



MINUTES

Planning and Environment Standing Committee Meeting

2 June 2017

**MINUTES OF COOK SHIRE COUNCIL
PLANNING AND ENVIRONMENT STANDING COMMITTEE MEETING
HELD AT THE ADMINISTRATION CENTRE, 10 FURNEAUX STREET, COOKTOWN
ON FRIDAY, 2 JUNE 2017 AT 9.00AM**

1 ATTENDANCE

Cr Peter Scott, Cr Kaz Price, Cr Robyn Holmes, Cr John Dessmann, Cr John Giese, Cr Larissa Hale

2 APOLOGIES

Cr Alan Wilson and CEO Tim Cronin

3 CONFIRMATION OF PREVIOUS MINUTES**COMMITTEE RESOLUTION 2017/9**

Moved: Cr Robyn Holmes

Seconded: Cr John Dessmann

That the minutes of the Ordinary Meeting held on 5 May 2017 be confirmed.

CARRIED

4 BUSINESS ARISING**5 AGENDA ITEMS****5.1 APPLICATION FOR A DEVELOPMENT PERMIT FOR DA/3683 - RECONFIGURATION OF LOT 21 ON PLAN SP279559 LOCATED PENINSULA DEVELOPMENTAL ROAD VIA LAKELAND INTO TWO (2) LOTS****COMMITTEE RESOLUTION 2017/10**

Moved: Cr John Giese

Seconded: Cr Kaz Price

That the application (under the Planning Scheme for Cook Shire (2007) now the Superseded Planning Scheme) by NB2 Farming Ltd c/- RPS Australia East Pty Ltd for a Development Permit for Reconfiguration of Lot 21 on Plan SP279559 Peninsula Developmental Road via Lakeland into two (2) lots be approved subject to the following Conditions:

A. Assessment Manager (Council) Conditions**Approved Plans**

1. The development must be carried out generally in accordance with the following plan (Appendix "A") submitted with the application, except for minor variations required to comply with the conditions of this approval:
 - Reconfiguration of a Lot – NB2 Farming Limited – Drawing No.62937-13 Issue A dated 27/01/2017

Access

2. Access between the Peninsula Developmental Road and the Old Peninsula Developmental Road must be located and constructed to the requirements of the Department of the Department of Transport and Main Roads (see Concurrence Agency response Department of Infrastructure, Local Government and Planning (SARA) dated 23 March 2017.
3. Access to proposed Lots 100 and 101 must be from the Old Peninsula Developmental Road.
4. Access to proposed Lots 100 and 101 from the Old Peninsula Developmental Road, road pavement, to the property boundaries must be of gravel construction and include ancillary stormwater drainage. Construction must be to the requirements of the FNQROC Manual. Plans including access locations, must be submitted for approval by Council's Director Infrastructure Services as part of an Operational Works application prior to works commencing.

Water Supply

5. A separate source of domestic water supply must be provided to each of the proposed allotments at the time of construction of a dwelling house. This would be satisfied by the provision of rainwater tanks with a minimum total capacity of 50,000 litres. Where an alternative source of supply is available within the allotment, the applicant can provide certified evidence as to the flow rates and water quality of bore water or other supply to eliminate or reduce the requirement for on-site water. Details to be provided at the time of application for a development permit to carry out building work.

Effluent Disposal

6. Wastewater treatment and disposal applications must include details of proposed wastewater disposal systems and calculations demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS, 1547:2000 – On-Site Domestic Wastewater Management. Details are to be provided at the time of lodgement of a Plumbing or Building application.

Electricity

7. Each proposed lot must be provided with a reliable electricity supply at the time of construction of a dwelling house. Written evidence of such electricity supply must be provided at the time of lodgement of a Building application for a house.

Fire Management

8. A minimum six (6) meter wide fire break must be provided where practical along all property boundaries of proposed Lot 101. Such fire breaks are to provide access to fire fighting vehicles at all times and are to be maintained by the property owner for this purpose at all times. Both proposed Lots 100 and 101 must be maintained at all times so as not to create a fire hazard.
9. Each proposed lot must be provided with an on-site water storage facility (accessible dam, tank with fire brigade fittings or swimming pool) of not less than 5,000 litres for fire-fighting purposes, at the time of construction of a dwelling house. Minimum pressure and flow is 10L per second at 200kPA (as per SPP1/03 Guideline Appendix 5B Solution 1.3).

Operational Works

10. Prior to the commencement of construction of external works, an application must be submitted for a development permit for Operational Works for the following:

- Access (see condition 4)
- Erosion and sediment control

This application will need to include plans prepared by a Registered Professional Engineer Queensland in accordance with FNQROC Manual and are to be to the satisfaction of Council's Director Infrastructure Services.

Council will require that one (1) copy of the design drawings be submitted to Council for preliminary assessment. Two (2) copies of the final design are to be submitted to Council for approval prior to commencement of the works. On completion of the works, Council shall require a Certificate of Completion from a Registered Professional Engineer.

Screening

11. At the time of development of a dwelling house on proposed Lot 100, a 1.8 metre high privacy screen must be erected between the dwelling house and the Peninsula Developmental Road boundary. Details of such privacy screen must be provided to Council at the time of building application.

Public Utilities

12. The developer is responsible for the cost of any alterations to public utilities as a result of complying with the conditions of this approval.

Compliance

13. All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.

Outstanding Charges

14. All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.

Endorsement

15. The reconfiguration of a lot approval authorised by this Development Permit must be completed and the Plan of Survey submitted to Council for endorsement within four (4) years from the commencement of this approval or the approval will lapse.

B. Concurrence Agency Response & Conditions Appendix "B"

See attached Concurrence Agency Response with Conditions from the Department of Infrastructure, Local Government and Planning (SARA) dated 23 March 2017.

CARRIED

5.2 APPLICATION FOR A DEVELOPMENT PERMIT FOR DA/3763- RECONFIGURATION OF LOT 3 ON PLAN SP172676 AND LOT 6 ON PLAN SP172676 LOCATED AT 2 IRONWOOD AVENUE AND 6 IRONWOOD AVENUE, COOKTOWN, BY WAY OF BOUNDARY REALIGNMENT.

COMMITTEE RESOLUTION 2017/11

Moved: Cr John Giese

Seconded: Cr Kaz Price

That the application by John Hay c/- Veris for a Development Permit DA/3763, Reconfiguration of Lots 3 and 6 on Plan SP172676 located at 2 and 6 Ironwood Avenue Cooktown by boundary realignment be approved subject to the following Conditions:

A. Assessment Manager Council Conditions

Approved Plans

1. The development must be carried out generally in accordance with the following Proposal Plan (Appendix 'A') submitted with the application, except for any variations required to comply with the conditions of this approval:
 - Veris – Proposal Plan (John Hay) – Drawing No.32330-01 Issue A – Dated 27/04/2017

Access

2. Access to proposed Lots 30 and 60 must be from Ironwood Avenue via the existing accesses.

Water Supply

3. A separate source of domestic water supply must be provided to proposed Lot 30 at the time of construction of a dwelling house. This would be satisfied by the provision of rainwater tanks with a minimum total capacity of 50,000 litres. Where an alternative source of supply is available within the lot, the applicant can provide certified evidence as to the flow rates and water quality of bore water or other supply to eliminate or reduce the requirements for on-site water. Details to be provided at the time of application for a development permit to carry out building work.

Effluent Disposal

4. Wastewater treatment and disposal applications must include details of proposed wastewater disposal systems and calculations demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS, 1547:2000 – On-site Domestic Wastewater Management. Details are to be provided at the time of lodgement of a Plumbing and Building application.

Fire Breaks

5. A practical fire break must be provided along the new boundary between proposed lots 30 and 60, and must be maintained by the property owners at all times. Proposed Lots 30 and 60 must be maintained at all times so as not to create a fire hazard.

Electricity

6. Proposed Lot 30 must be connected to the reticulated electricity supply at the time of construction of a dwelling house.

Public Utilities

7. The developer is responsible for the cost of any alterations to Public Utilities as a result of

complying with the Conditions of this approval. Utilities design must be in accordance with the FNQROC Development Manual D8 Operational Works Design Guidelines "Utilities".

Outstanding Charges

8. All rates, service charges, interest and other charges levied on the land must be paid, prior to Council endorsement of the Plan of Survey.

Compliance

9. The Reconfiguration of a Lot approval authorised by this Development Permit must be completed and the Plan of Survey submitted to Council for endorsement within two (2) years from the commencement of this Approval or this approval will lapse.

CARRIED

- 5.3 **APPLICATION FOR A DEVELOPMENT PERMIT (UNDER SUPERSEDED PLANNING SCHEME) DA/3730 - FOR MAKING A MATERIAL CHANGE OF USE FOR OTHER RESIDENTIAL (EIGHT (8) ADDITIONAL ONE (1) BEDROOM ROOMS) ON LOT 10 ON PLAN RP745419 LOCATED AT FOYSTER DRIVE, LAKELAND.**

COMMITTEE RESOLUTION 2017/12

Moved: Cr Robyn Holmes

Seconded: Cr Kaz Price

That the application under Cook Shire's Superseded IPA Planning Scheme (2007) by Smith Sellwood Pty Ltd c/- U&i Town Plan for a Development Permit) for making a Material Change of Use for Other Residential (additional eight (8) one (1) bedroom rooms) on Lot 10 on Plan RP745419 located at Foyster Drive, Lakeland be approved subject to the following Conditions:

A. Assessment Manager (Council) Conditions

Approved Plans

1. The development must be carried out generally in accordance with the following proposal plans (Appendix 'A') except for any variations required to comply with the conditions of this approval:
 - Site Plan Lakeland Hotel Motel – U&i Town Plan – Plan No: M14-16 (rev.4) – dated 22/05/2017;
 - ATCO Structures – Floor Plan-Drawing No: WVH-314 A3 Revision A;
 - ATCO – Elevations – Drawing No: WVH314-02 – Revision D – Sheet No A3.

Services

2. The proposed development must be connected to the reticulated water and electricity supplies at the time of construction.

Effluent Disposal

3. Any application for waste water treatment and disposal must include details of the proposed wastewater treatment disposal systems and calculations demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000 –

“On-Site domestic wastewater management”.

4. The applicant must provide evidence at the time of Plumbing Application that the total capacity of wastewater treatment systems on Lot 10 on Plan RP745419 is below twenty one (21) EP (equivalent persons). Should the total capacity of the wastewater treatment systems on Lot 10 be twenty one (21) equivalent persons or above, an approval will be required under the *Environmental Protection Act 1994* for an ERA 63 – Sewerage Treatment.

Access

5. Access must be via the existing Foyster Drive access.

Internal Driveway and Car parking

6. The development must be provided with a minimum of four (4) off street car parking spaces. Car parking spaces must be located as per approved Site Plan and be sealed with a dust suppressed surface similar to that of the existing internal driveway. Car parking spaces must be line marked and comply with the Australian Standard.
7. Safety bollards must be provided between the car parking spaces and the awnings located at the front of the proposed buildings.
8. The internal driveway and manoeuvring areas shown on the approved Site Plan must be sealed with a dust suppressed surface similar to that of the existing internal driveway and be maintained in that dust suppressed state at all times.

Stormwater

9. Stormwater must be directed to a legal point of discharge and designed to Q5 standard in accordance with the FNQROC Manual.

Landscaping and Screenings

10. Landscaping of minimum width one (1) metre must be provided as shown on approved Site Plan. A detailed landscape plan must be provided to Council at the time of Building application.
11. Landscaped areas must be subject to regular and on-going maintenance, including the timely replacement of damaged or dead plants.
12. Privacy screens 1.8 metres high must be provided between the proposed two (2) buildings and at the end of each building. The latter privacy screens should be supported by landscaping.

Waste

13. Refuse collection bins must be screened.

Environmental Protection

14. The developer must ensure that no State Declared or environmental pest plants are introduced onto the property.

Public Utilities

15. The developer is responsible for the cost of any alterations to public utilities as a result of complying with the conditions of this approval.

Compliance

16. All relevant Conditions of this Development Permit must be complied with prior to the use

commencing.

Outstanding Charges

17. All rates, service charges, interest and other charges levied on the land must be paid prior to the issue of a development permit for building works.

Infrastructure Charges

18. Infrastructure charges must be paid to Council prior to the issue of the certificate of classification for building works applicable to this approval as indicated on the Adopted Infrastructure Charges Notice (Appendix 'C') at the rate applicable at the time of payment.

Pathway

19. The existing pathway that is to be located to the front of the proposed buildings must be extended for the full frontage of both buildings prior to the use commencing.

Currency Period

20. The currency period for this application is four (4) years. Should the approved Other Residential use not be established within this time, the approval shall lapse.

B. Assessment Manager (Council Advice)

A development permit is required for carrying out Building works and a Plumbing and Drainage approval/compliance permit is required for Plumbing and Drainage works prior to construction of the bedroom units commencing.

C. Concurrence Agency Response (Appendix 'B')

See attached Concurrence Agency Response from Department of Infrastructure, Local Government and Planning dated 30 March 2017.

CARRIED

5.4 APPLICATION UNDER COOK SHIRE COUNCIL'S 2007 SUPERSEDED PLANNING SCHEME FOR A DEVELOPMENT PERMIT - DA/3753 - RECONFIGURATION OF A LOT ONE (1) INTO TWO (2) LOTS OF LOT 1 C17999 - 87 ENDEAVOUR VALLEY ROAD, COOKTOWN

COMMITTEE RESOLUTION 2017/13

Moved: Cr Larissa Hale

Seconded: Cr John Giese

That That the application by John Phillip Middleton for Development Permit DA/3753, Reconfiguration of Lot 1 on Plan C17999, located at 87 Endeavour Valley Road Cooktown into two (2) lots be approved subject to the following Conditions:

A. Assessment Manager (Council) Conditions

Approved Plans

1. The development must be carried out generally in accordance with the Proposal Plan (Appendix A) with the application, except for any variations required to comply with the Conditions of this approval.

Access

2. Access to proposed Lot 7 must be via Matthews Street from Endeavour Valley Road and to proposed Lot 8 from Endeavour Valley Road.
3. Access locations must be designed and constructed to the requirements of the Department of Transport and Main Roads (see Concurrence Agency response from the Department of Infrastructure, Local Government and Planning (SARA) dated 10 May 2017) – Appendix 'B'.

Services

4. The approved lots must be connected to Council's reticulated water supply by separate water meter connection, in accordance with Council's Development Standards and to the satisfaction of the Director Infrastructure Services prior to the endorsement of the Plan of Survey.

Electricity

5. Each proposed lot must be connected to the reticulated electricity supply. A Certificate of Electricity Supply from Ergon Energy must be provided to Council by the applicant, prior to Council endorsement of the Plan of Survey

Fire Management

6. Proposed Lots 1 and 2 must be maintained at all times to a standard so as not to create a fire hazard.

Public Utilities

7. The developer is responsible for the cost of any alterations to public utilities as a result of complying with Conditions of this approval. Utilities design must be in accordance with the relevant Design Guidelines set out in section D8 of the FNQROC Manual.

Outstanding Charges

8. All rates, service charges, interest and other charges levied on the land must be paid prior to Council endorsement of the Plan of Survey.

Infrastructure Charges

9. Infrastructure charges for Water, Transport, Public Parks & Community Land and Stormwater must be paid to Council prior to Council endorsement of the Plan of Survey as indicated on the attached Adopted Infrastructure Charges Notice (Appendix 'C') at the rate applicable at the time of payment.

Compliance

10. All relevant Conditions of this Development Permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.

Endorsement of Plan of Survey

11. The reconfiguration of a lot approval subject to this Development Permit must be completed and the Plan of Survey submitted to Council for endorsement within two (2) years from the commencement of this approval or the approval will lapse.

B. Concurrence Agency (Department of State Development Infrastructure & Planning) Response and Conditions Appendix 'B'

See attached Concurrence Agency Response with Conditions from the Department of State Development Infrastructure and Planning dated 10 May 2017.

C. Advice (Council)

The applicant be advised that a further Development Permit is required for carrying out Building works and a Plumbing and drainage approval/compliance permit is required for Plumbing and Drainage works prior to construction of any houses associated with this development.

CARRIED

6 GENERAL BUSINESS**Housing – Crisis/Emergency/Diversionsary Centre**

- State government made new definition which allows house to be self-assessable in residential areas
- Have identified some blocks on Adelaide Street – further investigations to be done
- Further clarification on definitions, ownership etc to be sought
- Can be constructed with only building and plumbing approvals
- Working group to be established to coordinate and commence this project
- Could Council possibly look at adding Strata Title arrangements to property/properties depending on what's involved?

Bloomfield Wharf/Cemetery

- Got information from Environment Section regarding the cemetery
- update needs to be discussed and relayed back to concerned residents
- need to get a surveyor/specialist to have a look at proposed land (for cemetery) to ensure that the property in question meets correct environmental guidelines
- Planning section to look at current budget to move project forward
- Wharf – Planning Section to investigate further.
- Feasibility Study to be completed and received by Council before making any more decisions regarding the Wharf

The Meeting closed at 10.40am.

The minutes of this meeting were confirmed at the Planning and Environment Standing Committee Meeting held on 7 July 2017.

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CHAIRPERSON