

Weipa Town Authority

Minutes of 1st August 2008

Meeting to be held in the Council Chambers
Hibberd Drive
Weipa

**WEIPA TOWN AUTHORITY
MINUTE PAPERS**

OPENING OF MEETING

Meeting to commence at 3.00pm in the Council Chambers

ATTENDANCE

Joan Stratton (WTA Director of planning and infrastructure)

Jo-Anne Scarini (Rio Tinto Representative)

Ben Milligan (Rio Tinto Representative)

Peter Graham (Elected Member)

Peter Miller (Elected Member)

Ian Pressley (WTA Chief Executive Officer)

Carrie Gay (Chairperson)

Joanne Jacobson (WTA Director of Corporate and Finance)

Andrea Cardenzana (Finance Officer - Minutes)

APOLOGIES

Debra Jia (Malaruch representative)

Shane Bousen (Elected Member)

GUESTS (By invitation)

Alfie Wong - Goodline

1.0 PLANNING AND DEVELOPMENT

1.1 BUSINESS ITEMS

- 1.1.1 Item:** Request for modification to previously approved Town Planning Application for LOT 453 ON MP36591
32 Iraci Crescent, Evans Landing

Recommendation:

That the application by Goodline to revise the schedule of conditions regarding off street parking for Lot 453 on MP 36591 – Boilermaker’s workshop that states a requirement for a parking rate of 1 space per 100 m² of gross floor area which equates to 14 car parks be approved with the following conditions;

- 14 parks revised to 9 cars parks as per attached drawing no. 2 presented by Goodline
- an additional 5 car parking spaces be relocated on Lots no. 454 & 455 therefore the total off street car parking spaces on Lots 454 & 455 shall be 17 car parking spaces.
- Goodline amalgamate Lots 454 & 455 into one Lot and agree to a Covenant that ties Lots 453 & the amalgamated Lots of 454 & 455 together this ensures that Lots 453 cannot be sold separately to the amalgamated lots.
- Prior to amalgamation or preparation of Covenant all title need to be under the same name/s.
- The Covenant will be required to be registered prior to town planning modification of parking approval being granted.

The Covenant is prepared by the WTA and paid for by Goodline.

Resolution:

That the application by Goodline to revise the schedule of conditions regarding off street parking for Lot 453 on MP 36591 – Boilermaker’s workshop that states a requirement for a parking rate of 1 space per 100 m² of gross floor area which equates to 14 car parks be approved with the following conditions;

The drawing showing 12 car parks at angle parking shall be modified to include an additional 2 car parks and that the parking area will be reverse parking only.

Moved: Peter Miller. Seconded: Ben Milligan. Carried

Reference: Town Planning Applications & Advices from Town Planner regarding application - item previously presented at the WTA meeting held on 20th June 2008 item no. 5.2.5

Background: A Town Planning Application – Material Change of Use for Industry (Boilermaker’s Workshop) at LOT 453 on MP 36591 was submitted and approved by the WTA on 30 March 2007. The schedule of conditions stated that there must be a parking rate is 1 space per 100 m² of gross floor area which equates to 14 car-parks. Since signing the schedule of conditions 21/09/07 and designing the boilermaker’s workshop Goodline have found that they are unable to provide the required car parking spaces. Goodline have issued a written request to modify the schedule of conditions (this letter is attached along with layouts of the site).

Town Planning parking rate is 1 space per 100 m² of gross floor area, Goodline request a change to 1 space per 165 m² of gross floor area – equates to 10 spaces.

1 space per 100 m² is not particularly onerous and is consistent with the rate applied for industrial uses under a number of Planning Schemes, particularly in Far North Queensland.

WIEPA TOWN OFFICE
DEVELOPMENT APPLICATION

30 March 2007

TO: TOWN MANAGER
WEIPA TOWN OFFICE

FROM: BRUCE HEDLEY
PLANNING FAR NORTH

PROPOSAL: DEVELOPMENT APPLICATION FOR MATERIAL
CHANGE OF USE FOR INDUSTRY
(BOILERMAKER'S WORKSHOP)

REAL PROPERTY DESCRIPTION: LOT 453 ON MP 36591

LOCATION: 29 IRACI CRESCENT, EVANS LANDING

AREA OF SITE: 1820 m²

APPLICANT: GOODLINE

OWNER: C KENNEDY

SUBMISSIONS: NO SUBMISSIONS RECEIVED

1. Proposal

An application was made to Weipa Town Office in February 2007 for a Development Permit for Material Change of Use of Premises to facilitate the development of an industrial building to be utilised as a Boilermaker's Workshop on the site situated at 29 Iraci Crescent and Hunt Lane, Evans Landing.

The proposal is to construct a portal framed building with a gross floor area of approximately 1490 m² and a height of approximately 9 metres on the site.

It is proposed that the building will be set back 3 metres from the Iraci Crescent frontage and between 5 metres and 8.8 metres from the Hunt Lane frontage. The building is to be constructed up to the side and rear boundaries of the site.

The Proposal Plan shows a car parking area between the building and the Hunt Lane frontage. It is not clear whether vehicular access is to be provided to this area from Iraci Crescent or from Hunt Lane. This area is unlikely to be of sufficient size to provide adequate and practical car parking for the proposed development.

2. Site and Locality

The site is described as Lot 453 on MP 36591; is situated within the Industrial area of Evans Landing; and is identified as Industrial on the Advisory Development Plan Map. The site is vacant, apart from an existing concrete slab with an area of approximately 200 m².

The surrounding area is characterised by a mix of industrial uses.

3. Public Notice

The application was publicly notified in accordance with the provisions of the Integrated Planning Act 1997. No submissions were received during the advertising period.

4. Assessment

The proposed use is considered to fall within the definition of Industry under the Advisory Development Plan.

Industry is identified as Preferred Development in the Industry Preferred Dominant Land Use Area.

The proposed use is considered to be entirely acceptable for the site. However, the design of the proposed development does not take sufficient account of factors such as setbacks, car parking and landscaping.

The potential problems with the design are outlined as follows:-

- The building is generally set back a minimum of 3 metres from the Iraci Crescent frontage (the setback varies above 3 metres because the building is not located parallel to the frontage) and the setback is shown as "Gravelled Area" on the Proposal Plan.

A normal requirement would be for the building to be set back 6 metres from this frontage, with the setback area landscaped.

It is acknowledged that the Committee has varied some setback requirements in recent times. An absolute minimum setback is considered to be 4.5 metres, given the height and bulk of the proposed building.

- The building is to be constructed up to the side and rear boundaries of the site and it appears that the building is to be open to these two boundaries.

This is generally acceptable from a town planning point of view.

However, this is unlikely to satisfy provisions of the Building Code of Australia which, it is understood, require walls constructed to side or rear boundaries to achieve a specific fire rating.

- The proposed location/s of vehicular access to the site is not shown.

The area shown as Car Park has a maximum width of 8.8 metres at the rear boundary and a width of 5.02 metres at the Iraci Crescent frontage. No car parking layout is shown.

Applying a parking rate of 1 space per 100 m² gross floor area which is a relatively common parking requirement for industrial uses, 15 parking spaces will be required for the proposed building.

It is highly unlikely that 15 spaces can be provided within the identified area, particularly given that access to the building is to be provided from this area.

5. Conclusion

The proposed uses is considered to be entirely acceptable in the location.

However, it is considered that the proposed development should be redesigned to satisfy the matters outlined above.

It is recommended that a revised Proposal Plan be submitted for the approval for the Chief Executive Officer prior to the issue of a Development Permit for Building Work. An appropriate condition is included in the recommendation.

6. Recommendation

That the application by Goodline for a Development Permit for Material Change of Use for Industry (Boilermaker's Workshop) on land situated at 29 Iraci Crescent, Evans Landing and described as Lot 453 on MP 36591 be approved subject to the conditions set out in the attached schedule.

**DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE
SCHEDULE OF CONDITIONS**

**INDUSTRIAL BUILDING (BOILERMAKER'S WORKSHOP)
29 IRACI CRESCENT, EVANS LANDING
LOT 453 ON MP 36591**

ASSESSMENT MANAGER

1. General

- 1.1 The use of the subject land must be commenced within a period of four (4) years from the date of the approval takes effect (see s3.5.19 of the Integrated Planning Act 1997). Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The proposed development must be generally in accordance with the details submitted with the application, which form part of this application, except as otherwise specified by any conditions in this approval.
- 1.3 The conditions of the development permit must be effected prior to the commencement of the use, except where specified otherwise in these conditions of approval.

2. Amendments to Design

- 2.1 The design of the proposed development must be amended to satisfy the requirements set out below.

Amended plans demonstrating compliance with these requirements must be submitted to and approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

- 2.1.1 The building must be set back a minimum of 4.5 metres from the Iraci Crescent frontage of the site.
- 2.1.2 The setback area must be landscaped, apart from any driveway providing vehicular access to the site.
- 2.1.3 The building may be constructed up to the side and rear boundaries of the site, provided the design of the building satisfies the provisions of the Building Code of Australia relating to the fire rating of external walls.
- 2.1.4 Car parking must be provided on the site at the rate of 1 space per 100 m² of gross floor area of the proposed building.

2.1.5 The design of the car parking area and associated access and internal driveways must satisfy the provisions of Australian Standard AS 2890.1.

2.1.6 The car parking spaces and associated access and internal driveways must be imperviously sealed and drained.

3. Landscaping

3.1 A landscaped strip with a minimum width of 4.5 metres must be provided to the Iraci Crescent frontage of the site. Parking spaces must not be located within the landscaped strip.

3.2 Landscaping must be completed in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location of existing and proposed planting; proposed species of vegetation; and location of watering system.

3.3 The landscape plan is to be submitted for approval, with or without amendment, by Weipa Town Office. The landscape plan is to be prepared by a person skilled and experienced in landscape design not less than six weeks prior to the completion of building work. The landscape works must be completed in accordance with the plan prior to occupation of any part of the premises.

4. Fencing

4.1 The perimeter of the site must be fenced prior to the commencement of the use.

5. Engineering

5.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the use.

5.2 The developer must construct a suitable crossover/s to connect the driveway/s servicing the facility to the carriageways in Iraci Crescent/Hunt Lane.

5.3 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developer's expense.

The developer must forward to Weipa Town Office within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority.

6. Stormwater Drainage

- 6.1 Stormwater drainage from paved and roofed areas must be discharged to kerb and channelling within the adjoining road reserve or as otherwise required or agreed to in writing by Weipa Town Office.
- 6.2 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

7. Soil Erosion, Minimisation, Sediment Control and Dust Control

- 7.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.
- 7.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material that may cause a nuisance to adjoining properties.

8. Environmental Consideration

- 8.1 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

9. Definitions

- 9.1 In these conditions:
 - a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
 - b) Terms used have the meaning contained in the Weipa Advisory Development Plan, the Integrated Planning Act 1997 or the relevant legislation referred to in these conditions, as the case may be.

While Goodline may be of the view that particular circumstances apply to their use of the proposed building, there is no guarantee that they will remain in the building. It is available for use for a range of industrial uses.

Attached Original Town Planner's Document – 30 March 2007

The following resolution was made at the meeting held 20th June 2008

Resolution 20th June 2008:

That the application by Goodline to revise the schedule of conditions for Lot 453 on MP 36591 – Boilermaker's workshop, that states a requirement for a parking rate of 1 space per 100 m² of gross floor area, to 1 space per 165 m² of gross floor area on be denied.

The above resolution was issued by WTA staff to Goodline, who have since tried to allow the correct parking as per the above resolution and presented options to the Town Planner and WTA staff. The plans submitted with the required parking space number of 14 do not allow for vehicles to park and exit the parking area without having to move other cars parked in the area. Goodline have also submitted 2 additional parking plans one for a 9 space design which allows for acceptable parking methods and one for a 12 space design which does not comply with correct Town Planning for parking because the cars do not have a separation from the road (eg road easement area prior to carriageway) meaning cars park directly from the carriageway onto the premises.

Goodline have request for WTA to reconsider the issue.

Alfie Wong has requested to present Goodline's case to the WTA Members.

Attached are the documents Goodline have submitted for consideration.

Option 1 - That the application by Goodline to revise the schedule of conditions for Lot 453 on MP36591 – Boilermaker's workshop, that states a requirement for a parking rate of 1 space per 100 m² of gross floor area, to 1 space per 165 m² of gross floor area be denied.

Option 2 - That the application by Goodline to revise the schedule of conditions for Lot 453 on MP 36591 – Boilermaker's workshop, that states a requirement for a parking rate of 1 space per 100 m² of gross floor area, to 1 space per 165 m² of gross floor area requires a more detailed submission from Goodline including a proper plan drawn to scale showing the attempt to address the issues set out in Condition 2 of the schedule of conditions be submitted to Town Planner for review prior to returning to WTA Members for approval

1.1.2

Item: Extra Land Adjoining Residential Application
Lot 62 – 2 Lydia Court Rocky Point

Recommendation: That the application for extra land at 2 Lydia Court Rocky Point be denied.

Resolution: That the application for extra land at 2 Lydia Court Rocky Point be denied. WTA members request an analysis and recommendation regarding all other corridors around town, finding to be presented to the WTA members.
Moved: Jo-Anne Scarini. **Seconded:** Ben Milligan. **Carried.**

Reference: Town Planning – Purchase of Extra Land Adjoining Residential Property - Policy WTA-P-TP01

Background: WTA Members have in the passed approved the concept of allowing property owners to purchase additional land adjoining their residential properties. This concept and the realisation has caused some issues in the passed and continues to do so due to the following reasons;

- Stage 2 Kerb & Channel project was impacted upon with the approvals of extra land – impact was \$15K to redesign drainage due to insufficient area for drainage.
- Person wanting multiple accesses to their properties over green belt, parks and unsafe access to roadways
- Property owners complaints about trees now close to their new section of land (raise as safety issues)
- Extra land in not uniformed, some blocks have extra pieces others don't – untidy
- Mowing issues
- Boundary issues
- Park sprinkler systems now in someone's yard
- Services relocation
- Easements have not been created over services
- Drainage issues not highlighted prior to approval
- WTA were not part of the past approval process

WTA has developed a policy in regards to additional land approvals that is used by WTA and RTA Commercial Infrastructure when processing extra land applications.

Applicant applying for additional land as per attached plan. This additional section of land is in isolation and is very close to the bike track with the east side requiring an angle cut off to allow for current location of the bike track, there are trees located just outside the land requested.

1.1.3

Item: Extra Land Adjoining Residential Application
Lot 37 – 7 Myka Court, Rocky Point

Recommendation: That the application for extra land at 7 Myka Court Rocky Point be approved as per the attached plan and on the condition that;

- the land be amalgamated with Lot 37
- square off angle on additional land from south-west corner of Lot 37 to remove any issue with access to power pole shown on the attached map
- If required, property owner to remove tree located close to the centre south boundary of the extra land at their own cost
- no additional financial burden should be passed onto the ratepayers by approving the extra land.
- South-east corner of extra land lines up with the boundary of the extra land granted to Lot 38 – 8 Myka.

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Resolution: That the application for extra land at 7 Myka Court Rocky Point be approved as per the attached plan and on the condition that;

- the land be amalgamated with Lot 37
- square off angle on additional land from south-west corner of Lot 37 to remove any issue with access to power pole shown on the attached map
- If required, property owner to remove tree located close to the centre south boundary of the extra land at their own cost
- no additional financial burden should be passed onto the ratepayers by approving the extra land.
- South-east corner of extra land lines up with the boundary of the extra land granted to Lot 38 – 8 Myka.

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Moved: Carrie Gay. **Seconded:** Jo-Anne Scarini. **Carried.**

Reference: Town Planning – Purchase of Extra Land Adjoining Residential Property - Policy WTA-P-TP01

Background: WTA Members have in the passed approved the concept of allowing property owners to purchase additional land adjoining their residential properties. This concept and the realisation has caused some issues in the passed and continues to do so due to the following reasons;

- Stage 2 Kerb & Channel project was impacted upon with the approvals of extra land – impact was \$15K to redesign drainage due to insufficient area for drainage.
- Person wanting multiple accesses to their properties over green belt, parks and unsafe access to roadways
- Property owners complaints about trees now close to their new section of land (raise as safety issues)
- Extra land in not uniformed, some blocks have extra pieces others don't – untidy
- Mowing issues
- Boundary issues
- Park sprinkler systems now in someone's yard
- Services relocation
- Easements have not been created over services
- Drainage issues not highlighted prior to approval
- WTA were not part of the past approval process

WTA has developed a policy in regards to additional land approvals that is used by WTA and RTA Commercial Infrastructure when processing extra land applications.

Applicant applying for additional land as per attached plan. This additional section of land is not in isolation as Lot 36 & 38 (Nos. 6& 8) Myka have been granted extra land. There is a tree located just outside the centre-south boundary of additional land area.

1.1.4 Item: Extra Land Adjoining Residential Application
Lot 229 – 9 Yileen Court, Rocky Point

Recommendation: That the application for extra land at Lot 229, 9 Yileen Court Rocky Point be approved as per the attached plan, on the condition that;

- that the north-west boundary aligns with the boundary of Lot 225 (no.5 Yilleen) extra land
- the land be amalgamated to Lot 229
- that no additional financial burden should be passed onto the ratepayers by approving the extra land

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Resolution: That the application for extra land at Lot 229, 9 Yileen Court Rocky Point be approved as per the attached plan, on the condition that;

- that the north-west boundary aligns with the boundary of Lot 225 (no.5 Yilleen) extra land
- the land be amalgamated to Lot 229
- that no additional financial burden should be passed onto the ratepayers by approving the extra land

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Moved: Carrie Gay. **Seconded:** Ben Milligan. **Carried.**

Reference: Town Planning – Purchase of Extra Land Adjoining Residential Property - Policy WTA-P-TP01

Background: WTA Members have in the passed approved the concept of allowing property owners to purchase additional land adjoining their residential properties. This concept and the realisation has caused some issues in the passed and continues to do so due to the following reasons;

- Stage 2 Kerb & Channel project was impacted upon with the approvals of extra land – impact was \$15K to redesign drainage due to insufficient area for drainage.
- Person wanting multiple accesses to their properties over green belt, parks and unsafe access to roadways
- Property owners complaints about trees now close to their new section of land (raise as safety issues)
- Extra land in not uniformed, some blocks have extra pieces others don't – untidy
- Mowing issues
- Boundary issues
- Park sprinkler systems now in someone's yard
- Services relocation
- Easements have not been created over services
- Drainage issues not highlighted prior to approval
- WTA were not part of the past approval process

WTA has developed a policy in regards to additional land approvals that is used by WTA and RTA Commercial Infrastructure when processing extra land applications.

Applicant applying for additional land as per attached plan. This additional section of land is not in isolation as Lot 225 & 2213 (Nos. 5&13) Yileen have been granted extra land. There are some drainage issues in this area as the drain between Noola & Yileen is main drain through to Eastern Ave. The additional land granted on both sides of this drain will create some issues when design is commenced for stage 3 kerb & channel. The angle shown on the south side of the extra land is required for a sewer line that passes through this area.

- 1.1.5 Item:** Extra Land Adjoining Residential Application
Lot 178 – 8 Allowgu Walk, Rocky Point

Recommendation: That the application for extra land at 8 Allowgu Walk Rocky Point be denied.

Resolution: That the application for extra land at 8 Allowgu Walk Rocky Point be denied.
Moved: Carrie Gay. **Seconded:** Peter Miller. **Carried.**

Reference: Town Planning – Purchase of Extra Land Adjoining Residential Property - Policy WTA-P-TP01

Background: WTA Members have in the passed approved the concept of allowing property owners to purchase additional land adjoining their residential properties. This concept and the realisation has caused some issues in the passed and continues to do so due to the following reasons;

- Stage 2 Kerb & Channel project was impacted upon with the approvals of extra land – impact was \$15K to redesign drainage due to insufficient area for drainage.
- Person wanting multiple accesses to their properties over green belt, parks and unsafe access to roadways
- Property owners complaints about trees now close to their new section of land (raise as safety issues)
- Extra land in not uniformed, some blocks have extra pieces others don't – untidy
- Mowing issues
- Boundary issues
- Park sprinkler systems now in someone's yard
- Services relocation
- Easements have not been created over services
- Drainage issues not highlighted prior to approval
- WTA were not part of the past approval process

WTA has developed a policy in regards to additional land approvals that is used by WTA and RTA Commercial Infrastructure when processing extra land applications.

Applicant applying for additional land as per attached plan. This additional section of land is in isolation, although there has been one section granted several houses down. The section of land requested has numerous trees located within and external to the land. If this application was granted, it is likely that the owner would remove all of the trees therefore totally changing the street appeal of Cedrella Road.

Item: Extra Land Adjoining Residential Application
Lot 2115 – 15 Noola Court, Rocky Point

Recommendation: That the application for extra land at 15 Noola Court, Rocky Point be approved as per the attached plan on the condition that;

- West side shall only go out a distance of 4 metres from Lot 2115 south-east boundary – to allow clearance from Killara place property boundary – then angle to align with the south-west corner of Lot 2116 no. 16 Noola Ct
- a 3m drainage easement be placed on the extra land section to align with the drainage easement located in the extra land adjoining Lot 2116 Noola Court and the natural drainage through that section of land
- the drainage easement not be impeded by building up the soil or placing garden beds in the area, the property owner may apply for approval to provide underground drainage through the easement at their own cost
- the land be amalgamated to Lot 2115 and that no additional financial burden should be passed onto the ratepayers by approving the extra land.

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Resolution: That the application for extra land at 15 Noola Court, Rocky Point be approved as per the attached plan on the condition that;

- West side shall only go out a distance of 4 metres from Lot 2115 south-east boundary – to allow clearance from Killara place property boundary – then angle to align with the south-west corner of Lot 2116 no. 16 Noola Ct
- a 3m drainage easement be placed on the extra land section to align with the drainage easement located in the extra land adjoining Lot 2116 Noola Court and the natural drainage through that section of land
- the drainage easement not be impeded by building up the soil or placing garden beds in the area, the property owner may apply for approval to provide underground drainage through the easement at their own cost
- the land be amalgamated to Lot 2115 and that no additional financial burden should be passed onto the ratepayers by approving the extra land.

If the additional land for whatever reason is not amalgamated into one lot that the WTA will not approve any building applications on the additional land until the land has been amalgamated.

Moved: Carrie Gay. **Seconded:** Peter Miller. **Carried.**

Reference: Town Planning – Purchase of Extra Land Adjoining Residential Property - Policy WTA-P-TP01

Background: WTA Members have in the passed approved the concept of allowing property owners to purchase additional land adjoining their residential properties. This concept and the realisation has caused some issues in the passed and continues to do so due to the following reasons;

- Stage 2 Kerb & Channel project was impacted upon with the approvals of extra land – impact was \$15K to redesign drainage due to insufficient area for drainage.
- Person wanting multiple accesses to their properties over green belt, parks and unsafe access to roadways
- Property owners complaints about trees now close to their new section of land (raise as safety issues)
- Extra land in not uniformed, some blocks have extra pieces others don't – untidy
- Mowing issues
- Boundary issues

- Park sprinkler systems now in someone's yard
- Services relocation
- Easements have not been created over services
- Drainage issues not highlighted prior to approval
- WTA were not part of the past approval process

WTA has developed a policy in regards to additional land approvals that is used by WTA and RTA Commercial Infrastructure when processing extra land applications.

Applicant applying for additional land as per attached plan. This additional section of land is not in isolation as Lot 2116 (Nos. 16) Noola has been granted extra land with a registered drainage easement. There are some drainage issues in this area as the water flow from Kallara Place Court drain to the back of Noola then through to the drain between Noola & Yileen is main drain through to Eastern Ave. This drainage will create some issues when design is commenced for stage 3 kerb & channel.

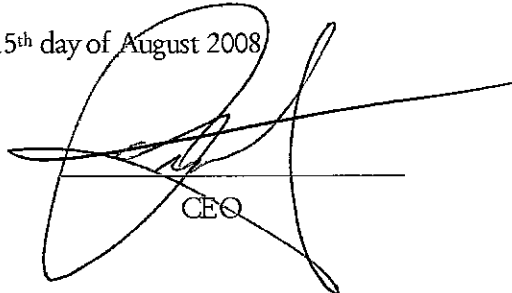
2.0 CLOSURE OF MEETING

Meeting Declared Closed at 3:55pm

Next Meeting Scheduled for Friday 15th August 2008 at 8.30am in the Council Chambers.

Confirmed this 15th day of August 2008


Chairperson


CEO