



PLANNING & DEVELOPMENT COMMITTEE MEETING

AGENDA

24 NOVEMBER 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 24 November 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
17 November 2015

Next Meeting Date: 08.12.15

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 10 November 2015

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.

OFFICER'S RECOMMENDATION

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

BUSINESS OUTSTANDING TABLE FOR PLANNING AND DEVELOPMENT COMMITTEE

Business Outstanding Table for Planning and Development Committee

Meeting Date: 24 November 2015

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
28 April 2015	Montgomerie Street	THAT the previous report regarding Montgomerie Street be presented to the next Planning and Development Committee meeting for Councillors information.	Robert Holmes	12/05/2015	It has been identified that the approved works were not carried out as required and negotiations are being held to address this situation.
25 August 2015	Request for a Negotiated Decision Notice for Development Permit D/69-2015 for a Material Change of Use for a Commercial Premises	THAT Council request its legal advisor to prepare a clarification document on the Building Act, Sustainable Planning Act and Planning Scheme application on Building works and Operational works that can be provided to the public.	Corina Hibberd	08/09/2015	Advice received from McInnes Wilson Lawyers confirming that Council's position was correct. A brief explanation of this was given at the Planning and Development Committee meeting held on 10 November 2015. The guideline on Op Works/Building Works is nearly completed.

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
25 August 2015	Development Impacts on Council's Hunter Street Property	THAT Council seek an extension of time of the decision making period to allow the completion of modelling work for a fully developed airport precinct.	Martin Crow	08/09/2015	Applicant has agreed to continued extensions of time to work through the issue. A modified flood report was submitted but impacts were still being seen outside of the development property. Applicant will now be utilising the Council flood model developed for the Airport Precinct investigations to progress this work.
13 October 2015	Development Incentives Policy	THAT Council update the Adopted Infrastructure Charges Resolution references and references to RockePlan and development under RockePlan and a one hour workshop on the Development Incentives Policy be held.	Tarnya Fitzgibbon	27/10/2015	Development Incentives Policy is in the process of being reviewed by CIS and will go to the Committee meeting on 8 December 2015.
10 November 2015	Drainage Infrastructure at Riverside Estate	1. THAT maintenance occurs for the drainage channel adjacent to Riverside Drive and the channel and water quality devices at the end of Plover Street as a priority and that it be listed for appropriate periodic maintenance. 2. THAT these items be included in Council's asset management database (Conquest) including maintenance requirements and frequency.	Martin Crow	24/11/2015	

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.

OFFICER'S RECOMMENDATION

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.

BACKGROUND

The report in relation to the request to seek a refund of half of the infrastructure charges relating to this Reconfiguring of a Lot application was considered by the Planning and Development Committee at a meeting on 22 September 2015. The committee resolved:

"That the matter lay on the table pending review of the policy to return to the Planning and Development Committee on 27 October 2015."

The Incentives Policy was discussed in a Council workshop on 27 October 2015. The request for a refund of the infrastructure charges and application fees can, therefore, now be considered by the Planning and Development Committee. The report is required to be lifted from the table in order for the Committee to resolve the matter.

CONCLUSION

The Council in a workshop discussed the request to apply the incentives for residential purposes outside of the allocated areas in the current incentives policy. The matter can thus now be resolved and the report must be lifted from the table to facilitate the decision.

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 layed 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

OFFICER'S RECOMMENDATION

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.

BACKGROUND**Project outcomes anticipated by applicant:**

Boundary realignment to have all the resultant lots with easy access from the street and have the ability to accommodate a residential dwelling with ancillary structures on each lot. The project is seen by the applicant as an opportunity to address operational deficits.

New jobs and investment:

Inapplicable

Benefits of project for applicant's business:

Non-profit organisation. Inapplicable

Benefits of project to Rockhampton Regional economy:

Inapplicable, although applicant, as a not-for-profit organisation has a range of CQ services and initiatives and responds to emerging needs during emergencies.

PLANNING ASSESSMENT**COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments**

IOU does not support this request as the Development Incentive Policy is applicable to Material Change of Use or Building Works applications. The subject application is a Reconfiguration of 5 lots into 5 lots application which doesn't qualify for development incentives. A final decision on this will be taken by Planning and Economic Development sections of Council.

Economic Development Unit's Comments

This application seeks the refund of half the infrastructure charges relating to this reconfiguring of a lot application.

This application relates to residential land. As Rockhampton Regional Council's Development Incentives do not apply to residential developments, this application cannot be successful.

CONCLUSION

The Development Incentives Policy does not apply to residential development or Reconfiguring a Lot applications outside the CBD and the application is, therefore, not consistent with the policy.

The Reconfiguring a Lot does not meet the eligibility criteria under the Development Incentives Policy and the applicant has not demonstrated sufficient economic benefits arising from the development and is not supported.

**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**

Locality Plan

Meeting Date: 24 November 2015

Attachment No: 1

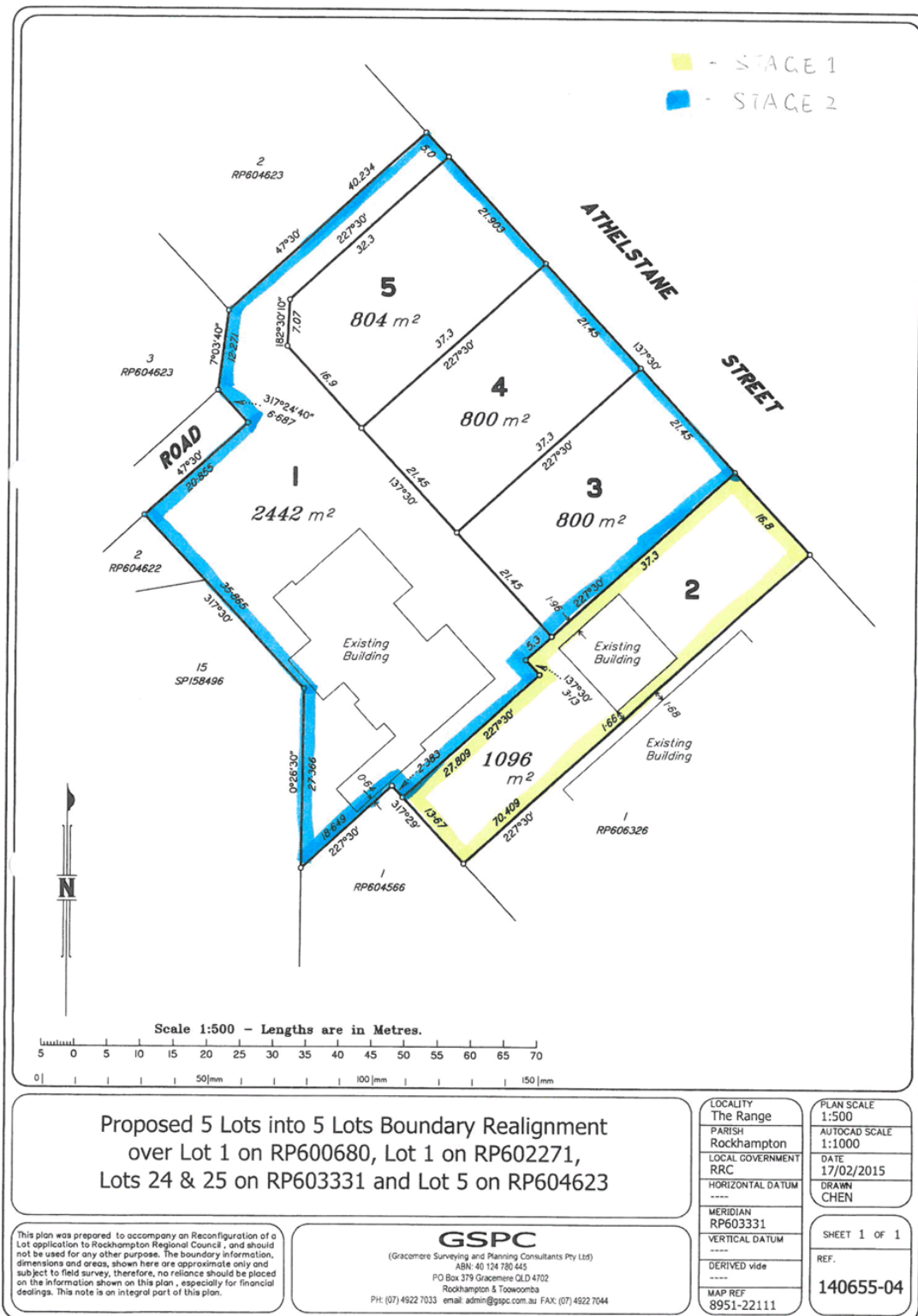


**D/32-2015 - APPLICATION UNDER THE
DEVELOPMENT INCENTIVES POLICY
FOR DEVELOPMENT PERMIT FOR
RECONFIGURING A LOT FOR FIVE
LOTS INTO FIVE LOTS
OVER TWO STAGES**

**Proposed five into five lot
boundary realignment**

Meeting Date: 24 November 2015

Attachment No: 2



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

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 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).

BACKGROUND**Project outcomes anticipated by applicant:**

ITW Polymers & Fluids have been granted approval to establish a High Impact Industry involving manufacturing of commercial cleaning products and dust suppressants. This manufacturing centre will primarily service the industrial, mining and construction markets and was relocated from Brisbane to Rockhampton to concentrate on the production of mining related consumables. Four (4) mixing tanks will be installed to produce three (3) million litres of product annually together with two (2) bulk storage tanks and other associated manufacturing equipment.

New jobs and investment:

The applicant will employ three (3) full-time employees in its first year and the workforce is expected to increase by another employee in both years two and three.

The applicant spent \$55,000 setting up the business, which is expected to have a turnover of \$8.7 million in Year 1 and increase by \$1.7 million and \$1.5 million in years two and three.

Benefits of project for applicant's business:

The relocation to Rockhampton enables the applicant to be closer and react quicker to the majority of their mining customers, which are located in the Bowen Basin. The relocation will also result in reduced freight costs as chemicals will no longer need to be transported from Brisbane.

Benefits of project to Rockhampton Regional economy:

This project will result in the creation of three (3) positions in the Rockhampton Region and enable the use of Rockhampton Region suppliers, such as Emerald Carrying Company, Northline, Toll NQX, Chandler McLeod and a number of raw material suppliers.

COMMENTS FROM RELEVANT UNITS

Development Engineering Unit's Comments – 3 November 2015

Support, subject to comments.

Economic Development Unit's Comments – 3 November 2015

Support, subject to comments.

CONCLUSION

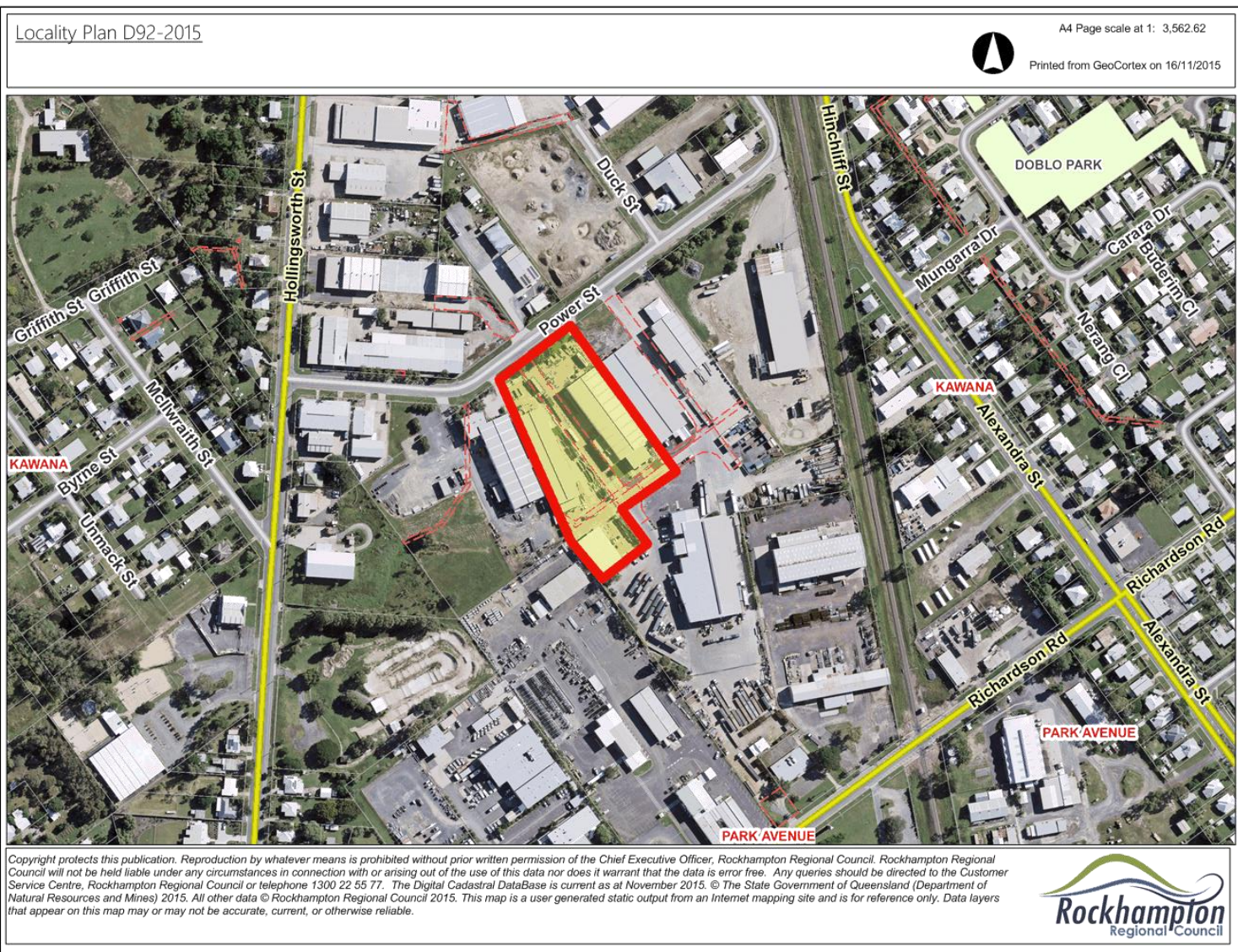
The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charge and a refund of the development application fee and service and connection fees will be provided.

**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)**

Locality Plan

Meeting Date: 24 November 2015

Attachment No: 1



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.

OFFICER'S RECOMMENDATION

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

COMMENTARY

The monthly operations report for the Development and Building Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2015/16 Operational Key Performance Indicators.

The Manager's performance summary for each of the units is provided below.

Development Assessment

The Development Assessment team met all but one target this month. An information request went out late, reducing the performance under that criteria to ninety-eight per cent (98%). Duty Planner remained extremely busy in October, with Duty Planner tasks spilling over and being addressed on subsequent days. Applications increased significantly during the month with seventeen (17) applications being lodged.

Building Compliance

Building and Plumbing approvals have been steady. The disparity of received v approved is due to legislative time frames not syncing with monthly report cycles and the cyclical nature of the industry.

Customer enquiries for building and plumbing advice have been steady. Complaints received via the customer request service are about the same as the usual activity.

Queensland Development Code concurrence agency approvals have remained steady.

Livingstone Shire Council - Locum assistance - This reporting period saw Council's Building officers take on four (4) weeks of approvals and inspections in addition to our normal business activities, this requirement arose on very short notice due to staff movements at LSC.

CONCLUSION

It is recommended that the monthly operations report for Development and Building Section be received.

DEVELOPMENT AND BUILDING SECTION – OCTOBER OPERATIONS REPORT

Monthly Report - October 2015

Meeting Date: 24 November 2015

Attachment No: 1

MONTHLY OPERATIONS REPORT
PLANNING SECTION
Period Ended OCTOBER 2015

VARIATIONS, ISSUES AND INNOVATIONS

Innovations

Nil.

Improvements / Deterioration in Levels of Services or Cost Drivers

Nil.

LINKAGES TO OPERATIONAL PLAN

1. COMPLIANCE WITH CUSTOMER SERVICE REQUESTS

The response times for completing the predominant customer requests in the reporting period for *September* are as below:

	Balance B/F	Completed In Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed							
Building Enquiry - General Info/Admin etc	98	31	40	22	85	0	5	● 2.05	● 8.55	● 11.16	4.79
Other Building Compliant Issue	89	17	7	6	73	0	1	● 3.67	● 17.09	● 37.86	31.72
Planning Compliance Request/Enquiry	86	5	29	10	100	0	45	● 2.30	● 11.00	● 24.61	13.76
Duty Planner (New Enquiry)	12	9	153	151	5	1	1	● 0.38	● 0.54	● 0.47	0.43
Telephone Enquiry (Existing Application/Call Back)	2	2	29	27	2	1	1	● 0.48	● 0.62	● 0.65	0.34
Plumbing Issues General	21	3	20	16	22	1	5	● 1.63	● 5.24	● 9.52	4.94

Comments & Additional Information

2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Safety Statistics

The safety statistics for the reporting period are:

	FIRST QUARTER		
	Oct	Nov	Dec
Number of Lost Time Injuries	0		
Number of Days Lost Due to Injury	0		
Total Number of Incidents Reported	0		
Number of Incomplete Hazard Inspections	0		

Risk Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Please Note: The risks listed below are 'what if' scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2015		
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding	High 4	Monitor and respond when and as appropriate	N/A		

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
from other sources, e.g. increased rates.					
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2015		
Continuing changes to state legislation and regulatory requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines, further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.	Moderate 5	Respond as events occur and provide submissions to articulate impacts on RRC operations	N/A		
Failure to manage hazard conditions and negative impacts on environmental resources will result in increased property damage and loss of environmental functionality and aesthetic amenity which will damage the reputation of Council for management of these services, as well as possible lawsuits for property damage.	Moderate 5	Have incorporated relevant measures in proposed Planning Scheme. Provided information to citizens and Councillors re purpose for inclusion and impacts.	31/12/2015		

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various	87%	
Outdated legislative compliance mandatory training and/or qualifications	Various	91%	
Overdue performance reviews	Various	87%	

3. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Planning Section.

4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
Rockhampton Regional Planning Scheme	N/A	N/A	N/A	<i>This project is a large operational plan that spans over several years</i>

5. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS

Service Delivery Standard	Target	Current Performance
Development Assessment		
Applications received: 17		
Applications decided: 18		
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	100%	100%
Information requests (where required) sent out within timeframes required under SPA	100%	98%
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	100%	100%
Decision notices are issued within 5 business days of the decision being made	100%	100%
Building		
Applications received: 28		
Applications decided: 21		
Building Approvals - Decisions are made within 20 business day timeframe	100%	100%
Plumbing		
Applications received: 44		
Applications decided: 51		
Compliance request are decided within 20 business day timeframe	100%	100%

FINANCIAL MATTERS

DEVELOPMENT & BUILDING

Development Assessment

Revenues	(1,755,500)	0	0	(261,247)	(261,247)	15%	✗
Expenses	1,620,559	0	88,450	457,808	546,258	34%	✗
Transfer / Overhead Allocation	35,000	0	0	7,352	7,352	21%	✓
Total Unit: Development Assessment	(99,941)	0	88,450	203,912	292,363	-293%	✗

Building Compliance

Revenues	(825,000)	0	0	(280,729)	(280,729)	34%	✓
Expenses	930,368	0	0	288,664	288,664	31%	✓
Transfer / Overhead Allocation	(102,342)	0	0	(34,924)	(34,924)	34%	✓
Total Unit: Building Compliance	3,026	0	0	(26,989)	(26,989)	-892%	✓

Development & Building Management

Expenses	385,243	0	6,797	116,108	122,905	32%	✓
Total Unit: Development & Building Management	385,243	0	6,797	116,108	122,905	32%	✓

Total Section: DEVELOPMENT & BUILDING	288,328	0	95,247	293,032	388,279	135%	✗
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Total Department: REGIONAL SERVICES	288,328	0	95,247	293,032	388,279	135%	✗
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Grand Total:	288,328	0	95,247	293,032	388,279	135%	✗
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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