



PLANNING AND REGULATORY COMMITTEE MEETING

MINUTES

2 MAY 2017

These Committee Recommendations contained within these minutes were adopted at the Council Meeting on 9 May 2017.

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**REPORT OF THE PLANNING AND REGULATORY COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 2 MAY 2017 COMMENCING AT 9.03AM**

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 S Gatt – Manager Planning and Regulatory Services
Mr G Randall – Coordinator Local Laws
Ms C Hayes – Coordinator Health and Environment
Ms T Fitzgibbon – Coordinator Development Assessment
Mr T Gardiner – Planning Officer
Ms A Johnson – Planning Administration Officer
Ms F McRae – Media Officer
Ms S Friske – Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning and Regulatory Committee held on 4 April 2017 be taken as read and adopted as a correct record.

Moved by: Councillor Rutherford

Seconded by: Councillor Smith

MOTION CARRIED

**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.

COMMITTEE RECOMMENDATION

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

Moved by: Councillor Fisher

Seconded by: Councillor Rutherford

MOTION CARRIED

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.

COMMITTEE RECOMMENDATION

THAT the Committee Report Delegations – March 2017 be received.

Moved by: Councillor Fisher
Seconded by: Councillor Rutherford

MOTION CARRIED

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

COMMITTEE 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:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
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 sightly condition at all times.

Moved by: Councillor Smith

Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS\QUESTIONS

11 CLOSURE OF MEETING

There being no further business the meeting closed at 9:30am.

SIGNATURE

CHAIRPERSON

DATE