



# **PLANNING AND REGULATORY COMMITTEE MEETING**

## **MINUTES**

**12 FEBRUARY 2019**

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**REPORT OF THE PLANNING AND REGULATORY COMMITTEE MEETING  
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON  
ON TUESDAY, 12 FEBRUARY 2019 COMMENCING AT 9.06AM**

## **1 OPENING**

## **2 PRESENT**

**Members Present:**

Councillor C E Smith (Chairperson)  
Councillor C R Rutherford  
Councillor M D Wickerson

**In Attendance:**

Mr S Gatt – Manager Planning and Regulatory Services (Executive Officer)  
Mr E Pardon – Chief Executive Officer  
Ms K Moody – Coordinator Health and Environment  
Ms N Ellawala – Coordinator Local Laws  
Mr C Wyatt – Coordinator Strategic Planning  
Mr T Gardiner – Planning Officer  
Mr B Diplock – Planning Officer  
Ms T Richardson – Supervisor Community Services  
Ms L Leeder – Senior Committee Support Officer  
Ms K Walsh – Committee Support Officer

## **3 APOLOGIES AND LEAVE OF ABSENCE**

Councillor Margaret Strelow tendered her apology and was not in attendance.  
Councillor Neil Fisher tendered his apology and was not in attendance.

## **4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

### **COMMITTEE RESOLUTION**

THAT the minutes of the Planning and Regulatory Committee held on 4 December 2018 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**

Councillor Drew Wickerson informed the meeting of an interest in Item 8.3 – D/127-2018 - Development Application for Operational Works for an Advertising Device (Third Party Digital Roof Sign) and declared the following:

“I declare that I have a personal interest in this matter, the nature of the interest is Mr Paul Sweeney of Sweeney Vaughan Communications Pty Ltd was engaged to prepare a marketing plan for my 2016 Election Campaign and I will be dealing with this declared personal interest by leaving the meeting while this matter is discussed and voted on.”

## **6 BUSINESS OUTSTANDING**

Nil

## **7 PUBLIC FORUMS/DEPUTATIONS**

Nil

## 8 OFFICERS' REPORTS

### 8.1 D/309-2013 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A COMMUNITY PURPOSES (PUBLIC CENTRE)

**File No:** D/309-2013  
**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:** Thomas Gardiner - Planning Officer

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#### SUMMARY

*Development Application Number:* D/309-2013  
*Applicant:* Gracemere Men's Shed Inc.  
*Real Property Address:* Lot 101 on SP258037 (Previously known as Lot 100 on LN2691), Parish of Gracemere  
*Common Property Address:* Lot 101 Ian Besch Drive, Gracemere  
*Area of Site:* 2.2391 hectares  
*Planning Scheme:* Rockhampton Region Planning Scheme 2015  
*Planning Scheme Zone:* Sport and Recreation Zone  
*Planning Scheme Overlays:* Creek Catchment Flood Overlay (Planning Areas 1 and 2)  
*Existing Development:* Gracemere Men's Shed  
*Existing Approvals:* D/309-2013 – Development Permit for a Material Change of Use for Community Purposes (Public Centre)  
*Approval Sought:* Negotiated Infrastructure Charges Notice for Development Permit for a Material Change of Use for Community Purposes (Public Centre)

#### COMMITTEE RECOMMENDATION

THAT in relation to the request for a Negotiated Infrastructure Charges Notice for Development Permit D/309-2013 for a Material Change of Use for Community Purposes (Public Centre), made by Gracemere Men's Shed Inc., located at Lot 101 Ian Besch Drive, Gracemere, described as Lot 101 on SP258037, Parish of Gracemere, Council resolves to proceed with Option Two.

**Moved by:** Councillor Rutherford  
**Seconded by:** Councillor Wickerson  
**MOTION CARRIED**

## 8.2 DEVELOPMENT INCENTIVES APPLICATION FOR D/79-2015/A FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT

**File No:** D/79-2015/A

**Attachments:** 1. Locality Plan  
2. Applicant's request letter

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

**Author:** Thomas Gardiner - Planning Officer

### SUMMARY

*Development Application Number:* D/79-2015/A

*Applicant:* Glen Lawrence Reynolds

*Real Property Address:* Lot 14 on R26286, Parish of Murchison

*Common Property Address:* 44 Robison Street, Park Avenue

*Rockhampton City Plan Area:* Park Avenue Industrial Area – Precinct 1, Industrial Precinct (Park Avenue Low Impact Industry)

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

*Date of Decision:* 18 December 2015

*Application Lodgement Fee:* \$2,359.00

*Infrastructure Charges:* \$13,260.00

*Infrastructure charges incentive:* Precinct 2 expanded GFA – 50%  
Value of discount: \$6,630.00

*Incentives sought:* Refund of Development Application  
*Fees* Refund of service and connection fees

### COMMITTEE RECOMMENDATION

THAT Council choose Option 2 as outlined in the report.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Rutherford  
**MOTION CARRIED**



### 8.3 D/127-2018 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR AN ADVERTISING DEVICE (THIRD PARTY DIGITAL ROOF SIGN)

**File No:** D/127-2018

**Attachments:** 1. Locality Plan  
2. Site Plan/Elevation, (26826 Rev 1, pg. 2 of 3)

**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

*Development Application Number:* D/127-2018

*Applicant:* Sweeney Vaughan Communications Pty Ltd

*Real Property Address:* Lot 1 and Common Property on SP239584, Parish of Archer

*Common Property Address:* 1/235-239 Musgrave Street, Berserker

*Area of Site:* 299 square metres

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zone:* Specialised Centre Zone

*Planning Scheme Overlays:* Transport Noise Corridors (Main Roads Category 1-4)

*Existing Development:* Commercial

*Existing Approvals:* D/46-2011

*Approval Sought:* Development Permit for Operational Works for an Advertising Device (Third Party Digital Roof Sign)

*Level of Assessment:* Code Assessable

*Infrastructure Charges Area:* Charge Area 1

#### *Application Progress:*

<i>Application Lodged:</i>	23 November 2018
<i>Last receipt of information from applicant:</i>	15 January 2019
<i>Statutory due determination date:</i>	6 February 2019

Due to Councillor Drew Wickerson earlier declaring a personal interest in this matter, it will be referred to full Council as quorum will be lost.

**8.4 PRICKLY ACACIA ON ROCKHAMPTON FLOODPLAIN**

**File No:** 1880

**Attachments:**

1. Map of Proposed Prickly Acacia Surveillance Program.
2. Prickly Acacia - Information Booklet

**Authorising Officer:** Steven Gatt - Manager Planning and Regulatory Services

**Author:** Karen Moody - Coordinator Health and Environment

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**SUMMARY**

*This report outlines the current and desired future activities conducted by Council's Pest Management Officers in controlling invasive plants in the Yeppen Floodplain area, targeting Prickly Acacia.*

**COMMITTEE RECOMMENDATION**

THAT the Prickly Acacia on Rockhampton Floodplain report is noted, and the matter of priority weeds be workshopped.

**Moved by:** Councillor Smith

**Seconded by:** Councillor Rutherford

**MOTION CARRIED**

**8.5 MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - NOVEMBER AND DECEMBER 2018****File No:** 1464**Attachments:** 1. Monthly Operations Report for Planning & Regulatory Services - November & December 2018**Authorising Officer:** Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning and Regulatory Services

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**SUMMARY**

*The Monthly Operations Report for the Planning & Regulatory Services Section for November and December 2018 is presented for Councillor's information.*

**COMMITTEE RECOMMENDATION**

THAT the Planning & Regulatory Services Monthly Operations Report for November and December 2018 be 'received'.

**Moved by:** Councillor Wickerson**Seconded by:** Councillor Rutherford**MOTION CARRIED**

## **9 NOTICES OF MOTION**

Nil

## **10 URGENT BUSINESS\QUESTIONS**

## **11 CLOSURE OF MEETING**

There being no further business the meeting closed at 9.58am.

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SIGNATURE

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CHAIRPERSON

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DATE