



PLANNING & DEVELOPMENT COMMITTEE MEETING

MINUTES

10 MARCH 2015

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**REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 10 MARCH 2015 COMMENCING AT 1.33PM**

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
Mr R Holmes – General Manager Regional Services
Mr R Claus – Manager Planning
Ms T Fitzgibbon – Coordinator Development Assessment
Mr J Herron – Coordinator Infrastructure Operations
Ms C Hibberd – Planning Officer
Mr A de Klerk – Planning Officer
Ms L Price – Community Awareness Officer
Ms I Taylor – Governance Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning & Development Committee held on 24 February 2015 be taken as read and adopted as a correct record.

Moved by: Councillor Smith
Seconded by: Councillor Rutherford
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

Responsible 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 Fisher

Seconded by: Councillor Smith

MOTION CARRIED

6.2 LIFTING MATTERS LAYED ON THE TABLE

File No: 10097
Attachments: Nil
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive 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 10 March 2015.

COMMITTEE RESOLUTION

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

- D/69-2014 – Development application for reconfiguring a lot (three lots into three lots).

Moved by: Councillor Williams
Seconded by: Councillor Fisher
MOTION CARRIED

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/69-2014 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (THREE LOTS INTO THREE LOTS)

File No: D/69-2014

Attachments:

1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Russell Claus - Manager Planning
Robert Holmes - General Manager Regional Services

Author: Corina Hibberd - Planning Officer

Previous Items: 8.4 - D/69-2014 - Development Application for Reconfiguring a Lot (three lots into three lots) - Planning & Development Committee - 07 Oct 2014 1.30pm

SUMMARY

Development Application Number: D/69-2014

Applicant: John Brydon

Real Property Address: Lot 14 on RP603512 and Lot 15 on RP603512 and Lot 16 on RP803410, Parish of Murchison

Common Property Address: 2 Sturt Street, Parkhurst

Area of Site: 1.38 hectares

Planning Scheme: Rockhampton City Plan 2005

Rockhampton City Plan Area: Parkhurst Industrial Area – Low Impact Industrial Precinct

Planning Scheme Overlays: Flood Prone Land

Existing Development: Single Dwelling

Existing Approvals: Nil

Approval Sought: Development Permit for Reconfiguring a Lot (three lots into three lots)

Level of Assessment: Code Assessable

Submissions: Not Applicable

Referral Agency(s): Department of State Development and Infrastructure Planning

Adopted Infrastructure Charges Area: Charge Area One

Application Progress:

<i>Application Lodged:</i>	19 March 2014
<i>Acknowledgment Notice issued:</i>	26 March 2014
<i>Request for Further Information sent:</i>	31 March 2014
<i>Request for Further Information responded to:</i>	23 May 2014
<i>Government Agency Response:</i>	29 April 2014

<i>Last receipt of information from applicant:</i>	<i>23 May 2014</i>
<i>Council request for additional time:</i>	<i>17 June 2014</i>
<i>Council request for additional time:</i>	<i>16 July 2014</i>
<i>Council request for additional time:</i>	<i>20 August 2014</i>
<i>Council request for additional time:</i>	<i>11 September 2014</i>
<i>Council request for additional time:</i>	<i>14 October 2014</i>
<i>Council request for additional time:</i>	<i>14 November 2014</i>
<i>Council request for additional time:</i>	<i>27 February 2015</i>
<i>Statutory due determination date:</i>	<i>31 March 2016</i>

1.37PM Councillor Swadling attended the meeting.

COMMITTEE RESOLUTION

RECOMMENDATION A

That in relation to the application for a Development Permit for Reconfiguring a Lot (three lots into three lots), made by John Brydon, on Lot 14 on RP603512, Lot 15 on RP603512 and Lot 16 on RP803410, Parish of Murchison, located at 2 Sturt Street, Parkhurst, Council resolves to Refuse the application for the following reasons:

- (i) The existing lots are not within a Water Supply Service Area or Sewerage Service Area and consequently the site is not connected to appropriate water and sewerage infrastructure;
- (ii) The proposed lots are not of a sufficient size to accommodate flood free, on-site sewerage treatment and disposal for any future industrial development. Consequently, compliance with the *Queensland Plumbing and Wastewater Code (On-Site Sewerage Code)* has not been demonstrated;
- (iii) The proposal does not have access to adequate fire fighting protection; and
- (iv) Further development of the proposed lots will not comply with the Industry Self-Assessment Code or the Industrial Use Code of the *Rockhampton City Plan 2005* as no provision has been made for water and sewerage infrastructure.

Moved by: Mayor Strelow

Seconded by: Councillor Williams

MOTION CARRIED UNANIMOUSLY

8.2 D/65-2014 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT

File No: D/65-2014

Attachments: 1. Locality Plan
2. Overall Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Russell Claus - Manager Planning
Robert Holmes - General Manager Regional Services

Author: Anton de Klerk - Planning Officer

SUMMARY

Development Application Number: D/65-2014

Applicant: Red Truck Pty Ltd

Real Property Address: Lot 3 on SP206688, Parish of Gracemere

Common Property Address: 23 Somerset Road, Gracemere

Rockhampton City Plan Area: Gracemere-Stanwell Zone – Medium Impact Industry

Type of Approval: Development Permit for a Material Change of Use for a Vehicle Depot

Date of Decision: 19 January 2015

Application Lodgement Fee: \$7,879.50

Infrastructure Charges: \$33,085.00

Infrastructure charges incentive: All other areas – 50% discount

Incentives sought: Infrastructure Charges Concession
Refund of Development Application Fees
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 Vehicle Depot, on land described as Lot 3 on SP206688, Parish of Gracemere, located at 23 Somerset Road, Gracemere, Council resolves to Approve the following incentives if the use commences prior to 19 January 2018:

- a) A fifty (50) percent reduction of infrastructure charges to the amount of \$16,542.50;
- b) A refund of the application lodgement fee of \$7,879.50 on completion of the development; and
- c) A refund of Council's water meter and service connection fees on completion of the development.

Moved by: Councillor Smith
Seconded by: Councillor Swadling
MOTION CARRIED

9 STRATEGIC REPORTS

Nil

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS\QUESTIONS

12 CLOSURE OF MEETING

There being no further business the meeting closed at 2.02pm.

SIGNATURE

CHAIRPERSON

DATE