

5.7. OPERATIONAL WORK ADVERTISING DEVICES 5-7 TEAMSTERS CLOSE CRAIGLIE

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| REPORT AUTHOR(S) | Jenny Elphinstone, Senior Planning Officer |
| GENERAL MANAGER | Nick Wellwood, General Manager Operations |
| DEPARTMENT | Development Assessment and Coordination |
| PROPOSAL | Operational Works (advertising devices x 3) |
| APPLICANT | Malone's Butchery Pty Ltd C/- RECS PO Box 894 PORT DOUGLAS QLD 4877 |
| LOCATION OF SITE | 10/5-7 Teamsters Close, Craiglie |
| PROPERTY | Lot 0 and Lot 10 on SP144722 |

LOCALITY PLAN

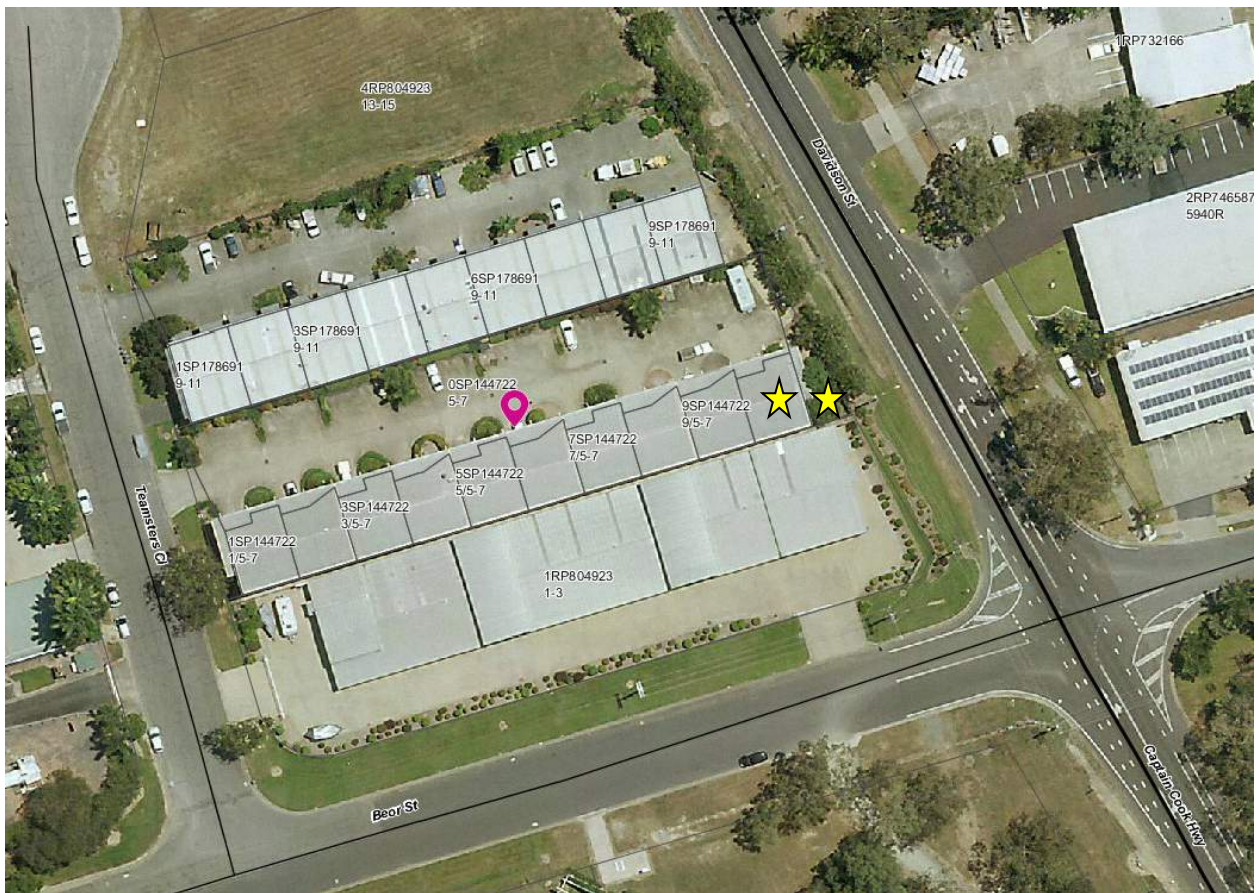


Figure 1 - Locality Plan

| | |
|--------------------------------------|------------------------------------|
| LOCALITY | Port Douglas and Environs |
| PLANNING AREA | Industry |
| PLANNING SCHEME | Douglas Shire Planning Scheme 2006 |
| REFERRAL AGENCIES | None Applicable. |
| NUMBER OF SUBMITTERS | Not Applicable. |
| STATUTORY ASSESSMENT DEADLINE | 1 December 2017 |
| APPLICATION DATE | 6 October 2017 |

RECOMMENDATION

That Council approves the development application for Operational Work for three (3) Advertising Devices over land described as Lots 0 and 10 on SP144722, located at 0/5-7 and Lot 10/5-7 Teamsters Close, Craiglie, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

| Drawing or Document | Reference | Date |
|-------------------------|--|-------------------|
| Site Plan/Locality Plan | RECS Project 100-2017 Sheet DA2 Revision A | 12 September 2017 |
| Proposed Signage | Generally in accordance with RECS Project 100-2017 Sheet DA1 Revision A dated 12 September 2017 and as amended by Condition 3. | To be determined |
| Elevations | Generally in accordance with RECS Project 100-2017 Sheet DA3 Revision A dated 12 September 2017 and as amended by Condition 3. | To be determined |

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Amended Design

3. The design is to be amended whereby:
 - a. size of the advertising devices must be reduced whereby:
 - i. The proposed projecting off-wall advertising device for Malone's Butchery is replaced with the location and dimensions of the existing Malone's Butchery sign and this sign is made structurally sound; and
 - ii. The proposed flat wall advertising devices for Sail Structures FNQ and RAM Engineering are each of the maximum dimensions 3m width by 2m height; and
 - b. The area of Lot 0 surrounding the Malone's Butchery advertising device is to be relandscaped.

A copy of the amended plan must be provided to satisfaction of the Chief Executive Officer prior to the erection and display of any Advertising Devices.

Body Corporate Consent

4. The erection and display of any advertising device on the landscaping area adjacent to the building, on Lot 0 on SP144722, must only be with the consent of the Body Corporate and the landscaping must be maintained.

Landscaping

5. The area of Lot 0 surrounding the Malone's Butchery advertising device must be landscaped to the satisfaction of the Chief Executive Officer. All advertising devices and the landscaping must be maintained in a neat and tidy manner.

No Animation, Flashing or Illumination

6. No advertising device is to be illuminated, flashing or animated.

Advertising Device Content

7. The advertising device content can only be for a business occupying land at 5-7 Teamsters Close, Craiglie, Lots 1-10 on SP144722.

ADVICE

1. This approval does not authorise the trespass onto any neighbouring land for the purpose of erecting and/or maintaining the advertising devices.

2. This approval, granted under the provisions of the *Planning Act 2009*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of section 85 of the *Planning Act 2016*.
 3. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
 4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
 5. For information relating to the *Planning Act 2016* log on to www.dilgp.qld.gov.au.
6To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.
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EXECUTIVE SUMMARY

Application has been made to display advertising devices: two signs to be flush with the building's wall; and one sign projecting off the wall. The land is located at Teamsters Close, Craiglie and backs onto the Captain Cook Highway. However, no vehicle access is available to the land from the Highway. The signage will be visible to north-travelling vehicles on the Highway.

There is currently a free standing sign on the land that promotes Malone's Butchery. While the Malone's Butchery shop is located in the town centre, the company also owns Lot 10 on the land. The existing advertising device is considered satisfactory. The proposed off-wall and flat wall advertising devices are considered excessive in size.

Provided the wall advertising devices are reduced in size and the Malone's Butchery advertising device is for the existing device, the advertising is considered acceptable and reflects the industrial character and use of the land.

A condition of the approval requires the landscaping to be reinstated and maintained.

TOWN PLANNING CONSIDERATIONS

Background

The industrial sheds on the land were established under a Development Permit issued by the former Douglas Shire Council on 29 July 2003. A concurrence agency condition of the approval states that no advertising device can be placed on the adjacent State-controlled road.

Proposal

The applicant seeks to display two signs affixed to the building façade, above the height of the neighbouring development.

An additional, third sign is proposed to project from the building adjacent to the Captain Cook Highway. Details of the proposed advertising devices is included in Attachment 1.

State Planning Requirements

There are no State requirements in respect to the application.

Douglas Shire Planning Scheme Assessment

An assessment of the development is tabled below.

Table 1.

| Douglas Shire Port Douglas and Environs Planning Locality | | Code Applicability | Compliance |
|--|---|-----------------------|---|
| Locality | Port Douglas and Environs | ✓ | Complies through conditions, refer to comment |
| Planning Area | Industry | ✓ | Complies through conditions refer to comment |
| General Code | Design and Siting of Advertising Devices Code | ✓ | Refer to comment |

Compliance Issues

Port Douglas and Environs Locality Code and Industry Planning Area Code

The land is in Special Management Area 3 – Service Industry Precincts (Craiglie). The acceptable solution states that all structures are to be setback 8 metres from the Highway or no closer than the average setback of adjacent properties and not within the landscaped setback to the Highway. The proposed off-wall advertising device is sited within this setback area. Concern is raised with the size of the projecting off-wall advertising device. There is an existing free-standing advertising device in this area and this is considered sufficient and in keeping with the character of the area. Photographs of the existing sign is included in Attachment 2.

The proposed wall advertising devices, while to be affixed to the wall, are also within the setback area. Concern is raised with the size of these devices and a condition of the approval requires these to be reduced.

A further condition of approval requires the landscaping to be re-established and maintained in the area of the Malone's Butchery device. These requirements enable the proposal to satisfactorily meet the performance criteria of the code.

Design and Siting of Advertising Devices Code

The proposed signage does not meet the acceptable solutions with respect to sign dimensions, area of signage, location of signage and the number of signs per premises. The acceptable solutions seek one sign per premises, a maximum width of 3m, a maximum height of 2m, a maximum area of 4m² and to be at a ground floor height. These measurements and requirements apply regardless of the site location.

The corresponding performance criteria states, “*Advertising Devices are subservient in scale to the primary use/s carried out on the site.*” The proposed height and position above ground of the advertising devices is consistent with the adjacent building. The width of the advertising devices is considered excessive as the devices occupy the total façade area for Unit 10 that is visible above the neighbouring building.

A condition of the approval requires the width of the wall signs to be a maximum of 3m having regard to the size of the façade.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development does not trigger Adopted Infrastructure Charges.

COUNCIL’S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council’s involvement will vary from information only through to full responsibility for delivery.

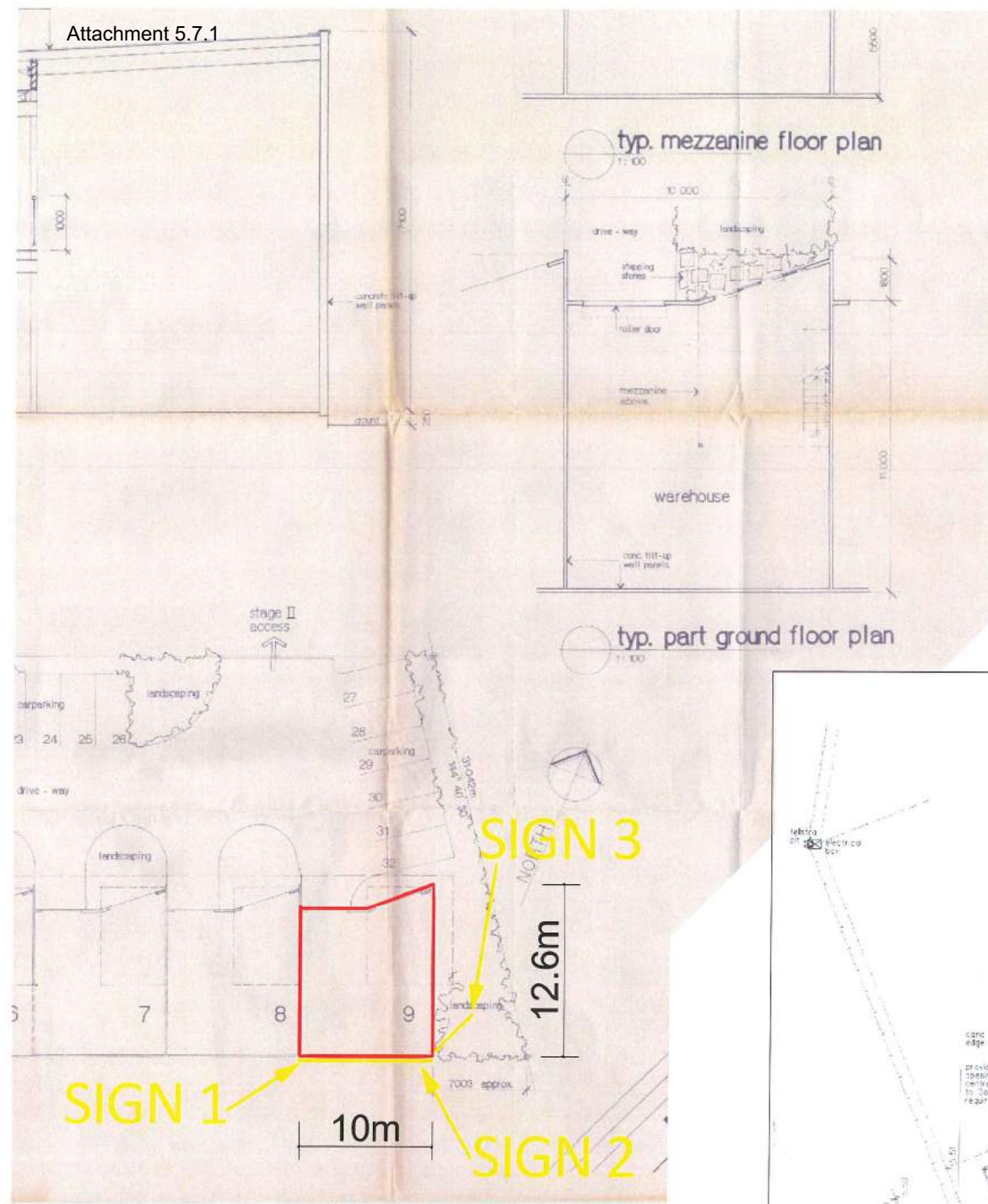
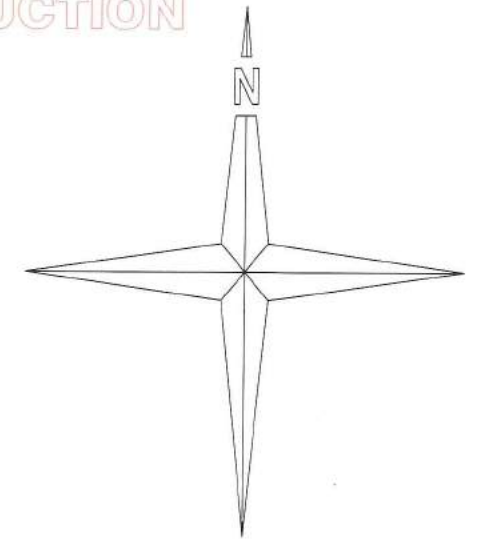
The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. Proposed Plans 5-7 Teamsters Close Attachment 1 **[5.7.1]**
2. Existing Signage 5-7 Teamsters Close Attachment 2 **[5.7.2]**

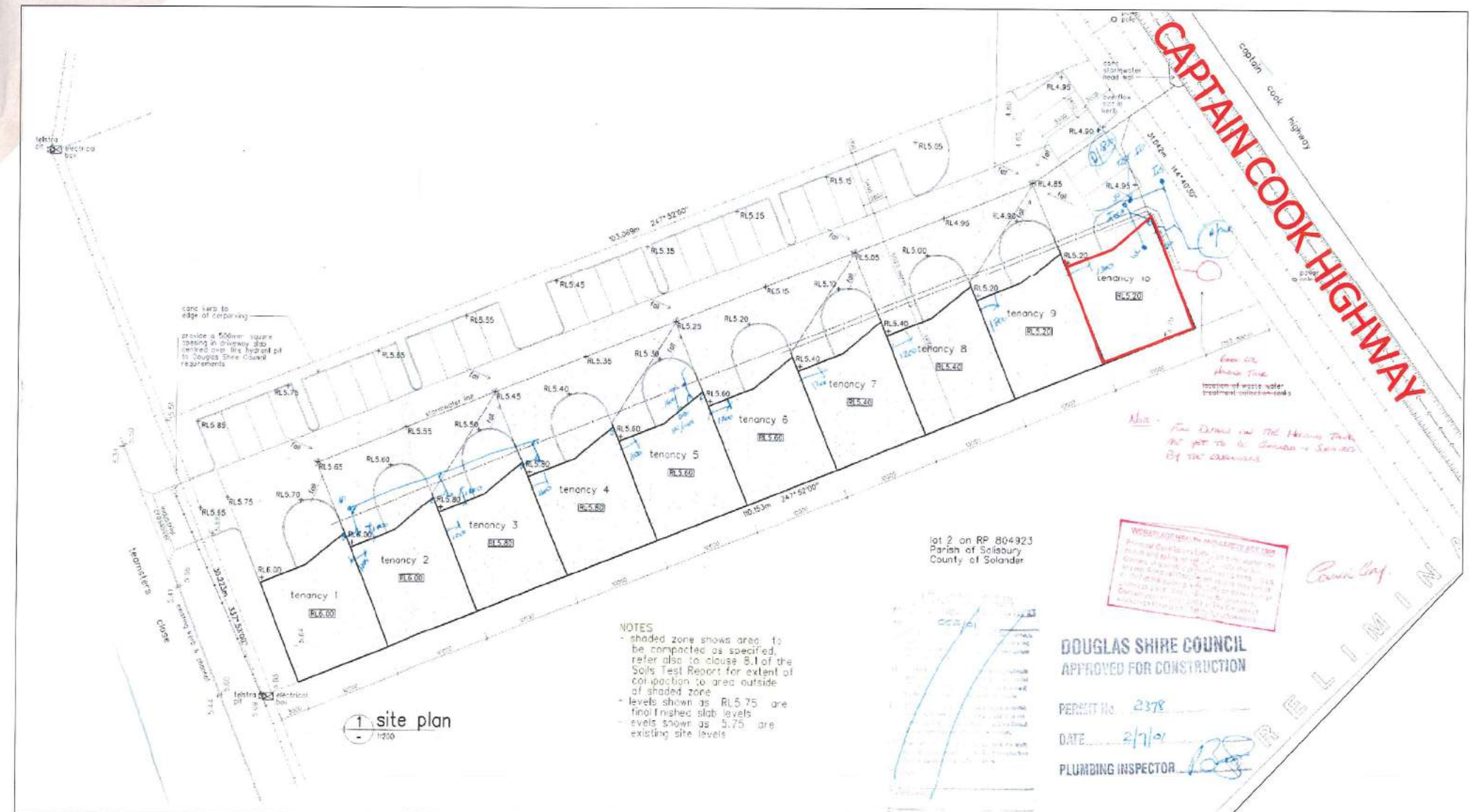


LEGAL DESCRIPTION

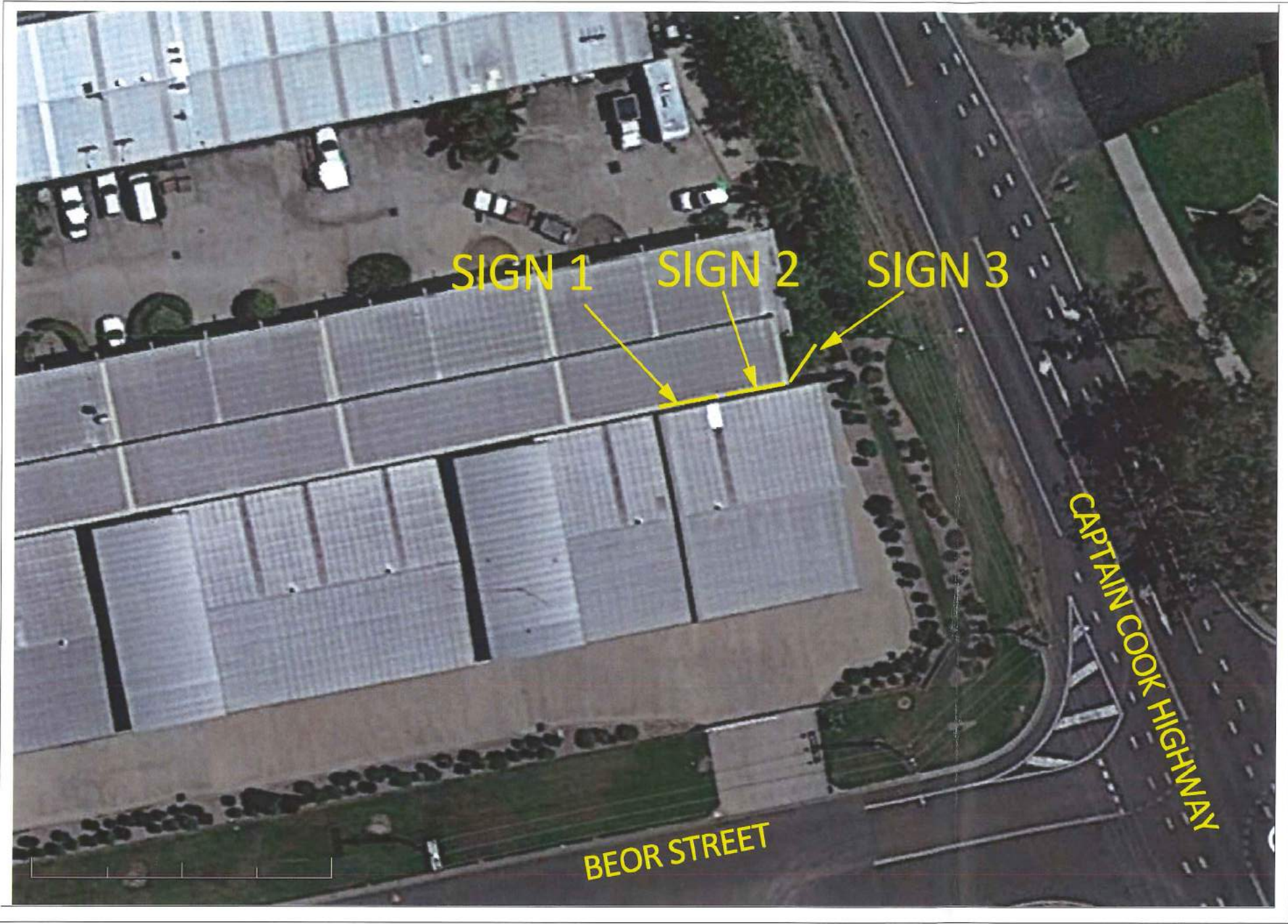
LOT 10 SP 144722

1 BUILDING DIMENSIONS
NOT TO SCALE

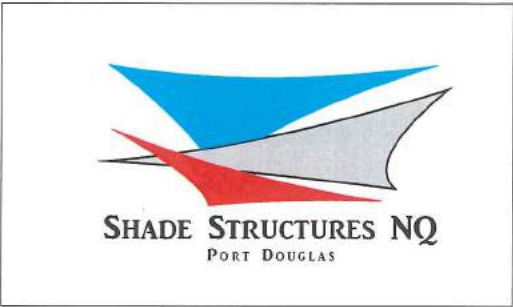
1 SITE PLAN
NOT TO SCALE



FOR DEVELOPMENT APPROVAL ONLY.
NOT FOR CONSTRUCTION



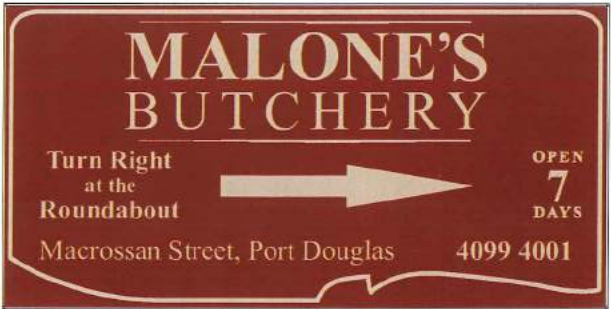
1 SITE PLAN
NOT TO SCALE



SIGN 1 (2 X 5m)



SIGN 2 (2 X 5m)



SIGN 2 (2 X 4m)

1 PROPOSED SIGNAGE (INDICATIVE)
NOT TO SCALE

FOR DEVELOPMENT APPROVAL ONLY.
NOT FOR CONSTRUCTION



1

SITE ILLUSTRATIONS

NOT TO SCALE

Project MALONES BUTCHERY PROPOSED SIGNAGE
Location LOT10, SP144722, CRAIGLIE, PORT DOUGLAS
Client MALONES BUTCHERY
PROJECT 100-2017



CONSULTING ENGINEERS
& BUILDING DESIGNERS

RECS PTY LTD, SHOP 22 / LEVEL 2, SALTWATER BUILDING 22, SALTWATER ROAD, PORT DOUGLAS, QLD 4076
P: 07 4099 6010 F: 07 4099 6020 E: admin@recs.net.au ABN 95081197006

RPEQ No.5412
QBCC No.1106533

CONTRACTORS AND SUBCONTRACTORS
MUST VERIFY DIMENSIONS ON SITE
BEFORE COMMENCING ANY WORK OR
PREPARING SHOP DRAWINGS.
USE WRITTEN DIMENSIONS ONLY.
COPYRIGHT OF THIS DRAWING OR DESIGN
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CONSULTING ENGINEERS.
NO PART OF THIS DRAWING OR DESIGN MAY
BE REPRODUCED IN ANY FORM WITHOUT
THE WRITTEN CONSENT OF THE DESIGNER.
THE DESIGNER AND SUB CONTRACTORS ARE
RESPONSIBLE FOR ARRANGING ANY NECESSARY
INSPECTIONS OF THE WORKS AND OBTAINING ANY
NECESSARY COMPLIANCE OR CERTIFICATION
DOCUMENTATION.

ISSUE A FOR DEVELOPMENT APPLICATION ONLY 12-17
ISSUE B
ISSUE C
ISSUE D
ISSUE E
DRAWN MG DESIGN LPD PROJECT STATUS: DEVELOPMENT APPROVAL

ELEVATIONS

SHEET DA 3
REVISION A

Attachment 2 – Existing Signage Lot 0, 5-7 Teamsters Close



