



*Minutes of the Development & Environment
Standing Committee of the Council
22 January 2008
commencing at 1:18 pm*

PRESENT

Councillors – D P Egan (Chair), M P Berwick (Mayor), W J Bellerio, D G Pitt and J Sciacca.

Staff – J F Leu (Acting Chief Executive Officer), P M Hoyer (Acting General Manager Development & Environment), R J Baade (General Manager Engineering) and S K Andrews (Corporate Support).

APOLOGY

An apology was received from Cr Cox for her inability to attend the meeting due to illness.

SUSPENSION

Cr Davis was not in attendance due to suspension from the meeting.

08/0122/23 DECLARATIONS OF INTEREST

The Mayor received and read to the meeting Declarations of Interest tabled as follows:-

Item No	Councillor/Officer	Details of Interest
08/0122/32	Cr Berwick	Potential material personal interest or potential conflict of interest due to being a respondent to litigation initiated by the applicant

08/0122/24 CONFIRMATION OF MINUTES – 11 DECEMBER 2007

Moved Cr Sciacca

Seconded Cr Berwick

“That the minutes of the Development & Environment Standing Committee Meeting held on 11 December 2007 be confirmed.”

For: Cr Sciacca, Berwick, Bellerio, Sciacca

Against: Cr Pitt

Carried

ATTENDANCE/WITHDRAWAL

The Acting Manager Planning, Louise Stayte, attended the meeting at 1:21 pm.

REPORTS

08/0122/24A ADOPTION OF RECOMMENDATIONS

Moved Cr Berwick

Seconded Cr Egan

“That the Development & Environment Standing Committee of the Council adopts the recommendations of the Council officers for items 08/0122/25 – Lot 125 RP748410, Quandong Road, Cow Bay – Material Change of Use for a House; 08/0122/26 – MCUI 039/07 – Lot 110 RP738161, Quandong Road, Cow Bay – Application for Compensation; 08/0122/27 – MCUI 040/07 – Lot 411 RP739003, Maple Road, Cow Bay – Application for Compensation; 08/0122/28 – MCUI 042/07 – Lot 456 RP738178, Cape Tribulation Road, Cow Bay – Application for Compensation; 08/0122/29 – MCUI 043/07 – Lot 455 RP738178, Cape Tribulation Road, Cow Bay – Application for Compensation; 08/0122/30 – MCUI 011/08 – Lot 52 RP739766, Cape Tribulation Road, Diwan – Request to Assess Under Superseded Planning Scheme; and 08/0122/31 – MCUI 002/08 – Lot 53 RP739766, Cape Tribulation Road, Diwan – Request to Assess Under Superseded Planning Scheme; namely:

08/0122/25 MCUI 014/06 – LOT 125 RP748410, QUANDONG ROAD, COW BAY – MATERIAL CHANGE OF USE FOR A HOUSE

OFFICER’S RECOMMENDATION

That the Committee refuses application MCUI 014/06 for a house on land described as Lot 125 on RP748410, Parish of Alexandra, and located at Quandong Road, Cow Bay, on the following grounds:

- (i) the erection of a house on the subject allotment is not compliant with the relevant Performance Criteria for the Settlement Areas North of the Daintree River Locality Code for development in the Rainforest Conservation Precinct within the Central Management Area;*
- (ii) the erection of a house on the subject allotment is inconsistent with both the intent and the Performance Criteria of the Conservation Planning Area; and*
- (iii) no evidence has been provided that the proposal is compliant with the requirements of the following Codes:*
 - Filling and Excavation Code;*
 - Landscaping Code;*



- *Natural Areas and Scenic Amenity Code; and*
- *Vehicle Parking and Access Code.*

08/0122/26 MCUI 039/07 – LOT 110 RP738161, QUANDONG ROAD, COW BAY – APPLICATION FOR COMPENSATION

OFFICER'S RECOMMENDATION

That the Committee:

1. *makes an offer of compensation to the applicant for land described as Lot 110 on RP738161, Parish of Alexandra, and located at Quandong Road, Cow Bay, in accordance with the findings of the report prepared by Herron Todd White Valuers;*
2. *advises the Environmental Protection Agency to remit appropriate compensation to the applicant in accordance with the agreement between Douglas Shire Council and the Environmental Protection Agency; and*
3. *updates the Conservation Precinct Register to record that the landowner's development status is changed to 'compensated'.*

08/0122/27 MCUI 040/07 – LOT 411 RP739003, MAPLE ROAD, COW BAY – APPLICATION FOR COMPENSATION

OFFICER'S RECOMMENDATION

That the Committee:

1. *makes an offer of compensation to the applicant for land described as Lot 411 on RP739003, Parish of Alexandra, and located at Maple Road, Cow Bay, in accordance with the findings of the report prepared by Herron Todd White Valuers;*
2. *advises the Environmental Protection Agency to remit appropriate compensation to the applicant in accordance with the agreement between Douglas Shire Council and the Environmental Protection Agency; and*
3. *updates the Conservation Precinct Register to record that the landowner's development status is changed to 'compensated'.*

08/0122/28 MCUI 042/07 – LOT 456 RP738178, CAPE TRIBULATION ROAD, COW BAY – APPLICATION FOR COMPENSATION

OFFICER'S RECOMMENDATION

That the Committee:

- 1. makes an offer of compensation to the applicant for land described as Lot 456 on RP738178, Parish of Alexandra, and located at Cape Tribulation Road, Cow Bay, in accordance with the findings of the report prepared by Herron Todd White Valuers;*
- 2. advises the Environmental Protection Agency to remit appropriate compensation to the applicant in accordance with the agreement between Douglas Shire Council and the Environmental Protection Agency; and*
- 3. updates the Conservation Precinct Register to record that the landowner's development status is changed to 'compensated'.*

08/0122/29 MCUI 043/07 – LOT 455 RP738178, CAPE TRIBULATION ROAD, COW BAY – APPLICATION FOR COMPENSATION

OFFICER'S RECOMMENDATION

That the Committee:

- 1. makes an offer of compensation to the applicant for land described as Lot 455 on RP738178, Parish of Alexandra, and located at Cape Tribulation Road, Cow Bay, in accordance with the findings of the report prepared by Herron Todd White Valuers;*
- 2. advises the Environmental Protection Agency to remit appropriate compensation to the applicant in accordance with the agreement between Douglas Shire Council and the Environmental Protection Agency; and*
- 3. updates the Conservation Precinct Register to record that the landowner's development status is changed to 'compensated'.*

08/0122/30 MCUI 001/08 – LOT 52 RP739766, CAPE TRIBULATION ROAD, DIWAN – REQUEST TO ASSESS UNDER SUPERSEDED PLANNING SCHEME

OFFICER'S RECOMMENDATION

That the Committee refuses the request to assess application MCUI 001/08 for a Material Change of Use for a dwelling house on land described as Lot 52 on RP739766, Parish of Alexandra, and located at Cape Tribulation Road, Diwan, under the Douglas Shire Superseded Planning Scheme.

**08/0122/31 MCUI 002/08 – LOT 53 RP739766, CAPE TRIBULATION ROAD, DIWAN
– REQUEST TO ASSESS UNDER SUPERSEDED PLANNING SCHEME**

OFFICER'S RECOMMENDATION

That the Committee refuses the request to assess application MCUI 002/08 for a Material Change of Use for a dwelling house on land described as Lot 53 on RP739766, Parish of Alexandra, and located at Cape Tribulation Road, Diwan, under the Douglas Shire Superseded Planning Scheme; and that a property valuer gives a presentation to the Council regarding the values of Daintree Buy-Back land."

For: Cr Berwick, Egan, Pitt
Against: Cr Bellerio, Sciacca
Carried

ATTENDANCE/WITHDRAWAL

Having previously declared a material personal interest in the following item, the Mayor, Cr Berwick, withdrew from the meeting at 1:26 pm.

**08/0122/32 TPC 1251 – LOT 3 SP150448, CNR MOSSMAN-DAINTREE ROAD &
VIXIES ROAD, WONGA BEACH – NEGOTIATED DECISION NOTICE**

Moved Cr Sciacca Seconded Cr Bellerio

"That the Committee:

A) *approves the amendments to conditions 1, 6, 12, 13, 15, 16, 18 and 19 of application TPC 1251 for a Material Change of Use for a shop, restaurant and farm attraction on land described as Lot 3 on SP150448, Parish of Whyanbeel, and located at Cnr Mossman-Daintree Road & Vixies Road, Wonga Beach, to the following:*

- 1. The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with the following approved plan/s of development:*

Title	Plan Number	Date
Wonga Beach Tourist Facility & Aquaculture Development – Site Plan	N/A	N/A
Wonga Beach Tourist Facility & Aquaculture Development – Elevations	N/A	N/A

<i>Wonga Beach Tourist Facility & Aquaculture Development – Ground Floor Plan</i>	<i>N/A</i>	<i>N/A</i>
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Except where such plans are modified by the terms of this approval.

- a) *The car parking area is to be in accordance with the Landscape Plans numbered L2.01, L3.01 & L3.02, and dated 10/12/07.*
- 6. *The Landscaping Plan/s titled “Landscape Plan”, numbered L2.01, L3.01 & L3.02, and dated 10/12/07 must be amended as follows:*
 - a) *The proposed “viewing window” located on the corner of Vixies Road and the Mossman-Daintree Road is to be ~~fully~~ landscaped with screening vegetation located either along the road frontages or within the site to partially screen the development from the road frontages;*
 - b) *~~Car park shade trees;~~ The trees located to the west of the car parking area are to be moved closer to the car parking area in order to provide shade cover;*
 - c) *Internal road shade trees.*

The amended landscaping plan/s is to be submitted to Council as an application for Operational Works.

- 12. *A minimum level of advanced secondary treatment is to be utilised to cater for the development. However a lesser standard of on-site effluent treatment would be acceptable if proven appropriate by a qualified wastewater engineer. It should be noted that if any wastewater treatment system exceeds 21 EP, it will require the approval of the Environmental Protection Agency.*
- 13. *The developer will be required to provide ~~a detailed assessment and management plan~~ an investigation report for acid sulfate soils on Stage 1 and 2 of the development in accordance with QASSIT Guidelines, prior to Operational Works approval. ~~Department of Natural Resources & Water will be a Referral Agency for the Operational Works application.~~*
- 15. *The discharge will be passed through ~~a gross pollutant trap~~ Stormwater Quality Improvement Devices (SQID) to be installed by the applicant. Provision will be made by the applicant to improve table drains where required and for a suitable culvert system under the access off Vixies Road.*

16. *In the event of the cessation of the use of the land for productive ~~rural~~ aquaculture activities as the predominant use, whether for barramundi farming or another aquaculture purpose, the use of the land as a farm attraction must also cease.*

1. *This decision notice approves the use of the site for a restaurant and four small shops ancillary to and necessarily associated with the aquaculture farm. The restaurant is only permitted to serve customers entering the site for the purpose of the tourism activity and/or the aquaculture related activity (not to be leased for private functions) and the shops are restrained to selling goods specifically related to the use of the site (ie: fish sales, rod sales, tourist gifts etc).*

19. *The hours of operation are limited to 8:00 am to 10:00 pm, seven (7) days per week.*

B) *Deletes conditions 2(a) and 8; and*

C) *Makes no change to condition 20."*

Carried unanimously

08/0122/33 MCUI 041/07 – LOT 1 SP150468, 71-85 PORT DOUGLAS ROAD, PORT DOUGLAS – MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (TOURIST)

Moved Cr Sciacca

Seconded Cr Bellerio

"That the Committee approves application MCUI 041/07 for a Material Change of Use for 79 multiple dwellings (tourist) {of which 47 are able to be used as multiple dwellings (tourist) and accommodation premises (motel) in a dual-key arrangement and three (3) are able to be temporarily used as display homes (multiple dwelling)}; 127 accommodation premises (motel); and ancillary uses including gym, spa, relaxation lounge, retail, restaurant, café, bar, function centre, meeting rooms and administration facilities on land described as Lot 1 on SP150468, Parish of Salisbury, and located at 71-85 Port Douglas Road, Port Douglas, subject to the conditions outlined below:

1. *The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must be in accordance with the details of the application and the following approved plan/s of development:*

<i>Title</i>	<i>Plan No</i>	<i>Date</i>
<i>Building Bulk Analysis</i>	<i>DA 1.01 (Issue A)</i>	<i>August 2006</i>
<i>Roof and Site Plan</i>	<i>DA 1.02 (Issue A)</i>	<i>August 2006</i>
<i>Level B1 Plan</i>	<i>DA 2.00 (Issue B)</i>	<i>May 2007</i>
<i>Ground Floor Plan</i>	<i>DA 2.01 (Issue A)</i>	<i>August 2006</i>
<i>Level 01 Plan</i>	<i>DA 2.02 (Issue A)</i>	<i>August 2006</i>
<i>Level 02 Plan</i>	<i>DA 2.03 (Issue A)</i>	<i>October 2006</i>
<i>Typical Apartment Floor Plans</i>	<i>DA 2.04 (Issue A)</i>	<i>October 2006</i>
<i>East Elevation and Section AA</i>	<i>DA 3.01 (Issue A)</i>	<i>August 2006</i>
<i>Elevations</i>	<i>DA 3.02 (Issue A)</i>	<i>August 2006</i>

Except where such plans are modified by the terms of this approval.

Currency Period

2. *This development approval lapses four (4) years after the day that the development approval takes effect, unless extended under Section 3.5.22 of the Integrated Planning Act 1997.*

Display Homes

3. *Units CG.01, CG.02 and CG.03 are permitted to be used as display houses (multiple dwelling) for a period of twelve (12) months and are to revert back to multiple dwellings (tourist) and accommodation premises (motel) at the end of this period.*

Landscaping

4. *A detailed Landscaping Plan in accordance with Douglas Shire Superseded Planning Scheme and Superseded Planning Policy No 4 – Landscaping is to be submitted to Council for approval prior to obtaining a building permit/operational works permit. The plan is to incorporate the following:*
 - a) *the location of underground services; and*
 - b) *vegetation bonuses identified in Section 3.5 of the Douglas Shire Superseded Planning Scheme including:*
 - *Dense Tropical Vegetation – 0.10 bonus necessary;*
 - *Shade Trees – 0.045 bonus necessary;*
 - *Vegetation Retention - 0.06 bonus necessary; and*
 - *Street Landscaping – 0.04 bonus necessary.*
5. *(A) The owner/developer shall be responsible for all maintenance work on-street landscaping for a period of twenty-four (24) months. Council will not accept the on-street landscaping off maintenance or the associated transfer of*

irrigation to Council's reticulated water system until it meets the requirements of Council's Engineering Services;

OR

(B) The owner/developer shall enter into an agreement with Council for the owner/developer to maintain the on-street landscaping to a standard specified by Council.

- 6. All vegetation adjacent to any pool fencing is to be maintained to comply with AS1926-1993 that requires a 1.2 m setback to climbable vegetation.*
- 7. No trees are to be planted within two (2) m of the sewer manholes near the south western and north eastern corners of the property.*

Sewerage

- 8. Developer to construct and maintain internal sewerage pump station and pressure main to Council's existing pressure main located on the eastern side of Port Douglas Road. Plans and design drawings to be submitted for approval at time of application for operational works.*
- 9. All damage to the road and/or road reserve adjacent to the site as a result of, or in connection with this development must be repaired by the developer, at their expense, prior to completion of works associated with the development.*

Electricity and Telephone Services

- 10. All electrical lines along the full frontages of the subject site (Port Douglas Road) are to be placed underground. These works are to be undertaken by Ergon Energy at the developer's/owner's expense and are to be completed prior to commencement of the approved use.*

Stormwater

- 11. All stormwater run-off from non-permeable surfaces and roof areas occurring on the site must be collected within the premises and discharged to a legal and practical point of discharge which has been nominated as either:*

(A) Port Douglas Road;

AND/OR

(B) The adjoining property at the rear boundary (Lot 132 on SP160477) in accordance with a legal agreement between the developer and the adjoining landowner to the effect that the adjoining landowner will accept the discharge of stormwater onto their property. A copy of this legal agreement

is to be submitted to Council prior to Operational Works or Building Approval, whichever comes first.

The approved use must not:

- a) Interfere with the natural flow of stormwater;*
- b) Cause ponding of stormwater on adjoining properties, except where in compliance with Council's Condition 11(B).*

12. *A stormwater drainage plan for the development is to be prepared in accordance with the Far North Queensland Regional Organisation of Council's Development Manual and submitted to Council prior to obtaining Operational Works approval.*

Water Supply

13. *Developer to pay to Council the cost of connection to Council's existing water main on Port Douglas Road.*

Details of the water supply connection are to be provided to Council prior to Operational Works approval.

Acid Sulfate Soils

14. *The developer is to submit with the application for approval of Operational Works, an Acid Sulfate Soil (ASS) management plan in accordance with QASSIT Guidelines. This ASS management plan must detail the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works.*

Contributions

15. *The developer/owner shall pay to the Council headworks contributions for water supply and sewerage in accordance with Council's Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions (the policy). The contribution shall be calculated at the rate per Equivalent Domestic Connection (EDC) applicable at the time of payment in accordance with the policy.*

The current number of EDC's for the approved use are:

<i>Water Supply</i>	<i>97.2</i>
<i>Sewerage</i>	<i>133.4</i>

Car parking

16. *A car parking area on site with a minimum of 159 vehicle spaces (no tandem space), two (2) motorcycle spaces and twenty-six (26) bicycle spaces shall be constructed, sealed, drained and line marked in accordance with the relevant Australian Standard, and maintained thereafter. An amended*

plan of development in accordance with these requirements is to be submitted to Council and approved prior to work commencing on site prior to operational works approval.

Ancillary Uses

17. *The ancillary uses are to be for the exclusive use of internal guests only and not to open to the general public.*

Refuse

18. *There is to be provided within the development an area for the storage and washing of all refuse containers. Such area is to be:*
- (a) sufficient in size to be able to house all mobile garbage (wheelie) bins including recycling bins;*
 - (b) situated so as not to cause an odour nuisance to any adjacent properties;*
 - (c) imperviously paved and drained to a suitable silt trap;*
 - (d) discharged to sewer to the satisfaction of the General Manager Engineering Services;*
 - (e) provided with a suitable hose cock with backflow prevention device and hose; and*
 - (f) roofed or provided with a suitable automatic diversion valve (or other approved method) designed to prevent the ingress of stormwater to sewer.*
19. *The applicant shall ensure that all areas where fuels, oils and automotive products are used or may accumulate shall be drained to a gross pollutant trap to prevent material/pollutants entering the stormwater drainage system.*

Construction Stage/Site Management

20. *The applicant is to prepare with the submission for either Building or Operational Works approval (which ever comes first), an environmental management plan (EMP) detailing the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works. In particular, this plan should address such issues as dust suppression, waste disposal, noise management and stormwater management (to minimise discharges of sediment, wastes and other substances). This EMP is required to meet the approval of the manager of Environmental Services.*
21. *At all times, the applicant is to ensure dust suppression measures are undertaken for the site and adjoining road reserves to ensure that all materials are appropriately stored and any unsealed areas do not create a dust nuisance to surrounding areas to the satisfaction of the Council.*

22. *All vehicles associated with the development of the site shall be legally parked and in a manner so as to not adversely impact on the immediate locality.*
23. *No building materials associated with the development of the site shall be stored or stacked on Council-owned land (including road pavement, road reserve and/or parklands) at any time.*
24. *All refuse and packing materials or similar associated with the development of the site shall be stored on the subject site in a neat and tidy manner and screened from public view.*
25. *Erosion and sediment control measures must be installed prior to works commencing on the site and these measures will be maintained in good working order during the construction.*
26. *The building site shall be maintained in good condition at all times to the satisfaction of the Council.*

Fencing

27. *Any fencing to be provided at the Port Douglas Road frontage of the site shall have a setback of 2 m and maximum height of 1.2 m, and at the side and rear boundaries with a maximum height of 1.8 m.*

Traffic Management

28. *The ingress/egress to the site shall be provided with a physical means of speed control. Such speed control device/s shall be shown on any plans submitted for approval for building works and shall be constructed and maintained at all times.*

The developer shall provide bollard lighting at the property boundary to indicate access to the car parking area at the time of applying for a Building Permit.

Amenity

29. *The approved use must not be conducted so as to cause a nuisance or annoyance to persons not associated with the business and so as not to adversely affect any other property.*
30. *All service equipment, machinery, vehicles, outdoor lighting and air conditioning equipment must be located so as not to cause a nuisance to the occupants of adjoining units or neighbouring premises. The noise levels shall be maintained in accordance with the requirements of the Environmental Protection Act 1994.*

31. *All external lighting installed upon the premises shall conform to the relevant Australian Standards and be located so as not to cause a nuisance to the occupants of adjoining units or neighbouring properties.*
32. *Roofs of buildings are light coloured and non-reflective, and white and shining metallic finish are avoided on external surfaces in prominent view, in accordance the Planning Scheme Policy 2 – Building Design and Architectural Elements.*
33. *Access for pedestrians and cyclists to the building entry, from the parking area and from the street are to be in accordance with the provisions of the Australian Standards.*

Swimming Pool Waste

34. *Swimming pool and spa filters shall not backwash the filter discharge or pool waste into the Council's sewerage system or stormwater drainage system or a waterway. Council approval shall be obtained for residential and commercial pool and spa filter backwash systems to a legal point of discharge prior to installation. This approval is to be via a plumbing and drainage application process.*

Advertising

35. *Any proposed advertising devices are to be approved by Council and in accordance with the Codes of Localities, Codes for Planning Areas and Design and Siting of Advertising Devices Code within the Douglas Shire Planning Scheme.*

Compliance

36. *All conditions shall be complied with prior to the occupancy of the building for the approved use or commencement of the approved use on the land. Any developer security, associated with this approval will not be released until all conditions of approval are complied with.*

Miscellaneous

37. *No covered verandas, balconies or carports shall be enclosed without the consent of Council.*

Security

38. *To guarantee the satisfactory completion of the landscaping and to ensure payment of headworks contributions, the developer shall lodge with the Council a cash bond or bank guarantee to the value of \$1 200 000. Such guarantee shall be lodged prior to the issue of a Building Work Permit. The Council may call up this guarantee to complete all or any part of the works*

mentioned herein in accordance with the conditions of this approval, should the developer fail to do so prior to issuing a permit for Building Work.

Advice

Vegetation Removal

A current Permit to Damage Protected Vegetation issued by Council is required for the removal of any vegetation on the site with a trunk circumference of 80 cm at chest height.

Public Safety and Visibility

Trees located near pathways, driveways, access points, parking areas and street corners are to be maintained to ensure that at maturity the vegetation has minimum of three (3) m of clear trunk.

Reserves and Easements

Drainage easements and/or reserves as reasonably required following review of Operational Works drawings are to be burdened to Council, at no cost to Council.

Environmental Health Permits

As application has been made for multiple dwellings (tourist) and accommodation premises (motel) with ancillary restaurant/bar and cafes, further licenses will be required from Council's Environmental Health Section.

Water Meters

In accordance with the Queensland Plumbing and Wastewater Code, commencing state-wide on 1 January 2008, any building development applications lodged for new premises drawing a water supply from a water service provider will be required to include sub-meters for separate lots in any type of building under a community title scheme and sole occupancy units in new buildings under a single title.

Developments shall comply with the Queensland Plumbing and Wastewater Code at Part Four (4) – Water Meters for New Premises.

For all classes of building built after 1 January 2008, sub-meters will be owned by Council. The water supply system from the Council Service or the Master Meter to the sub-meter shall be owned by the Community Title Scheme Body Corporate and the water supply from the sub-meter to the point of use will be owned either by the individual metered premises or by the Community Title Scheme Body Corporate as appropriate.

The installation of sub-meters shall be based on the following performance requirements;



- *Accessibility within a common area due to regulatory restrictions on installation and access to 'residential places',*
- *Accessibility for reading and maintenance repair or replacement,*
- *The provision of supporting plumbing components that are part of Council's meter installation eg ball valve, meter tails/unions and disassembly coupling,*
- *Suitable drainage for maintenance and management of leakage water,*
- *Consistency of installed formats to assist asset management and communication goals.*

The design of plumbing installations shall be set out so that common facilities are sub-metered as individual sub-systems as follows:

- *each hot water system that serves a floor will be sub-metered,*
- *all recreation facilities on land that is common property will be on a common sub-meter eg: the pool and the recreation room and the BBQ facility will be off the same sub-meter,*
- *external taps shall be connected through a common facilities sub-meter.*

These common facilities sub-meters are to be owned by Council.

Where Community Title Scheme developments propose to have security systems where the public is restricted from access to the development or to buildings within the development then an Automatic Meter Reading (AMR) system shall be installed to the requirements of Council.

It is to be noted for developments that provide no security system at the time of development and later change to a development where security is to be provided, then these developments shall provide an AMR system as a part of the security upgrade.

The AMR system shall be installed by the developer and following commissioning, the AMR system shall be handed over to the Council for ownership.

The type and format of meters and AMR technologies shall comply with Council's standards and specifications.

Further Development Approvals Required:

<i>Operational Work</i>	<i>Development Permit</i>
<i>Building Permit</i>	<i>Development Permit</i>
<i>Plumbing and Drainage Work</i>	<i>Development Permit."</i>

Carried unanimously



ATTENDANCE/WITHDRAWAL

The Mayor, Cr Berwick, re-attended the meeting at 1:31 pm.

The Acting General Manager Development & Environment withdrew from the meeting at 1:32 pm and re-attended at 1:33 pm.

The Acting Manager Planning re-attended the meeting at 1:33 pm.

08/0122/34 EARTH HOUR 2008

Moved Cr Berwick

Seconded Cr Egan

“That the Committee supports increasing community awareness to global climate change issues, by endorsing Douglas Shire’s participation in the international initiative, Earth Hour 2008.”

Carried unanimously

NOTATION

With the agreement of the meeting the Mayor, Cr Berwick, requested that it be recorded in the minutes that he should have been in attendance for discussion of item 08/0122/33 – MCUI 041/07 – Lot 1 SP150468, 71-85 Port Douglas Road, Port Douglas – Material Change of Use for Multiple Dwellings (Tourist), but was unaware it was under consideration at the time.

NOTICES OF MOTION

There were no notices of motion submitted to the meeting.

TERMINATION OF THE MEETING

The meeting was closed at 1:43 pm.

Presented to and confirmed by the Development & Environment Standing Committee of the Council on the *twelfth* day of *February* 2008.

**D P Egan
Chair**