



PLANNING AND DEVELOPMENT COMMITTEE



A G E N D A

9 MAY 2017

Commencing at 9.00 am

**Held at the Mt Larcom Hall,
47 Raglan Street, Mt Larcom**

Please note: These minutes are to be read in conjunction with the preceding General Meeting Minutes.

Terms of Reference

The Planning and Development Committee is primarily responsible for overseeing policy and performance in the following areas of Council operation:-

- Strategic land use and urban planning (Planning Scheme)
- Development Assessment (including Operational Works)
- Building and Plumbing certification.

Committee members are all Councillors.

By virtue of section 12(3)(g) of the *Local Government Act 2009*, the Mayor is a (ex-officio) member of the committee.

Cr Churchill is the Chair of the committee.

A quorum is a simply majority of members.

The Committee meet in the first instance of the second Tuesday of each month at 9.00 am in the Council Chambers and the committee be authorised to determine its future meeting times and frequency.

Committee Administrator is the Manager Development Services.

Appointment of Committees

Section 264 of the *Local Government Regulation 2012* as follows:-

- (1) A local government may -
 - (a) appoint, from its councillors, standing committees or special committees;
and
 - (b) appoint advisory committees.
- (2) Two or more local governments may appoint, from their councillors, a joint standing

Closed Meetings

Section 275 of the *Local Government Regulation 2012* as follows:-

- (1) A local government or committee may resolve that a meeting be closed to the public if its councillors or members consider it necessary to close the meeting to discuss -
 - (a) the appointment, dismissal or discipline of employees; or

- (b) industrial matters affecting employees; or
- (c) the local government's budget; or
- (d) rating concessions; or
- (e) contracts proposed to be made by it; or
- (f) starting or defending legal proceedings involving the local government;
or
- (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; or
- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Committee Members

Cr Churchill - Chair

Mayor Burnett

Cr Bush

Cr Goodluck

Cr Hansen

Cr Masters

Cr O'Grady

Cr Sobhanian

Cr Trevor

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PDC/1. OPENING AND APOLOGIES

Nil

PDC/2. DISCLOSURE OF INTEREST

Nil

PDC/3. CONFIRMATION OF MINUTES

PDC/3.1. CONFIRMATION OF MINUTES FOR 11 APRIL 2017

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the Planning and Development Committee held on 11 April 2017.

Officer's Recommendation:

That the minutes of the Planning and Development Committee of Council held on 11 April 2017 be confirmed.

Attachments:

1. Minutes of the Planning and Development Committee of Council held on 11 April 2017.

Tabled Items:

1. Nil.

Report Prepared by: Senior Administration Officer

PDC/4. DEPUTATIONS

Nil

PDC/5. OFFICERS' REPORTS

PDC/5.1. DEVELOPMENT SERVICES MONTHLY REPORT APRIL 2017

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: DB10.1, DB10.2, DB10.3

Purpose:

To update Council on the processing of Development Applications and referrals within Development Services for the month of April 2017.

Officer's Recommendation:

That Council note the information presented.

Background:

The Development Services Monthly Report for the month prior is presented at each Planning Committee Meeting.

Town Planning

Prelodgement Meetings

Nil

New Planning Applications Lodged

Application No.	Development	Location	Date Lodged
DA/25/2017	Funeral Parlour	3/2 Dennis Street BOYNE ISLAND QLD 4680	11/04/17
DA/26/2017	Preliminary Approval s241 - MCU - Showroom, Outdoor Sales Premises and Storage Facility <i>under superseded Planning Scheme for Miriam Vale Shire 2009</i>	3 Chalmers Court AGNES WATER QLD 4677	13/04/17
DA/27/2017	Boundary Realignment - 2 into 2	Lot 81 and Lot 85 RP 913546, Kirkwood Road KIRKWOOD QLD 4680	20/04/17
DA/28/2017	Dwelling House <i>under superseded Planning Scheme for Miriam Vale Shire 2009</i>	Lot 28 RP 619598, Rocky Crossing Road ROUND HILL QLD 4677	24/04/17
DA/29/2017	Medium Impact Industry (Metal Scrap Yard) & ERA 20	2 Bensted Road CALLEMONDAH	27/04/17

	- threshold 2(a) - Metal Recovery	QLD 4680	
DA/30/2017	Multiple Dwelling & Accommodation Building <i>under superseded Planning Scheme for Miriam Vale Shire 2009</i>	576 Captain Cook Drive SEVENTEEN SEVENTY QLD 4677	28/04/17

Applications Publicly Notified

Application No	Development	Location	Period
DA/788/2013	Material Change of Use Resort (431 sites - 4 Stage Development) & ERA 63 (Sewage Treatment)	72 Old Bruce Highway BURUA QLD 4680	13 October 2016 to 12 May 2017

Council Planning Decisions

Application No.	Development	Location	Decision Date
DA/8/2017	Place of Worship	4 Anson Close TOOLOOA QLD 4680	18/04/17
DA/237/2016	Educational Establishment (Staged extension to existing school)	4 and 6 Archer Street SUN VALLEY QLD 4680	19/04/17

Delegated Planning Decisions

Application No.	Development	Location	Decision Date
DA/260/2016	Development Permit - Reconfiguring a lot (1 into 36 lots) and Preliminary Approval s241 - Material Change of Use - Low Density Residential Development (Dwelling House and Dual Occupancy) <i>under superseded Planning Scheme for Miriam Vale Shire 2009</i>	Lot 3 SP 221743, Round Hill Road AGNES WATER QLD 4677 and Lot 300 SP 264827, Occhilupo Circuit AGNES WATER QLD 4677	03/04/17
DA/10/2017	Dwelling House	13 Bowton Street TURKEY BEACH QLD 4678	03/04/17
DA/2/2017	Amalgamation - 3 into 2 Lots	15 Gentle Annie Road AMBROSE QLD 4695	03/04/17
DA/16/2017	Dwelling House <i>under superseded</i>	Lot 34 RP 619446, Bootmaker Drive	04/04/17

	<i>Planning Scheme for Miriam Vale Shire 2009</i>	ROUND HILL QLD 4677	
DA/12/2017	Food & Drink Outlet	95 Hampton Drive TANNUM SANDS QLD 4680	10/04/17
DA/14/2017	Extension of Hardware & Trade Supplies Shop	22 McPherson Street ROSEDALE QLD 4674	21/04/17
DA/19/2017	Dwelling House	19 Sunlover Avenue AGNES WATER QLD 4677	27/04/17
DA/23/2017	Access Easement	69 and 71 Chamberlain Road BURUA QLD 4680	27/04/17

Negotiated Planning Decisions

Nil

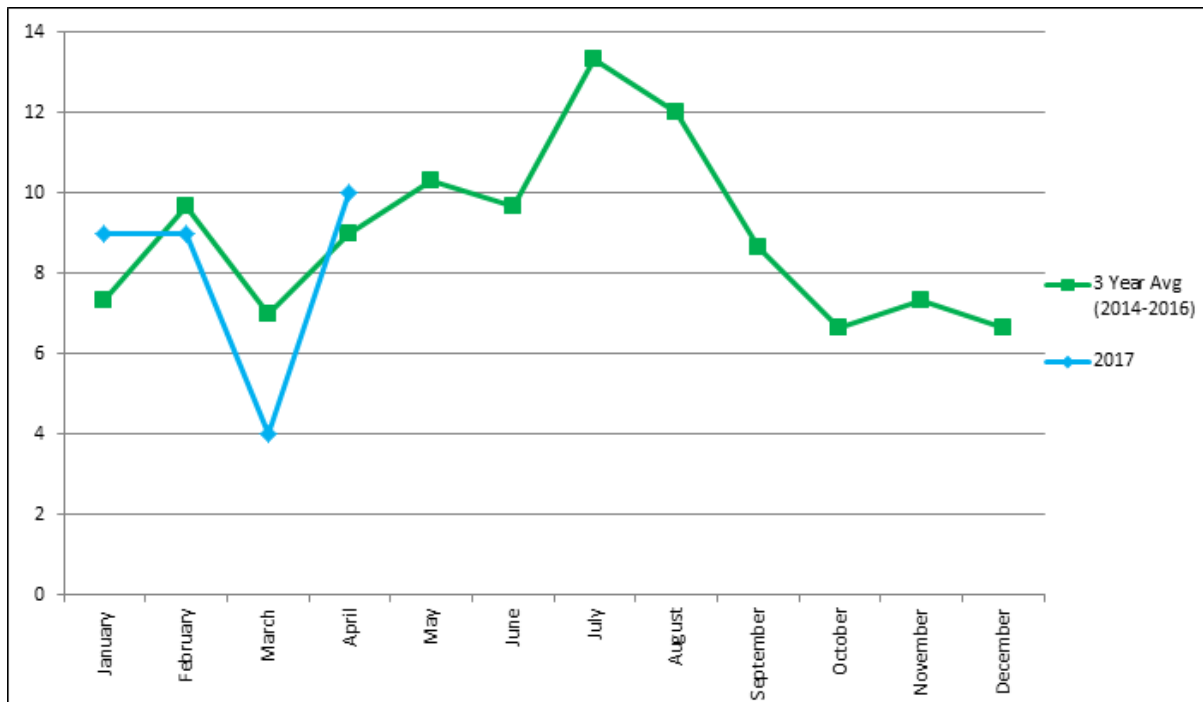
Request to Change Planning Decisions

Nil

Extension to Currency Planning Decisions

Nil

Planning Application Decisions 2017 Compared to 3 Year Average



Operational Works

Operational Works Decisions

No decisions were made during the month of April.

Development Services Applications Lodged and Decided

	Planning	Building	Plumbing
Applications lodged	6	28	9
Applications Decided	10	20	2

Survey Plans

Lodged

Application No.	Development	Location	Lodged Date
CA/6/2017	Boundary Realignment - 2 into 2	124 Herbertson Rd & 2 Morcom St, Calliope	19/04/2017

Endorsed

Application No.	Development	Location	Endorsed Date
CA/94/2016	Duplex	3 Hibiscus Ave, Kin Kora	18/04/2017
CA/4/2017	ROL - 3 into 2	749 Kirkwood Rd, Kirkwood	20/04/2017
CA/5/2017	Duplex	8 Stoneybrook Dr, Glen Eden	21/04/2017

GSDA Referrals and Office of the Coordinator General

Nil Development Applications within the Gladstone State Development Area have been formally referred to Council for comment for the calendar year to date.

A deputation to Council is scheduled for 5 May 2017 in regards to the proposed future development of a meat works in the GSDA area. The presentation will outline the benefits to the entire community.

Summary:

The above details the current activity for the month of April within the Development Services Section.

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Senior Administration Officer

PDC/5.2. LAND MANAGEMENT WORKSHOP

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: CM7.2

Purpose:

The purpose of this report is to inform Council of the outcomes of the recent Land Management Workshop attended by officers held in Mackay on 20 April 2017.

Officer's Recommendation:

{recommendation-start

That Council note the information within this report.

Background:

On 20 April 2017, Council's Senior Land Management Advisor and Planning Officer attended a one day workshop in Mackay that was organised by the Lease Officers at Mackay Regional Council. The workshop emerged as a result of discussions held at a State training seminar where it was recognised that information sharing between adjoining Councils would be of benefit to Officers given the complexity of tasks required with respect to land management. Whitsunday, Isaac, Cairns, Mackay, Rockhampton and Central Highlands Regional Councils and representatives from Livingstone Shire Council attended the workshop.

The agenda was diverse, with most of the discussion and information sharing prompted by issues and problems currently facing each Local Government where comparisons were made and outcomes considered. Representatives from the Department of Natural Resources and Mines (DNRM) attended the meeting to provide the State's position on some matters including State land, Reserve land (with Council often as Trustee), and lodging enquiries and receiving advice. Discussion on not for profit leasing and commercial leasing completed the afternoon agenda.

Some key points taken from the workshop are highlighted below:

General

It quickly became apparent that the role of managing land was governed under different directorates depending on the Council, with Governance, Planning, Corporate and Technology and Property being the overarching departments.

A noticeable aspect that surfaced during discussions was that Gladstone officers appeared to have greater support from Management and the 'silo' effect between departments was not as apparent compared to other Councils represented at the workshop. It also became evident that the level of trust afforded to Officers at Gladstone provides the ability to 'get things done' without the need for long delays in internal decision making.

The Supervisor Land Operations at Mackay Regional Council has been working on a project since amalgamation (ie. 2008) to compile a list of specific details for every dealing (leases, license and permits) managed by Council. With a view of better managing land in Mackay, a report is currently being prepared to present to Council to streamline the process, as currently most land matters requires a resolution of Council. This report asks Councillor's specific questions that require a yes/no answer, and if yes, several 'action choices' are highlighted for consideration. The outcome of this report is to not only streamline processes, but to give the Supervisor Land Operations a clear and united direction for dealing with all land matters. An option that may be available to Gladstone in the future.

Not for Profit Leasing

A long and stimulated discussion on the difficulties of dealing with multiple organisations on a single parcel of land with shared facilities provided more questions than answers. Examples of this included:

1. Management of sporting fields which cover multiple associations;
2. Whether to enter into a Licence or Lease with new associations;
3. Managing associations who wish to use reserve land outside of the reserve type; and
4. Managing infrastructure facilities on sporting fields and negotiating a 'user pays' outcome.

It was considered that further information sharing on this matter would be beneficial to all parties. An online portal is now being prepared between the Councils in sharing internal policies and procedures to allow for some consistency between the regions. This issue is particularly prevalent in Gladstone.

Land Management Plans

Land Management Plans (LMPs) are required when proposed uses on the state land are not consistent with the reserve dedicated or the land was granted in trust. The LMP ensures that the purpose is not diminished by granting inappropriate interests, and therefore Public Notification of the proposed use is required to be undertaken as part of the leasing process. These LMPs often involve similar content as town planning reports and focus strongly on land uses.

It was noted at the workshop that the Central Queensland Councils were required to prepare LMP's regularly, however North Queensland Council's had never prepared nor heard of a Land Management Plan (LMP). Obtaining consistent advice from DNRM representatives is proposed to be discussed at future workshops. Given the Planning Officers now support the Senior Land Management Advisor in preparing LMPs in Gladstone, this advice was passed to the other Councils in which they agreed this was a far more superior approach and also allowed for upskilling of existing staff.

Indigenous Land Use Agreement (ILUA)

Discussion briefly touched on extinguishing Native Title and working with ILUA's. Given the complexity of Native Title and the processes involved, many Officers felt that this was an area needing greater education and training. Officers at Gladstone are currently in the process of developing a greater understanding of extinguishing native title so this knowledge can be passed through to other Officers within the organisation.

Moving Forward

All participants at the workshop were enthusiastic about keeping the communication lines open with Isaac Regional Council proposing to start a 'blackboard' where workshop participants can ask questions, discuss matters of concern and share information on a regular basis with all workshop participants.

It was decided that the workshop would be organised in 12 months time, at a venue to be decided.

Attachments:

Nil

Tabled Items:

Nil.

Report Prepared by: Senior Land Management Advisor

PDC/5.3. INDIGENOUS LAND USE AGREEMENT (ILUA)

Responsible Officer: Manager Development Assessment

Committee Meeting Date: 9 May 2017

File Ref: PRJ-238

Purpose:

The purpose of this report is to inform Council about the Indigenous Land Use Agreement (ILUA) and Council's obligations under the agreement.

Officer's Recommendation:

That council note the information provided in this report.

Background:

An ILUA is a voluntary agreement between a native title group and others and relates to the use of land and waters. The agreement provides the opportunity for people to negotiate flexible, pragmatic agreements to suit their particular circumstances.

The Port Curtis Coral Coast Claim was lodged on 25 July 2001 over the Bundaberg, North Burnett and Gladstone Regional Council areas, and binds all parties and all native title holders to the terms of the agreement. The Councils are currently working towards the preparation of a Welcome to Country Policy and the Reconciliation Action Plan (RAP) *Reflect* which is the first of four action plans that are required to be prepared. It is noted that the preparation of a RAP is a key target within the current 2017-2021 Corporate Plan.

In Australia four types of RAPs exist as follows:

1. A *Reflect* RAP is for organisations starting out on their reconciliation journey and who need to build the foundations for relationships, respect and opportunities. All the actions are generally included within the draft RAP template;
2. An *Innovate* RAP is for organisations that have developed relationships with their Aboriginal and Torres Strait Islander stakeholders and are ready to develop or implement programs for cultural learning, Aboriginal and Torres Strait Islander employment and supplier diversity;
3. A *Stretch* RAP is for organisations ready to challenge themselves by setting targets for the actions outlined in their RAP; and
4. An *Elevate* RAP is for organisations with a long, successful history in the RAP Program; a current *Stretch* RAP and a willingness to significantly invest in reconciliation.

The RAP program is a framework for organisations to realise their vision for reconciliation to commit to implementing and measuring practical actions, build respectful relationships and create opportunities for Aboriginal and Torres Strait Islander peoples within the organisation. The *Reflect* RAP is a document that highlights the foundations on which Council proposes to build relationships and is current for 12 months.

The second RAP *Innovate*, documents Council's commitment to reconciliation and sets out how the objectives are proposed to be implemented. The third RAP *Stretch*, sets targets and actions to achieve the desired outcomes. The *Stretch* RAP highlights Council's commitment to reconciliation and has a three year duration which commences when the RAP is formally

endorsed. The final RAP *Elevate*, is to be put in place after a long successful history of reconciliation. This RAP demonstrates a willingness to invest in reconciliation.

During the drafting and endorsement of the RAPs, Reconciliation Australia will play a fundamental role in guiding Council and the greater Gladstone community to ensure that the aspirations and goals are achieved. Reconciliation Australia are an independent not-for-profit organisation which promotes and facilitates reconciliation by building relationships, respect and trust between the wider Australian community.

Council has been proactive in committing to the ILUA with the RAP included in the Corporate Plan and meetings are held every three months with representatives from Bundaberg and North Burnett Regional Councils to discuss and workshop the way forward.

As part of the RAP, Councils must complete a RAP Impact Measurement Questionnaire (due on 30/9 annually), and report to the public about Council's involvement and progress through the RAP processes. The public reporting on the RAP may be undertaken through a stand alone publication, on the website, or as part of the annual report. Data gathered during this process covers relationships (donations, partnerships and participation), respect (cultural learnings) and opportunities (employment, business and education).

The next ILUA meeting is scheduled for Thursday 11 May 2017 at Gayndah.

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Senior Land Management Advisor

PDC/5.4. UDIA CENTRAL QUEENSLAND MARKET UPDATE

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: CM7.2

Purpose:

The purpose of this item is to brief Council on the content presented at the Urban Design Institute Australia State of the Market Update held in Rockhampton 3 May 2017.

Officer's Recommendation:

That Council note the referenced information presented at the Urban Development Institute of Australia presentation of Central Queensland Market update.

Background:

UDIA Qld is a not for profit incorporated organisation. The Queensland office of the Urban Development Institute of Australia (UDIA) was set up in 1971. The Queensland office is the largest of the UDIA state bodies and is an integral and visible part of the property development industry in Queensland, representing thousands of members, running thousands of events, and preparing thousands of submissions. UDIA pride themselves on being a driving force behind all significant decisions relating to planning legislation, new development guidelines, housing affordability, major property initiatives, urban renewal, infrastructure planning, regional and coastal plans, water and waste strategies, biodiversity, rural planning, open space, housing needs, environmental issues, transport and cultural heritage.

Summary:

Urban Development Institute of Australia delivered a Central Queensland Market update on 3 May 2017 in Rockhampton. The seminar focused exclusively on Central Queensland Region, which included latest changes in house prices, land values and house sales per suburb.

Guest Speakers included

Marina Vit

CEO - UDIA Qld

Todd Brandon

Principal/Sales Manager - McGrath Estate Agents

Robert Sobyra

Director, Evidence & Data - Construction Skills Queensland

The presentations provided factual research data regarding the market specifically relevant to Central Qld and also some updated statistics which are attached to this report.

Attachments:

1. Rockhampton - UDIA Statistics including Affordability index, Development Application Fees and Infrastructure Charges for 2016.
2. Gladstone - UDIA Statistics including Affordability index, Development Application Fees and Infrastructure Charges for 2016.

Tabled Items:

Nil.

Report Prepared by: Manager Development Services

PDC/5.5. CONFERENCE REPORT - LEGIONELLA MANAGEMENT MASTERCLASS

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: CM7.2

Purpose:

The purpose of this item is to brief Council on the ideas and content presented at the Legionella Management Masterclass which was attended by Development Services Plumbing Coordinator and Plumbing Inspector in Brisbane on 7 April 2017.

Officer's Recommendation:

That Council note the referenced information presented at the Legionella Management Masterclass.

Background:

Following on from the success of the National Legionella Conference in November 2016 the IPIQ invited Legionella Ltd to hold a Masterclass in Brisbane on 7th April 2017.

Summary:

The Masterclass followed on from what was delivered at last year's conference with a focus on Water Risk Management Plans and the new Queensland Legislation (*Public Health (Water Risk Management) Amendment Bill 2016*). Topics also covered were update regarding the new Legislation and best practice case studies on an Aged Care Facility

Attachments:

1. GRC Conference Attendance Report.
2. The 2016 QLD Plumbing & Gas Conference program.

Tabled Items:

Nil.

Report Prepared by: Senior Administration Officer

PDC/5.6. GLADSTONE BASE HOSPITAL MASTER PLAN AND UPGRADE

Responsible Officer: Manager Development Services

Committee Meeting Date: 9 May 2017

File Ref: PH6.1

Purpose:

The purpose of this report is to brief Council on the Gladstone Base Hospital Emergency Department Upgrade and Master Plan delivered by the Queensland State Government.

Officer's Recommendation:

To consider the information within the report.

Background:

The Queensland State Government are in the process of Master Planning the upgrade of the Emergency Department within the Gladstone Base Hospital. Stage one of the upgrade includes a new emergency building constructed over the existing vehicle parking area with the existing vehicle parking area being located West towards Park Street. Stage two includes the refurbishment of the existing Emergency Department. It is understood that the State are currently focusing on Stage one of this project. Figure 1 provides a proposal plan of Stage one.



Figure 1: Proposal Plan of Stage 1 Emergency Department Upgrade

Consideration:

Nil.

Communication and Consultation (Internal/External):

Recently the Queensland State Government undertook an external stakeholder workshop with local contractors to explain the current status of the project and prepare local contractors for a future tender for the civil works (earthworks, road works and storm water management).

Legal Environmental and Policy Implications:

State Officers have confirmed that an application for a Community Infrastructure Designation (CID) has since been lodged however are concerned that that approval by other State Departments may not be obtained prior to the desired dates for works commencing. Under the *Sustainable Planning Act 2009* a CID identifies land for community infrastructure to facilitate the integration of land use and infrastructure planning and the efficient and cost-effective provision of infrastructure.

Once a CID is obtained, development will not require approval under the Gladstone Regional Council Planning Scheme (Material Change of Use of Premises and Operational Works). However Building, Plumbing and Drainage Works will be required where Council would remain the Assessment Manager. Regardless of whether the CID is obtained or not,

Council's Development Services and Technical Services Departments have been engaging with the State to provide ongoing advice where requested.

Financial and Resource Implications:

Nil.

Commentary:

Nil.

Summary:

The Queensland State Government are progressing towards the delivery of the Gladstone Base Hospital Emergency Department upgrade with ongoing support from Council's Development Services Department. Whilst it's unclear whether a Community Infrastructure Designation will be achieved prior to construction, Development Services are maintaining consistent liaisons and providing assistance with State Officers to ensure the project is delivered on time for the greater Gladstone community.

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Senior Land Management Advisor

PDC/6. URGENT BUSINESS

Nil

PDC/7. NOTICE OF MOTION

Nil

PDC/8. CONFIDENTIAL ITEMS

Nil

PDC/9. MEETING CLOSE

ATTACHMENTS