



PLANNING AND DEVELOPMENT COMMITTEE



A G E N D A

14 March 2017

Commencing at 9.00 am

**Held at the Council Chambers - Civic Centre,
101 Goondoon Street, Gladstone**

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 simple 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

Table of Contents

ITEM	PAGE
PDC/1. OPENING AND APOLOGIES	5
PDC/2. DISCLOSURE OF INTEREST	5
PDC/3. CONFIRMATION OF MINUTES	6
PDC/3.1. CONFIRMATION OF MINUTES FOR 14 FEBRUARY 2017	6
PDC/4. DEPUTATIONS	7
PDC/5. OFFICERS' REPORTS.....	8
PDC/5.1. DEVELOPMENT SERVICES MONTHLY REPORT FEBRUARY 2017	8
PDC/6. URGENT BUSINESS.....	13
PDC/7. NOTICE OF MOTION	14
PDC/8. CONFIDENTIAL ITEMS	15
PDC/9. MEETING CLOSE	16

PDC/1. OPENING AND APOLOGIES

PDC/2. DISCLOSURE OF INTEREST

PDC/3. CONFIRMATION OF MINUTES

PDC/3.1. CONFIRMATION OF MINUTES FOR 14 FEBRUARY 2017

Responsible Officer: Manager Development Services

Committee Meeting Date: 14 March 2017

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the Planning and Development Committee held on 14 February 2017.

Officer's Recommendation:

That the minutes of the Planning and Development Committee of Council held on 14 February 2017 be confirmed.

Attachments:

1. Minutes of the Planning and Development Committee of Council held on 14 February 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 FEBRUARY 2017

Responsible Officer: Manager Development Services

Committee Meeting Date: 14 March 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 February 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:

New Planning Applications Lodged

Application No.	Development	Location	Date Lodged
DA/8/2017	Place of Worship	4 Anson Close TOOLOOA QLD 4680	03-Feb-17
DA/9/2017	Boundary Realignment - 3 into 3 lots	32, 40 and 44 Young Street BARNEY POINT QLD 4680	07-Feb-17
DA/10/2017	Dwelling House	13 Bowton Street TURKEY BEACH QLD 4678	20-Feb-17
DA/11/2017	Extension to Dwelling	755 Captain Cook Drive SEVENTEEN SEVENTY QLD 4677	22-Feb-17
DA/12/2017	Food & Drink Outlet	95 Hampton Drive TANNUM SANDS QLD 4680	24-Feb-17
DA/13/2017	Car Wash	1 Olsen Avenue NEW AUCKLAND QLD 4680	27-Feb-17
DA/14/2017	Extension of Hardware & Trade	22 McPherson Street	28-Feb-17

	Supplies Shop	ROSEDALE QLD 4674	
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Applications Publicly Notified

Application No	Development	Location	Period
DA/2/2017	Boundary Realignment for an Amalgamation - 3 into 2 Lots	177 & 203 Jacques Road and Lot 1 Unnamed Road, EAST END QLD 4695	27 February 2017 to 20 March 2017
DA/238/2016	Reconfiguring a Lot (1 into 22) Under the superseded Gladstone Plan 2006	Lot 37 RP 612326, Bradford Road, TELINA QLD 4680	20 February 2017 to 14 March 2017
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

Delegated Planning Decisions

Application No.	Development	Location	Decision Date
DA/249/2016	Development Permit - ROL - 1 into 5 Lots & MCU - Dwelling House and Preliminary Approval (s241) - Light Industry <i>Under the Superseded Planning Scheme for Miriam Vale Shire 2009</i>	220 Rocky Crossing Road ROUND HILL QLD 4677	02-Feb-17
DA/9077/2007	1 into 5 - Request to Change	Lot 23 SP 177775, Oxley Drive SOUTH GLADSTONE QLD 4680	08-Feb-17
DA/4/2017	Dwelling triggered by Flood Hazard Overlay	Lot 110 RP 619981, Innamincka Way AGNES WATER QLD 4677	09-Feb-17
DA/255/2016	Boundary Realignment (2 into 2)	1 Hayes Avenue BOYNE ISLAND QLD 4680 Lot 54 B 8718, Wyndham Avenue BOYNE ISLAND QLD 4680	15-Feb-17
DA/5/2017	1 into 2 under the superseded Calliope Shire Planning	240 Clifton Homestead Road BOYNE VALLEY	22-Feb-17

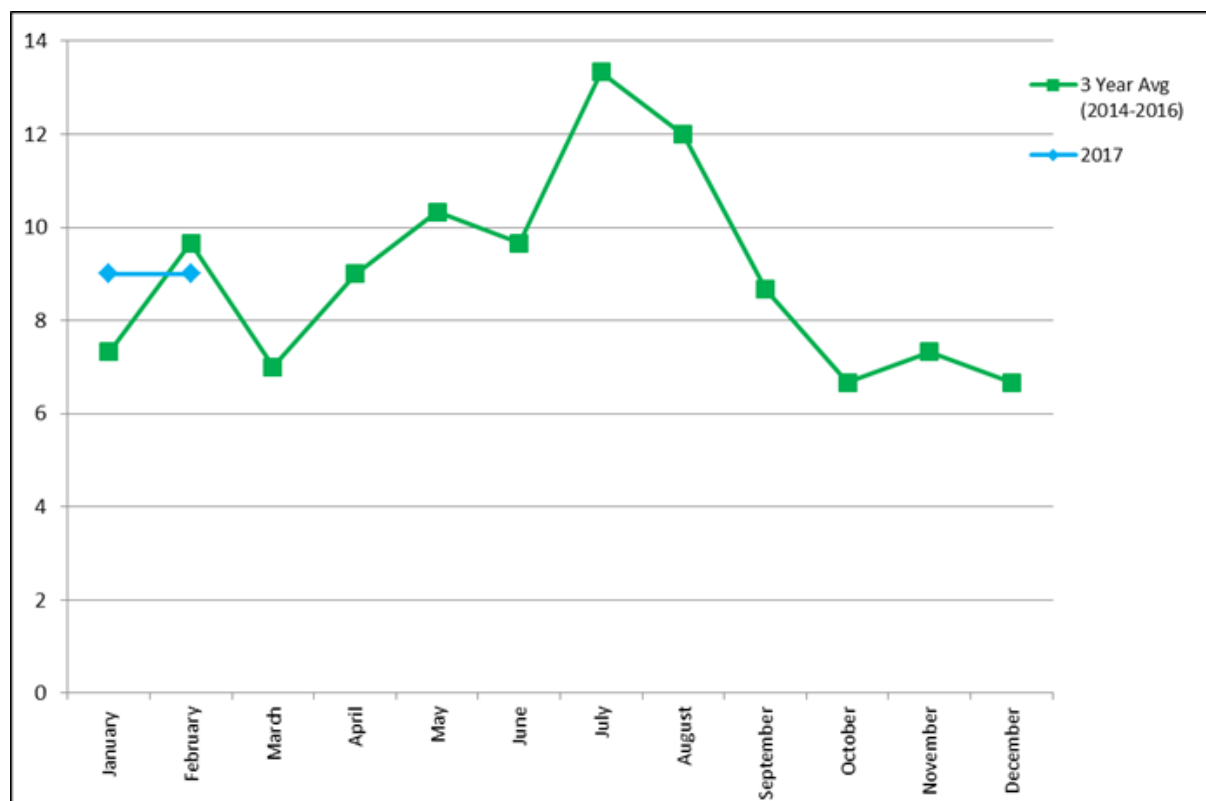
	Scheme 2007	QLD 4680	
DA/256/2016	Community Use	8 Crow Street GLADSTONE QLD 4680	22-Feb-17
DA/115/2015	Telecommunications Facility – Request to Change	141 Siding Road BEECHER QLD 4680	23-Feb-17
DA/261/2016	Development Permit - MCU - Dwelling House & ROL - 1 into 10 Lots and Preliminary Approval s241 - MCU - Light Industry <i>Under the superseded Planning Scheme for Miriam Vale Shire 2009</i>	Lot 22, Rocky Crossing Road ROUND HILL QLD 4677	27-Feb-17
DA/258/2016	Health Care Services and Office	34 Herbert Street GLADSTONE QLD 4680	28-Feb-17

Negotiated Planning Decisions
Nil

Extension to Currency Planning Decisions

Extension to Currency Period Application No	Development	Location	Decision Date
DA/9077/2007	Reconfiguring a Lot - Code - 1 into 5	Lot 23 SP 177775, Oxley Drive, SOUTH GLADSTONE QLD 4680	09/02/2017 Approved
DA/572/2012	Small Lot Housing & Reconfiguring a Lot (1 into 2)	20 Boles Street, WEST GLADSTONE QLD 4680	23/02/2017 Approved

Planning Application Decisions 2017 Compared to 3 Year Average



Operational Works:

Operational Works Decisions
Nil

Development Services Applications Lodged and Decided:

	Planning	Building	Plumbing
Applications Lodged	7	25	11
Applications Decided	9	15	10

Survey Plans

Lodged

Application No.	Development	Location	Lodged Date
CA/3/2017	Stage 13E (18 Lots)	Beecher Estate	24/02/2017

Endorsed

Application No.	Development	Location	Endorsed Date
CA/1/2017	Sewerage Easement	54 Boles St, Gladstone	08/02/2017
CA/106/2016	2 into 17	Round Hill Rd & Watermark St,	10/02/2017

		Agnes	
CA/92/2012	Sewerage Easement	30 Glenlyon St, Gladstone	13/02/2017
CA/2/2017	3 into 4	Bruce Hwy & Silica Rd, Iveragh	21/02/2017

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.

Council officers continue to meet quarterly with representatives from the Coordinator General's Office to maintain communication on prospective projects with the most recent meeting being 13 February 2017.

Summary:

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

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Senior Administration Officer

PDC/6. URGENT BUSINESS

Nil.

PDC/7. NOTICE OF MOTION

Nil.

PDC/8. CONFIDENTIAL ITEMS

Nil.

PDC/9. MEETING CLOSE

ATTACHMENTS