

**CITY OF  
BALLARAT**



**Planning Special Committee Meeting**

**28 August 2019**

Trench Room, Town Hall, Sturt Street, Ballarat

**MINUTES**

**Public Copy**

**MINUTES OF A MEETING OF BALLARAT CITY COUNCIL PLANNING SPECIAL COMMITTEE HELD IN THE TRENCH ROOM, TOWN HALL, STURT STREET, BALLARAT ON WEDNESDAY 28 AUGUST 2019 AT 7:00PM**

**MINUTES**

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**1. OPENING DECLARATION**

**2. APPOINTMENT OF CHAIRPERSON**

**RESOLUTION:**

**That Cr Samantha McIntosh be appointed as Chairperson.**

**Moved: Cr Grant Tillett**

**Seconded: Cr Jim Rinaldi**

**CARRIED**

**3. APOLOGIES FOR ABSENCE**

**3.1 Present**

Mayor Samantha McIntosh  
Cr Belinda Coates  
Cr Mark Harris  
Cr Des Hudson  
Cr Daniel Moloney  
Cr Jim Rinaldi  
Cr Grant Tillett  
Cr Ben Taylor

Ms Justine Linley - Chief Executive Officer  
Mr Terry Demeo - Director Infrastructure and Environment  
Mr Neville Ivey - Director Community Development  
Mr Glenn Kallio - Director Business Services  
Ms Angelique Lush - Director Development and Planning  
Mr Cameron Gray - Director Innovation and Organisational Improvement  
Ms Natalie Robertson – Executive Manager Development Facilitation

**3.2 Apologies**

Cr Amy Johnson

**RESOLUTION:**

**That the apology be accepted.**

**Moved: Cr Belinda Coates**

**Seconded: Cr Mark Harris**

**CARRIED**

**4. DISCLOSURE OF INTEREST**

Nil

**5. CONFIRMATION OF MINUTES**

Nil

**6. OFFICERS BRIEFING****7. PLANNING SPECIAL COMMITTEE REPORTS****7.1. PLP/2019/278 54 HUMFFRAY STREET BALLARAT EAST DEVELOPMENT OF A TELECOMMUNICATIONS FACILITY**

**Division:** Infrastructure and Environment  
**Director:** Terry Demeo  
**Author/Position:** Stephanie Durant – Principal Statutory Planner

Mr Steve Tinker, Ms Barbara Grinter, Ms Virginia Wilson and Ms Colleen Clancy made public representations.

**RESOLUTION:**

The Planning Special Committee resolves to:

1. Issue a Notice of Decision to Grant a Planning Permit PLP/2019/278 for the land located at 54 Humffray Street North, Ballarat East for Development of a Telecommunications Facility subject to the following Conditions:

1. **Amended Plans Required**

Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted but modified to show:

- (a) Colour schedule to be provided showing the telecommunications tower and associated shed/shelter in muted neutral colours.

Unless otherwise approved in writing by the Responsible Authority, all buildings and works are to be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the commencement of the use.

2. **Plan Condition**

The telecommunications facility shown on the approved plans must not be modified without the written consent of the Responsible Authority.

3. **Compliance with Radiation Protection Standard**

The telecommunications facility hereby approved must comply with the ARPANSA 'Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz (2002)', or such other standard as is adopted from time to time by the Australian Communications and Media Authority.

4. **Requirements After Construction**

On completion of the construction and commissioning of the telecommunications facility, subsequent readings of the electromagnetic levels from the facility as measured on the site and nearby land must be submitted to the satisfaction of the Responsible Authority.

5. **Ceasing of Use**

If the use of the site as a telecommunications facility ceases, all infrastructure must be removed within three months of the use ceasing to the satisfaction of the Responsible Authority.

6. **Minimising Glare**

The exterior colour and cladding of the monopole and associated infrastructure must be non-reflective to the satisfaction of the Responsible Authority.

7. **Earthworks**

All works must be undertaken in a manner that minimises soil disturbance, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority. All topsoil removed during the earthworks must be stockpiled, maintained in a weed-free condition, respread on disturbed ground after completion of the earthworks and revegetated to prevent dust and erosion, all to the satisfaction of the Responsible Authority.

8. **Permit Expiry- Development Only**

This permit will expire if one of the following circumstances applies:

- (a) The development is not started within two years of the date of this permit;
- (b) The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve

**months after the permit expires (for a request to extend the time to complete the development).**

**Moved: Cr Mark Harris**

**Seconded: Cr Des Hudson**

**CARRIED**

**EXECUTIVE SUMMARY**

On 6 May 2019 an Application was lodged for development of a Telecommunications Facility at 54 Humffray Street North, Ballarat East. The application was advertised, and Council has received 14 objections. It is recommended that Council issue a Notice of Decision to Grant a Planning Permit subject to Conditions.

**8. GENERAL BUSINESS – MATTERS ARISING FROM THE AGENDA**

Nil

**9. CLOSE**

**The Chairperson declared the meeting closed at 8:30pm.**

**Confirmed this**

**day of**

**2019.**

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**Mayor/ Councillor**