



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

2 MAY 2017

Your attendance is required at a meeting of the Planning and Regulatory Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 2 May 2017 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be the initials "C R" followed by a long horizontal stroke.

CHIEF EXECUTIVE OFFICER
26 April 2017

Next Meeting Date: 16.05.17

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
The Mayor, Councillor M F Strelow
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

Mr M Rowe – General Manager Community Services (Executive Officer)
Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 4 April 2017

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR MARCH 2017

File No: 1464

Attachments:

1. **Traffic Light Report for March 2017**
2. **Financial Matters Report for March 2017**
3. **Monthly Operations Report for Planning, Building and Plumbing - March 2017**
4. **Monthly Operations Report for Health & Environment - March 2017**
5. **Monthly Operations for Local Laws - March 2017**

Authorising Officer: Michael Rowe - General Manager Community Services

Author: Steven Gatt - Manager Planning & Regulatory Services

SUMMARY

The monthly operations report for the Planning and Regulatory Services Department as at 31 March 2017 is presented for Councillors information.

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for March 2017 by 'received'.

COMMENTARY

The monthly operations report for the Planning and Regulatory Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2016/17 Operational Plan Key Performance Indicators.

The Coordinator's and Manager's performance summary for each unit is provided below.

Health and Environment

Vector Management Officers have been undertaking proactive and reactive misting and treatment of urban freshwater zones in response to the increase in mosquitoes following the recent rain event

Vector Management have received 96 misting requests this month due to the recent torrential rain depression which has stretched the resources of team. Our Vector Team have given these requests priority one and have actioned all requests through their misting schedules. To date there are no outstanding misting requests.

Development Assessment

The Development Assessment unit met all targets for the reporting period. This ranged from information requests to decisions and issuing decision notices within the statutory timeframes. The Development Assessment team welcomed a new planning officer.

Building, Plumbing and Compliance

Building and Plumbing have met the statutory time frames for March. This has seen some recent improvements in the manner which outstanding requests are being managed.

The two Development Compliance Officers and the Cadet Building Surveyor have commenced within the unit.

Local Laws

Improvements to the area are reflected in informal target set by the Animal Management leadership team of 16,000 registered animals by the end of financial year. The total dogs registered as at the end of March is 15261 which is an increase from 14942 previously reported.

Officers continue to work hard to resolve many issues raised by the community. The year to date total of 2138 customer service requests passing through the unit for the first calendar quarter with a completion rate of 88% or 1887 requests.

CONCLUSION

It is recommended that the monthly operations report for the Planning and Regulatory Services.

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR MARCH 2017

Traffic Light Report for March 2017

Meeting Date: 2 May 2017

Attachment No: 1

All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report March 2017

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)	Avg Completion Time (days) Q3
			Received	Completed								
Dog Registration Enquiry	14	14	100	64	33	0	10	3.11	14.47	7.56	6.80	28.94
Animals (more than permitted number)	4	3	10	4	4	0	30	3.00	15.78	10.50	9.20	14.39
Building Inspection Booking	0	0	0	0	0	0	1	0.00	1.00	5.13	0.60	0.00
Building Enquiry - General Info/Admin etc	45	7	21	13	46	0	5	1.62	7.64	10.00	3.12	3.51
Living in Illegal Premises	5	0	1	0	6	0	4	0.00	2.00	25.67	3.00	2.00
Other Building Compliant Issue	51	3	3	0	51	0	1	0.00	13.25	23.61	17.38	3.80
Poor Condition of Building	15	2	4	1	15	0	4	2.00	27.88	46.71	13.60	3.00
Pool Fence Issues	24	12	6	1	15	0	4	1.00	10.21	23.71	6.79	5.57
Retaining Wall Issues	6	0	2	0	8	0	4	0.00	0.00	25.00	5.33	0.00
Storm Water Complaint	24	3	15	6	30	0	4	1.33	4.50	19.80	8.00	5.13
Comm Compliance Barking Letter/Visitors Advice	3	3	3	3	0	0	5	2.67	2.58	2.53	1.47	2.41
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	0.00	0.00	0.00	0.00	0.00
Planning Compliance Request/Enquiry	53	5	22	6	63	0	45	5.00	18.46	18.69	20.49	6.14
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	0.00	0.00	0.00	0.00	0.00
Dog Attack on Person (Fear) CSO	11	7	11	2	13	0	20	9.50	12.77	17.01	10.90	9.83
Dog Attack on Animal (Alleged) CSO	10	8	11	2	9	0	20	6.50	16.73	16.91	9.46	13.96
Dog Attack on Person (Bite) CSO	6	2	5	0	9	0	20	0.00	13.71	16.89	9.46	9.63
Duty Planner (New Enquiry)	8	8	98	97	0	0	1	0.52	0.71	0.78	0.46	0.55
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	5	0.00	0.00	0.00	0.00	0.00
Plan Sign Sealling - Contributions	0	0	1	1	0	0	10	7.00	9.67	5.67	5.67	7.00
Telephone Enquiry (Existing Application/Call Back)	0	0	23	21	0	0	1	1.10	0.83	1.01	0.44	0.80
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	0.00	0.00	0.00	0.00	0.00
Heavy Vehicle Parking	0	0	1	1	0	0	10	11.00	23.29	10.60	6.75	29.50
Overgrown Allotments	46	39	36	7	16	0	45	1.86	28.87	21.67	19.85	11.69
Regulated Parking	7	7	41	28	12	0	10	5.39	5.38	9.78	7.10	6.35
Dust Complaint	0	0	0	0	0	0	10	0.00	2.00	4.33	1.75	0.00
Litter/Illegal Dumping	2	2	8	6	1	0	20	1.33	64.74	33.46	32.35	1.37
Noise Complaint	0	0	2	2	0	0	10	1.50	2.48	2.93	2.50	2.36
Plumbing Inspection Booking	0	0	0	0	0	0	1	0.00	0.17	0.50	0.50	0.00
P&D Works without a Plumbing Permit	4	1	1	1	3	0	5	4.00	2.00	1.50	1.50	4.00
Requests for Toilet Counts	0	0	2	1	0	0	5	10.00	13.40	21.92	56.00	9.00
Onsite (Private) Treatment Plant Odours	2	1	0	0	1	0	5	0.00	35.40	34.50	0.00	15.00
P&D Waste Water Leaking to Adjoining Properties	2	1	0	0	1	0	5	0.00	7.00	12.00	12.50	0.00
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	0.00	0.00	0.00	0.00	0.00
Plumbing and Drainage - Sanitary Drainage Plan	4	4	40	40	0	0	5	0.85	0.90	1.13	0.67	0.75
Plumbing Issues General	11	6	3	3	5	0	5	1.33	8.72	10.30	1.87	2.43

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days)		Avg Completion Time (days)		Avg Duration (days) 12 Months (complete and incomplete)	Avg Completion Time (days) Q3
			Received	Completed				Current Mth	6 Months	12 Months			
Barking Dog Complaint - Stage 1	8	7	41	30	6	0	3	● 9.13	● 3.99	● 3.23	0.87	● 5.50	
Barking Dog Complaint - Stage 2 LLEO Use Only	6	4	6	1	6	0	30	● 2.00	● 15.76	● 13.31	11.14	● 12.79	
Vector Misting	4	4	96	12	0	0	7	● 2.92	● 2.49	● 1.95	1.71	● 2.42	
Nuisance Vehicle	19	14	30	19	12	0	10	● 4.26	● 6.65	● 7.56	6.20	● 6.61	
Wandering Animals (dogs, cats, poultry)	30	28	111	73	27	0	10	● 0.64	● 1.08	● 0.97	0.78	● 0.85	
Wandering Stock	3	3	27	22	1	0	10	● 2.09	● 2.25	● 3.78	2.02	● 2.40	

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR MARCH 2017

Financial Matters Report for March 2017

Meeting Date: 2 May 2017

Attachment No: 2



End of Month General Ledger - (Operating Only) - COMMUNITY SERVICES

For period ended 31 March 2017

Report Run: 07-Apr-2017 12:07:31 Excludes Nat Accs: 2802,2914,2917,2924

	Adopted Budget	Revised Budget	EOM Commitments	Actuals	Commit + Actual	Variance	On target
	\$	\$	\$	\$	\$	%	8.3% of Year Gone
COMMUNITY SERVICES							
Planning and Regulatory Services							
<u>Development Assessment</u>							
Revenues	(726,750)	(726,750)	0	(595,566)	(595,566)	983%	✓
Expenses	1,608,204	1,544,870	74,362	1,085,162	1,159,524	901%	✗
Transfer / Overhead Allocation	35,000	35,000	0	(43,960)	(43,960)	-1507%	✓
Total Unit: Development Assessment	916,454	853,120	74,362	445,636	519,999	731%	✗
<u>Building Compliance</u>							
Revenues	(745,000)	(745,000)	0	(547,220)	(547,220)	881%	✓
Expenses	975,699	925,011	15,336	610,108	625,444	811%	✗
Transfer / Overhead Allocation	(220,920)	(220,920)	4,059	(166,136)	(162,077)	880%	✓
Total Unit: Building Compliance	9,779	(40,909)	19,395	(103,248)	(83,853)	2460%	✓
<u>Health & Environment</u>							
Revenues	(177,750)	(177,750)	0	(91,016)	(91,016)	614%	✓
Expenses	2,378,254	2,292,465	40,278	1,153,644	1,193,923	625%	✗
Transfer / Overhead Allocation	317,400	317,400	0	155,649	155,649	588%	✗
Total Unit: Health & Environment	2,517,904	2,432,115	40,278	1,218,277	1,258,555	621%	✗
<u>Local Laws</u>							
Revenues	(1,379,700)	(1,379,700)	0	(1,042,648)	(1,042,648)	907%	✓
Expenses	2,569,848	2,652,320	175,717	1,311,590	1,487,307	673%	✗
Transfer / Overhead Allocation	251,600	251,600	0	141,555	141,555	675%	✗
Total Unit: Local Laws	1,441,748	1,524,220	175,717	410,496	586,213	462%	✗
<u>Planning and Regulatory Services Management</u>							
Revenues	0	0	0	(54)	(54)	0%	✓
Expenses	682,948	797,381	4,698	607,219	611,917	921%	✗
Transfer / Overhead Allocation	0	0	0	1,599	1,599	0%	✗
Total Unit: Planning and Regulatory Services Management	682,948	797,381	4,698	608,764	613,462	923%	✗
Total Section: Planning and Regulatory Services	5,568,834	5,565,927	314,451	2,579,924	2,894,375	624%	✗
Total Department: COMMUNITY SERVICES	5,568,834	5,565,927	314,451	2,579,924	2,894,375	624%	✗
Grand Total:	5,568,834	5,565,927	314,451	2,579,924	2,894,375	624%	✗

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES FOR MARCH 2017**

**Monthly Operations Report for
Planning, Building and Plumbing -
March 2017**

Meeting Date: 2 May 2017

Attachment No: 3

MONTHLY OPERATIONS REPORT
PLANNING SECTION
Period Ended MARCH 2017

VARIATIONS, ISSUES AND INNOVATIONS***Innovations***

This would include any innovative practices commencing or being investigated during the reporting period. This could include plant, resourcing or processes.

Improvements / Deterioration in Levels of Services or Cost Drivers

What may have impacted on service responses reported later in this report. The good and the bad. For example, improvements implemented to streamline processes and create efficiencies for our customers.

1. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Risk Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Please Note: The risks listed below are 'what if' scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2017	Ongoing	Developing strategies to meet resourcing need to address threats, community education programs and strategic partnership development in accordance with resourcing.
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding from other sources, e.g. increased rates.	High 4	Monitor and respond when and as appropriate	N/A		
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2016	70%	Report going to Committee
Continuing changes to state legislation and regulatory	Moderate 5	Respond as events occur and provide	N/A	Ongoing	

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines, further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.		submissions to articulate impacts on RRC operations			

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various		
Outdated legislative compliance mandatory training and/or qualifications	Various		
Overdue performance reviews	Various		

2. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Planning Section.

3. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
<i>Rockhampton Regional Planning Scheme</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>This project is a large operational plan that spans over several years</i>

4. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS

Service Delivery Standard	Target	Current Performance
Development Assessment		
Applications received:	13	
Applications decided:	12	
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	<i>100%</i>	<i>100%</i>
Information requests (where required) sent out within timeframes required under SPA	<i>100%</i>	<i>100%</i>
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	<i>100%</i>	<i>100%</i>
Decision notices are issued within 5 business days of the decision being made	<i>100%</i>	<i>100%</i>
Building		
Applications received:	23	
Applications decided:	20	
Building Approvals - Decisions are made within 20 business day timeframe	<i>100%</i>	<i>100%</i>
Plumbing		
Applications received:	28	
Applications decided:	32	
Compliance request are decided within 20 business day timeframe	<i>100%</i>	<i>100%</i>

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES FOR MARCH 2017**

**Monthly Operations Report for Health
& Environment - March 2017**

Meeting Date: 2 May 2017

Attachment No: 4

MONTHLY OPERATIONS REPORT

HEALTH AND ENVIRONMENT

Period Including March 2017

VARIATIONS, ISSUES AND INNOVATIONS

Innovations

Environment and Public Health

Health & Environment represented Council promoting job opportunities within council at the CQ University Careers Fair held on 21 March. Staff spoke to eager CQ University students about their studies, career path options and encouraged students to consider a career with Council.

Improvements / Deterioration in Levels of Services or Cost Drivers

Vector Management Team

Vector Management Officers have been undertaking proactive and reactive misting and treatment of urban freshwater zones in response to the increase in mosquitoes following the recent rain event.

Pest Management Team

The Pest Management Team undertook treatment of Singapore Daisy and Leucaena in Frenchmans Creek from Lakes Creek Road to Frenchville State School. The program ceased due to the rain and will recommence in May 2017.

Impacts of the recent flood events within the Central Queensland Region are being felt by all Local Authorities within the neighbouring regions of the Fitzroy catchment. The Fitzroy Basin in Central Queensland is 142,665 square kilometres in size and efforts to control the increase of floating weeds will commence once more once the river has returned to a normal flow.

We are hoping to seek greater cooperation over the coming months from other agencies to minimise the cost impact on Rockhampton Regional Council in managing this resource.

Councils programed pest management operations on the Fitzroy River will recommence once conditions permit.

2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed
Pest Management -Council does not have appropriate and implemented pest management planning for pest plants and pest animal management leading to public complaints about service delivery, localized damage to Council's reputation, temporary redirection/addition of staff/resources required.	Moderate	Legislative changes occurring in 2016. Review and realign plan with newly identified changes. Review of service level arrangements/requirements	2016	5%

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Council's Ground Distribution Contract Licence outdated	6 April 2017	100%	Licence paid in March 2017
Pest Management Officers AC/DC Licenses	Various	100%	Completed
Vector Management Officers Pest Management Technicians Licenses	Various	100%	Completed

3. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Community Standards and Compliance Section.

4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No current projects.

5. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS***Adopted/Operational Service Level Standards & Performance***

Service Level	Target	Feb	Mar
Annual inspection of licensed food businesses undertaken.	100%	70%	79%
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken.	100%	22%	33%
Annual inspection of devolved licensed environmentally relevant activities undertaken.	100%	23%	23%

Please note the service levels depicted in the above table are operational standards only and have not been formally adopted by Council.

FINANCIAL MATTERS

The Financial Matters report for March 2017 is outlined in the Attachments.

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES FOR MARCH 2017**

**Monthly Operations for Local Laws -
March 2017**

Meeting Date: 2 May 2017

Attachment No: 5

MONTHLY OPERATIONS REPORT
PLANNING AND REGULATORY SERVICES
Period Including March 2017

VARIATIONS, ISSUES AND INNOVATIONS***Recruitment***

Shortlisting was finalised for the vacant Local Law Administration position and now the team is at full capacity.

Shortlisting has been finalised with respect to both the Local Law Officer positions as well as the Supervisor Local Laws vacancy. The process of vetting and advising successful candidates is continuing with the formal appointment process to be concluded in the near future.

Recent Training

A number of Local Law Officers have just completed five days of the Certificate IV Government (Investigations) training which encompasses a further two days of training in order to complete the in-house component.

Temporary Relocation of Pound

As a result of the current flood situation the pound relocated and established itself within the Rockhampton Showgrounds becoming fully operational and providing customer service the day after it was evacuated.

Improvements/Deterioration in Levels of Services or Cost Drivers**Registration numbers**

An informal target set by the Animal Management leadership team of 16,000 registered animals by the end of financial year is on its way to be achieved. The total dogs registered as at the end of March is 15261 which is an increase from 14942 previously reported.

Systematic Inspection Program

The commencement of the Systematic Inspection Program which was due to start on 1 April 2017 and proceed til 31 May 2017 has been slightly delayed due to the current flood event. The Inspection Program can commence at any time during this period so the undertaking of this program will not be suspended or require further notification.

Customer Service Requests

Local Laws received a total of 751 recorded customer service requests for the month of March completing 599 requests over this period.

This brings a year to date total of 2138 customer service requests passing through the unit with a completion rate of 88% or 1887 requests.

LINKAGES TO OPERATIONAL PLAN

1. COMPLIANCE WITH CUSTOMER SERVICE REQUESTS

The response times for completing the predominant customer requests in the reporting period of March 2017 are as outlined in the Planning and Regulatory Traffic Light Report attached.

Comments & Additional Information

March 2017 Traffic Light Report includes all Planning and Regulatory Services. The following departments fall under this unit: Development Assessment, Building and Plumbing Compliance. Local Laws, Pound, Environment and Public Health, Pest Management, Vector Management and Support Services.

The following Local Laws areas have been highlighted as exceeding completion rates set with respect to each request type, namely:

Dog Registration Enquiry

With the completion rate standard of 10 days, Local Laws have for this current month achieved a commendable 3.11 daily average completion rate.

The following Local Laws area has been highlighted as a request type to monitor for improvements, namely:

Barking Dog Complaint Stage 1

Barking Dog Complaints – Stage 1 requests, whilst they can be time consuming to conduct the necessary investigations to initiate Council's first response in this regard, it would appear that lapses in systems closing a minor number of these request types has allowed for the excess completion rates beyond the set standard of 3 days. This matter is being addressed with process conversations underway in order to improve our completion rates in the future.

2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Council's Ground Distribution Contract Licence outdated	6 April 2017		Not due until 6 April 2017
Pest Management Officers AC/DC Licenses	Various	100%	Completed
Vector Management Officers Pest Management Technicians Licenses	Various	100%	Completed
Local Laws Power of Entry Training	Various	100%	Completed
Cert IV (Government Investigations)	Various	80%	Scheduled for – Part 1 8,9,10 March 2017 Part 2 29,30,31 March 2017 Part 3 27,28 April 2017
Animal Management	Various	100%	Completed

4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% Budget Expended	Explanation
Issue of Dog Registration Renewals	\$20 000.00	\$12783.68	63.9%	No Renewals issued
Micro Chipping Days	\$17 000.00	\$8742.00	46.1%	Held 31/10/2016

Registered Dogs/Declared Dog Totals

Description	Registrations December	Registrations January	Registrations February	Registrations March	Current total
Dogs Registered	143	252	186	319	15261
Dangerous Dogs	1	0	1	0	33
Menacing Dogs	0	0	3	0	46
Restricted Dog	0	0	0	0	1

Infringements Issued

Description	December	January	February	March	Financial YTD
Parking Infringements	119	661	716	481	5437
Animal Infringements	27	95	57	61	742
Local Law Infringements	6	11	12	8	74
Total	152	767	785	550	6253

FINANCIAL MATTERS

The Financial Matters reports for Month Year are outlined in Attachments.

8.2 COMMITTEE REPORT DELEGATIONS - MARCH 2017

File No:	7028
Attachments:	Nil
Authorising Officer:	Steven Gatt - Manager Planning & Regulatory Services Michael Rowe - General Manager Community Services
Author:	Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

This report outlines the development applications received in March 2017 and whether they will be decided under delegation or decided by Council.

OFFICER'S RECOMMENDATION

THAT the Committee Report Delegations – March 2017 be received.

BACKGROUND

Matters are referred to Committee for decision where:

- Refusals;
- The development is inconsistent with the intent of the zone;
- Submissions are received during the notification period.

The following applications were received in March 2017. They will be decided in the following manner:

Application type	Address	Decision
D/34-2017 – MCU for Animal Keeping (Council's pound)	158 Foster Street, Gracemere	Committee
D/22-2017 – Operational Works for road works and stormwater	29 Gladstone Road, Allenstown	Delegation
D/25-2017 – ROL for subdivision by lease	174 Bolsover Street, Rockhampton City	Already decided under delegation
D/37-2017 – ROL (2 lots into 18 lots) – Edenbrook stages 7A, 7B, 7C	Lots 253 and 254 Edenbrook Drive, Parkhurst	Delegation
D/38-2017 – Operational Works for road works, stormwater, drainage works, landscaping, access and parking, and site works	4-6 Hempenstall Street, Kawana	Delegation
D/26-2017 – ROL (boundary realignment)	169 and 171 Alexandra Street, Kawana	Already decided under delegation
D/27-2017 – ROL (2 lots into 21 lots) – Edenbrook stages 5A and 5B	Lots 253 and 254 Edenbrook Drive, Parkhurst	Delegation
D/29-2017 – MCU for Hospital (extensions and car park)	4 Talbot Street, The Range	Delegation
D/32-2017 – MCU for Indoor	121 Kent Street, Rockhampton	May go to Committee as

Sport and Recreation (Personal Training Gym)	City	it's impact assessable
D/33-2017 – ROL (1 lot into 14 lots – Edenbrook Stages 8A and 8B)	Lots 253 Edenbrook Drive, Parkhurst	Delegation
D/30-2017 – MCU for Service Station, Food and Drink Outlet and Shops (been in paper as Roxi's Place)	353 Moores Creek Road, Norman Gardens	Committee
D/31-2017 – ROL (2 lots into 19 lots) – Edenbrook Stages 9A and 9B	Lots 253 and 254 Edenbrook Drive, Parkhurst	Already decided under delegation

For some matters it is not possible to determine if they will go to Committee until the notification period ends. If there have been submissions the application will go to Committee to be decided.

CONCLUSION

The report on applications received in March 2017 and the manner in which they will be decided be received.

8.3 D/6-2017 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR AN ADVERTISING DEVICE (BILLBOARD)

File No: D/6-2017

Attachments:

1. Locality Plan
2. Site Plan
3. Plan and Elevation

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning & Regulatory Services
Michael Rowe - General Manager Community Services

Author: Thomas Gardiner - Planning Officer

SUMMARY

Development Application Number: D/6-2017

Applicant: Bishopp Outdoor Advertising Pty Ltd

Real Property Address: Lot 8 on RP603507 and Lot 9 on RP603507, Parish of Murchison

Common Property Address: 870-886 Yaamba Road, Parkhurst

Area of Site: 8.094 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Low Density Residential Zone

Planning Scheme Overlays: Steep Land Overlay – 15-20% slope

Existing Development: Short-term accommodation units and caravan park

Existing Approvals: Town Planning Consent for Multiple Holiday Villas (eight) and Overnight Units

Approval Sought: Development Permit for Operational Works for an Advertising Device (Billboard)

Level of Assessment: Impact Assessable

Submissions: TBA

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	20 January 2017
<i>Acknowledgment Notice issued:</i>	23 January 2017
<i>Request for Further Information sent:</i>	7 February 2017
<i>Request for Further Information responded to:</i>	17 February 2017
<i>Submission period commenced:</i>	21 February 2017
<i>Submission period end:</i>	14 March 2017
<i>Council request for additional time:</i>	20 March 2017
<i>Last receipt of information from applicant:</i>	15 March 2017
<i>Statutory due determination date:</i>	15 May 2017

OFFICER’S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for Operational Works for an Advertising Device (Billboard), made by Bishopp Outdoor Advertising Pty Ltd on land described as Lot 8 and Lot 9 on RP603507, Parish of Murchison, located at 870-886 Yaamba Road, Parkhurst, Council resolves to Approve the application despite its conflict with the planning scheme and provide the following grounds to justify the decision despite the conflict:

- a) The proposal is for the replacement and relocation of an existing Billboard and will not adversely affect the visual amenity of Yaamba Road as a main transport entrance into Rockhampton’s urban areas nor the surrounding area;
- b) The Billboard is not located in proximity to any existing residential development and will not compromise the purpose of the Low Density Residential Zone from providing predominantly single detached Dwelling Houses;
- c) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- d) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and
- e) The proposed development does not compromise the relevant State Planning Policy.

RECOMMENDATION B

That in relation to the application for a Development Permit for Operational Works for an Advertising Device (Billboard), made by Bishopp Outdoor Advertising Pty Ltd on land described as Lot 8 and Lot 9 on RP603507, Parish of Murchison, located at 870-886 Yaamba Road, Parkhurst, Council resolves to Approve the application subject to the following conditions:

1.0 **ADMINISTRATION**

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Building Works.
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

2.0 **APPROVED PLANS AND DOCUMENTS**

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

Plan/Document Name	Plan/Document Reference	Dated
--------------------	-------------------------	-------

Site Plan	470206AB	18 January 2017
Plan & Elevation	17019.01, Revision A	14 February 2017
Footing Detail	17019.01, Revision A	16 February 2017

- 2.2 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.
- 2.3 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 2.4 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of an application for a Development Permit for Building Works.

3.0 ILLUMINANCE AND LUMINANCE

- 3.1 Any lighting devices associated with the signage, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with 'Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting'.
- 3.2 Luminance levels of the Advertising Device must not exceed the applicable levels listed in Table 1 below.

Table 1: Luminance levels Advertising Device

			All Colours		Bailey's Sign Nit Setting	
Ambient Condition Description	Dimming Level	Advertising Device Illuminance Vertical Component (lx)	Screen Luminance (Cd/m ²) Max	Screen Luminance (Cd/m ²) Min	Max (nit)	Min (nit)
Sunny Day	5	40,000	6,300	2,800	6,000	2,800
Cloudy Day	4	4,000	1,100	500	1,100	500
Twilight	3	400	480	260	480	260
Dusk	2	40	380	120	380	120
Night	1	< 4	340	80	270	80

Note: Illuminance refers to the intensity of light falling at a given place on a lighted surface when measured by a lux meter and expressed as luminous flux per unit area (otherwise known as lux (lx)). Luminance refers to the intensity of light per unit area of its source when measured by a luminance meter and expressed as candela per square metre (cd/m²). It is often used to describe the perceived brightness of a light source.

4.0 ASSET MANAGEMENT

- 4.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

5.0 OPERATING PROCEDURES

- 5.1 All construction materials, waste, waste skips, machinery and contractors' vehicles

- must be located and stored or parked within the site.
- 5.2 Any proposed works within the vicinity (or zone of influence) of existing Council infrastructure will not adversely affect the integrity of the infrastructure. Any restoration works required on existing Council infrastructure as a result of the proposed works will be at the Developer's expense.
 - 5.3 The Advertising Device (Billboard) must be designed and constructed in accordance with the Ergon Energy policy document *Electricity Entity Requirements: Working Near Overhead and Underground Electrical Lines*.
 - 5.4 The Advertising Device (Billboard) must be designed and certified by a Registered Professional Engineer of Queensland and constructed in accordance with the requirements of the *Queensland Development Code* and the *Building Code of Australia*.
 - 5.5 The Advertising must meet applicable wind loading requirements as specified in 'Australian Standard AS 1170.2: 2011 – Structural Design Actions Part 2 – Wind Actions'.
 - 5.6 All signage must be maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed.
 - 5.7 The Advertising Device (Billboard) must be maintained in a safe, clean, tidy and slightly condition at all times.

BACKGROUND

PROPOSAL IN DETAIL

The proposal is for the erection of a new advertising device (Billboard) on land located at 870-886 Yaamba Road, Parkhurst. The Billboard is replacing an existing single-face Billboard located on the subject site which currently has a face area of forty-two (42) square metres, with dimensions of 12.6 metres by 3.3 metres.

The purpose of this proposal is to relocate the existing Billboard approximately thirty (30) metres south from its current location, while also adding an additional face. The new Billboard will be a monopole 'V' structure with a face area of 12.6 metres by 3.35 metres, and an overall height of 8.5 metres. Its position will be adjacent to the Yaamba Road thoroughfare.

SITE AND LOCALITY

The subject site is located in the Low Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*. Yaamba Road fronts the subject site to the west, while Norman Road fronts the site to the east. There is currently a series of short-term accommodation units and a caravan park located on the site oriented towards the Yaamba Road frontage. Surrounding the site is existing residential development to the south, short-term accommodation units to the north and a low impact industrial estate to the west across from Yaamba Road.

PLANNING ASSESSMENT

MATTERS FOR CONSIDERATION

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the Integrated Development Assessment System provisions of the *Sustainable Planning Act 2009*, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments – 21 February 2017

Support, subject to conditions.

Public and Environmental Health Comments – Not applicable**Other Staff Technical Comments**

Not applicable as the application was not referred to any other technical staff.

TOWN PLANNING COMMENTS**Central Queensland Regional Plan 2013**

The *Central Queensland Regional Plan 2013* is a statutory document which came into effect on 18 October 2013. The development is not required to be assessed against the regional plan if this document is appropriately reflected in the local planning scheme. It is considered that the regional plan is appropriately reflected in the current local planning scheme.

State Planning Policy 2014

This policy came into effect on 2 December 2013 (amended in July 2014) and replaced all former State Planning Policies. This policy requires development applications to be assessed against its requirements until the identified state interests have been appropriately reflected in the local planning scheme.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Urban Area designation under the scheme's strategic framework map. The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable:

(i) Settlement pattern

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty-five (25) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the

urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.

- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.
- (16) The productive capacity of all rural land is protected.
- (17) Rural lands and natural areas are maintained for their rural and landscape values.
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies. The proposal is for the replacement and relocation of an existing Billboard sign located on the premises, with an additional face area. The siting of the Billboard sign will not compromise the existing pattern of residential development in the surrounding area and is positioned to be adjacent to the Yaamba Road thoroughfare. As such, the proposal will not compromise any of the region's established settlement patterns.

(ii) **Natural environment and hazards**

- (1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.
- (2) Development does not create unsustainable impacts on:
 - (a) the natural functioning of floodplains;
 - (b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and
 - (c) the quality of water entering waterways, wetlands and local catchments.

- (3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built up areas.
- (4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.

Not applicable. The subject site does not contain any natural hazards nor is affected by any overlays.

(iii) **Community identity and diversity**

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.
- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.
- (5) Crime prevention through environmental design is achieved in urban areas including public spaces to improve public safety.

Complies. The proposal is for the replacement and relocation of an existing Billboard sign located on the premises, with an additional face area. The Billboard will not detract from the quality of life of Rockhampton's residents and is not situated in proximity to any existing residential development.

(iv) **Access and mobility**

- (1) Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.
- (2) The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.
- (3) The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.
- (4) The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.

Not applicable. The proposal is for a new Billboard and will not require any access arrangements nor influence the region's existing transport network.

(v) **Infrastructure and services**

- (1) Infrastructure and services are planned and delivered in a logical and cost efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:

- (a) efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;
- (b) the long-term needs of the community, industry and business are met; and
- (c) the desired standards of service in Part 4 — Local government infrastructure plan are achieved.

Not applicable. The proposal will not influence any existing reticulated infrastructure networks.

(vi) **Natural resources and economic development**

- (1) The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.
- (2) The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).
- (3) The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region's economic prosperity, culture, character and sense of place. The region's traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.
- (4) Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.
- (5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.

Not applicable. The proposal will not have any impact on the region's natural resources or economic development.

The performance assessment of the proposal demonstrates that the development will not compromise the *Rockhampton Region Planning Scheme 2015* strategic outcomes.

Low Density Residential Zone

The subject site is situated within the Low Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Low Density Residential Zone identifies that: -

- (1) *The purpose of the low density residential zone code is to provide for predominantly dwelling houses supported by community related activities and small-scale services and facilities that cater for local residents.*
- (2) *The local government purpose of the zone code is to:*
 - (a) *provide locations where residential uses, predominantly in the form and type of single detached one (1) storey and two (2) storey dwelling houses on individual lots are preferred to develop;*
 - (b) *provide for the development of a mixture of other residential land use types that provide for long-term residency, where they are sited and designed to maintain*

the existing urban form (low rise and low density) and amenity of the surrounding area;

- (c) *minimise land use conflict and ensure that community and recreation facilities develop only where they are consistent with amenity and characteristics of the surrounding area; and*
- (d) *ensure that development within the zone has appropriate standards of infrastructure and essential services.*

This application is not consistent with the purpose of the Zone. Notwithstanding, the proposal is for the relocation and replacement of an existing Billboard located on the subject site, with the new Billboard having an additional face area. The location of the new Billboard, adjacent to the Yaamba Road thoroughfare, is not located in proximity to any existing residential development and will not compromise the primary intent of the Zone for providing predominantly Dwelling Houses.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Low Density Residential Zone;
- Advertising Devices Code.

An assessment has been made against the requirements of the abovementioned codes and the proposed development generally complies with the relevant Performance outcomes and Acceptable outcomes. An assessment of the Performance outcome/s which the application is in conflict with, is outlined below:

Advertising Devices Code	
Performance Outcome/s	Officer’s Response
<p>PO1 The advertising device is designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) results in a size that does not adversely impact on: <ul style="list-style-type: none"> (i) the visual amenity and character of a building, streetscape, locality or natural landscape setting; (ii) the safety of a road or footpath; (iii) the operations of an airport; and (iv) the visual amenity of a main transport entrance into an urban area or township; (b) is integrated with the design of other development on the premises; (c) does not visually dominate the premises, streetscape, locality or natural landscape setting; (d) is constructed of durable materials; 	<p>The proposed Billboard will have a face area which exceeds twenty (20) square metres on either side, and height which exceeds five (5) metres.</p> <p>As the proposal is for the replacement and relocation of an existing Billboard, with an additional face area, the device will not impact upon the visual amenity and character of the surrounding area, nor the main transport entrance into Rockhampton’s urban area. Further, the location of the device is not in proximity to any existing residential development and will subsequently not affect the quality of life of nearby residents.</p>

	<p>(e) does not impede vehicle or pedestrian movements or reduce safety levels;</p> <p>(f) does not resemble traffic or road signs; and</p> <p>(g) does not result in the proliferation of unnecessary advertising.</p>	
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Based on a performance assessment of the above mentioned codes, it is determined that the proposal is acceptable and generally complies with the relevant Performance outcomes and where there is deviation from the codes, sufficient justification has been provided.

Sufficient Grounds

The proposed development cannot be considered consistent with the *Rockhampton Region Planning Scheme 2015*. Council should note, however, that pursuant to Section 326(1)(b) of the *Sustainable Planning Act 2009*, the assessment manager’s decision may conflict with the planning scheme if there are sufficient grounds to justify the decision despite the conflict. Sufficient grounds to support the development are as follows:

- a) The proposal is for the replacement and relocation of an existing Billboard and will not adversely affect the visual amenity of Yaamba Road as a main transport entrance into Rockhampton’s urban areas nor the surrounding area;
- b) The Billboard is not located in proximity to any existing residential development and will not compromise the purpose of the Low Density Residential Zone from providing predominantly single detached Dwelling Houses;
- c) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- d) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and
- e) The proposed development does not compromise the relevant State Planning Policy.

Having regard to all of the above, it is recommended Council, from a land use perspective, consider the proposed development favourably as there are considered to be sufficient grounds to justify a decision that favours the alternative land uses proposed herein.

CONSULTATION

The proposal was the subject of public notification between 21 February 2017 and 14 March 2017, as per the requirements of the *Sustainable Planning Act 2009*, and no submissions were received.

REFERRALS

The application did not trigger any referrals.

CONCLUSION

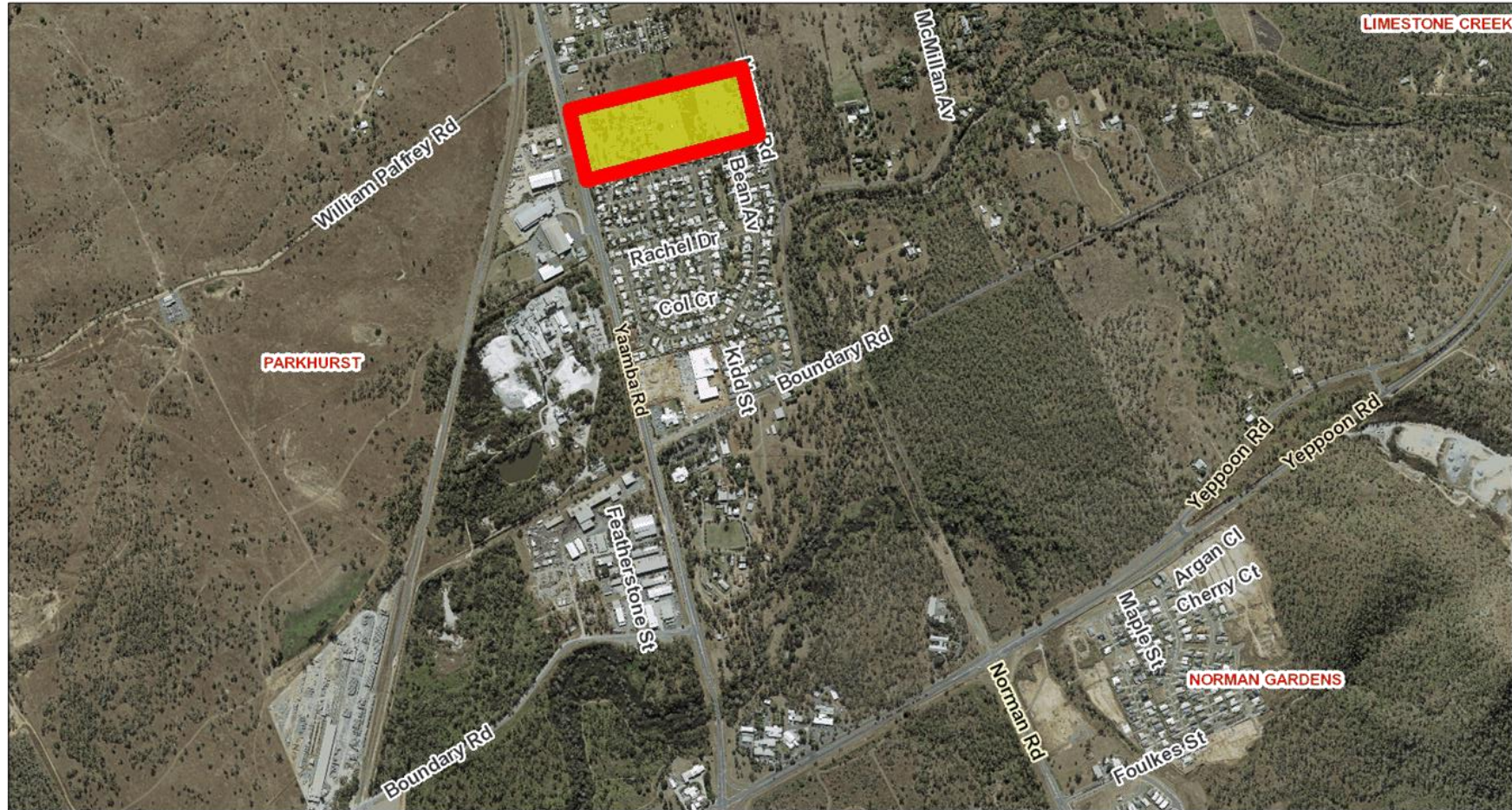
The proposed Advertising Device is not consistent with the purpose of the Low Density Residential Zone. Notwithstanding, the proposal does not compromise the Strategic Framework nor the overarching purpose of the Low Density Residential Zone from providing predominantly single-detached Dwelling Houses. Furthermore, the proposal generally complies with the provisions outlined in the applicable codes and where there is a deviation from the codes, sufficient justification has been provided. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/6-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

Locality Plan

Meeting Date: 2 May 2017

Attachment No: 1



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**D/6-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

Site Plan

Meeting Date: 2 May 2017

Attachment No: 2



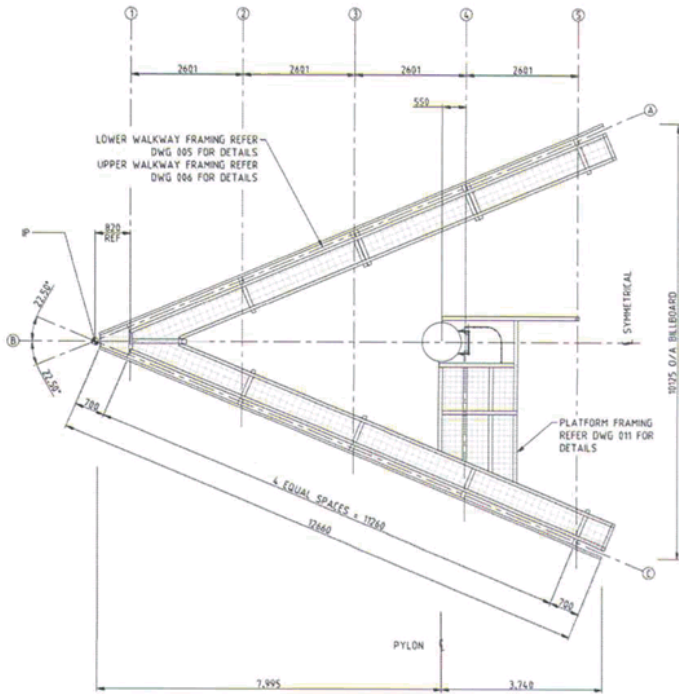
JOB NO: 470206AB
ADDRESS: 1434 Bruce Hwy, Parkhurst 4702
LEGAL DESCRIPTION: Lot 8-9 RP 603507
GPS: 150.51321/-23.29938
PROPOSAL: Double sided Supersite billboard (12.66m x 3.35m), overall height 8.5m
DATE: REVISED 18/01/17
SHEET 1 of 1
Scale 20m

**D/6-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

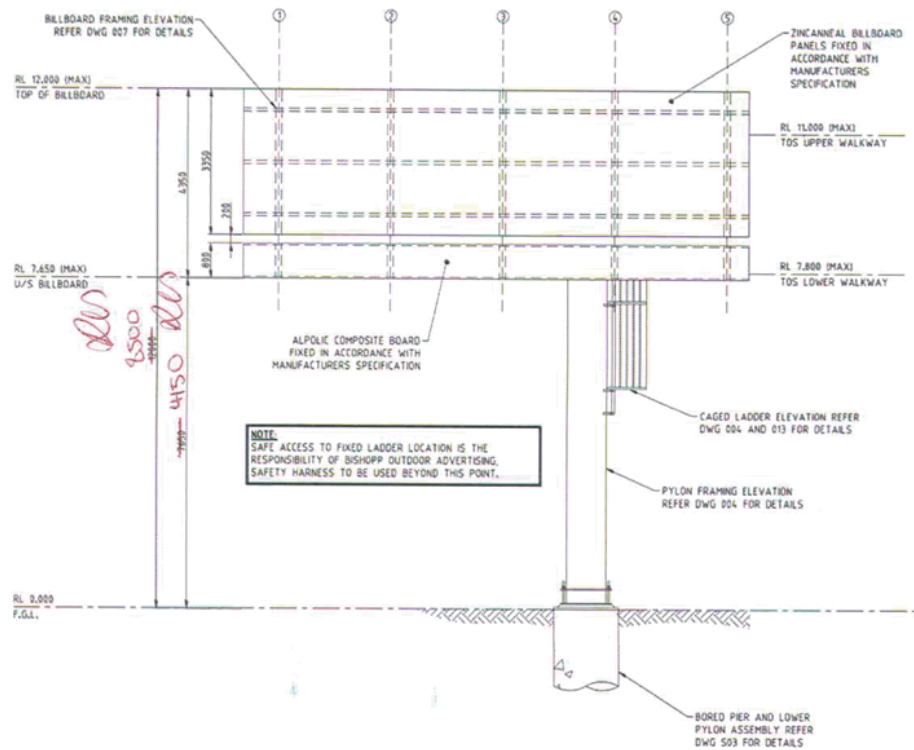
Plan and Elevation

Meeting Date: 2 May 2017

Attachment No: 3



PROPOSED BILLBOARD FRAMING SETOUT PLAN
SCALE 1:100
(LOWER WALKWAY INDICATED)



PROPOSED BILLBOARD SETOUT FRONT ELEVATION
SCALE 1:100

R.P.E.Q. STRUCTURAL AUTHORISATION	
APPROVED BY:	Sherard Northey
NAME PRINTED:	<i>Sherard Northey</i>
SIGNATURE:	
R.P.E.Q. No.:	7979
DATED:	14th February, 2017

AMENDMENTS			AMENDMENTS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
A	ISSUED FOR INFORMATION	14 JUL 17			

Northey Consulting Engineers

487 Cavendish Road,
Cooberpedy
Mob: 0434 831021
Email: sherard@snconconsult.com.au

CLIENT
Bishopp Outdoor Advertising
PROJECT
**Parkhurst - 45 degree
12m Double V Sign**

TITLE
Plan & Elevation

REGULATORY 2017			
SN	17019.01	A	S01
NOT TO SCALE			

All dimensions must be taken from site and/or verified prior to commencement of any work.

8.5m
W/A

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

11 CLOSURE OF MEETING