



PLANNING AND REGULATORY COMMITTEE MEETING

MINUTES

14 MARCH 2017

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING.....	2
6.1	BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE.....	2
7	PUBLIC FORUMS/DEPUTATIONS	3
	NIL	3
8	OFFICERS' REPORTS	4
8.1	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017.....	4
8.2	FORMATION OF A REGIONAL PEST MANAGEMENT SUB- COMMITTEE	5
8.3	D/181-2016 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SPORTS AND RECREATION (FOUR HOCKEY FIELDS AND CLUBHOUSE)	6
9	NOTICES OF MOTION	16
	NIL	16
10	URGENT BUSINESS\QUESTIONS	17
11	CLOSURE OF MEETING.....	18

**REPORT OF THE PLANNING AND REGULATORY COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 14 MARCH 2017 COMMENCING AT 9.09AM**

1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
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
Mr S Gatt – Manager Planning & Regulatory Services
Ms C Hayes – Coordinator Health and Environment
Mr J McCaul – Coordinator Development Engineering
Mr A De Klerk – Senior Planning Officer
Ms L Price – Community Awareness Officer
Ms K West – Acting Governance Support Officer
Ms S Friske – Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence for the meeting was previously granted to the Mayor, Councillor Margaret Strelow.

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning and Regulatory Committee held on 28 February 2017 be taken as read and adopted as a correct record.

Moved by: Councillor Rutherford

Seconded by: Councillor Wickerson

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

File No: 10097
Attachments: 1. Business Outstanding Table
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Planning and Regulatory Committee is presented for Councillors' information.

COMMITTEE RECOMMENDATION

THAT the Business Outstanding Table for the Planning and Regulatory Committee be received.

Moved by: Councillor Fisher
Seconded by: Councillor Smith

MOTION CARRIED

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

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

File No: 1464

Attachments:

1. Traffic Light Report for February 2017
2. Financial Matters Report for February 2017
3. Monthly Operations Report for Planning, Building and Plumbing - February 2017
4. Monthly Operations for Local Laws - February 2017
5. Monthly Operations Report for Health and Environment - February 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 28 February 2017 is presented for Councillors information.

09:17AM Councillor Rutherford left the meeting.

09:17AM Councillor Rutherford returned to the meeting.

COMMITTEE RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for February 2017 be 'received'.

Moved by: Councillor Fisher

Seconded by: Councillor Rutherford

MOTION CARRIED

8.2 FORMATION OF A REGIONAL PEST MANAGEMENT SUB-COMMITTEE

File No: 11092
Attachments: Nil
Authorising Officer: Steven Gatt - Manager Planning & Regulatory Services
Author: Catherine Hayes - Coordinator Health and Environment

SUMMARY

This report presents a recommendation on Council's participation in the Regional Pest Management Sub-committee with other CQROC councils in response to LGAQ's request seeking confirmation of Council's willingness to form a sub-committee.

COMMITTEE RECOMMENDATION

THAT pursuant to s7.6 and s40 *Council Meeting Procedures* the matter be referred to Council meeting for consideration.

Moved by: Councillor Smith
Seconded by: Councillor Fisher

MOTION CARRIED

8.3 D/181-2016 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SPORTS AND RECREATION (FOUR HOCKEY FIELDS AND CLUBHOUSE)

File No: D/181-2016

Attachments:

1. Locality Plan
2. Site Plan

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

Author: Anton de Klerk - Senior Planner

SUMMARY

Development Application Number: D/181-2016

Applicant: Rockhampton Regional Council

Real Property Address: Lot 2 on RP617657, Parish of Murchison

Common Property Address: 5-71 Olive Street, Parkhurst

Area of Site: 118.87 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Emerging Community Zone

Planning Scheme Overlays: Biodiversity Areas Overlay, Biodiversity Waterways Overlay, Bushfire Hazard Overlay (very high and medium hazard), Creek Catchment Flood Overlay, Steep Land Overlay (15-25%+ slope)

Existing Development: Vacant Land

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for Outdoor Sport and Recreation (four hockey fields and clubhouse)

Level of Assessment: Impact Assessable

Submissions: Five (5) submissions were received

Referral Agency(s): Department of Infrastructure, Local Government and Planning

Infrastructure Charges Area: Charge Area 1 and 3

Application Progress:

<i>Application Lodged:</i>	17 November 2016
<i>Acknowledgment Notice issued:</i>	1 December 2016
<i>Request for Further Information sent:</i>	8 December 2016
<i>Request for Further Information responded to:</i>	22 December 2016
<i>Submission period commenced:</i>	9 January 2017
<i>Submission period end:</i>	20 February 2017
<i>Advice Agency Response (Ergon Energy):</i>	12 December 2016

<i>Last receipt of information from applicant:</i>	<i>23 February 2017</i>
<i>Statutory due determination date:</i>	<i>23 March 2017</i>

COMMITTEE RECOMMENDATION

THAT in relation to the application for a Development Permit for a Material Change of Use for Outdoor Sport and Recreation, made by Rockhampton Regional Council, on land described as Lot 2 on RP617657, Parish of Murchison, located at 5-71 Olive Street, Parkhurst, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

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 of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.

1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of the use, unless otherwise stated.

1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:

1.6.1 Operational Works:

- (i) Road Works;
- (ii) Access and Parking Works;
- (iii) Sewerage Works;
- (iv) Water Works;
- (v) Stormwater Works;
- (vi) Roof and Allotment Drainage Works;
- (vii) Site Works; and

1.6.2 Plumbing and Drainage Works; and

1.6.3 Building Works.

1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.

1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

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 the

conditions of this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Number</u>	<u>Dated</u>
Field Levels Option 2	16-002804 Rev B	10/11/2016
Overall Site layout Option 2	16-002804 Rev B	10/11/2016
Indicative Staging Plan	16-002804 Rev A	February 2017

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Operational Works.

3.0 STAGED DEVELOPMENT

3.1 This approval is for a development to be undertaken in three (3) discrete stages, namely:

3.1.1 Synthetic Turf Hockey Field 1, Temporary Amenities Facility and Car Parking (Stage One);

3.1.2 Synthetic Turf Hockey Field 2 (Stage Two);

3.1.3 Grass Field 1 and 2 (Stage Three);

in accordance with the approved plan (refer to condition 2.1).

Stage one (1) must be completed prior to Stage two (2) and three (3).

Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works on the site.

4.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).

4.3 A twenty (20) metre wide road reserve must be dedicated for the future widening/extension of Olive Street to the north within the subject site. The twenty (20) metre wide land dedication will be from McMillan Avenue to the eastern boundary of Lot 1 RP611477.

4.4 Norman Road/Olive Street intersection must be upgraded and the access to the proposed carpark area must be via this intersection only.

4.5 Traffic signs, pavement markings and any traffic calming devices as required, must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

4.6 Any retaining structures within road reserves must not be constructed unless approved as part of a Development Permit for Operational Works (road works). Retaining walls must be wholly contained within the proposed private allotments and not be constructed as Council-owned infrastructure.

5.0 ACCESS AND PARKING WORKS

5.1 A Development Permit for Operational Works (access and parking works) must be

- obtained prior to the commencement of any access and parking works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
 - 5.3 All parking spaces, access driveway(s), and vehicular manoeuvring areas associated with this proposed development must be concrete paved or asphalted.
 - 5.4 The proposed access to the development at McMillan Avenue is NOT approved.
 - 5.5 All vehicular access to and from the development must be via proposed new access at the Norman Road/Olive Street intersection only.
 - 5.6 Service and delivery vehicles, including refuse collection vehicles must be via proposed new access at Norman Road/Olive Street intersection only.
 - 5.7 All vehicles must ingress and egress the development in a forward gear.
 - 5.8 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard 2890.2 "Parking Facilities - Off Street Commercial Facilities"*.
 - 5.9 Parking spaces must be provided as per *Rockhampton Region Planning Scheme 2015* requirements.
 - 5.10 Universal access parking spaces must be provided in accordance with *Australian Standard AS2890.6 "Parking Facilities - Off-Street parking for people with disabilities"*.
 - 5.11 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans which demonstrate the turning movements/swept paths of the largest vehicle to access the site including refuse collection vehicles.
 - 5.12 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of Uniform Traffic Control Devices"* and *Australian Standard AS2890.1 "Parking Facilities – Off-street Car Parking"*.
 - 5.13 Road signage and pavement markings must be installed in accordance with the *Australian Standard AS1742.1 "Manual of Uniform Traffic Control Devices"*.
 - 5.14 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for Roads and Public Spaces"*.
 - 5.15 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for Access and Mobility"*.
 - 5.16 Bicycle parking facilities must be provided in accordance with *AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles*. The location of the bicycle parking facilities must be located at basement or ground floor level and encourage casual surveillance.
- 6.0 SEWERAGE WORKS
- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the site.
 - 6.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
 - 6.3 The development must be connected to Council's reticulated sewerage network.
 - 6.4 A new sewerage connection point must be provided at the existing gravity sewerage

mains located near the Olive Street / Norman Road intersection. Any private sewerage pump station and associated infrastructure must be owned and maintained by the owner at no cost to Council.

- 6.5 Sewerage access chambers located within a park or reserve, or below a Q100 flood event, must be provided with bolt down lids.
- 6.6 The finished sewerage access chamber surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy duty trafficable lid must be provided in the trafficable area.
- 6.7 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

7.0 WATER WORKS

- 7.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 7.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act*, the *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 7.3 The development must be connected to Council's reticulated water network.
- 7.4 A new water connection point must be provided at 200 millimetre diameter water main located within the Olive Street road reserve.
- 7.5 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.
- 7.6 The applicant must ensure adequate firefighting protection is available from the existing hydrant within Olive Street road reserve and also from the On-site firefighting equipment for the proposed development. Should adequate protection not be achievable, upgrade the on-site firefighting equipment, internal pillar hydrant, water tanks, and pumps may be required. This must be designed by a suitably qualified registered hydraulic engineer of Queensland and must be finalised at the Operational Works (water supply) application stage.

8.0 PLUMBING AND DRAINAGE WORKS

- 8.1 A separate plumbing and drainage approval must be obtained from the Council for the proposed development.
- 8.2 All plumbing and sanitary drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and Council's Plumbing and Drainage Policies.
- 8.3 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's sewerage reticulation. Arrester traps must be provided where commercial or non-domestic waste water is proposed to be discharged into the system.
- 8.4 Hoses must be provided at the refuse container area, and washdown must be drained to the sewer in accordance with a Plumbing and Drainage Permit and Sewerage Trade Waste Permit.

9.0 STORMWATER WORKS

- 9.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 9.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).

- 9.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.
- 9.4 The Operational Works (stormwater works) application must include an assessment of how the development meets the water quality objectives of the *State Planning Policy – Water Quality*.
- 9.5 The proposed development must achieve no increase in peak stormwater runoff for a selected range of storm events up to and including the one in one hundred year storm event (100 year Average Recurrence Interval) for the post development condition.
- 9.6 Easements must be provided over all land assessed to be within the one in one hundred year flood event (100 year Average Recurrence Interval) inundation area.
- 9.7 The installation of gross pollutant traps must be in accordance with relevant Australian Standards and all maintenance of the proposed gross pollutant traps must be the responsibility of the property owner or body corporate (if applicable).
- 9.8 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a detailed Stormwater Management Plan, prepared and certified by a Registered Professional Engineer of Queensland. The Stormwater Management Plan must clearly demonstrate that;
- 9.8.1 All content of the stormwater management plan is in accordance with the *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, *SPP – water quality guidelines*, and sound engineering practice;
- 9.8.2 identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled stormwater master plan showing the aforementioned catchment details and lawful point(s) of discharge that comply with the requirements of the *Queensland Urban Drainage Manual*;
- 9.8.3 an assessment of the peak discharges for all rainfall events up to and including the one in one hundred year flood event (100 year Average Recurrence Interval) for the pre-development and post-development scenarios;
- 9.8.4 The Stormwater discharge is to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual*;
- 9.8.5 Each part of the lot is self draining;
- 9.8.6 The volume of detention is sufficient to attenuate the peak discharge from the site to ensure non-worsening for a range of design rainfall events up to and including the 100 year Average Recurrence Interval (ARI) event, in accordance with the provisions of the *Queensland Urban Drainage Manual*;
- 9.8.7 The potential pollutants in stormwater discharged from the site are managed in accordance with current best industry practices and in accordance with *State Planning Policy 2016 – Water Quality*.
- 9.8.8 The stormwater management plan is accompanied by full calculations; including electronic modelling files from industry standard modelling software, (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy.
- 9.8.9 It includes detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy.

10.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 10.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the site.
- 10.2 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 10.3 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure.

11.0 SITE WORKS

- 11.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 11.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan which clearly identifies the following:
- 11.2.1 the location of cut and/or fill;
 - 11.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 11.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 11.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
 - 11.2.5 the maintenance of access roads to and from the site so that they are free of all cut and/or fill material and cleaned as necessary.

Note: Cut and fill of the subject allotment(s) may require a geotechnical investigation to be carried out by a certified Registered Professional Engineer of Queensland given the soil materials in this area and history of drainage issues.

- 11.3 All earthworks must be undertaken in accordance with *Australian Standards, AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 11.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 11.5 The structural design of all retaining walls above one (1) metre in height must be separately and specifically certified by a Registered Professional Engineer of Queensland as part of the Operational Works submission. A Registered Professional Engineer of Queensland must on completion certify that all works are compliant with the approved design.
- 11.6 The approved design and/or the construction of the retaining walls must not be modified or altered without Council's prior written approval.
- 11.7 Vegetation must not be cleared unless and until written approval has been provided by Council. A Development Permit for Operational Works constitutes written approval, only for the purposes of clearing vegetation directly pertinent to the operational works which are the subject of the Development Permit. Details of vegetation proposed to be cleared should be provided as part of the Environmental Management Plan
- 11.8 All site works must be undertaken to ensure that there is:
- 11.8.1 no increase in upstream or downstream flood levels for all levels of immunity up to Q100;
 - 11.8.2 no increase in velocity profiles, for which no remedy exists to prevent

erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and

- 11.8.3 a lawful point of discharge to which the developed flows from the land drain. Easements will be required over any other land to accommodate the flows.

12.0 BUILDING WORKS

- 12.1 A separate Building Works approval must be obtained for the development.
- 12.2 All external elements, such as air conditioners, pool and spa pumps and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 12.3 All waste storage areas must be provided in accordance with the *Environmental Protection Regulation 2008* and must be:
- 12.3.1 designed and located so as not to cause a nuisance to neighbouring properties; and
- 12.3.2 aesthetically screened from any road frontage or adjoining property;
- 12.3.3 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2002*.

Note: As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.

13.0 LANDSCAPING WORKS

- 13.1 A Landscaping Plan must be submitted with the first application for a Development Permit for Operational Works. The landscaping must be constructed and/or established prior to the commencement of the use and the landscape areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.
- 13.2 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable
- 13.3 The landscaped areas must be subject to:
- 13.3.1 a watering and maintenance plan during the establishment moment; and
- 13.3.2 an ongoing maintenance and replanting programme.

14.0 ELECTRICITY

- 14.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 14.2 Evidence that the development is provided with electricity services from the relevant service provider must be provided to Council, prior to the commencement of the use.

15.0 TELECOMMUNICATION

- 15.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 15.2 Evidence that the development is provided with telecommunications services from the relevant service provider must be provided to Council, prior to the commencement of the use.

Note: For telecommunications services, written evidence must be in the form of either

a “Telecommunications Infrastructure Provisioning Confirmation” where such services are provided by Telstra or a “Notice of Practical Completion” where such services are provided by the NBN.

16.0 ASSET MANAGEMENT

- 16.1 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 at full cost to the Developer.
- 16.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 16.3 ‘As constructed’ information pertaining to assets to be handed over to Council and those which may have an impact on Council’s existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

17.0 OPERATING PROCEDURES

- 17.1 All construction materials, waste, waste skips, machinery and contractors’ vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors’ vehicles will be permitted in Olive Street, McMillan Avenue or Norman Road.
- 17.2 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 “Control of the obtrusive effects of outdoor lighting”*.
- 17.3 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 17.4 Noise emitted from the activity must not cause an environmental nuisance.
- 17.5 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.
- 17.6 All waste storage areas must be:
- 17.6.1 kept in a clean and tidy condition; and
 - 17.6.2 maintained in accordance with *Environmental Protection Regulation 2008*.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships website www.datsip.qld.gov.au.

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

Moved by: Councillor Rutherford

Seconded by: Councillor Wickerson

MOTION CARRIED

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS QUESTIONS

11 CLOSURE OF MEETING

There being no further business the meeting closed at 10.12am.

SIGNATURE

CHAIRPERSON

DATE