disc to developers and/or their consultants for \$100 each.

Discussion

Whilst the flood study has been a very useful document, it did not contain the detailed background data on which it was based. The flood study is the result of an hydrologic model developed by WBM called TUFLOW. The model allows a suitably qualified engineer to determine outcomes such as depth of flow and flow velocity on a parcel of land of a particular rainfall event. Up until now, an engineer or developer who wished to access this data would be directed to WBM who would then provide them with the data. WBM have now made the model available to Council on disc for Council to provide to the developer or developer's consultant.

The model is considered invaluable to a consultant undertaking a detailed flood study on a particular parcel of land within the Laidley Creek Floodplain Management Study area. It is suggested that a fee of \$250 should be charged for a copy of the flow model disc; and the sale of the disc should be accompanied by an appropriate disclaimer as indicated below;

"Lockyer Valley Regional Council and its officers expressly disclaim all and any liability and responsibility to any person in respect of anything, and the consequences of anything done or omitted to be done, by any person in reliance on this hydrologic model.

Lockyer Valley Regional Council does not warrant that the model provided is complete, accurate, current or relevant to any particular investigation or property; nor even that they have the endorsement of Council. Any person intending to rely upon this model should make their own enquiries and engage appropriately qualified specialists to undertake their own independent validation process.

Any unauthorised copying, disclosure or distribution of the contents of this model is strictly prohibited. No liability is accepted for any loss or damage that may be suffered as a result of any party relying upon this model."

In addition, it should be noted that Council officers are not proficient in the TUFLOW model and it is recommended that designs based on the use of the model should be checked by the consultants who have such expertise. The costs incurred by these consultants need to be passed on to the applicant.

OFFICER'S RECOMMENDATION

THAT

1. Council make the Laidley Creek Flood Model B13501 discs available to developers and their consultants for sale at \$250 + GST each with the sale to be accompanied by the following disclaimer:

"Lockyer Valley Regional Council and its officers expressly disclaim all and any liability and responsibility to any person in respect of anything, and the consequences of anything done or omitted to be done, by any person in reliance on this hydrologic model.

Lockyer Valley Regional Council does not warrant that the model provided is complete, accurate, current or relevant to any particular investigation or property; nor even that it has the endorsement of Council. Any person intending to rely upon this model should make their own enquiries and engage appropriately qualified specialists to undertake their own independent validation process.

Any unauthorised copying, disclosure or distribution of the contents of this model is strictly prohibited. No liability is accepted for any loss or damage that may be suffered as a result of any party relying upon this model."

2. When accepting a development proposal based on the use of the model, the applicant be advised that they will be required to meet the cost of a checking assessment by a suitable engineering consultant proficient in the use of the TUFLOW model.
-

RESOLUTION: THAT

1. Council make the Laidley Creek Flood Model B13501 discs available to developers and their consultants for sale at \$250 + GST each with the sale to be accompanied by the following disclaimer:

"Lockyer Valley Regional Council and its officers expressly disclaim all and any liability and responsibility to any person in respect of anything,



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ITEM NO: 12.3
FILE NO: CE-00547
DATE: 16 May 2008
TOPIC: REVIEW OF REGIONAL ROAD GROUP BOUNDARIES
AUTHOR: Gerry Franzmann
AUTHOR'S TITLE: Director Engineering Operations

Background

Council is in receipt of a letter from the Local Government Association of Queensland (LGAQ) and the Department of Main Roads (DMR) requesting that Council formally advise the Roads Alliance Board by 30th May 2008 its preferred Regional Road Group (RRG).

Discussion

Since the inception of the Regional Roads Groups, both Laidley and Gatton have been members of the WESROC group which comprised Ipswich, Esk, Boonah, Gatton and Laidley, along with representatives from Main Roads Districts.

There has also been recent advice received after a review by the Department of Main Roads District boundaries that Lockyer Valley Regional Council will be included in a new Main Roads District with headquarters in Ipswich.

As the Lockyer Valley will no longer be under the control of the Toowoomba District it seems self evident that the Lockyer Valley Regional Council should be in the same Regional Road Group as Ipswich City Council. The existing Regional Road Group has worked very well with both the former Laidley and Gatton Shire areas receiving a fair share of the available regional funding for the Local Roads of Regional Significance (LRRS) improvements and upgrades.

OFFICER'S RECOMMENDATION

That Council advise the Roads Alliance Board that it wishes to remain in the Regional Road Group containing Ipswich City Council.

RESOLUTION:

THAT Council advise the Roads Alliance Board that it wishes to remain in the Regional Road Group containing Ipswich City Council.

Moved By: Cr Friend

Seconded By: Cr Holstein

Resolution Number: 65

6/0

CARRIED

