



## PLANNING AND DEVELOPMENT COMMITTEE



# A G E N D A

**13 June 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 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**

## **PDC/2. DISCLOSURE OF INTEREST**

## **PDC/3. CONFIRMATION OF MINUTES**

### **PDC/3.1. CONFIRMATION OF MINUTES FOR 9 MAY 2017**

**Responsible Officer: Manager Development Services**

**Committee Meeting Date: 13 June 2017**

**File Ref: CM7.2**

#### **Purpose:**

Confirmation of the minutes of the Planning and Development Committee held on 9 May 2017.

#### **Officer's Recommendation:**

That the minutes of the Planning and Development Committee of Council held on 9 May 2017 be confirmed.

#### **Attachments:**

1. Minutes of the Planning and Development Committee of Council held on 9 May 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 MAY 2017

**Responsible Officer: Manager Development Services**

**Committee Meeting Date: 13 June 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 May 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

| <b>Development</b>  | <b>Date</b> |
|---|-------------|
| Material Change of Use - Abattoir                               | 05/05/17    |
| Reconfiguration of a Lot – 24 Lot Rural Residential Subdivision | 17/05/17    |

New Planning Applications Lodged

| <b>Application No.</b> | <b>Development</b>   | <b>Location</b>  | <b>Date Lodged</b> |
|------------------------|--|--|--------------------|
| <b>DA/31/2017</b>      | Dwelling House located within 1.5m of side boundary and exceeding 4.5m in height - <i>Triggered by multiple Planning Scheme Overlays</i> | 10 Lady Musgrave Court<br>AGNES WATER<br>QLD 4677        | 03/05/17           |
| <b>DA/32/2017</b>      | Nature Based Tourism   | 2546, 2590 & 2694 Round Hill Road<br>ROUND HILL QLD 4677 | 04/05/17           |
| <b>DA/35/2017</b>      | Addition to existing Dwelling House<br><i>Triggered by multiple Planning Scheme Overlays</i>   | 4 Gaden Street<br>SEVENTEEN SEVENTY QLD 4677             | 08/05/17           |
| <b>DA/36/2017</b>      | Extension to Educational   | 2873 Round Hill Road                                     | 08/05/17           |

|                   |                          |   |          |
|-------------------|--------------------------|---|----------|
|                   | Establishment            | AGNES WATER<br>QLD 4677   |          |
| <b>DA/37/2017</b> | Shopping Centre          | 749 Kirkwood Road<br>KIRKWOOD QLD<br>4680   | 09/05/17 |
| <b>DA/38/2017</b> | Extension to<br>Dwelling | 1 Palm Court<br>AGNES WATER<br>QLD 4677   | 10/05/17 |
| <b>DA/43/2017</b> | 1 into 5                 | 22 Joseph Banks<br>Boulevard<br>AGNES WATER<br>QLD 4677                             | 11/05/17 |
| <b>DA/47/2017</b> | 3 into 6 Lots            | 1 Seaview Court, 2<br>The Promenade & 3<br>Seaview Court<br>AGNES WATER<br>QLD 4677 | 22/05/17 |
| <b>DA/48/2017</b> | Office                   | 84 Glenlyon Street<br>GLADSTONE QLD<br>4680   | 23/05/17 |

## Applications Publicly Notified

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

## Council Planning Decisions

| <b>Application No.</b> | <b>Development</b>   | <b>Location</b>                                       | <b>Decision Date</b> |
|------------------------|--|---|----------------------|
| <b>DA/238/2016</b>     | 1 into 22 Lots ( <i>under<br/>the superseded<br/>Gladstone Plan<br/>2006</i> ) | Lot 37 RP 612326,<br>Bradford Road<br>TELINA QLD 4680 | 02/05/17             |

## Delegated Planning Decisions

| <b>Application No.</b> | <b>Development</b>  | <b>Location</b>   | <b>Decision Date</b> |
|------------------------|---|---|----------------------|
| <b>DA/3/2017</b>       | Road Upgrade  | 2 Toolooa Street<br>GLADSTONE QLD<br>4680                     | 04/05/17             |
| <b>DA/241/2016</b>     | 2 into 5 Lots <i>Under<br/>the superseded<br/>Calliope Shire<br/>Planning Scheme<br/>2007</i> | 72 & 74 Stowe Road<br>CALLIOPE QLD<br>4680                    | 15/05/17             |
| <b>DA/20/2017</b>      | Dwelling House &<br>Shed  | 749 Captain Cook<br>Drive<br>SEVENTEEN<br>SEVENTY QLD<br>4677 | 18/05/17             |
| <b>DA/38/2017</b>      | Extension to  | 1 Palm Court  | 23/05/17             |

|                   |   |  |          |
|-------------------|---|--|----------|
|                   | Dwelling  | AGNES WATER<br>QLD 4677  |          |
| <b>DA/7/2017</b>  | Development Permit<br>- 1 into 17 Lots (8<br>Stages) &<br>Preliminary Approval<br>s241 - MCU - Light<br>Industry <i>Under the<br/>superseded<br/>Planning Scheme<br/>for Miriam Vale<br/>Shire 2009</i> | Lot 33 RP 619446,<br>Bootmaker Drive<br>ROUND HILL QLD<br>4677 | 24/05/17 |
| <b>DA/26/2017</b> | Preliminary Approval<br>s241 - MCU -<br>Showroom, Outdoor<br>Sales Premises and<br>Storage Facility<br><i>Under the<br/>superseded<br/>Planning Scheme<br/>for Miriam Vale<br/>Shire 2009</i>           | 3 Chalmers Court<br>AGNES WATER<br>QLD 4677                    | 24/05/17 |
| <b>DA/29/2017</b> | Medium Impact<br>Industry (Metal<br>Scrap Yard) & ERA<br>20 - threshold 2(a) -<br>Metal Recovery  | 2 Bensted Road<br>CALLEMONTDAH<br>QLD 4680                     | 29/05/17 |
| <b>DA/31/2017</b> | Dwelling House<br>located within 1.5m<br>of side boundary<br>and exceeding 4.5m<br>in height - <i>Triggered<br/>by multiple Planning<br/>Scheme Overlays</i>  | 10 Lady Musgrave<br>Court<br>AGNES WATER<br>QLD 4677           | 30/05/17 |
| <b>DA/35/2017</b> | Addition to existing<br>Dwelling House<br>( <i>triggered by<br/>Multiple Planning<br/>Scheme Overlays</i> )   | 4 Gaden Street<br>SEVENTEEN<br>SEVENTY QLD<br>4677             | 30/05/17 |

## Negotiated Planning Decisions

| <b>Application No.</b> | <b>Development</b>      | <b>Location</b>                                     | <b>Decision Date</b> |
|------------------------|-------------------------|---|----------------------|
| DA/9/2017              | Boundary<br>Realignment | 32,40 & 44 Young<br>Street BARNEY<br>POINT QLD 4680 | 18/05/17             |

## Request to Change Planning Decisions

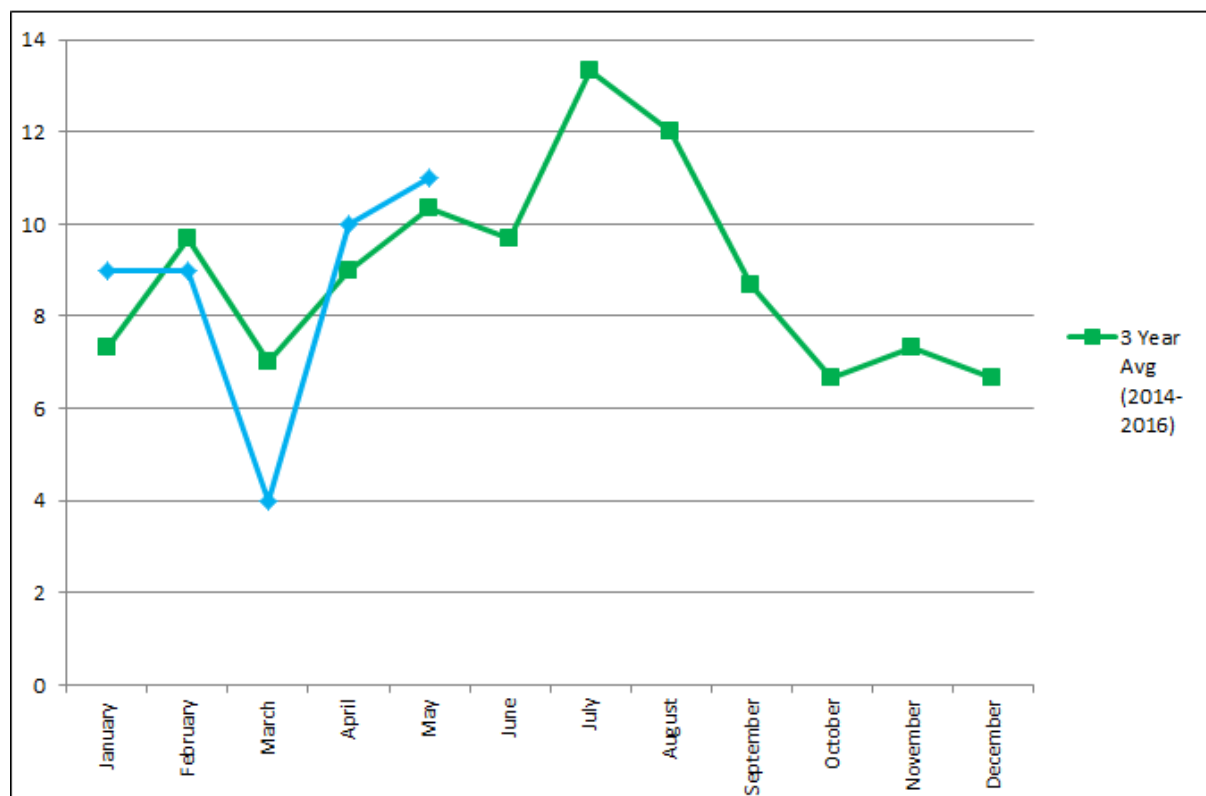
Nil

Extension to Currency Planning Decisions

Nil



## Planning Application Decisions 2017 Compared to 3 Year Average



## Operational Works

## Operational Works Decisions

| Application No. | Development              | Location   | Decision Date |
|-----------------|--------------------------|--|---------------|
| OPW/83/2017     | Roadworks,<br>Stormwater | 1 Hayes Avenue &<br>Wyndham Avenue,<br>Boyne Island (Lot 53<br>& 54 B8718), South<br>Trees | 15/05/2017    |

## Development Services Applications Lodged and Decided

|                      | Planning | Building | Plumbing |
|----------------------|----------|----------|----------|
| Applications lodged  | 9        | 22       | 21       |
| Applications Decided | 11       | 24       | 9        |

## Survey Plans

Lodged

Nil

Endorsed

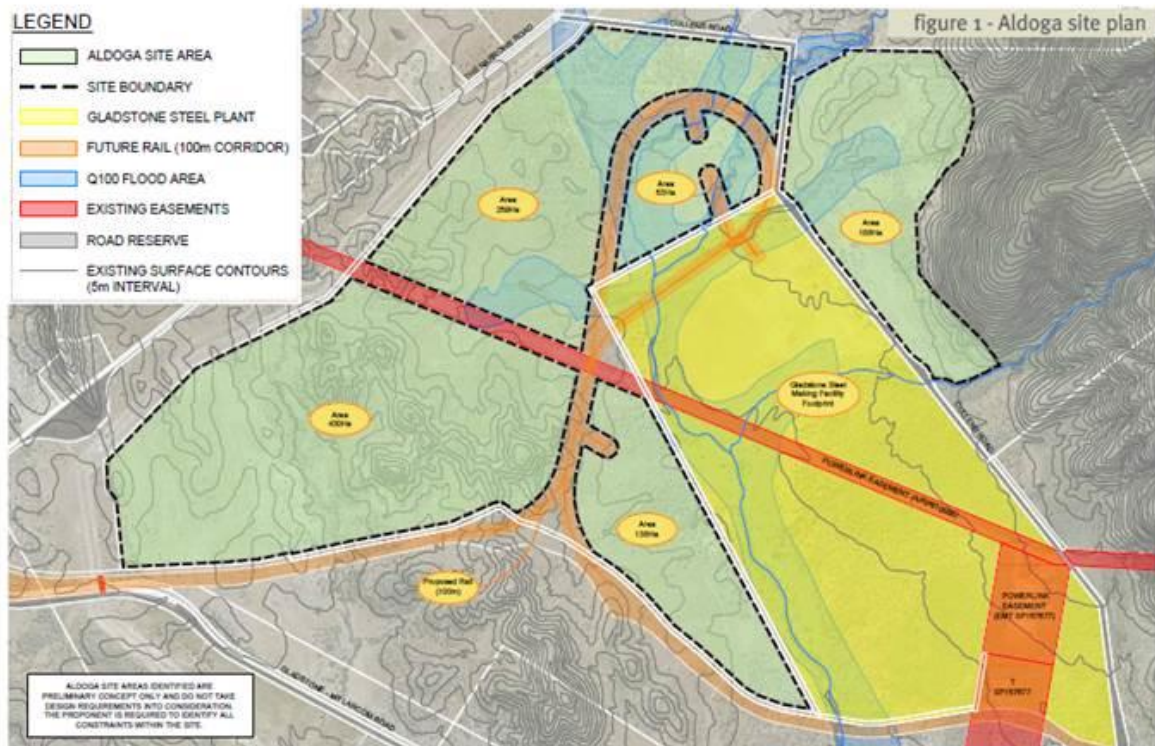
| Application No. | Development          | Location                                   | Endorsed Date |
|-----------------|----------------------|--|---------------|
| CA/6/2017       | Boundary Realignment | 124 Herbertson Rd & 22 Morcom St, Calliope | 05.05.2017    |
| CA/111/2016     | Boundary Realignment | 97 Reedbed Rd & 53 Koorawartha Rd, Bororen | 11.05.2017    |

### **GSDA Referrals and Office of the Coordinator General**

Representatives met with Council and Officers on 5 May 2017 to highlight a proposed development in the Euroa Homestead area. The proposed development is to construct and operate a beef processing facility including an abattoir and a feedlot. Infrastructure such as a bio-gas plant, solar farm are proposed to support the activities whilst being environmentally sustainable. The development is proposed to be shovel ready in two years.

Australia's first biofuel pilot plant was officially opened by the Premier of Queensland and Minister for the Arts, Annastacia Palaszczuk MP on 1 June 2017. The \$18 million Northern Oil Advanced Biofuel Pilot Plant is a joint venture between Southern Oil and JJ Richards & Sons to produce biocrude and renewable fuels from waste. Over the next three years, the pilot plant is proposing to produce one million litres of fuel for use in field trials by the US Navy as part of its Great Green Fleet Initiative.

The State Government recently called for Expressions of Interest to lease an area of land owned by the Minister for Economic Development Queensland within the GSDA for the purposes of developing and operating a Renewable Energy Facility. EDQ anticipates receiving expressions of interest from companies or consortia that have the capability, capacity and commitment to develop a large scale solar farm or other renewable energy facilities on the site. Applications closed on Thursday 24 May 2017.



### Summary:

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

**Attachments:**

Nil.

**Tabled Items:**

Nil.

**Report Prepared by:** Senior Administration Officer

## **PDC/5.2. CONFERENCE REPORT - NORTHERN TRADE WASTE TALK - CAIRNS REGIONAL COUNCIL**

**Responsible Officer: Manager Development Services**

**Committee Meeting Date: 13 June 2017**

**File Ref: CM7.2**

### **Purpose:**

The purpose of this item is to brief Council on the ideas and content presented at the Northern Trade Waste Talk which was attended by Development Services Plumbing Coordinator and Plumbing Inspector in Cairns on 18 and 19 May 2017.

### **Officer's Recommendation:**

That Council note the referenced information presented at the Northern Trade Waste Talk.

### **Background:**

This annual conference is an opportunity to collaborate and share knowledge and experience on common challenges faced in the Trade Waste Industry.

### **Summary:**

The Northern Trade Waste Talk was a full day of seminars and discussions regarding Managing Non-Compliances and the implications mobile unit's food and dog washes have on the trade waste system.

### **Attachments:**

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

### **Tabled Items:**

Nil.

**Report Prepared by:** Senior Administration Officer

## **PDC/5.3. DEVELOPMENT SERVICES ONLINE APPLICATION**

### **LODGEMENT THROUGH EPATHWAY**

**Responsible Officer: Manager Development Services**

**Committee Meeting Date: 13 June 2017**

**File Ref: 7.2**

#### **Purpose:**

The purpose of this item is to provide an overview of Development Services online facilities.

#### **Officer's Recommendation:**

That Council notes the information presented.

#### **Background:**

With the introduction of ePathway into the organisation Development Services has worked closely with the IT Department to ensure that we provide a service that reflects today's technology capabilities. Customers now have the choice to completely lodge and pay for an application without coming into the Office. Online applications are automatically linked with our existing application system ensuring all recordkeeping is within legislative requirements. The ePathway online system also offers the Applicant as a registered user the ability to track the progress of their application online. Development Services now provides the following online services;



The following Application types are available;

- Lilley's Beach vehicle permits,
- Building and Plumbing,
- Development Applications
- Material Change of Use and Reconfiguring a Lot



Registered Users can monitor the progress of their applications by, signing in and going to 'My Applications'.



lodge a request, report an issue or make an enquiry.



Online payments via our secure payment gateway using Visa, MasterCard, American express or Visa Debit Card.

<https://online.gladstone.qld.gov.au/epathway/eprod/web/Default.aspx>

**Consideration:**

Nil.

**Communication and Consultation (Internal/External):**

Council has undertaken steps to promote the new online services with a media release dated 17 May. Development Services is promoting Building Services and online capabilities within the departments email signature. To ensure services provided are at an exceptional level to the customer all administration staff have undertaken internal training.

**Legal Environmental and Policy Implications:**

Nil.

**Financial and Resource Implications:**

A more streamlined process for the customer also results in a more efficient application process. Staff productivity is expected to increase due to the more modern procedures which sequentially will assist greatly in the departments goal of paperless processing.

**Commentary:**

Nil.

**Summary:**

Nil

**Attachments:**

1. Media Release - Development Services' applications now available online

**Tabled Items:**

Nil.

**Report Prepared by:** Manager Development Services

## **PDC/5.4. GRC CONFERENCE ATTENDANCE REPORT - AUSTRALIAN SMART CITIES AND INFRASTRUCTURE**

**Responsible Officer: Manager Development Services**

**Committee Meeting Date: 13 June 2016**

**File Ref: CM 7.2**

### **Purpose:**

The purpose of this item is to brief Council on the ideas and content presented at the Australian Smart Cities and Infrastructure annual conference which was attended by Councillor Glenn Churchill and Development Services Manager in Sydney March 2017.

### **Officer's Recommendation:**

That Council note the information presented at the 2017 Australian Smart Cities and Infrastructure conference.

### **Background:**

The Summit brings together key Local, State and Australian governments to explore the future of Australia's cities and suburbs and the critical role of smart cities and infrastructure in building an agile, innovative, creative and prosperous regions, states and nation.

Government leaders, and industry experts engaged in a high level discussion on the latest smart city initiatives, drivers of disruption, innovation of technology, creative thinking, advances in digitalisation, funding and grants opportunities which together unlock insights into getting ahead in the smart cities developments.

### **Consideration:**

1. Annual application to Australian Government Funding for the next three years on a \$ for \$ basis.
2. Focus and support development of GRC's digital strategy / policy to benefit staff, residents and visitors.
3. Transition role and responsibilities of the Jump Start Task Force to a Smart Cities / Region Reference Group..

### **Communication and Consultation (Internal/External):**

Nil.

### **Legal Environmental and Policy Implications:**

Nil.

### **Financial and Resource Implications:**



Nil.

**Commentary:**

Nil.

**Summary:**

With Australia's population in cities set to double in the next few decades, the focus on developing intelligent and efficient cities and transport infrastructure has never been stronger. The increasing pressure on infrastructure and urban services has placed an amplified demand on smart systems and technology – which will be increasingly critical for ensuring that our cities are smart, liveable and sustainable. The Australian Smart Cities and Infrastructure conference delivers an insight into the federal, state and local government on Australia's current and future smart city goals and plans.

**Attachments:**

1. GRC Conference Attendance Report - Australian SMART Cities and Infrastructure.

**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**