MINUTES OF PLANNING & DEVELOPMENT COMMITTEE MEETING NO 5
HELD IN THE FRASER COAST REGIONAL COUNCIL CHAMBERS, CITY HALL, KENT STREET, MARYBOROUGH
ON WEDNESDAY 9 JUNE, 2010 COMMENCING AT 9.30AM

PRESENT:
Councillor Mick Kruger (Chairman)
Councillor Julie Arthur
Councillor Sue Brooks
Councillor David Dalgleish
Councillor Linda Harris
Councillor Debbie Hawes
Councillor Belinda McNeven
Councillor Les MucKan
Councillor Gerard O'Connell

STAFF IN ATTENDANCE:
Chief Executive Officer, Mr Andrew Brien
Director Community and Development, Mr Peter Smith
Director Infrastructure and Environmental, Mr Wayne Sweeney
Executive Manager Development Assessment, Mr Michael Ellery
Executive Manager Strategic Planning, Mrs Rosalyn Acworth
Senior Planner, Mrs Terry Frey
Planner, Mr Damien Frey
Senior Planner, Zana Larikka
Planning Technical Officer, Ms Nadia Baker
Senior Media Officer, Mrs Jan Rolston
Meeting Secretary, Mrs Julie Schoonderwoerd

P&D 1 APOLOGIES

RESOLUTION (O'Connell / MucKan)

That the apologies from Councillor Nioa who is absent due to illness and Councillor Hovard who is absent for family reasons be accepted.

Carried Unanimously
P&D 5/73/06/10

P&D 2 CONFIRMATION OF MINUTES

P&D 2.1 Planning & Development Committee Meeting No. 4 – 12 May, 2010

RESOLUTION (Hawes / Brooks)

That the Minutes of Planning & Development Committee Meeting No 4 held on 12 May, 2010 be confirmed.

Carried Unanimously
P&D 5/74/06/10

P&D 3 PUBLIC PARTICIPATION (AGENDA ITEMS ONLY)

Nil

P&D 4 OFFICERS' REPORTS – DEVELOPMENT APPLICATIONS

P&D 4.1 Application for Reconfiguration of Lot (7 Lots into 2 Lots) and Creation of an Access Easement – Fraser Coast Regional Council and Leigh Wanless - Located at Lot 101-105 Bazaar Street, Maryborough

RESOLUTION (Hawes / O'Connell)

That the application by Fraser Coast Regional Council for a Development Permit to Reconfigure a Lot – Seven (7) Lots into three (3) Lots and Easement A within proposed Lot 1, located at 101-105 Bazaar Street, Maryborough, being Lots 1 and 2 on RP3771, Lot 2 RP3769, Lots 1, 2 and 3 on RP138658 and Lot 48 on M140940, be approved generally in accordance with the plan titled 'Proposed Re-Configuration (Amended)', numbered 1717-4, dated 03 June 2010 and prepared by D.J. Matheson Pty Ltd, subject to the following conditions, which must be met prior to the endorsement of the plan of survey, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council or Wide Bay Water Corporation unless specified in any particular condition:-

POST CONSTRUCTION

Administrative

1. Submit draft easement documentation prepared by a suitably qualified person outlining the easement terms and conditions relating to water, sewerage and drainage infrastructure and access rights ensuring the interests of the Fraser Coast Regional Council are protected. The proposed easement documentation must be endorsed by the Assessment Manager prior to endorsement of the plan of survey.

2. Pay all outstanding rates, sewerage, cleaning or water charges or other charges due to Council prior to endorsement of survey plan for the subdivision. Where arrangements have been made with Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to approval of the plan of survey.

3. A plan of survey must be submitted to Council prior to approval of the plan of subdivision showing the locations of all buildings including services, structures, dams and other improvements on the land in relation to the proposed new boundaries and the distances there from. The plan must contain the following certification duly completed by the surveyor:-

   "I..... being a licensed surveyor hereby certify as follows:-

   - The information contained in this plan is accurate at the time of survey and may be relied on by Council.

   .....
   (Signature)"

4. Submit to Council a plan sealing report and supporting documentation demonstrating compliance with each condition of this approval prior to the signing of any survey plan.

   The Plan seal will only be conducted once Council is satisfied that the construction or access to the lots and other conditions are met.

Carried Unanimously
ROL-103012
P&D 5/75/06/10

P&D 4 OFFICERS' REPORTS – DEVELOPMENT APPLICATIONS

P&D 4.2 Development Permit - Material Change of Use – Commercial Premises & Professional Offices – Dermark Pty Ltd – Lot 2 & EMT A RP142412 – Located at 258 Esplanade, Pialba

RESOLUTION (Dalgleish / Brooks)

That the application by Dermark Pty Ltd for a Development Permit for Material Change of Use (Superseded Planning Scheme) for Professional Offices and Commercial Premises in respect of Lot 2 RP142412 and Emt A in Lot 1 RP142412, located at 258 Esplanade, Pialba, be approved generally in accordance with the plans prepared by Parups Waring Architecture, dated August 2009 and titled:

- 'Location Plan', Plan No. 1410-01 SD05 1;
- 'Basement Floor Plan - Option 2', Plan No. 1410-01 SD07 4;
- 'Floor Plans', Plan No. 1410-01 SD01 8;
- 'Elevations', Plan No. 1410-01 SD03 8; and,
- 'Sections', Plan No. 1410-01 SD06 2.

This approval is subject to the following conditions, which must be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council or Wide Bay Water Corporation unless specified in any particular condition:-

PRE CONSTRUCTION

General

1. Undertake the Development in accordance with Council's Transitional Planning Scheme and relevant Planning Scheme Policies.

2. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations as costs of the development including accurately locating all existing services prior to the commencement of the use.

3. Submit an Operational Works application to Council for all civil engineering site works, road works, sewer and water main construction, and stormwater management and drainage works within and external to the site prior to any works on the site. All such works are to be completed to Council's satisfaction prior to the commencement of the approved use.

4. Submit an Acid Sulphate Soils Test Report and Acid Sulphate Soils Management Plan for Council's consideration with the application for Operational Works.

Stormwater

5. Design the stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. In the event that a material change to the pre-development stormwater flow will occur, the applicant shall produce evidence to Council's satisfaction of a legal right as to the method for stormwater discharge over the downstream land.

6. Design the stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.

7. Construct all stormwater control and management structures, including underground pipes, open drains and detention basins, in accordance with a design approved by Council. The design shall comply with Councils Policies and the Queensland Urban Drainage Manual as adopted by Council.

8. Provide for stormwater harvesting for landscaping/garden irrigation and internal uses. All runoff from the site must be through a suitable stormwater quality improvement device in accordance with the principles of Water Sensitive Urban Design, located within the site boundaries. Water discharged from the site must meet acceptable water quality standards for discharge to marine waters. The legal point of discharge is the kerb and channel in the Esplanade.

Wastewater and Water Supply

9. The Developer must consult directly with Wide Bay Water Corporation with respect to the Corporation's requirements for design, construction and inspection of all water and waste water reticulation associated with this development.

Construction and Environmental Management Plan

10. Submit and obtain approval from Council for a Construction and Environmental Management Plan (CEMP) prior to an Operational Works approval. The CEMP is to include but not be limited to the inclusion of:

    - A Site Based Erosion and Sediment Control and Stormwater Management Plan. The site specific erosion and sediment control and stormwater plan must be designed in accordance with Best Practice Urban Stormwater Management – Erosion and Sediment Control guidelines; (https://www.epa.qld.gov.au/publications/p02301.html)

    - A Traffic Management Plan for any activities which will require temporary use of an adjoining road reserve;

- Lawful source and disposal sites of any fill or excavated material;
- The adequate provision and location of all areas on- and/or off-site to be used for staff and contractor parking;
- Measures to discourage staff and contractor parking in designated visitor parking spaces within adjoining properties and owner's permission for parking on any other land (if proposed);
- Measures to ensure the safe and orderly ingress and egress of vehicles to and from the site;
- Means by which the direction of traffic flows to and from parking areas will be controlled both on- and off-site to ensure no damage is cause to Council's road infrastructure in any adjoining streets including the pavement, kerb, channel, crossovers to adjoining properties and verges;
- Measures to ensure avoidance of dust nuisance;
- Location of site sheds and facilities; and,
- The means of ensuring the appearance of building works or materials does not detrimentally affect the amenity of the area as bounded by all properties with frontage to the Esplanade and Watson Street.

Building Design and Finish

11. Ensure that the minimum level of non habitable rooms and entry points to the basement facing the Esplanade (stair wells, etc.) is RL 4.0m AHD.

12. Mechanical plant and equipment such as air conditioning units and commercial kitchen exhaust motors/vents must be screened from view of the street and public places and housed within an enclosed sound proof structure.

13. Roof top structures must be limited to light weight design elements, incorporating materials that minimise building bulk and do not result in the appearance of an additional storey.

14. Finish buildings with high quality materials, selected for their durability and the contribution they make to the character of the locality, generally in accordance with the approved plans.

15. Do not use any type of glass or other surface likely to reflect specular rays that could create nuisance, discomfort or hazard to any part of the surrounding locality.

Waste Management

16. Submit to and gain approval from Council, as part of an application for Operational Works, a Waste Management Plan that demonstrates adequate facilities for the storage of waste and recyclable materials are provided on the site in accordance with Council's Waste Services Policy. Liaise directly with Council's Waste Services Coordinator with regard to the size and quantity of bins required and the method and frequency of collection. Waste collection areas are to be provided external to any basement area.

17. Submit to and gain approval from Council, as part of an application for Operational Works, a Drainage Plan detailing where a waste container wash down area is being provided. Alternatively, identify that a mobile cleaning contractor will be engaged, where such contractor has the capacity to remove the water to an approved disposal location.

Landscaping

18. Submit to and gain approval from Council, as part of an application for Operational Works, Detailed Landscaping Plans, prepared generally in accordance with the plans titled 'Proposed Landscape Plan – Ground Floor' and 'Proposed Landscape Plan – Basement CarPark', Plan No. 07711 – 01/03 and 07711 – 02/03, prepared by Urban Planet, and dated November 2009. The Detailed Landscaping Plans must present sufficient documentation to illustrate the relationship of the proposal to the streetscape and adjoining premises, and to demonstrate that the development will contribute to the desired character of the Esplanade. As a minimum, the Detailed Landscaping Plans must include the following:

    (a) Identification of any existing trees to be retained on the site;

    (b) Landscape plantings over at least 30% of the site, that incorporates at least 70% locally native or endemic plant species, measured in terms of plant types and total plant numbers;

    (c) Two (2) for one (1) replacement planting of any native vegetation removed within the approved building footprint or within 4.0 metres of the approved building footprint;

    (d) Additional dense screening within side boundary setbacks to provide visual softening of the building, which incorporates a mixture of at least 50% advanced native species (minimum 2.0 metres in height at time of planting), comprising of shrubs and trees of varying sizes, that obtain a minimum mature height between 6.0 and 10 metres;

    (e) Additional dense screening, including deep root plantings within the setback to the Esplanade to provide visual softening of the building, which incorporates a mixture of at least 50% advanced native species (minimum 3.0 metres in height at time of planting), comprising of shrubs and trees of varying sizes, that obtain a minimum mature height between 8.0 metres and 15 metres;

(f) Documentation of planting measures that will be used to graduate the height of the building and minimise its visual prominence when viewed from the open space opposite the site;

(g) A plan and schedule of all proposed trees, shrubs and groundcovers (other than lawn), including their botanical and common names, and details about their location and size at the time of planting, and upon maturity;

(h) A plan and schedule of the areas to be covered by lawn or pedestrian surfaces within the site, and details about the design and maintenance of proposed pathways, paving treatments, public seating, public bins, street lighting, bollards and other improvements to be carried out within the footpath/road areas. The design or brand names and pictures of proposed street furniture must be specified;

(i) Schematic design plans, sections and diagrams illustrating the relationship of the proposed landscaping to the proposed building, the streetscape and adjoining land uses;

(j) Schematic documentation of any proposed frontage treatments, including details of fencing heights and types and feature landscaping to the Esplanade and Cypress Street. All fencing must be:

i. Limited to 1.5 metres in height with a minimum 50% transparent area or 1.2 metres in height if solid along any frontage; and
ii. No more than 2.0 metres in height (including any retaining walls) along any side boundaries;

(k) Development of an appropriate streetscape and internal palette including both hardscape and softscape landscape elements. This includes but is not limited to street furniture, pavement types, bollards, structures, planters, species schedules and any artwork;

(l) Documentation of where existing trees on the site and immediately adjoining the site can be retained to contribute to the character and amenity of the development as per the recommendations of a suitably qualified arborist;

(m) Podium landscaping which includes a mixture of screening trees and shrubs, with lower storey amenity plantings to further soften the built form of the development and provide visual integration between the Esplanade and Watson Street frontage;

(n) The location of any proposed external site services (e.g. fire hydrant booster), their visibility from the road frontage and any proposed screening devices;

(o) Maintenance of pedestrian connectivity through the site, from the Esplanade to Watson Street; and,

(p) Details relating to the following:

i. Pot sizes at the time of planting;
ii. Design of a fully reticulated and automated drip fed watering system;
iii. Consideration of Crime Prevention Through Environmental Design (CPTED) principles;
iv. Incorporation of Water Sensitive Urban Design (WSUD) principles to ensure appropriate uptake of nutrients and minimise water consumption; and,
v. Measures to ensure that plantings will be retained and managed to allow growth of trees to their mature size.

When approved, the Detailed Landscape Plans will form part of the endorsed plans under this approval.

Administrative

19. Lodge a bond in the amount of $5,000 in accordance with Planning Scheme Policy 15 Development Procedures (General Performance Bond), prior to the commencement of any building or operational work associated with the development. The General Performance Bond (less any deductions for purposes defined in the Planning Scheme Policies) will be refunded when:

    a) works to revert to Council have been accepted "on maintenance"; and,
    b) all Building and Operational Works on the site have been completed and a Final Certificate (if applicable) issued by Council.

20. Meet the costs of all development works including any necessary alteration or relocation of services, public utility mains or installations, including accurately locating all existing services before any development works commence.

21. Ensure that all works that will revert to Council control are designed and supervised by a registered Professional Engineer in accordance with Council Policies. The works will be required to comply with all Local Laws, Policies and Standards of Council current at the time of submission of the application for approval of Operational Works.

CONSTRUCTION

Construction and Environmental Management

22. Undertake works in accordance with the endorsed Construction and Environmental Management Plan (CEMP).

23. Undertake the development works in accordance with the guidelines of State Planning Policy 2/02 "Planning and Managing Development involving Acid Sulphate Soils" and the endorsed Acid Sulphate Soils Management Plan required by Condition 4 of this approval.

Environmental Health

24. Unless otherwise approved in writing by the Assessment Manager, do not undertake any works:

    a. on a Sunday or public holiday, at any time; or
    b. on a Saturday or business day, before 6.30 am or after 6.30 pm.

Car Parking

25. Construct car parking spaces, associated access aisles and driveways to the dimensions detailed in Council's Planning Scheme Policies and Australian Standard AS 2890.1. Provide manoeuvring areas to ensure that vehicles ingress and egress the property in a forward direction. Driveways, car parking and reversing areas are to be constructed to the standards defined in Council's development manual and car parking spaces are to be permanently marked. Provide one disabled visitor car space, conforming to AS 1428 - Design for Access and Mobility.

26. Appropriate signage is to be erected to direct visiting vehicles to visitor car parking spaces within the development site.

Roads

27. Construct concrete kerb and channel for the full frontage of the site, including pavement widening as appropriate.

Footpath

28. Construct 1.5m wide concrete footpath for the Esplanade frontage of the site.

Access

29. Construct concrete vehicular crossings at each access in accordance with Council Standard Drawing R08. Remove all disused or redundant vehicular crossings and reinstate kerb and channel and footpaths as required.

Stormwater Drainage and Management

30. Construct external stormwater drainage infrastructure to service the development, as required.

31. Internal stormwater drainage must be designed in accordance with the principles of Water Sensitive Urban Design including on-site harvesting and storage of water for re-use for irrigation and internal uses as appropriate. Stormwater discharged from the site must be treated to a standard suitable for discharge to marine waters in accordance with the Qld Water Quality Guidelines.

Wastewater and Water Supply

32. Construct all external water mains required to service the development site and to provide for availability of commercial fire flows to the development site.

    Note: there is no main in The Esplanade close to the development; should service from The Esplanade be required the mains must be upgraded from the nearest DN150 main, across the full frontage of the development in DN150 pipe and connect to another suitable main to prevent the formation of a "dead end main". It is uncertain whether the main in Watson St can service the development or whether the development has the rights to utilise the access easement for utility services.

33. Relocate the sewer main which traverses the property to be a minimum 2.0m from the proposed building, or in accordance with the requirements of Wide Bay Water Corporation.

34. Install separate water services with control valves and water meters to all self-contained occupancies prior to the submission of an application for plan sealing creating separate titles. Water meters are to be located in accordance with the requirements of Wide Bay Water to facilitate reading and access.

Landscaping

35. Complete landscaping in accordance with the endorsed Detailed Landscaping Plans.

POST CONSTRUCTION

Administration

36. All works that will revert to Council control are subject to a twelve month maintenance period during which time the Developer must be responsible for the maintenance of the works, the rectification of any design omissions or defects, and the repair of any construction defects that are subsequently found. Council requires the developer to secure the maintenance of the works by the submission of a bond valued at 5% of the total value of the works. The bond must be submitted in accordance with Council's policy.

37. Prior to acceptance of the works on maintenance, the supervising engineer must arrange for the collection and submission to Council of digital "as constructed" information for the works. The digital information must comply with Council's "Submission of Digital As-Constructed Manual" and must be certified as specified in the Manual.

Infrastructure Contributions

38. Pay a contribution toward Water Supply Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Payment of contributions must be made prior to the commencement of the use.

39. Pay a contribution toward Sewerage Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Payment of contributions must be made prior to the commencement of the use.

40. Pay a contribution toward Transport Infrastructure (including State Controlled Roads (Local Function), Council Roads, Public Transport, Pedestrian Paths and Cycleways) to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Payment of contributions must be made prior to the commencement of the use.

Car Parking

41. Provide a minimum of thirty-two (32) on-site car parking spaces fully complying with Council's Planning Scheme Codes and Policies.

42. Maintain basement parking areas and access driveways to ensure they are accessible to site residents and their visitors and available for these purposes at all times.

Landscaping

43. Properly maintain all landscaping completed in accordance with the approved Landscaping Plan at all times to the satisfaction of the Assessment Manager. Any advanced species that have died or are considered by Council to be in a deteriorating state twelve (12) months after planting, must be replaced and maintained thereafter.

Refuse Storage and Collection

44. Maintain and operate an adequate waste screened waste bin storage area, so as to not cause any nuisance, in accordance with Council's Waste Services Policy.

45. Wash and maintain waste containers in an approved location as per the Drainage Plan, to ensure that waste water from waste containers does not flow into a stormwater drain or off the subject property.

Lighting

46. Ensure all outdoor lighting is designed, installed and maintained to prevent any adverse effect on adjoining land and to ensure the level of illumination from any outdoor lighting erected on the site does not exceed eight (8) lux when measured at any level upwards from the ground at a distance of 1.5 metres from any boundary of the site.

Loading / Unloading

47. Ensure all service vehicles carry out loading/unloading activities within the premises, at all times.

Legibility

48. Display the street numbers, unit numbers and building name in prominent positions to promote legibility.

Environmental Health

49. The hours of operation for the approved use are limited to the following:

    (a) From 7am to 6pm, Monday to Friday, excluding public holidays; and
    (b) From 7am to 12pm, Saturdays.

50. Do not use or allow to be used, air conditioners:

    (a) From 7am to 10pm on any day, if the noise is more than 50 dB (A); or
    (b) Before 7am or after 10pm on any day, if the noise is more than 40 dB(A), or 5 dB(A) above background levels.

GENERAL

51. The relevant period for this approval is four (4) years from the date this approval takes effect.

Carried Unanimously
513/3-081837
P&D 5/76/06/10

P&D 5 OFFICERS' REPORTS – POLICY ITEMS

P&D 5.1 Fraser Coast 2031: Sustainable Growth Strategy

RESOLUTION (O'Connell / Hawes)

That the report be received and noted.

Carried Unanimously
P&D 5/77/06/10

P&D 5 OFFICERS' REPORTS – POLICY ITEMS

P&D 5.2 Hervey Bay Structure Planning Projects

RESOLUTION (O'Connell / Dalgleish)

That the report be received and noted.

Carried Unanimously
P&D 5/78/06/10

P&D 5 OFFICERS' REPORTS – POLICY ITEMS

P&D 5.3 Progress Report - Review of Hervey Bay City Planning Scheme Policy No 4 - Water Supply, Sewerage, Transport, Stormwater, and Public Parks and Community Land Infrastructure Contributions

RESOLUTION (O'Connell / Brooks)

That Council receive and note the report.

Carried Unanimously
P&D 5/79/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.1 Open Resolutions Report – May 2010

RESOLUTION (Hawes / Dalgleish)

That the report be received and noted.

Carried Unanimously
P&D 5/80/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.2 Monthly Development Activity Report – May 2010

RESOLUTION (Dalgleish / O'Connell)

That the report be received and noted.

Carried Unanimously
P&D 5/81/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.3 Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Development Permit for a Material Change of Use for Residential Low Density and Reconfiguration of a Lot (Subdivision of 1 Lot into 32 Lots) - 92 Main Street, Kawungan

RESOLUTION (McNeven / Dalgleish)

That:

1. the request for a reduction in infrastructure contributions under Council's 'shovel ready' development initiative for Development Permit 513/3-061064 be refused, and

2. Council authorise the Chief Executive Officer to negotiate an Infrastructure Agreement to allow for payment of infrastructure charges over a 2 year period.

Carried Unanimously
513/3-061064
P&D 5/82/06/10

P&D 6 **OFFICERS' REPORTS – OTHER ITEMS**

P&D 6.4 **Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Material Change of Use - House (5) and Reconfiguring a Lot – 1 Lot into 5 Lots – 38 Tavistock Street, Torquay**

RESOLUTION (Brooks / Hawes)

That the request for a reduction in infrastructure contributions under Council's 'shovel ready' development initiative for Development Permit 514/3-082233 be refused.

Carried Unanimously
514/3-082233
P&D 5/83/06/10

P&D 6 **OFFICERS' REPORTS – OTHER ITEMS**

P&D 6.5 **Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Reconfiguration of a Lot – Two (2) Lots into 53 Lots – 66 Hughes Road and 28A Senor Drive, Urangan**

RESOLUTION (O'Connell / MucKan)

That the request for a reduction in infrastructure contributions under Council's 'shovel ready' development initiative for Development Permit 514/3-082005 be approved to the extent outlined in the officers report, as amended, subject to the applicant entering into an infrastructure agreement with the Council to guarantee performance of the matters listed in Council's resolution ORD 10.6 dated 7 April 2010.

Carried Unanimously
514/3-082005
P&D 5/84/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.6 Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Reconfiguring a Lot - One (1) Lot into 32 Lots – 191-197 Urangan Street, Urangan

RESOLUTION (Dalgleish / MucKan)

That the report be received and noted.

Carried Unanimously
514/3-082108
P&D 5/85/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.7 Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Reconfiguration of a Lot - One (1) Lot into 62 Lots - Jeppesen Road, Toogoom

RESOLUTION (Hawes / Harris)

That the request for a reduction in infrastructure contributions under Council's 'shovel ready' development initiative for Development Permits 513/3-051237 (Stage 2 only), 514/3-082074 and 514/3-092046 be approved to the extent outlined in the officers report, as amended, subject to the applicant entering into an infrastructure agreement with the Council to guarantee performance of the matters listed in Council's resolution ORD 10.6 dated 7 April 2010.

Carried Unanimously
513/3-051237; 514/3-082074; 514/3-092046
P&D 5/86/06/10

P&D 6 OFFICERS' REPORTS – OTHER ITEMS

P&D 6.8 Request for Development to be Considered Shovel Ready for Infrastructure Discount Purposes – Development Permit for Reconfiguration of a Lot 49–63 Madsen Road, Urraween

RESOLUTION (O'Connell / Hawes)

That the request for a reduction in infrastructure contributions under Council's 'shovel ready' development initiative for Development Permits 514/3-072165 and 514/3-092093 be approved to the extent outlined in the officers report, subject to the applicant entering into an infrastructure agreement with the Council to guarantee performance of the matters listed in Council's resolution ORD 10.6 dated 7 April 2010.

Carried Unanimously
514/3-072165; 514/3-092093
P&D 5/87/06/10

P&D 7 QUESTIONS ON NOTICE

Nil

P&D 8 GENERAL BUSINESS

P&D 8.1 Hervey Bay Planning Scheme

Councillor Brooks referred to the Hervey Bay Planning Scheme in relation to the CBD area, saying she did not believe the in force 2006 IPA Planning Scheme met the requirements of a growing city in terms of designations or the permissible developments that could occur within, in particular, the Pialba CBD area. She said that the emphasis in the current Planning Scheme was still to have a lot of growth and consolidation of commercial and retail activity in the Main Street/Torquay Road area. Councillor Brooks said that she thought over time, especially since the development of the Planning Scheme and the population since the data was compiled, retailers and business owners had moved which was an indication of where commercial and retail development had gone and there was more established retail in the Boat Harbour Drive/Main Street precinct, as well as a lot of residential development on Main Street. She said that this had shown a revitalisation and redevelopment of Main Street but she believed there was an opportunity, as Main Street was being widened south of Boat Harbour Drive, to look again at how Council wished to facilitate commercial and retail development in the city.

Councillor Brooks requested as a question on notice for information to be provided to Council on how best to expedite possible amendments to the Hervey Bay Planning Scheme, or would it be best to focus direction and attention into the 2031 Growth Strategy keeping in mind Council needed to produce a new Planning Scheme.

P&D 9 **CONFIDENTIAL**

RESOLUTION (MucKan / Hawes)

Council resolves that the Meeting be closed to the public for the purpose of discussing the following items:

P&D 9.1 – **Resolution to Forward to the Minister Proposed Temporary Local Planning Instrument for Vegetation Protection -** Section 463(1)(g) (any action to be taken by the local government under the Integrated Planning Act 1997, including deciding applications made to it under that Act)

P&D 9.2 – **Proposed Administrative (Mapping) Amendment to Amend the Planning Scheme for the Shire of Woocoo 2006 -** Section 463(1)(g) (any action to be taken by the local government under the Integrated Planning Act 1997, including deciding applications made to it under that Act)

Carried Unanimously
P&D 5/88/06/10

RESUMPTION OF PLANNING & DEVELOPMENT COMMITTEE MEETING

RESOLUTION (O'Connell / Dalgleish)

That the Meeting resume in open Committee.

Carried Unanimously
P&D 5/89/06/10

P&D 9 **CONFIDENTIAL**

P&D 9.1 **Resolution to Forward to the Minister Proposed Temporary Local Planning Instrument for Vegetation Protection**

RESOLUTION (Brooks / McNeven)

That Council send the proposed TLPI for vegetation and ecological protection to the Minister for consideration, as indicated in Attachment 1 of confidential report #1913571, pursuant to Schedule 2, Part 1, 2(1) of the *Integrated Planning Act 1997.*

Carried Unanimously
P&D 5/90/06/10

P&D 9 **CONFIDENTIAL**

P&D 9.2 **Proposed Administrative (Mapping) Amendment to Amend the Planning Scheme for the Shire of Woocoo 2006**

RESOLUTION (Arthur / Hawes)

That Council, pursuant to section 117(1) of the *Sustainable Planning Act 2009* (SPA) and section 5 of the *Sustainable Planning Regulation 2009 (SPR)*:

(A) proposes and adopts an 'administrative amendment' to the Planning Scheme for the Shire of Woocoo 2006, as indicated in Attachment 4 and Attachment 5 to this report;

(B) publicly notifies the amended Planning Scheme for the Shire of Woocoo 2006; and

(C) advises the Chief Executive of the Department of Infrastructure and Planning that Council has adopted the proposed planning scheme amendment.

Carried Unanimously
P&D 5/91/06/10

P&D 10 PRESENTATIONS TO COUNCIL

Nil

There being no further business, the Meeting closed at 10.10am.

Confirmed at Development & Community Services Committee Meeting No. 1 of the Fraser Coast Regional Council held at Hervey Bay on 14 July, 2010.

…….
MAYOR