



**PLANNING & DEVELOPMENT
COMMITTEE MEETING**

MINUTES

24 NOVEMBER 2015

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**REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON ON
TUESDAY, 24 NOVEMBER 2015 COMMENCING AT 1.37PM**

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 A P Williams
Councillor R A Swadling
Councillor N K Fisher

In Attendance:

Mr R Holmes – Acting Chief Executive Officer
Ms A O'Mara – Senior Planning Officer
Mr P Barry – Senior Planning Officer
Ms C Steinberger – Media and Communications Officer
Ms S Friske – Governance Support Officer
Ms I Taylor – Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

COMMITTEE RESOLUTION

Councillor Stephen Schwarten tendered his apology and was not in attendance.

Moved by: Councillor Belz
Seconded by: Councillor Swadling

MOTION CARRIED

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning & Development Committee held on 10 November 2015 be taken as read and adopted as a correct record.

Moved by: Councillor Smith
Seconded by: Councillor Swadling

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND DEVELOPMENT COMMITTEE

File No: 10097

Attachments: 1. Business Outstanding Table for Planning and Development Committee

Authorising Officer: Evan Pardon - Chief Executive Officer

Author: Evan Pardon - Chief Executive Officer

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Planning and Development Committee is presented for Councillors' information.

COMMITTEE RESOLUTION

THAT the Business Outstanding Table for the Planning and Development Committee be received.

Moved by: Councillor Swadling

Seconded by: Councillor Williams

MOTION CARRIED

6.2 LIFTING MATTERS LAYED ON THE TABLE

File No: D/32-2015
Attachments: Nil
Authorising Officer: Tarnya Fitzgibbon - Manager Development and Building
Robert Holmes - General Manager Regional Services
Author: Petrus Barry - Senior Planning Officer

SUMMARY

Items lying on the table require a report to be lifted from the table before being dealt with. This report is designed to lift all necessary reports from the table to be dealt with at the current meeting 24 November 2015.

COMMITTEE RESOLUTION

THAT the following matter, "lying on the table" be lifted from the table and be dealt with accordingly:

- D/32-2015 – Application under the Development Incentives Policy for Development Permit for reconfiguring a lot for five lots into five lots over two stages.

Moved by: Councillor Williams

Seconded by: Councillor Smith

MOTION CARRIED

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/32-2015 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR FIVE LOTS INTO FIVE LOTS OVER TWO STAGES

File No: D/32-2015

Attachments:

1. Locality Plan
2. Proposed five into five lot boundary realignment

Authorising Officer: Tarnya Fitzgibbon - Manager Development and Building
Robert Holmes - General Manager Regional Services

Author: Petrus Barry - Senior Planning Officer

SUMMARY

This matter was laid on the table at the Planning and Development Committee Meeting on 22 September 2015 pending review of the policy. The report is now due to be returned to the table to be dealt with.

Development Application Number: D/32-2015

Applicant: The Corporation Of The Synod Of Diocese Of Rockhampton

Real Property Address: Lot 1 on RP600680, Lot 1 on RP602271, Lot 5 on RP604623, Lot 24 on RP603331 and Lot 25 on 603331, Parish of Rockhampton

Common Property Address: 12 Athelstane Street, The Range

Rockhampton City Plan Area: The Range North Residential Area

Type of Approval: Development Permit for Reconfiguring a Lot for five lots into five lots over two stages

Date of Decision: 2 June 2015

Application Lodgement Fee: \$830.00 (as discounted for religious organisations)

Infrastructure Charges: \$21,000.00

Infrastructure charges incentive: Other areas (50%)

Incentives sought: Development facilitation: \$10,500.00
Refund of Development Application Fees: \$830
Refund of service and connection fees

COMMITTEE RESOLUTION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Reconfiguring a Lot for five lots into five lots over two stages, on Lot 1 on RP600680, Lot 1 on RP602271, Lot 5 on RP604623, Lot 24 on RP603331 and Lot 25 on 603331, Parish of Rockhampton, located at 12 Athelstane Street, The Range, Council resolves to Refuse the application under the Development Incentives Policy for the following reasons:

1. The Reconfiguring a Lot does not meet the eligibility criteria under the Development Incentives Policy;
2. Residential development on this premises does not meet the eligibility criteria under the Development Incentives Policy; and
3. The applicant has not demonstrated sufficient economic benefits arising from the realignment.

Moved by: Mayor Strelow

Seconded by: Councillor Swadling

MOTION CARRIED UNANIMOUSLY

8.2 D92-2015 - DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A HIGH IMPACT INDUSTRY (MANUFACTURING OF COMMERCIAL CLEANING PRODUCTS AND DUST SUPPRESSANTS)

File No: D92-2015
Attachments: 1. Locality Plan
Authorising Officer: Tarnya Fitzgibbon - Manager Development and Building
Robert Holmes - General Manager Regional Services
Author: Amanda O'Mara - Senior Planning Officer

SUMMARY

Development Application Number: D/92-2015
Applicant: ITW Polymers & Fluids - A Division of ITW Australia P/L
Real Property Address: Lot 2 on RP887599, Parish of Murchison
Common Property Address: 18-24 Power Street, Kawana
Rockhampton City Plan Area: Parkhurst Industrial Area, Precinct 1 – Parkhurst Low Impact Industry
Type of Approval: Development Permit for a Material Change of Use for a High Impact Industry (manufacturing of commercial cleaning products and dust suppressants)
Date of Decision: 14 September 2015
Application Lodgement Fee: \$26,600.00
Infrastructure Charges: \$25,296.00
Infrastructure charges incentive: All other areas – 50% discount
Incentives sought: Infrastructure Charges Concession
Refund of Development Application Fee
Refund of Service and Connection Fees

COMMITTEE RESOLUTION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for a High Impact Industry (manufacturing of commercial cleaning products and dust suppressants), on Lot 2 on RP887599, Parish of Murchison, located at 18-24 Power Street, Kawana - Council resolves to Approve the following incentives if the use commences prior to 14 September 2018:

- a) A fifty per cent reduction of infrastructure charges to the amount of \$12,648.00;
- b) A refund of the development application fee of \$26,600.00 on commencement of the use;
- c) A refund of service and connection fees on commencement of the use; and
- d) That Council enter into an agreement with the applicant in relation to (a) and (b).

Moved by: Councillor Swadling

Seconded by: Councillor Fisher

MOTION CARRIED

9 STRATEGIC REPORTS

9.1 DEVELOPMENT AND BUILDING SECTION - OCTOBER OPERATIONS REPORT

File No: 7028
Attachments: 1. Monthly Report - October 2015
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: Tarnya Fitzgibbon - Manager Development and Building

SUMMARY

The monthly operations report for the Development and Building Section as at 31 October 2015 is presented for Councillors information.

COMMITTEE RESOLUTION

THAT the Development and Building Section report for October be received.

Moved by: Councillor Fisher

Seconded by: Councillor Smith

MOTION CARRIED

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS QUESTIONS

12 CLOSURE OF MEETING

There being no further business the meeting closed at 2.07pm.

SIGNATURE

CHAIRPERSON

DATE