

<b>Dulong Community Meeting on Tuesday 27 February 2018 at 7.00 pm</b> <b>Mapleton Hall, 31 Obi Obi Road</b> <b>PANEL</b>	
Cr Greg Rogerson (Cr R)	SCRC Division 10
Tom Jamieson (TJ)	Group Executive Built Infrastructure
James Ruprai (JR)	Group Executive Customer Engagement and Planning Services
Richard (R)	Planning Services
Matt Bradley(MB)	SRCC Quarry Coordinator
Narelle Mc Carthy (NMc)	Manager, SCEC Sunshine Coast Environment Council
Greg Smith (GS)	President, OSCAR Inc Organisation Sunshine Coast Association of Residents

<b>Development</b>	
Where and what are the record of development fees collected versus local community expenditure from developments in Dulong?	
Pool of money, community fund. No delivery aspect. Fees spent on infrastructure – capital works, prioritisation, renewal of assets first, needs elsewhere, new projects, Councillor requests, 1400 projects per year.	TJ
Infrastructure charge, not within the Planning Scheme for rural/residential areas. Committed to Maroo Pocket – 900 square metres for community use. Community Garden – change views/perspectives, “Is this what’s really needed?”	Cr R
Dropped the ball. No Master Plan for Dulong. Oversight -no public land in rural and rural/residential area. James’s role is about rigour in planning. Large scale Master Planning, Customer Call Centres, Landfills etc	JR
A Strategic Plan for Dulong was presented to Cr Rogerson three years ago. Dulong has been overlooked.	Community
Reply to the Strategic Plan for Dulong. It out-of-date, a reminder it needs to align to the current Planning Scheme.	Cr R
What is the process for redress of properties neighbouring developments being damaged?	

Excavation and earthworks <b>Information required about specific examples</b>	JR & R
Commercial Development at 287 Dulong Road 150 tonnes moved; an operational works plan had to be submitted to Council.  Richard is a member of JR's team. Investigation of development complaints. Good outcomes from development.	R
The database advisory service advising applicants to the service of proposed and accepted development proposals is effective, however there is no conduit to facilitate community concerns or recommendations to any application. Is this what we want, an authoritarian stamp overriding and not consulting the community?	
Development Applications: through the Planning Scheme – tick/ go ahead  1. Self-Assessable 2. Code Assessable 3. Impact Assessable  No legal right to do anything about 1 and 2, assessed on their merit. However, 3. Statutory Notification, in the Planning Act; community consultation – signs, letters, newspapers ads	Cr R
Due to Planning Scheme Amendments, there are more Code Assessable Development Applications and less Impact Assessable Applications – less opportunities to have a say about development applications. When a Planning Scheme Amendment is open for public consultation, encourage everyone to comment, make a submission.	NMc
Iconic Place 2006; a 'political sweetener' over and above the Planning Scheme. Duplication (State); only a handful of applications. Instead, Local Planning Scheme 'overlays'. <b>ABIDE by the overlays, 'chipping away' not protecting.</b>	NMC
How much more development is required before more than one access in and out is required?	
Discussion about new development and proposed through road to Dulong School Road did not happen.	Community
Road Network – trigger levels, standards, specifics	TJ
Careful; a through road could result in traffic/speed issues	Community
<b>What businesses are allowed on rural/residential properties?</b>	
Refer to Planning Code – Rural and Rural Residential (6.2.20.2.1) <b>Information/web site link to be sent to DF</b> Examples; Rural – home based businesses, market, shops, food and drink outlets, service station, tourist attraction, rural activities ...	JR/R

<b>Proposed Phone Tower</b>	
[A]bout the proposed telephone tower to apparently be an extension of the broadcasting tower on the corner of Thompson & Dulong Road. I was under the impression that houses needed to have a 400 metre buffer but we down here will be right under it.	
Literature provided to residents late 2017 – some residents were away and unable to respond.	Community
Planning Scheme: Add further receptors to an existing facility. “Low impact facility” If it's a new facility the Council will require a DA. Council has not received an application. Existing infrastructure – needs to fit legislation. Emissions need to meet standards, Australian Government. Provider usually provides the Council with information.	JR/R
In Division 10 – ½ dozen Towers 'line of sight' for best reception. 'Acceptable measure', no dwelling within 400 metres. 400 people per tower.	Cr R
Ruwoldts Road: Public Notification Proposed tower – 40 m. Meeting 6 March 2018 at Flaxton Hall	Community
<b>Community Facilities</b>	
What are the future community facilities planned for Dulong?	
No footpaths or walkways – it's dangerous to walk along Thrushs Road and Dulong Road. We can't get anywhere. We can't get to the Lookout. We can't get to Maroo Pocket (198 Dulong Road)/Community Garden. Palmwoods to Woombye has walkways that weave through the trees Need concrete pathways.	Community
Reply: Re concrete pathways Previously looked at; multimillion \$\$\$ project – cannot justify cost.	Cr R
Discussion about infrastructure – new bridge David Low Way Waste of money – no one uses it.	Community
Reply: 60% government funding Part of the Cycle Way	TJ
People often choose to live in areas like Dulong, to be 'away from more built up stuff'.	Community

In the event of an emergency, where do residents meet?	
Rural Fire Brigade Plan	TJ
National Rating System; trigger levels. Fire Assessment – contact Environmental Operation Area	TJ
Information: Kureelpa Public Hall; in the event of a disaster, if people from Dulong can get to there, the hall is a designated Disaster Centre.	Community
<b>Community Garden</b>	
What name is on the title deed for the Community Gardens site at Maroo Pocket Estate, and what is the term and condition of tenure?	
Currently in a transitional stage. Final plans have been lodged, goes to the Lands Office. Council – it will become public land.	
<b>Will you support? ...</b> To have a home-schooling gardening group that could volunteer with their carers at the community garden and learn few tips on growing food and herbs for healing.  Maybe twice a week. Also, any little workshops on frogs, insects, bee etc. Like Yandina Gardens.	
Caveat – if the Community Garden goes forward. Discussion within the community about what the land should be used for.	Cr R
<b>Dulong Quarry</b>	
What's the ruling on the buffer zone for the quarry?	
Planning Scheme – separation between State Key Resource Area, to restrict more urban development. Buffer, extracted area set by State Government. Council buffer is greater than the State requirements. Maps will be provided to DF	TJ/MB
When is more frequent blasting planned to accommodate airport expansion project?	
Airport Expansion Project: Within the month, Council will receive the results, if the basalt at Dulong Quarry is suitable, 'high specification material' required for application. Is the rock good enough?	TJ

Airport Approval; principle contractor to be announced this week.	
Can Council produce a “blast and effect” planned map of say 10klms radius of the Dulong Quarry?	
Yes. An image of the quarry can be used. At ten kilometres, not going to feel anything.	MB
Do they [Dulong Quarry] intend to encroach over the creek on the Western side of the creek?	
No. Extraction Plan for the next 20 years. 50,000 tonnes per year.	MB
Are monitoring stations planned – fugitive dust and run off water?	
Already monitor both. Fixed monitoring stations – no; they don't work and high maintenance.	MB
Reports are available	
<b>Dulong Lookout</b>	
Who designed the road changes?	
Council; experienced transport design area (qualified) In-house, better value for money.	TJ
It's an unacceptable design – someone will get killed (curves too tight, island – quick decision to go L/R?).	
Is it an unacceptable design? Many options. Meets standards – Yes. Yes, it is an acceptable design.	TJ
Has a safety audit been conducted? If so, is a written copy available to the public? What are the recommendations?	
Yes, and yes. Outstanding; more speed signs to be installed.	TJ

<p>Discussion;</p> <p>More signs?!?</p> <p>Jurisdiction; Dulong Lookout?</p> <p>Road comes under Main Roads – State. Why is Council involved?</p>	Community
<b>Local Roads</b>	
<p>Do the Council do regular traffic counts?</p> <p><b>What is the traffic count compared to 2015?</b> (Traffic has increased)</p>	
<p><b>Refer to the Road Traffic Count Results Map from 2006.</b></p> <p>Available of DF web site - <a href="#">Connect</a></p> <p>Traffic volume has increased.</p>	
Where can people walk, sections with no road reserve and people must walk on the road (Dulong Road)?	
See notes – Community Facilities.	
<p>Discussion; hooning, at the intersection of Dulong Road and Nambour-Mapleton Road.</p> <p>Dulong School Road, and Philipps Road intersections.</p>	
<p>Sharing of information:</p> <p>Neighbourhood Watch -tried to find funding source for a traffic island at the intersection of Dulong Road and Nambour-Mapleton Road.</p> <p>Police Link has advised to phone Triple Zero when hooning starts.</p>	Community and Cr R
Many residents continued conversations with members of the panel over Supper.	