

EXTRACT



REPORT

Coordination Committee Meeting

Tuesday 9 August 2016

commencing at 10.46am

Redcliffe Chambers
Irene Street, Redcliffe

ENDORSED GM20160809

CHAIRPERSON'S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 9 August 2016 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)
CHAIRPERSON
COORDINATION COMMITTEE

CCC EXHIBIT

Adoption Extract from General Meeting – 9 August 2016 (Page 16/1621)

**12.1 Coordination Committee Meeting - 9 August 2016
(Pages 16/1623 to 16/1718)**

RESOLUTION

Moved by Cr Julie Greer

Seconded by Cr Matt Constance

CARRIED 13/0

That the report and recommendations of the Coordination Committee meeting held 9 August 2016 be adopted.

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr Allan Sutherland, Mayor)

2 PLANNING & DEVELOPMENT SESSION (Cr Mick Gillam)

ITEM 2.1 **1625**
DA/31324/2016/V3RA - REQUEST TO WAIVE INFRASTRUCTURE CHARGES FOR AN APPLICATION FOR RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS) AND EASEMENT - 78 LOWER KING STREET, CABOOLTURE - LOT 0 SP243080 - DIVISION 3

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 2.2 **1628**
DA/30415/2015/V23R - MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE AFFECT OF THE PLANNING SCHEME FOR DEVELOPMENT IN ACCORDANCE WITH THE RESIDENTIAL A ZONE AND RECONFIGURING A LOT – DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 49 RESIDENTIAL LOTS, PLUS PARK AND NEW ROAD - STAGED) LOCATED AT 76 MORGAN ROAD, BURPENGARY - DIVISION 2

COMMITTEE RECOMMENDATION

REPORT DETAIL

3 CORPORATE SERVICES SESSION (Cr Adrian Raedel)

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)

ITEM 4.1 **1678**
TENDER - ROAD REHABILITATION PROGRAM (STAGE 1) - DIVISIONS 2,3,5,6,10 AND 11

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 4.2 **1686**
TENDER - ROAD RESURFACING PROGRAM - REGIONAL

RECOMMENDATION

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 4.3 **1692**
WOODY POINT - VICTORIA AVENUE DRAINAGE UPGRADE - DIVISION 6

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 4.4 **1699**
ROTHWELL - NATHAN ROAD - SPORTING STAGE 1 - SUPPLY, DELIVERY AND PLACEMENT OF STRUCTURAL FILL - DIVISION 5

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 4.5 - WITHDRAWN 1705
SCARBOROUGH - SCARBOROUGH BEACH PARK - PARK UPGRADE - DIVISION 5

ITEM 4.6 1706
CABOOLTURE SOUTH - PLATYPUS CREEK ENVIRONMENTAL RESERVE -
STORMWATER UPGRADE - DIVISION 3

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 4.7 1710
ROAD CONSTRUCTION MATERIALS - PREFERRED SUPPLIER ARRANGEMENT
(MBRC005354) - REGIONAL

COMMITTEE RECOMMENDATION

REPORT DETAIL

5 PARKS, RECREATION & SPORT SESSION (Cr Darren Grimwade)

6 LIFESTYLE & AMENITY SESSION (Cr Matt Constance)

7 ECONOMIC DEVELOPMENT & TOURISM SESSION (Cr Julie Greer)

8 GENERAL BUSINESS

ITEM 8.1 1714
FREEDOM OF ENTRY MARCH 212 SQUADRON - 6 AUGUST 2016 - REGIONAL

ITEM 8.2 1714
WHAT'S COOKING IN THE GARDENS FESTIVAL - 7 AUGUST 2016 - DIVISION 6

ITEM 8.3 1714
CABOOLTURE FAMILY FUN DAY - 8 AUGUST 2016 - DIVISION 3

ITEM 8.4 1714
SANDY CREEK DRAIN, BEACHMERE - COUNCIL WORKSHOP - DIVISION 2
(PF)

COMMITTEE RECOMMENDATION

ITEM 8.5 1715
HOMESTEAD COUNTRY MUSIC COMPETITION

CLOSED SESSION (Confidential items)

ITEM C.1 – CONFIDENTIAL 1717
PROPERTY RATIONALISATION PROJECT - AUGUST 2016 - DIVISIONS 3 & 7

COMMITTEE RECOMMENDATION

ITEM C.2 – CONFIDENTIAL 1718
PROPERTY RATIONALISATION PROJECT - SALE BY EOI - DIVISION 7

COMMITTEE RECOMMENDATION

CLOSURE

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)
Cr Brooke Savage
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
Cr Koliana Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Mike Charlton (Deputy Mayor)
Cr Matthew Constance
Cr Darren Grimwade
Cr Adrian Raedel

Officers:

Chief Executive Officer	(Mr Daryl Hitzman)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning & Economic Development	(Mr Stewart Pentland)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Executive & Property Services	(Ms Anne Moffat)
Manager Development Services	(Ms Kim Calio)
Coordinator Development Planning	(Mr Tim Smith)
Meeting Support Officer	(Ms Heather Bailey)

Apologies:

Nil

The Mayor is the Chairperson of the Coordination Committee.

Coordination Committee meetings comprise of Sessions chaired by Council's nominated Spokesperson (or Proxy) for that portfolio, as follows:

Session	Spokesperson	Proxy
1 Governance	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)
2 Planning & Development	Cr Mick Gillam	Cr Adam Hain
3 Corporate Services	Cr Adrian Raedel	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
4 Asset Construction & Maintenance	Cr Peter Flannery	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
5 Parks, Recreation & Sport	Cr Darren Grimwade	Cr Denise Sims
6 Lifestyle & Amenity	Cr Matt Constance	Cr Brooke Savage
7 Economic Development & Tourism	Cr Julie Greer	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
8 General Business	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)

ITEM 2.2

DA/30415/2015/V23R - MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE AFFECT OF THE PLANNING SCHEME FOR DEVELOPMENT IN ACCORDANCE WITH THE RESIDENTIAL A ZONE AND RECONFIGURING A LOT – DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 49 RESIDENTIAL LOTS, PLUS PARK AND NEW ROAD - STAGED) LOCATED AT 76 MORGAN ROAD, BURPENGARY - DIVISION 2

APPLICANT: IMPACT DEVELOPMENTS

OWNER: MARK SCOTT, TRACEY SCOTT, MART TEHVAND & ROSLYN SCOTT

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A13199572: 26 July 2016 – **Refer Supporting Information A13199573**

Responsible Officer: BM Development Planner (PED Development Services)

Executive Summary

Applicable Planning Scheme	Caboolture ShirePlan (now Superseded)
Applicant	Impact Developments c/- Jensen Bowers Group Consultants Pty Ltd
Owner(s)	Mark Scott, Tracey Scott, Mart Tehvand & Roslyn Scott
Site Address	76 Morgan Road, Burpengary
Property Description	Lot 13 on RP78839
Area	4.0491ha
Proposal	Material Change of Use – Preliminary Approval to vary the affect the Planning Scheme to allow development in accordance with the Residential A Zone as modified; and Reconfiguring a Lot – Development Permit for Subdivision (1 into 49 Lots, Park and new road - Staged)
Proposal Plans	Refer to proposal plan in Appendices of this report.
Assessment Level	Impact Assessable
Requested Approvals	Material Change of Use - Preliminary Approval Reconfiguring a Lot - Development Permit
Consistent / Inconsistent proposal	Inconsistent
Planning Scheme Details	Superseded Caboolture ShirePlan Rural Residential Zone - Transition Precinct Bushfire Hazard Overlay Catchment Protection Overlay Nature Conservation Overlay Transport Infrastructure Overlay
Relevant Codes	Rural Residential Zone - Transition Precinct Residential A Zone Code Reconfiguring a Lot Code General Works Code Landscaping Code Stormwater Code Traffic, Access and Parking Code Bushfire Hazard Overlay Code Catchment Protection Overlay Code Nature Conservation Overlay Code Transport Infrastructure Overlay Code
Application 'properly made'	24 July 2015
Information Request	Issued 28 August 2015; Final response received 6 November 2015.

ITEM 2.2 DA/30415/2015/V23R - MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE AFFECT OF THE PLANNING SCHEME FOR DEVELOPMENT IN ACCORDANCE WITH THE RESIDENTIAL A ZONE AND RECONFIGURING A LOT – DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 49 RESIDENTIAL LOTS, - A13199572 (Cont.)

Referral Agencies	Concurrence Agencies: Nil Advice Agencies: Nil
Public Notification (Notice of Compliance received)	15 January 2016
Submissions Received	Properly Made: One (1) Not Properly Made: Nil
Decision Stage ends	4 August 2016
Is a Notation to the Planning scheme required?	Yes
Number of Existing Lots	One (1)
Further Development Permits that may be required	<ul style="list-style-type: none"> • Development Permit for Material Change of Use • Development Permit for Operational Works - Civil • Development Permit for Building Works - Demolition • Compliance Assessment

This application seeks a Material Change of Use – Preliminary Approval to vary the affect the Planning Scheme (Superseded Caboolture ShirePlan) to allow development in accordance with the Residential A Zone as modified (refer Supporting Documentation), and Reconfiguring a Lot – Development Permit for Subdivision (1 into 49 Lots, Park and new road in three (3) stages). The subject site is located at 76 Morgan Road, Burpengary, described as Lot 13 on RP78839 and has an area of 4.0491ha.

The subject site is identified as being located within the Urban Footprint in the South East Queensland Regional Plan.

The subject site is included within the Rural Residential Zone (Transitional Precinct) of the Superseded Caboolture ShirePlan. The subject site also forms part of the Narangba East Strategy and is designated Low Density Residential (15du/ha) and forms part of the Green Space Network Area. Consequently, the land has been identified as being suitable for low density residential living upon full infrastructure provision and compliance with the Superseded Caboolture ShirePlan and the Narangba East Strategy.

The Preliminary Approval seeks to vary the effect of the planning scheme to allow for the proposed development to be carried out in a manner that is generally consistent with the Residential A Zone. The preliminary approval seeks to modify the Tables of Assessment and Development Codes in order to facilitate the development of the site for urban residential purposes, generally consistent with the planning approval covering land to the immediate north of the subject site.

The application was publicly advertised with one (1) properly made submission received. The proposed development is considered to generally accord with the intent of the superseded Caboolture ShirePlan and in particular the Narangba East Strategy and is recommended to be approved subject to conditions.

The proposal was lodged with Council and deemed to be “Properly Made” on 24 July 2015 and accordingly, this application has been assessed in accordance with the *Sustainable Planning Act 2009*.

COMMITTEE RECOMMENDATION

Moved by Cr Peter Flannery

Seconded by Cr Julie Greer

CARRIED 13/0

That the Officer’s Recommendation be adopted as detailed in the report.

ITEM 2.2 DA/30415/2015/V23R - MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE AFFECT OF THE PLANNING SCHEME FOR DEVELOPMENT IN ACCORDANCE WITH THE RESIDENTIAL A ZONE AND RECONFIGURING A LOT – DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 49 RESIDENTIAL LOTS, - A13199572 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Sustainable Planning Act 2009*, approve a Material Change of Use – Preliminary Approval to vary the affect the Planning Scheme to allow development in accordance with the Residential A Zone (of the Superseded Caboolture ShirePlan) as modified and Reconfiguring a Lot – Development Permit for Subdivision (1 into 43 Lots, Balance Lot, Open Space and new road - in two (2) Stages), situated at 76 Morgan Road, Burpengary, on land described as Lot 13 on RP78839, subject to the following conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Table 1 - Modified Assessment Table for the Residential A Zone (Part 4 Division 10)	No reference no.	-	Received on 5/11/2015
Table 2 - Modified Assessment Table for Other Development (Part 4 Division 15)	No reference no.	-	Received on 5/11/2015
Table 3 - Modified Residential A Zone Code (Part 5 Division 11)	No reference no.	-	Received on 5/11/2015
Table 4 - Modified Dwelling House Code (Part 7 Division 9)	No reference no.	-	Received on 5/11/2015
Table 5 - Modified Dual Occupancy Code (Part 7 Division 8)	No reference no.	-	Received on 5/11/2015
Table 6 - Modified Reconfiguring a Lot Code (Part 7 Division 16)	No reference no.	-	Received on 5/11/2015
Bushfire Hazard Assessment Report	Issue C	Jensen Bowers dated	27/05/2015

Plans and Documents to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Based Stormwater Management Plan	Revision D	Structure Consulting Engineers	29/10 2015
Proposed Reconfiguration Plan	UD-7968-005-P	Jensen Bowers	30/10/2015
Building Envelope Plan	No reference no.	Impact Developments	Received on 5/11/2015
Landscape Concept Plan	IHMR0615-LCP01	Lange Design	10/6/15