



PLANNING AND REGULATORY COMMITTEE MEETING

MINUTES

13 MARCH 2018

The Committee Recommendations contained within these Minutes are due to be adopted at the next Council meeting on 20 March 2018.

These Minutes are due to be confirmed at the next Planning and Regulatory Committee Meeting on 3 April 2018.

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**REPORT OF THE PLANNING AND REGULATORY COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 13 MARCH 2018 COMMENCING AT 9:06AM**

1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
The Mayor, Councillor M F Strelow
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

Ms C Worthy – General Manager Community Services (Executive Officer)
Mr E Pardon – Chief Executive Officer
Mr T Cullen – General Manager Advance Rockhampton
Mr S Gatt – Manager Planning and Regulatory Services
Ms T Fitzgibbon – Coordinator Development Assessment
Mr J McCaul – Coordinator Development Engineering
Mr B Nicholls – Coordinator Parks, Planning and Projects
Ms A O'Mara – Senior Planning Officer
Mr B Diplock – Planning Officer
Mr M Mansfield – Supervisor Media and Engagement
Ms K Walsh – Governance Support Officer
Ms L Leeder – Senior Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning and Regulatory Committee held on 27 February 2018 be taken as read and adopted as a correct record.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

UNCONFIRMED

7 PUBLIC FORUMS/DEPUTATIONS

Nil

UNCONFIRMED

8 OFFICERS' REPORTS

8.1 D/33-2014/A - DEVELOPMENT APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/33-2014 FOR A MATERIAL CHANGE OF USE FOR INDOOR SPORTS AND RECREATION

File No: D/33-2014/A
Attachments: 1. Locality Plan
Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services
Author: Amanda O'Mara - Senior Planning Officer

SUMMARY

Development Application Number: D/33-2014
Applicant: The Crazy Joker
Real Property Address: Lot 1 on RP604280 and Lot 2 on RP604280, Parish of Rockhampton
Common Property Address: 100 Bolsover Street, Rockhampton City
Rockhampton City Plan Area: Central Business District Commercial Area – Precinct 2 – Commercial Precinct – Central Business District Business Services
Type of Approval: Development Permit for a Material Change of Use for Indoor Sports and Recreation
Date of Decision: 19 March 2014
Application Lodgement Fee: \$2,980.00
Infrastructure Charges: \$64,080.00
Infrastructure charges incentive: Central Business District Precinct 2 – 100%
Incentives sought: Refund of Development Application Fees

9:08AM Councillor Fisher attended the meeting

COMMITTEE RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for Development Permit D/33-2014 for a Material Change of Use for Indoor Sports and Recreation, on Lot 1 on RP604280 and Lot 2 on RP604280, Parish of Rockhampton, located at 100 Bolsover Street, Rockhampton City, Council resolves to Approve the following incentives upon compliance with the conditions of approval:

- a) A 100% per cent reduction of infrastructure charges to the amount of \$64,080.00;
- b) Refund of the development application fee to the amount of \$2,980.00; and
- c) That Council enter into an agreement with the applicant in relation to (a) and (b).

Moved by: Councillor Smith
Seconded by: Councillor Wickerson

MOTION CARRIED

8.2 D/162-2014/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/162-2014 FOR A MATERIAL CHANGE OF USE FOR A MULTI UNIT DWELLING (TWELVE UNITS)

File No: 162-2014/A

Attachments: 1. Locality Plan
2. Email

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Amanda O'Mara - Senior Planning Officer

SUMMARY

Development Application Number: D/162-2014

Applicant: Statewide Financial Investments Pty Ltd

Real Property Address: Lot 2 on RP607592, Parish of Rockhampton

Common Property Address: 24 Victoria Parade, Rockhampton City

Rockhampton City Plan Area: Inner City North Residential Consolidation Area (Precinct 1 – Special Use Precinct – Inner City North Cultural)

Type of Approval: Development Permit for a Material Change of Use for a Multi Unit Dwelling (twelve units)

Date of Decision: 21 August 2014

Application Lodgement Fee: \$6,325.00

Infrastructure Charges: \$90,000.00

Infrastructure charges incentive: Inner City North Cultural Special Use Precinct – Residential Development – 50%

Incentives sought: Infrastructure Charges Concession of 50%
Refund of Development Application Fee
Refund of Service and Connection Fee

9:09AM

In accordance with s173(2) of the *Local Government Act 2009*, The Mayor, Councillor Margaret Strelow disclosed a conflict of interest in respect of Item 8.2 – D/162-2014/A Application under the Development Incentives Policy for Development Permit D/162-2014 for a Material Change of Use for a Multi Unit Dwelling (Twelve Units) due to ownership of property in the vicinity. The Mayor considered her position, did not take part in the debate and left the meeting.

COMMITTEE RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for Development Permit D/162-2014 for a Material Change of Use for a Multi Unit Dwelling (twelve units), on Lot 2 on RP607592, Parish of Rockhampton, located at 24 Victoria Parade, Rockhampton City, Council resolves to Approve the following incentives if the use commences prior to 21 August 2019:

- a) A fifty percent (50%) reduction of infrastructure charges to the amount of \$45,000.00;
- b) A refund of the development application fee of \$6,325.00 and service and connection fee on commencement of the use; and
- c) That Council enter into an agreement with the applicant in relation to (a) and (b).

Moved by: Councillor Smith

Seconded by: Councillor Fisher

MOTION CARRIED

8.3 LAND USE ANALYSIS - 10 NORMANBY STREET, THE RANGE

File No: 1680

Attachments:

1. Site Photos
2. Infrastructure Plan
3. Contour Map
4. Locality Map

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Following on from Council's Parks, Recreation and Sport Committee meeting on 19 July 2017, a report has been prepared to identify options surrounding Council's freehold land in Normanby Street. The report details a number of constraints surrounding the land and potential options Council may consider moving forward.

9:11AM Mayor Strelow returned to the meeting
9:19AM Chief Executive Officer left the meeting

COMMITTEE RECOMMENDATION

THAT the matter be referred to full Council following a site inspection.

Moved by: Mayor Strelow
Seconded by: Councillor Wickerson
MOTION CARRIED

9:20AM Chief Executive Officer returned to the meeting

9 NOTICES OF MOTION

Nil

UNCONFIRMED

10 URGENT BUSINESS QUESTIONS

UNCONFIRMED

11 CLOSURE OF MEETING

There being no further business the meeting closed at 9:32am.

SIGNATURE

CHAIRPERSON

DATE

UNCONFIRMED