



PLANNING & DEVELOPMENT COMMITTEE MEETING

AGENDA

14 APRIL 2015

Your attendance is required at a meeting of the Planning & Development Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 14 April 2015 commencing at 1.30pm for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. R.", is positioned above the printed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
8 April 2015

Next Meeting Date: 28.04.15

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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1 OPENING

2 PRESENT

Members Present:

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

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning & Development Committee held 24 March 2015

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/571-2013 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT

File No: D/571-2013
Attachments: 1. Locality Plan
Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
 Russell Claus - Manager Planning
 Robert Holmes - General Manager Regional Services
Author: Amanda O'Mara - Planning Officer

SUMMARY

Development Application Number: D/571-2013
Applicant: Rockhampton Grammar School
Real Property Address: Lot 9 on CP908779, Parish of Rockhampton
Common Property Address: 124 Quarry Street, The Range
Rockhampton City Plan Area: The Range North Residential Area, Precinct 2 – Special Use Precinct, The Range – North Educational

Type of Approval: Development Permit for a Material Change of Use for an Educational Establishment

Date of Decision: 27 May 2014
Infrastructure Charges: \$62,280.00
Infrastructure Charges Incentive: All other areas – 50% discount
Incentives Sought: Infrastructure Charges Concession

OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for an Educational Establishment, made by Rockhampton Grammar School, on Lot 9 on CP908779, Parish of Rockhampton, located at 124 Quarry Street, The Range, Council resolves to approve the following incentives if the use commences prior to 27 May 2017:

- a) A fifty percent reduction of infrastructure charges for Stage one of the approval to the amount of \$3,240.00;
- b) A fifty percent reduction of infrastructure charges for Stage two of the approval to the amount of \$27,900.00; and
- c) That Council enter into an agreement with the applicant in relation to (a) and (b).

BACKGROUND

Project outcomes anticipated by applicant

Rockhampton Grammar School has been granted approval to construct an early learning complex for 103 children at Reservoir Street, Rockhampton.

New jobs and investment

The project will create seven (7) new positions and the project construction is estimated to cost \$2.5 million.

Benefits of project for applicant's business

The early learning complex will expand the school's offerings to include additional child care and add to its existing preparatory to year twelve (12) offerings. Rockhampton Grammar School is already one of the region's leading educational establishments and this project will further expand their capacities.

Benefits of project to Rockhampton regional economy

Education is one sector of the economy in which the Rockhampton Region has a particular strength. For example, 10.4 percent of the Rockhampton Region's workforce is involved in education and training. Child care is an important element of the Region's community infrastructure, as it enables both parents to be productive.

The centre will provide employment for seven (7) carers, many of whom may have gained qualifications at Rockhampton educational establishments. It is important for such carers, who have taken the time to be appropriately educated, to be able to find positions within the community in which they live.

The construction of this early learning complex will provide a welcome addition to the Region's construction activity and provide work for a range of trades people.

In addition, the Grammar School has advised they will be using a Rockhampton based workforce and trades people to complete this project.

PLANNING ASSESSMENT**COMMENTS FROM RELEVANT UNITS****Infrastructure Operations Unit's Comments – 26 March 2015**

Support, subject to comments.

Economic Development Unit's Comments – 19 January 2015

Support, subject to comments.

CONCLUSION

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) percent discount will be applied to the infrastructure charge.

**D/571-2013 - APPLICATION UNDER
THE DEVELOPMENT INCENTIVES
POLICY FOR DEVELOPMENT PERMIT
FOR A MATERIAL CHANGE OF USE
FOR AN EDUCATIONAL
ESTABLISHMENT**

Locality Plan

Meeting Date: 14 April 2015

Attachment No: 1



9 STRATEGIC REPORTS

Nil

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

12 CLOSURE OF MEETING