



PLANNING & DEVELOPMENT COMMITTEE MEETING

MINUTES

13 OCTOBER 2015

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**REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON ON
TUESDAY, 13 OCTOBER 2015 COMMENCING AT 1.45PM**

1 OPENING

1.45PM Councillor Rutherford left the meeting.
1.45PM Chief Executive Officer left the meeting.
1.47PM Chief Executive Officer returned to the meeting.

2 PRESENT

Members Present:

The Mayor, Councillor M F Strelow (Chairperson)
Councillor C E Smith
Councillor C R Rutherford
Councillor S J Schwarten
Councillor A P Williams
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Holmes – General Manager Regional Services
Mr R Claus – Executive Manager Regional Development
Ms A O'Mara – Acting Manager Development and Building
Mr J McCaul – Coordinator Development Engineering
Ms C Hibberd – Planning Officer
Ms L Price – Community Awareness Officer
Ms I Taylor – Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence for the meeting was previously granted to Councillor Rose Swadling and Councillor Greg Belz.

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning & Development Committee held on 22 September 2015 be taken as read and adopted as a correct record.

Moved by: Councillor Williams

Seconded by: Councillor Smith

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND DEVELOPMENT COMMITTEE

File No: 10097

Attachments: 1. Business Outstanding Table for Planning and Development Committee

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 Development Committee is presented for Councillors' information.

COMMITTEE RESOLUTION

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

Moved by: Councillor Williams

Seconded by: Councillor Smith

MOTION CARRIED

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/79-2015 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT

File No: D/79-2015
Attachments: 1. Locality Plan
 2. Proposal Plan
Authorising Officer: Tarnya Fitzgibbon - Manager Development and Building
 Robert Holmes - General Manager Regional Services
Author: Corina Hibberd - Planning Officer

SUMMARY

Development Application Number: D/79-2015
Applicant: Glen Lawrence Reynolds
Real Property Address: Lot 14 on R26286, Parish of Murchison
Common Property Address: 44 Robison Street, Park Avenue
Area of Site: 1,993 square metres
Planning Scheme: Rockhampton City Plan 2005
Rockhampton City Plan Area: Park Avenue Industrial Area - Precinct 1, Industrial Precinct (Park Avenue Low Impact Industry)
Planning Scheme Overlays: Nil
Existing Development: House and associated out buildings
Existing Approvals: Building Permit for a New Dwelling (approved 12 November 1963); Building Permit for a New Garage (approved 21 July 1965)
Approval Sought: Development Permit for a Material Change of Use for a Vehicle Depot
Level of Assessment: Code Assessable
Submissions: Not Applicable
Referral Agency(s): Nil
Adopted Infrastructure Charges Area: Charge Area One
Application Progress:

<i>Application Lodged:</i>	5 June 2015
<i>Application Properly Made:</i>	1 July 2015
<i>Request for Further Information sent:</i>	2 July 2015
<i>Request for Further Information responded to:</i>	14 July 2015
<i>Public Notification period commenced:</i>	17 August 2015
<i>Public Notification completed:</i>	8 September 2015
<i>Extension of Decision Making period:</i>	15 September 2015 (extended to 13 October 2015)
<i>Statutory due determination date:</i>	8 October 2015

COMMITTEE RESOLUTION**RECOMMENDATION A**

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot, made by Gracemere Surveying and Planning Consultants Pty Ltd on behalf of Glen Lawrence Reynolds, on Lot 14 on R26286, Parish of Murchison, located at 44 Robison Street, Park Avenue, 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) Access Works; and
- (ii) Water Works.

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>
Proposal Plan	150720-01a Sheet 1 of 1	5 June 2015
Architectural Drawings	J52900001290	No Date

Vehicle Swept Path	150720-03 Sheet 1 of 1	27 May 2015
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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 ACCESS WORKS

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

3.2 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 works).

3.3 The proposed access to the development must be upgraded at Robison Street to comply with the requirements of the *Capricorn Municipal Development Guidelines*.

3.4 All vehicles must ingress and egress the development in a forward gear.

4.0 WATER WORKS

4.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water 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*, *Water Supply (Safety and Reliability) Act*, the *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).

4.3 The development must be connected to Council's reticulated water network.

4.4 The existing 100 millimetre diameter Water Main at Robison Street must be extended (at least fifty (50) metres in length) and a Fire Hydrant must be installed at the end of the main. This non-trunk infrastructure is conditioned under section 665 of the *Sustainable Planning Act 2009*.

5.0 PLUMBING AND DRAINAGE WORKS

5.1 All internal 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.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

6.1 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.

6.2 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.

7.0 SITE WORKS

7.1 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.

8.0 BUILDING WORKS

8.1 All external elements, such as air conditioners and associated equipment, must be

adequately screened from public view to Council's satisfaction.

- 8.2 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the 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"*.

- 8.3 All waste storage areas must be aesthetically screened from any frontage or adjoining property.

9.0 LANDSCAPING WORKS

- 9.1 Where there is sufficient space, landscaping must be established between the shed and the fence along the street frontage.

- 9.2 The southern and western boundary of the shed must be bordered with a one (1) metre wide landscaping buffer. The landscaping must consist of semi-mature plants for an immediate effect. The plants must have a minimum height of 1.5 metres at full maturity.

- 9.3 All landscaping must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.

- 9.4 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).

10.0 ELECTRICITY AND TELECOMMUNICATIONS

- 10.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

11.0 ASSET MANAGEMENT

- 11.1 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.

- 11.2 Any damage to existing water supply or sewerage infrastructure, 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.

12.0 OPERATING PROCEDURES

- 12.1 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 Robison Street.

- 12.2 Noise emitted from the activity must not cause an environmental nuisance.

- 12.3 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.

- 12.4 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to the sewer network in accordance with a Trade Waste Permit.

- 12.5 All chemicals and/or environmentally hazardous liquids must be contained within a covered, bunded storage area that has a volume of at least that of the largest container in the bund plus twenty-five percent (25%) of the total storage capacity.

- 12.6 The hours of operations for the development must be limited to:
- 12.6.1 0600 hours to 1600 hours on Monday to Saturday; and
 - 12.6.2 No operations on Sunday or Public Holidays.
- 12.7 The scale of the use is limited to one (1) to two (2) staff members and the following vehicles: a single truck (6.5 tonne light rigid vehicle) and trailer, a 1.7 tonne excavator, a three (3) tonne excavator, a twenty-two (22) tonne excavator and two (2) x fifty-seven (57) HP (horsepower) cougar bobcats.
- 12.8 The use (including the storage and parking of all vehicles and ancillary equipment and other items) must not occur outside of the floor area of the shed and awning.

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 Multicultural Affairs website: www.datsima.qld.gov.au.

NOTE 2. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Work Health and Safety Act 2011* and *Public Health Act 2005*.

NOTE 3. 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 property during all stages of the development including earthworks, construction and operation.

NOTE 4. 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. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate odour and noise impacts from the surrounding lawful non-residential uses. These measures must be undertaken at the expense of the property owner(s).

NOTE 5. Works in Road Reserve Permit

It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Standard *Capricorn Municipal Development Guideline* Drawings) may be accepted in place of the Development Permit for Operational Works (access works).

NOTE 6. Infrastructure Charges Notice

This application is subject to infrastructure contributions in accordance with Council policies. The contributions are presented on an Infrastructure Charges Notice.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot, made by Gracemere Surveying and Planning Consultants Pty Ltd on behalf of Glen Lawrence Reynolds, on Lot 14 on R26286, Parish of Murchison, located at 44 Robison Street, Park Avenue, Council resolves to issue an Infrastructure Charges Notice for the amount of \$13,260.00

Moved by: Councillor Fisher
Seconded by: Councillor Williams
MOTION CARRIED

8.2 D/39-2015 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT

File No: D/39-2015

Attachments:

1. Locality Plan
2. Site Plan
3. Admin Building Floor Plan
4. Workshop Floor Plan
5. Elevations

Authorising Officer: Tarnya Fitzgibbon - Manager Development and Building
Robert Holmes - General Manager Regional Services

Author: Corina Hibberd - Planning Officer

SUMMARY

Development Application Number: D/39-2015

Applicant: Young's Bus Service

Real Property Address: Lot 2 on RP600286, Lot 3 on RP600286, Lot 4 on RP600286, Lot 13 on RP600293, Lot 1 on RP600287, Lot 2 on RP600287, Lot 3 on RP600287 and Lot 4 on RP600287, Parish of Rockhampton

Common Property Address: 274 George Street, 276-278 George Street and 280-282 George Street, Rockhampton City

Area of Site: 4,174 square metres

Planning Scheme: Rockhampton City Plan 2005

Rockhampton City Plan Area: Transport Industrial Area
Depot Hill Residential Area – Precinct 2 - Western Residential Precinct

Planning Scheme Overlays: Railway Noise Affected Area

Existing Development: Vacant (previously bus depot)

Existing Approvals: Various historic approvals associated with demolished bus depot

Approval Sought: Development Permit for a Material Change of Use for a Vehicle Depot

Level of Assessment: Impact Assessable

Submissions: One (1)

Referral Agency(s): Department of State Development, Infrastructure and Planning

Adopted Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	25 March 2015
<i>Acknowledgment Notice issued:</i>	2 April 2015
<i>Request for Further Information sent:</i>	17 April 2015
<i>Government Agency Response:</i>	16 July 2015

<i>Request for Further Information responded to:</i>	<i>23 July 2015</i>
<i>Submission period commenced:</i>	<i>7 August 2015</i>
<i>Submission period end:</i>	<i>31 August 2015</i>
<i>Notice of Compliance received:</i>	<i>7 September 2015</i>
<i>Council request for additional time:</i>	<i>24 September 2015 (extended to 3 November 2015)</i>
<i>Statutory due determination date:</i>	<i>3 November 2015</i>

1.53PM Councillor Rutherford returned to the meeting.

COMMITTEE RESOLUTION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot, made by Gannon and Gannon Pty Ltd on behalf of Young's Bus Service on Lot 2 on RP600286, Lot 3 on RP600286, Lot 4 on RP600286, Lot 13 on RP600293, Lot 1 on RP600287, Lot 2 on RP600287, Lot 3 on RP600287 and Lot 4 on RP600287, Parish of Rockhampton, located at 274 George Street, 276-278 George Street and 280-282 George Street, Rockhampton City, Council resolves to Approve the application despite its conflict with the planning scheme and provide the following grounds to justify the decision:

- a) The proposed development offers a more attractive development on an important street in the region, and is a vast improvement to the existing disorganised site layout. There are similar scale vehicle depots in the area that have existing use rights and that do not compromise the key rural character of the area;
- b) The use has operated at this site for over sixty (60) years;
- c) The proposal eliminates the secondary access from Murray Street and the open air storage of buses;
- d) The new development is likely to result in a better local environment for residents regarding noise and light;
- e) It is a key part of Rockhampton's public transport network and is required to be based as close as possible to the Rockhampton CBD. It is located within the appropriate zone, being the Transport Industrial Area;
- f) The proposed use does not compromise the achievements of the Desired Environmental Outcomes in the *Rockhampton City Plan 2005*;
- g) Assessment of the development against the relevant zone outcomes, planning scheme codes and local planning 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
- h) The proposed development does not compromise the relevant State Planning Policy.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot, made by Gannon and Gannon Pty Ltd on behalf of Young's Bus Service on Lot 2 on RP600286, Lot 3 on RP600286, Lot 4 on RP600286, Lot 13 on RP600293, Lot 1 on RP600287, Lot 2 on RP600287, Lot 3 on RP600287 and Lot 4 on RP600287, Parish of Rockhampton, located at 274 George Street, 276-278 George Street and 280-282 George Street, Rockhampton City, 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) Stormwater Works;
 - (iv) Site Works; and
 - (v) Landscaping Works.
 - 1.6.2 Plumbing and Drainage Works;
 - 1.6.3 Building Works and;
 - 1.6.4 Building Works (Demolition).
- 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.
- 1.10 Lots 2, 3 and 4 on RP600286, Lots 1, 2, 3 and 4 on RP600287 and Lot 13 on RP600293 must be amalgamated and registered as one lot prior to the commencement of the use.

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>
Proposed Site Plan	Project No. 11056, Sheet No. SD03 – Revision 14	25 February 2015

Admin Building Floor Plan	Project No. 11056, Sheet No. SD04 – Revision 3,	25 February 2015
Workshop Floor Plan	Project No. 11056, Sheet No. SD05 – Revision 3	25 February 2015
Elevations	Project No. 11056, Sheet No. SD06 – Revision 2	25 February 2015
Proposed Landscaping Plan	Project No. 11056, Sheet No. SD09 Revision 1	25 February 2015
Roadworks Plan	R14279/SK3	Undated
Existing Catchment Plan	R14279/SK11	Undated
Proposed Catchment Plan	R14279/SK12	Undated

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 ROAD WORKS

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

3.2 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).

3.3 A concrete pathway, with a minimum width of 2.0 metres, must be constructed for the full frontage of the site on George Street.

3.4 All pathways must incorporate kerb ramps at all road crossing points.

3.5 Traffic signs and pavement markings 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*.

4.0 ACCESS AND PARKING WORKS

4.1 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.

4.2 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).

4.3 All parking spaces, access driveway(s), and vehicular manoeuvring areas associated with this proposed development must be concrete paved or asphalted.

4.4 On-street car parking spaces must be designed as per the 'End Clearances' requirements of Australian Standard AS 2890.5-1993 *"Parking Facilities- On-street Parking"*. Non-compliant parking spaces must be removed.

- 4.5 The proposed southern access to the development must be limited to 'Entry' only and the northern access must be limited to 'Exit' only.
- 4.6 All vehicles must ingress and egress the development in a forward gear.
- 4.7 Direct vehicle access to the development from Murray Street is prohibited. A property note to this effect will be entered against the property.
- 4.8 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"*.
- 4.9 Wheel stops must be installed at the proposed on-street parking for the safety of pedestrians using the footpath.
- 4.10 Line markings must be installed between the proposed access and on-street car parking spaces with appropriate clearances for buses to enter and exit the site.
- 4.11 Universal access parking spaces must be provided in accordance with *Australian Standard AS2890.6 "Parking Facilities - Off-Street parking for people with disabilities"*.
- 4.12 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"*.
- 4.13 Road signage and pavement markings must be installed in accordance with the *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 4.14 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for Roads and Public Spaces"*.

5.0 SEWERAGE WORKS

- 5.1 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*, and *Plumbing and Drainage Act*.
- 5.2 The development must be connected to Council's reticulated sewerage network.
- 5.3 The existing sewerage connection point(s) must be retained and upgraded, if necessary, to service the development.
- 5.4 All works must be undertaken in accordance with a Council Building Over/Adjacent to Local Government Sewerage Infrastructure Policy or *Queensland Development Code, Mandatory Part 1.4 "Building over or near relevant infrastructure"*.
- 5.5 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

6.0 WATER WORKS

- 6.1 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*, and the *Plumbing and Drainage Act*.
- 6.2 The development must be connected to Council's reticulated water network.
- 6.3 The existing water connection point(s) must be retained and upgraded, if necessary, to service the development.
- 6.4 Water meter boxes or fire hydrants located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.

7.0 PLUMBING AND DRAINAGE WORKS

- 7.1 All internal 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.
- 7.2 Sewerage/Amended 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.
- 7.3 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.

8.0 STORMWATER WORKS

- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 8.2 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).
- 8.3 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.
- 8.4 The Operational Works (stormwater works) application must include an assessment of how the development meets the stormwater design objectives as per the State Planning Policy Code of 'Water Quality' of the *State Planning Policy 2014*.
- 8.5 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.

9.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 9.1 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 9.2 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.

10.0 SITE WORKS

- 10.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
- 10.2.1 the location of cut and/or fill;
 - 10.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 10.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and

- 10.2.5 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.
- 10.3 All earthworks must be undertaken in accordance with *Australian Standards, AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 10.4 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.
- 11.0 BUILDING WORKS
- 11.1 All building works must be undertaken in accordance with a Council's Building Over/Adjacent to Local Government Sewerage Infrastructure Policy or Queensland Development Code, Mandatory Part 1.4 "*Building over or near relevant infrastructure*".
- 11.2 The current openings at the front and rear boundaries of the development must remain unenclosed for ventilation purposes regarding the sewer access chambers. The development must not be fully enclosed at any time.
- 11.3 Impervious paved and drained washdown areas to accommodate all refuse containers must be provided. The areas must be aesthetically screened from any road frontage or adjoining property.
- 11.4 All structures must maintain a clearance of two (2) metres to any sewerage infrastructure.
- 11.5 All existing structures on the subject land must be demolished.
- 11.6 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.
- 11.7 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the 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"*.
- 11.8 The site must be fenced along all adjoining boundaries with a 1.8 metre high solid fence to ensure privacy and security to adjoining residential properties.
- 11.9 Impervious paved and drained washdown areas to accommodate all refuse containers must be provided. The areas must be aesthetically screened from any road frontage or adjoining property.
- 12.0 LANDSCAPING WORKS
- 12.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works on the site.
- 12.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:
- 12.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
- (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlayed or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;

- (iv) underground and overhead services;
- (v) typical details of critical design elements (stabilisation of batters, retaining walls, podium/balcony planters, trees in car park areas, fences);
- (vi) details of landscape structures including areas of deep planting; and
- (vii) specification notes on mulching and soil preparation.

12.2.2 A "Planting Plan" and supporting documentation which includes:

- (i) trees, shrubs and groundcovers to all areas to be landscaped;
- (ii) position and canopy spread of all trees and shrubs;
- (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging). All plants shall be located within an edged garden; and
- (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting.

12.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.

12.4 Landscaping, or any part thereof, upon reaching full maturity, must not:

- (i) obstruct sight visibility zones as defined in the *Austroads 'Guide to Traffic Engineering Practice'* series of publications;
- (ii) adversely affect any road lighting or public space lighting; or
- (iii) adversely affect any Council infrastructure, or public utility plant.

12.5 All landscaping must be constructed and or established, in accordance with the requirements of the Development Permit for Operational Works (landscaping works), prior to the commencement of the use.

12.6 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).

13.0 ELECTRICITY AND TELECOMMUNICATIONS

13.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

14.0 ASSET MANAGEMENT

14.1 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.

14.2 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.

15.0 ENVIRONMENTAL

15.1 An Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.

16.0 OPERATING PROCEDURES

- 16.1 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 George Street, George Lane or Murray Street.
- 16.2 The hours of operations are limited to 0500 to 2100 of any given day.
- 16.3 The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must enter the site outside these times to wait for unloading/loading.
- 16.4 Cleaning of plant equipment and vehicles must be carried out in an area where waste water can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
- 16.5 Noise emitted from the activity must not cause an environmental nuisance.
- 16.6 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to the sewer network in accordance with a trade waste permit.
- 16.7 All chemicals and/or environmentally hazardous liquids must be contained within a covered, bunded storage area that has a volume of at least that of the largest container in the bund plus twenty-five per cent (25%) of the total storage capacity.
- 16.8 An appropriate spill kit must be kept on-site for neutralising or decontaminating spills. The spill kit must be clearly identifiable, maintained regularly and stored in a central location that is easily accessible to employees. Staff must be adequately trained in the use of these materials. The spill kit may consist of:
- 16.8.1 a bin with a tight-fitting lid, partially filled with non-combustible absorbent material such as vermiculite;
 - 16.8.2 a broom, shovel, face shield, chemically-resistant boots and gloves; and
 - 16.8.3 waste bags and ties.
- 16.9 Any spillage of environmentally hazardous liquids or other materials must be cleaned up as quickly as practicable. Any spillage of waste and/or contaminants must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.
- 16.10 All waste storage areas must be kept in a clean, tidy condition in accordance with *Environmental Protection (Waste Management) Regulations*.
- 16.11 Regulated waste and any other waste must not be released to the environment, stored, transferred or disposed of in such a manner that it will or may cause environmental harm or nuisance. This includes any waste being burnt or incinerated at the premises.
- 16.12 Adequate procedures and measures (including an inventory control system) must be in place to monitor the storage volumes within chemical tanks to prevent overflow and to detect leaks and for the inspection and maintenance of environmental control measures, for example, bunding, wastewater containment devices, interceptors and acoustic enclosures.
- 16.13 All fuel dispensing areas must be drained to a holding tank or the sewer through a trade waste approved oil interceptor/separation system.
- 16.14 The workshop must have an impervious floor that is adequately bunded and drains to a holding tank or the sewer through an approved oil interceptor/separation system.

ADVISORY NOTESNOTE 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 Multicultural Affairs website: www.datsima.qld.gov.au.

NOTE 2. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Work Health and Safety Act 2011* and *Public Health Act 2005*.

NOTE 3. 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 property during all stages of the development including earthworks, construction and operation.

NOTE 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the premises, Council's Environment and Public Health Unit should be consulted to determine whether any approvals are required. Such activities may include storage of flammable and combustible liquid and environmentally relevant activities such as motor vehicle workshop operations. Approval for such activities is required before 'fitout' and operation.

NOTE 5. 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.

NOTE 6. Property Notes

All bus access to and from the development must be via George Street only. Direct vehicular access to the site from Murray Street is prohibited.

RECOMMENDATION C

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot, made by Gannon and Gannon Pty Ltd on behalf of Young's Bus Service on Lot 2 on RP600286, Lot 3 on RP600286, Lot 4 on RP600286, Lot 13 on RP600293, Lot 1 on RP600287, Lot 2 on RP600287, Lot 3 on RP600287 and Lot 4 on RP600287, Parish of Rockhampton, located at 274 George Street, 276-278 George Street and 280-282 George Street, Rockhampton City, Council resolves not to issue an Infrastructure Charges Notice.

Moved by: **Councillor Smith**

Seconded by: **Councillor Fisher**

MOTION CARRIED UNANIMOUSLY

9 STRATEGIC REPORTS

9.1 DEVELOPMENT INCENTIVES POLICY

File No: 7028
Attachments: 1. Development Incentives Policy
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: Tarnya Fitzgibbon - Manager Development and Building

SUMMARY

Following a review of the Development Incentives Policy principles and operation, amendments are proposed to be made to the policy.

2.00PM Councillor Schwarten attended the meeting.

COMMITTEE RESOLUTION

THAT Council update the Adopted Infrastructure Charges Resolution references and references to RockePlan and development under RockePlan and a one hour workshop on the Development Incentives Policy be held.

Moved by: Mayor Strelow
Seconded by: Councillor Smith

MOTION CARRIED

9.2 DEVELOPMENT AND BUILDING SECTION - AUGUST OPERATIONS REPORT

File No: 7028
Attachments: 1. Monthly Report - August 2015
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: Tarnya Fitzgibbon - Manager Development and Building

SUMMARY

The monthly operations report for the Development and Building Section as at 31 August 2015 is presented for Councillors information.

COMMITTEE RESOLUTION

THAT the Development and Building Section report for August be received.

Moved by: Mayor Strelow
Seconded by: Councillor Rutherford
MOTION CARRIED

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS\QUESTIONS

12 CLOSURE OF MEETING

There being no further business the meeting closed at 2.10pm.

SIGNATURE

CHAIRPERSON

DATE