MINUTES OF COMMUNITY & DEVELOPMENT COMMITTEE MEETING NO 4
HELD IN THE FRASER COAST REGIONAL COUNCIL CHAMBERS,
77 TAVISTOCK STREET, TORQUAY, HERVEY BAY
ON WEDNESDAY 8 JUNE, 2011 COMMENCING AT 9.35AM

PRESENT:
Councillor Barb Hovard (Chairperson)
Councillor Julie Arthur
Councillor Sue Brooks
Councillor David Dalgleish
Councillor Linda Harris
Councillor Debbie Hawes
Councillor Mick Kruger
Councillor Belinda McNeven
Councillor Les MucKan
Councillor Gerard O'Connell

STAFF IN ATTENDANCE:
Chief Executive Officer, Ms Lisa Desmond
Acting Director Community & Development, Mr Andy Gaze
Director Infrastructure & Environment, Mr Wayne Sweeney
Executive Manager Development Assessment, Mr Michael Ellery
Senior Planner, Mr Paul Rice
Planner, Ms Mikaela McNamara
Principal Officer Corporate Communication & Marketing, Mr Kevin Corcoran
Meeting Secretary, Mrs Julie Schoonderwoerd

P&D 1 APOLOGIES

RESOLUTION (Arthur / MucKan)

That the apology from Councillor Nioa, who is absent due to illness, be accepted.

Carried Unanimously
P&D 4/34/06/11

P&D 2 DISCLOSURE OF INTERESTS

Nil

P&D 3 CONFIRMATION OF MINUTES OF MEETINGS

P&D 3.1 Planning and Development Committee Meeting No. 3 – 11 May, 2011

RESOLUTION (Hawes / Kruger)

That the Minutes of Planning and Development Committee Meeting No. 3 held on 11 May, 2011, be confirmed.

Carried Unanimously
P&D 4/35/06/11

P&D 4 PUBLIC PARTICIPATION (AGENDA ITEMS ONLY)

Nil

P&D 5 OFFICERS' REPORTS – DEVELOPMENT ASSESSMENT

P&D 5.1 Application for Development Permit - Material Change Of Use - Telecommunications Facility at 94-102 Banksia Street, Point Vernon – Aurecon on Behalf of Optus Pty Ltd

RESOLUTION (Brooks / O'Connell)

That the application by Vanessa Davies for a Development Permit for a Material Change of Use for a Telecommunications Facility, located at 94-102 Banksia Street, Point Vernon, being Lot 165 on MCH 2559, be approved generally in accordance with the following plans:

Plan / Document number	Plan / Document name	Date
B8617D-P3 04	'Draft Site Layout Candidate "D"', prepared by Connell Wagner	Dated 25 April 2008
B8617D-P4 04	'Draft Site Elevation Candidate "D"', prepared by Connell Wagner	Dated 25 April 2008

This approval is subject to the following conditions, which must be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council or Wide Bay Water Corporation (WBWC) unless specified in any particular condition:-

PRECONSTRUCTION

GENERAL

1. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations shall be met as costs of the development including accurately locating all existing services before any development works commence.

2. Treat the Telecommunications Facility with natural or visually recessive colours and/or building materials in order to minimise the visual impact of the development. Details of the proposed finish treatment of the tower must be submitted to and approved by Council prior to issuance of a Building Permit.

Vegetation Management

3. Prior to the commencement of construction works, a temporary protection fence is to be erected to ensure the protection of vegetation surrounding the tower during construction works. In this regard during construction works all works are to be carried out in accordance with Australian Standard AS.4970-2009 "Protection of Trees on Development Sites" to ensure the long-term survival of trees to be protected.

CONSTRUCTION

Environmental Health

4. Contain airborne hazards and other emissions, such as ash, fumes, light, or odour from the building work on site and take all reasonable steps to prevent a release to neighbouring properties.

5. Contain all litter and building waste on the building site by the use of a skip or any other reasonable means during construction to prevent release to a neighbouring property.

6. Take all reasonable and practical measures to prevent pollutants from cutting, cleaning activities and waste concrete from entering gutters, drains and waterways.

7. Do not undertake works:

   a. on a Sunday or public holiday, at any time; or
   b. on a Saturday or business day, before 6.30 am or after 6.30 pm.

8. Implement drainage, erosion and sediment control measures and maintain in a proper and efficient working order during all construction activities. Ensure erosion and sediment runoff does not contaminate stormwater at unacceptable levels.

POST CONSTRUCTION

Lighting

9. Ensure any outdoor lighting is designed, installed and maintained to prevent any adverse effect on adjoining land and to ensure the level of illumination from any outdoor lighting erected on the site does not exceed eight (8) lux when measured at any level upwards from the ground at a distance of 1.5 metres from any boundary of the site.

General

10. Rectify any damage to Council infrastructure resulting from the development works, to the satisfaction of the Assessment Manager.

Carried Unanimously
MCU-101236
P&D 4/36/06/11

P&D 5 OFFICERS' REPORTS – DEVELOPMENT ASSESSMENT

P&D 5.2 Application for Preliminary Approval - Building Works Assessable Against the Planning Scheme - Removal of a Detached House at 12 Howard Street, Maryborough – Door Of Hope Maryborough Church Of Christ

RESOLUTION (O'Connell / Harris)

That the application by Door of Hope Maryborough Church of Christ for a Preliminary Approval for Building Works Assessable against the Planning Scheme for the Removal of a Detached House, located at 12 Howard Street, Maryborough, being Lot 32 on RP 3516, be approved subject to the following conditions, which must be met prior to the completion of the approved works, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council or Wide Bay Water Corporation (WBWC) unless specified in any particular condition:-

PRE-CONSTRUCTION

General

1. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations as costs of the development including accurately locating all existing services before any development works commence.

2. Consult with relevant authorities, ie. Wide Bay Water Corporation or Ergon Energy, with regards to disconnection from water, sewerage and electricity services. Any works are to be carried out as per requirements of the relevant authority.

CONSTRUCTION

General

3. Ensure any works undertaken on the site are carried out so as not to cause the ponding of water on any adjoining lands or the blockage or interference with any natural watercourse.

4. Ensure that any works associated with asbestos material are carried out by a licensed contractor.

Environmental Health

5. Contain airborne hazards and other emissions, such as ash, fumes, light, or odour from the building work on site and take all reasonable steps to prevent a release to neighbouring properties.

6. Contain all litter and building waste on the building site by the use of a skip or any other reasonable means during construction to prevent release to a neighbouring property.

7. Take all reasonable and practical measures to prevent pollutants from cutting, cleaning activities and waste concrete from entering gutters, drains and waterways.

8. Do not undertake work –

   (a) on a Sunday or public holiday, at any time; or
   (b) on a Saturday or business day, before 6.30 am or after 6.30 pm.

POST CONSTRUCTION

General

9. Rectify all damage to Council infrastructure (including pavement damage) incurred as a result of the development works to the satisfaction of the Assessment Manager prior to the issuance of the final certificate.

Carried Unanimously
BPS-108101
P&D 4/37/06/11

P&D 5 OFFICERS' REPORTS – DEVELOPMENT ASSESSMENT

P&D 5.3 Material Change of Use – Public Utility and Operational Works – Signage – 105 Hebblewhite Road, Nikenbah – Wide Bay Water Corporation C/- Doug Mackay – Urban Planet Town Planning Consultants

RESOLUTION (MucKan / Dalgleish)

That the application by Wide Bay Water Corporation C/- Doug Mackay - Urban Planet Town Planning Consultants for a Development Permit for Material Change of Use – Public Utility and Operational Works - Signage on land situated at 105 Hebblewhite Road, Nikenbah, being Lot 42 on M37305 be approved generally in accordance with the drawings titled 'Site Plan, Plan Ref 10078 – Wide Bay Water Solar Farm MCU, prepared by Urban Planet Town Planning Consultants and received on 16 August 2010 and 'Proposed Free Standing Signage', prepared by Urban Planet Town Planning Consultants and received on 19 May 2011. The approval is subject to the following conditions which must be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council unless specified in any particular condition:

GENERAL

1. Prior to commencement of any works on site, submit to and gain approval from the Assessment Manager, detailed site plans and elevations of all components of the utility, including details of all proposed buildings, equipment shelters and the solar panels (including any mounting structures).

2. Undertake the development in accordance with Council's Planning Scheme and Planning Scheme Policies.

3. Meet the costs of all development works including any necessary alteration or relocation of services, public utility mains or installations. The Developer is responsible to accurately locate all existing services before any development works commence.

4. Ensure the solar panels and associated infrastructure are set back a minimum of six (6) metres from all property boundaries.

VISUAL AMENITY AND REFLECTIVITY

5. Submit and gain approval for a Landscape Plan, prior to commencement of the use. The plan must include a schedule of all proposed trees, shrubs and ground cover, including the location and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface material in accordance with the Planning Scheme Policy 16 – Development Manual. The Landscape Plan must incorporate the following:

(a) Minimum two (2) metre wide landscaping strip within the site for the length of the southern boundary. Landscaping must incorporate screening trees and/or shrubs capable of growing to three (3) metres in height within five (5) years of planting. Select species in accordance with Planning Scheme Policy 16 – Development Manual.

(b) Minimum six (6) metre wide landscaping strip for the width of the subject site on the northern side of the solar array to of a height and alignment that will provide buffering of direct sightlines between the solar panels and existing and future residences located on the Ghost Hill ridge line to maintain rural scenic amenity, whilst not overshadowing the solar panels. Landscaping must incorporate screening trees and shrubs, with species selected in accordance with Planning Scheme Policy 16 – Development Manual.

6. Undertake all landscaping in accordance with the endorsed Landscape Plan within twenty (20) business days of commissioning the utility and maintain in perpetuity to the satisfaction of the Executive Manager Development Assessment.

7. Ensure the solar panels are constructed of non-reflective materials.

ENVIORNMENTAL

8. Contain all litter building waste, and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to a neighbouring properties or roads.

9. Carry out dust suppression on Hebblewhite Road and within the site as necessary to prevent dust nuisance to neighbouring properties during construction.

10. Undertake Sediment and Erosion control measures in accordance with the Best Practice Erosion and Sediment Control Guidelines (IECA, 2008).

SIGNAGE

11. Approval of signage is limited to the identification and/or promotion of the Public utility (Solar Farm) located on Lot 42 on M37305. Advertising for third parties is prohibited.

12. Ensure the signage is not lit or illuminated.

FENCING

13. Perimeter security fencing must be black or a similar dark non-reflective colour to ensure it is not a prominent feature in the rural landscape.

Carried Unanimously
MCU-101200
P&D 4/38/06/11

P&D 5 **OFFICERS' REPORTS – DEVELOPMENT ASSESSMENT**

P&D 5.4 **Request to Apply a Superseded Planning Scheme – Material Change of Use – Commercial Facilities (Medical Centre) – at Mayne Street, Tiaro – Fraser Coast Regional Council**

RESOLUTION (Harris / Dalgleish)

That the request to apply the superseded Tiaro Planning Scheme (2005) to the carrying out of a Material Change of Use for Commercial Facilities (Medical Centre), at Mayne Street, Tiaro, which was self-assessable, be approved.

Carried Unanimously
AS-100510.01
P&D 4/39/06/11

P&D 6 **OFFICERS' REPORTS – STRATEGIC PLANNING**

Nil

P&D 7 **OFFICERS' REPORTS – OTHER ITEMS**

P&D 7.1 **Quarterly Report - Development Assessment, Building Services and Strategic Planning - January - March 2011**

RESOLUTION (O'Connell / Harris)

That the report be received and noted.

Carried Unanimously
P&D 4/40/06/11

P&D 8 **QUESTIONS ON NOTICE**

Nil

P&D 9 CONFIDENTIAL

Nil

There being no further business the Meeting closed at 9.50am.

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CHAIRPERSON
PLANNING & DEVELOPMENT COMMITTEE

Confirmed at Planning and Development Committee Meeting No. 5 of the Fraser Coast Regional Council held on 13 July, 2011.

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MAYOR