



**General Meeting of Council**

# **MINUTES**

**Meeting held in the Central Highlands Regional Council Chambers, Emerald Office**

**Monday 2 March 2009**

**Commenced at 9.00am**

# CENTRAL HIGHLANDS REGIONAL COUNCIL

## GENERAL MEETING OF COUNCIL

MONDAY 2 MARCH 2009

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**MINUTES – GENERAL MEETING**

**HELD AT 9.00AM MONDAY 2 MARCH 2009 IN THE CENTRAL HIGHLANDS REGIONAL COUNCIL CHAMBERS, EMERALD OFFICE**

**PRESENT**

**Councillors**

Cr P. Maguire (Mayor).

Crs P. Bell AM, D. Brimblecombe, P. Bulger, K. Hayes, P. Haylock, G. Nixon, R. Rolfe & P. Schwarz.

**Officers**

CEO B. Ottone, DCEO G. Frangos, GM E&P P. Day, GM G&CS P. Brumley, GM Civil Ops B. Turner, GM Corp Services A. Brown, GM Comm Serv C. Dziewicki, AEM Springsure A. Shaw, AEM Capella K. Downey, Manager Development Services L. Lankowski.

**APOLOGIES**

Nil.

**LEAVE OF ABSENCE**

Nil.

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**General Council Meeting : 23 February 2009**

**Resolution:**

Cr Schwarz moved and Cr Haylock seconded 'That the minutes of the above meeting, as printed and circulated to members, be adopted.'

Carried

**Business Arising out of Minutes**

CEO Ottone advised that Council can only submit one existing project to the expansion of the Regional & Local Community Infrastructure Programme (RLCIP) funding. It was decided to re-submit the previous Emerald Airport application for the extension of the runway.

**MATERIAL PERSONAL INTEREST, GIFTS & BENEFITS**

Cr Hayes – Item 80.1.1 TMD Trading & 80.1.3 Harvey & Mary Rich.

**Attendance**

*Cr Brimblecombe entered the meeting at 9.10am.*

*MSP A. Aylward entered the meeting at 9.10am.*

**Material Personal Interest**

*Cr Hayes declared an MPI in the following items 80.1.1 and 80.1.3 and left the room and therefore did not partake in discussions or voting.*

## ENVIRONMENT & PLANNING SEGMENT

### 80. DEVELOPMENT MATTERS

#### 80.1 DEVELOPMENT APPLICATIONS – FULL COUNCIL

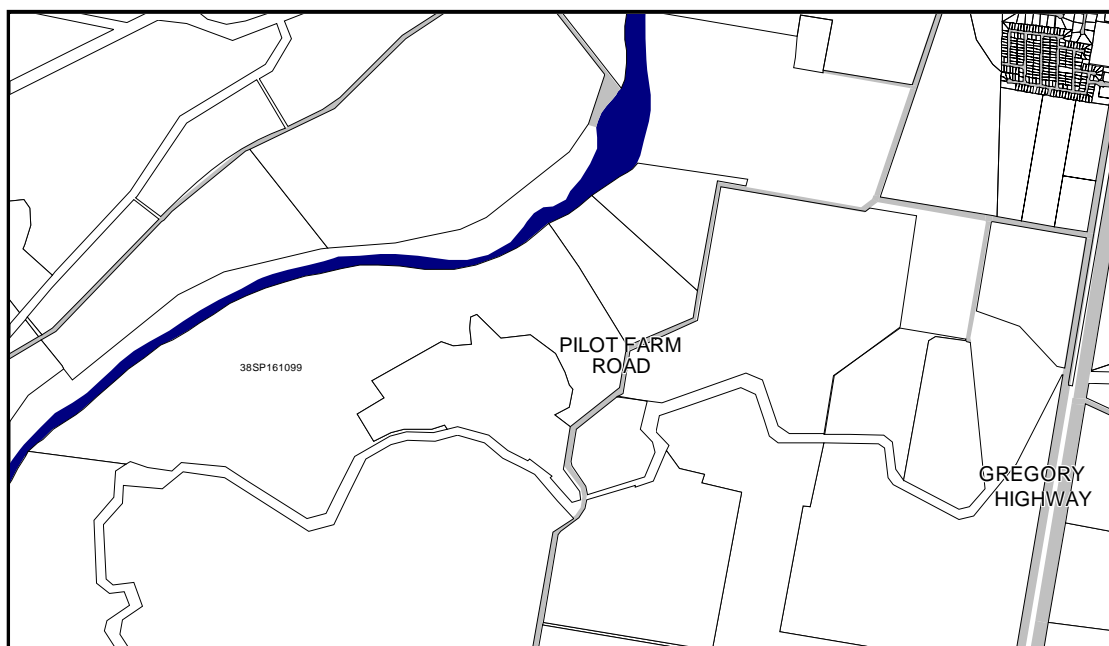
##### SUPERSEDED PLANNING SCHEME FOR THE SHIRE OF EMERALD

##### Item 80.1.1 – TP084/08E – TMD Trading – Pilot Farm Road, Emerald – ROL – seventy-five (75) lots

##### DEVELOPMENT SERVICES REPORT

##### Full Council

Application No:	TP084/08E
Applicant:	TMD Trading
Owner:	Kaesbie Pty Ltd, CKC Corporation Pty Ltd and JKCD Pty Ltd
Site Address:	Pilot Farm Road, Emerald
Real Property Description:	Lot 38 on SP161099
Area of Land:	343.7322ha
Current Use of Land:	Rural
Applicant's Name:	TMD Trading (Mr Jamie R Mackenzie)
Applicant's Address:	PO Box 45, Killarney QLD 4373
Applicable Planning Scheme:	Transitional <i>Planning Scheme for the Shire of Emerald (1995)</i>
Current Zone:	Rural Zone
Assessment Zone:	Rural Conservation Zone
Strategic Plan Designation:	Prime Rural (Major Extractive Industry)
Proposal:	Reconfiguration of a Lot: Development Permit for Stages 2, 3 and 4 of "Echidna Valley" Estate comprising seventy-five (75) community title lots.
Approval Type:	Reconfiguring a Lot: Development Permit
Development Type:	Reconfiguring a Lot
Level of Assessment:	Code Assessment
Referral Agencies:	Referral Co-ordination
(Concurrence Agency)	Department of Natural Resources and Mines
(Advice Agency)	Department of Main Roads



**Resolution:**

Cr Haylock moved and Cr Schwarz seconded 'That the applicant, TMD Trading, be advised that the application for approval of a Reconfiguration of a Lot: Development Permit for Stages 2, 3 and 4 of "Echidna Valley" Estate comprising seventy-five (75) community title lots located on land at Pilot Farm Road, Emerald described as Lot 38 on SP161099 is **approved** subject to the following conditions:

**1. APPROVED PLANS**

The development is to be carried out in accordance with the following plans:

- Drawing Number: SK232, titled "Stages 2,3,4 Lot Boundaries & Internal Roadways Reconfiguration Plan" as prepared by TMD Trading and dated 13/08/08; and
- Drawing Number: SK233, titled "Lots & Common Property Metes & Bounds Description Stages 2, 3 & 4" as prepared by TMD Trading and dated 7/08/08.

These plans form part of this approval, unless otherwise amended by conditions of this approval.

The development must also be carried out in accordance with those conditions of approval contained within Decision Notice number D537/04 relating to the preliminary approval of Stages 2, 3 and 4 of this development.

**Timing:**

Prior to the release of Survey Plan/s.

**2. GENERAL – CURRENCY PERIOD**

This approval has a currency period of four (4) years and will remain in force until 2 March 2013. Should the development not be completed within this timeframe, this approval will lapse and a new application will need to be made to Council, unless an approval has first been obtained for an extension of this period.

**Timing:**

Prior to the release of Survey Plan/s.

**3. GENERAL - APPROVED PLANS – PLAN CERTIFICATION**

Provide certification from a Cadastral Surveyor that the proposed allotments accord with the approved plans.

**Timing:**

Prior to the release of Survey Plan/s

**4. GENERAL – RELEASE OF SURVEY PLANS**

Council will not endorse or release the Survey Plans for this development until such time as:

- (a) all conditions attached to this approval have been met in full; and
- (b) all outstanding rates and charges relating to the site have been paid.

**Guideline:** Where a condition requiring infrastructure upgrades or works has not been carried out to Council's satisfaction, Council may consider accepting a bond for the uncompleted works. The bond amount shall be 150% of the value of works to be completed.

**Timing:**

Prior to the release of Survey Plan/s.

**5. GENERAL – BUILDINGS AND ENCUMBRANCES**

Provide evidence that all buildings and structures located on, or under construction on the site are fully contained on a single allotment within the proposed development. Where any part of a building or structure is found to cross a property boundary the encumbrance must be resolved by either:

- i) Removing the encumbrance; or
- ii) Submitting an amended plan of survey identifying the encroachment, and showing a revised boundary alignment.

**Timing:**

Prior to the release of Survey Plan/s.

**6. EXTERNAL ROADWORKS CONTRIBUTION**

Pay a contribution towards external roadworks necessitated in part by this development. The applicant shall pay to Council a contribution of \$1,184.00 per additional allotment towards external roadworks consisting of the upgrade of the arterial road network in South East Nogoa.

The contribution is calculated as follows for the following stages of development:

Stage 2 (22 lots)

\$1,184.00 x 22 = \$26,048.00

Stage 3 (26 lots)

\$1,184.00 x 26 = \$30,784.00

Stage 4 (27 lots)

\$1,184.00 x 27 = \$31,968.00

The total amount of contribution payable for Stages 2, 3 and 4 is currently calculated to be \$88,800.00. This rate of contribution is applicable for a period of twelve (12) months from the date of approval, and thereafter shall be indexed in accordance with the ABS publication "Price Index of Building Materials other than Dwelling House Construction".

**Timing:**

Prior to the release of Survey Plan/s.

**7. EMERGENCY ACCESS ROUTE**

The emergency access route defined on the approved plans specified in condition 1 of this approval must be designed and constructed to permit wet weather vehicular access from the internal road to Pilot Farm Road. The land on which this access is constructed must be acquired and gazetted as a road reserve.

The construction of the access route, including any structures required to achieve full linkage from the internal road to Pilot Farm Road, for example a bridge over the Sunwater channel, must be approved by Council under an Operational Works application. Council will obtain advice from relevant agencies and authorities when assessing such an application.

Advisory note: For very small sections of the access route where it is not possible or practical to acquire land as road reserve, for example across the Sunwater channel, Council may accept acquisition of an access easement.

**Timing:**

Prior to the release of Survey Plan/s.

**8. ROADS AND ACCESS – CONSTRUCTION WORKS - INTERNAL**

- a) Design and construct all roads within this development with a 7.0 metre sealed carriageway on 8.0 metre wide road formation within a minimum of 20 metre wide road reserve. An asphalt turning head shall be provided to allow for heavy vehicle movements on all cul-de-sacs;
- b) Provide a sealed vehicular crossover to each allotment. These crossovers shall be constructed in accordance with Council's standards or the Capricorn Municipal Development Guidelines; and
- c) Provide a sealed vehicular crossover and 3.5 metre sealed access drive and for the full length of the access to proposed Lot 58 (i.e. through Lot 59).

**Timing:**

Prior to the release of Survey Plan/s.

**9. FLOOD IMMUNITY – MINIMUM FINISHED FLOOR LEVEL**

Design and construct the development to provide a minimum finished floor level for all new structures 300mm above the finished surface level.

**Timing:**

Prior to the release of Survey Plan/s.

**10. STORMWATER DRAINAGE – GENERAL**

The developer/owner shall design and construct drainage systems for the subject land in accordance with the Queensland Urban Drainage Manual or Capricorn Municipal Development Guidelines, and that drainage shall be carried to a point where it may be lawfully discharged (i.e. Nogoa River) without causing annoyance or nuisance to any person. The drainage system shall:

- (a) Adequately cater for all stormwater draining to the land, and for stormwater flow paths that are interfered with by the development or by filling of the subject land;
- (b) Control all flows in order to prevent sedimentation and/or erosion;
- (c) Not interfere with the natural flow of stormwater;
- (d) Not cause ponding or concentration of flows on adjoining property; and
- (e) Collect within the premises all stormwater run-off from artificial and roof areas on the site and disperse or discharge it to the lawful point of discharge.

The stormwater management system may be augmented by the provision of rain water tanks on site.

The lawful point of discharge for this site is the Nogoa River. If it can be demonstrated that run-off cannot be carried to the lawful point of discharge, run-off may be lawfully discharged as overland sheet flow. All concentrated flows must be dispersed to match existing drainage conditions before crossing an allotment boundary.

**Timing:**

Prior to the release of Survey Plan/s.

**11. STORMWATER MANAGEMENT**

- (a) Stormwater run-off from the site is to be controlled so as to minimise the potential for erosion.
- (b) Maintain the stormwater drainage devices until such time as the development is 'off maintenance'.

Guideline: The applicant/owner shall be held responsible for the removal of any soil eroded and transferred from the site to adjacent properties or drainage systems as a result of the construction of this development.

**Timing:**

During construction and prior to the release of the development off maintenance.

**12. WATER SUPPLY**

- a) Provide an internal non-potable reticulated water supply network throughout the development, including connections to any services provided within Stage 1, and a metered water connection to the boundary of each additional allotment.
- b) Each additional allotment must be provided a 0.5 ML (medium priority) allocation of non-potable water supply.
- c) All works must be carried out in accordance with the Capricorn Municipal Development Guidelines and Council's standards. The developer is responsible for all costs associated with the connection and inspection of the proposed works.

**Timing:**

Prior to the release of Survey Plan/s.

**13. PROVISION OF ELECTRICITY**

Provide underground electricity to each additional allotment within this development.

Guideline: Council will not endorse or release the Survey Plans for this development until all relevant requirements of CP1.27.4 of the Capricorn Municipal Development Guidelines are met and a copy of Ergon Energy's Certificate of Acceptance has been received.

**Timing:**

Prior to the release of Survey Plan/s.

**14. PROVISION OF TELECOMMUNICATIONS**

Provide underground telecommunication services to all additional allotments within this development.

**Timing:**

Prior to the release of Survey Plan/s.

**15. CIVIL WORKS CONSTRUCTION AND MAINTENANCE PERIOD**

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the applicant/owner's expense unless otherwise specified.

The construction of all the works shall be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of the Capricorn Municipal Development Guidelines or Council's standards.

The applicant/owner shall be responsible for the maintenance of all works associated with the proposal for a period of 12 months after practical completion of the works. A bank guarantee or other security acceptable to Council, for an amount equal to 5% of the construction cost of the works for which Council will become responsible shall be lodged prior to the signing and sealing of any survey plan over the proposed allotments.

The maintenance period referred to in this condition shall be extended by Council in the event of:

- (a) major repairs having been carried out to the works during the maintenance period;
- (b) unsatisfactory operation of mechanical or electrical equipment during the maintenance period;
- (c) the Plan of Survey not being registered at the conclusion of the maintenance period (including any extended maintenance period); and/or
- (d) erosion or sediment control is not operating or maintained satisfactorily.

**Timing:**

Prior to the release of Survey Plan/s.

**16. CIVIL WORKS CONSTRUCTION – START OF WORKS**

Work shall not commence on the construction (or upgrading) of any proposed (or existing) road, park or other facility under (or proposed to be transferred to) the control, trusteeship or ownership of Council until:

- (a) All engineering plans, drawings, specifications, drainage calculations and plans for electricity reticulation and street lighting (as prepared by a consulting electrical engineer or electricity provider) for the work have been lodged for Council approval;
- (b) Council's written approval for (a) has been issued; and
- (c) Any appeal, lodged against Council's decision to approve (with or without conditions) the development application, has been decided or resolved.

**Timing:**

Prior to the release of Survey Plan/s.

**17. CIVIL WORKS CONSTRUCTION – SUPERVISION OF WORKS**

The construction of all works associated with the proposal shall be supervised by a registered engineer whose appointment shall require the approval of the Chief Executive Officer or delegate. On completion of the works the applicant/owner shall give to the Council a Certificate from the engineer stating that the work of constructing the operational works has been completed in accordance with the plans and specification approved by Council.

Plans showing 'as constructed' details of the operational works shall be submitted to Council in electronic DWG or DXF format prior to the commencement of the use. 'As constructed' details will be provided in the approval for Operational Works associated with this development.

**Timing:**

Prior to the release of Survey Plan/s.

**18. CIVIL WORKS CONSTRUCTION - HOURS OF OPERATION**

Limit the hours of operation for the construction of all works within the development to between 6:30 a.m. to 6:30 p.m. Monday to Saturday. Construction works are not permitted to be carried out on Sunday or public holidays.

**Timing:**

During construction of Operational Works associated with this development.

**19. PERMANENT SURVEY MARKS**

The developer shall place Permanent Survey Marks within the reconfiguration in accordance with the following minimum requirements:

- not more than 200 metres apart including from existing permanent survey marks;
- the location of marks shall be easily visible in all directions and where practical shall be cast into the top of widened section of kerb and channelling adjacent to gully boxes;
- an adequate number of ties shall be provided to locate the position of all permanent survey marks in relation to adjacent property boundaries;
- reduced levels shall be recorded for all permanent survey marks and such levels shall be referred to Australian Height Datum;
- a certified copy of each permanent survey mark sketch plan (i.e. Form 6 ) shall be submitted with the plan of survey.

Note: Co-ordinate references must be in accordance with the Geocentric Datum of Australia (GDA).

The developer shall be responsible for ensuring that upon completion of the works all survey marks are in their correct position in accordance with the relevant survey plans, and shall provide to the Council the Certificate of a Cadastral Surveyor that, after completion of the works, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the plan of survey. Property survey pegs shall have the allotment numbers suitably embossed. Any security given by the developer for the completion of the works shall not be released until this condition is satisfied.

**Timing:**

Prior to the release of Survey Plan/s.

**20. COMMUNITY MANAGEMENT STATEMENT REQUIREMENTS (STAGES 2, 3 AND 4)**

The Community Management Statement (CMS) for development, including Stages 2, 3 and 4 shall include, but not be limited to, the following matters:

- a) Clause/s necessary to achieve compliance with those conditions of approval set out in the Department of Natural Resources and Water Referral Agency Responses dated 3 May 2007 and 28 November 2008;
- b) Clause/s requiring provision of separation distances between House locations and adjoining Rural zoned land in accordance with the State Government Guidelines: Separating Agricultural and Residential Land Uses. A plan demonstrating compliance with this Guideline

- shall be endorsed by the Chief Executive Officer, or delegate, prior to its inclusion in the CMS;
- c) Clause/s prohibiting effluent irrigation areas being located below the Q100 flood line (as determined by the November 2006 report by WRM Water & Environment) on any allotment;
  - d) Clause/s necessary to enforce the 'Bushfire Management Plan Echidna Valley Estate, Emerald', prepared by Greening Australia Queensland (Inc.), including provision for review every five (5) years, by an appropriately qualified consultant;
  - e) Clause/s to prohibit the use of bore water and new dams on any lots, including to the Body Corporate area;
  - f) Clause/s providing the management rights of any water allocation for non-potable water, including allocation and maintenance of the internal reticulation system, to the Body Corporate;
  - g) Clause/s requiring the provision of a minimum of 47,000 litres of potable water supply of to be provided to every habitable building within the development by means of rainwater tanks;
  - h) Clause/s requiring a Mosquito Control programme to be prepared, adopted and implemented. This programme shall be reviewed every five (5) years, by an appropriately qualified consultant;
  - i) Clause/s requiring a noxious plant and feral animal programme to be prepared and implemented. This programme shall be reviewed every five (5) years, by the Department of Primary Industry Biosecurity Division;
  - j) Clause/s requiring a revegetation programme to be prepared, adopted and implemented. This programme shall be reviewed every five (5) years by an appropriately qualified consultant;
  - k) Clause/s requiring all structures to be built 300 mm above Q100 level or finished surface level whichever is the greater; and
  - l) Clause/s requiring provision of a minimum 5 KL water storage tank with a pressure pump, on each lot, prior to occupation of the first structure over 9 m<sup>2</sup>. This will provide one (1) to two (2) days supply of non potable water for the use of the land owner of each private lot and also provide a reservoir of water immediately available for fire fighting purposes.

## CONCURRENCE AGENCY CONDITIONS

### 1. Department of Natural Resources and Water

Reference: IC1008ROK0002

Date of Decision: 26 November 2008'

Carried

### Attendance

*Cr Bell entered the meeting at 9.18am.*

**Item 80.1.3 – TP090/08E – Harvey & Mary Rich – Harts Road, Emerald – ROL – five (5) Rural Living lots**

**DEVELOPMENT SERVICES REPORT**

**Full Council**

**Application No:** TP090/08E  
**Applicant:** Mr and Mrs Harvey Rich  
**Owner:** HJ and MA Rich  
**Site Address:** Harts Road, Emerald  
**Real Property Description:** Lot 2 on RP860118  
**Area of Land:** 40.563ha  
**Current Use of Land:** Vineyard  
**Applicant's Name:** Mr and Mrs Harvey Rich  
**Applicant's Address:** C/- Bryant, Edmonston & Associates Pty Ltd  
**Applicable Planning Scheme:** Emerald Shire Planning Scheme 2007 (Superseded)  
**Zone:** Rural Zone  
**Proposal:** Reconfiguration of lot – Subdivision of land creating five (5) Rural Living Allotments  
**Approval Type:** Development Permit  
**Development Type:** Material Change of Use  
**Level of Assessment:** Impact  
**Referral Agencies:** Nil  
**Submissions:** Two (2)



***Resolution:***

Cr Bell moved and Cr Rolfe seconded 'That the applicant, HJ and MA Rich, be advised that the application for approval of a Reconfiguration of Lot on land at Harts Road, Emerald described as Lot 2 on RP 860118 is **refused** on the following grounds:

**Grounds for Refusal**

1. The development compromises the achievement of Desired Environmental Outcome (q) and (r) of the *Emerald Shire Council Planning Scheme 2007* due to the following reasons.
  - As the development will result in Good Quality Agricultural Land being excessively fragmented and shall promoted land use conflict between the agricultural and rural residential land uses.
  - The proposed subdivision undermines the economic value of the Good Quality Agricultural Land.

2. The proposed development is inconsistent with the overall outcomes of the Economic Resources Overlay as the development will result in the encroachment of incompatible Rural Residential uses within an agricultural area and will result in the excessive fragmentation of agricultural land.
3. Neither adequate buffers nor sufficient separation distances have been developed or incorporated into the subdivision design to reduce negative externalities upon the proposed subdivision generated by surrounding agricultural activities. Overall the proposal is considered inconsistent with Specific Outcome 5- Separation Distance of the Rural Zone Code.

And,

That Council reviews the Emerald Shire Rural Living Areas Study 2006 with regard to development approvals since its adoption in April 2007 and ascertain the current level of demand for rural living allotments to inform any future planning scheme amendments or the consolidated planning scheme.'

Carried

*Cr Hayes returned to the meeting.*

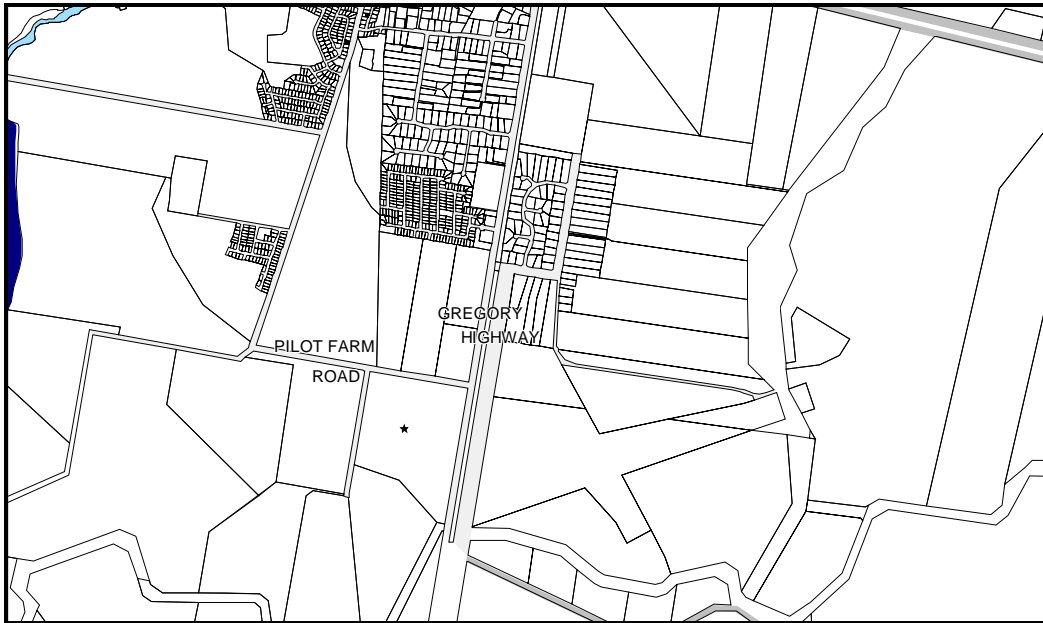
### **SUPERSEDED IPA PLANNING SCHEME FOR THE SHIRE OF EMERALD**

#### **Item 80.1.2 – D088/08 – Pilot Farm Holdings Pty Ltd – Joseph Drive, Emerald – ROL – sixty-eight (68) Industrial lots**

#### **DEVELOPMENT SERVICES REPORT**

##### **Full Council**

<b>Application No:</b>	<b>D088/08</b>
<b>Applicant:</b>	<b>Pilot Farm Holdings Pty Ltd</b>
<b>Owner:</b>	<b>Pilot Farm Holdings Pty Ltd</b>
<b>Site Address:</b>	<b>Joseph Drive, Emerald</b>
<b>Real Property Description:</b>	<b>Part of Lot 29 on RP817499</b>
<b>Area of Land:</b>	<b>Approx 48.09ha</b>
<b>Current Use of Land:</b>	<b>Vacant</b>
<b>Applicant's Name:</b>	<b>Pilot Farm Holdings Pty Ltd</b>
<b>Applicant's Address:</b>	<b>C/- Murray &amp; Associates (QLD) Pty Ltd PO Box 246, Nambour QLD 4560.</b>
<b>Applicable Planning Scheme:</b>	<b>Emerald Shire Planning Scheme 2007</b>
<b>Zone:</b>	<b>Town Zone: Industrial Precinct</b>
<b>Proposal:</b>	<b>Reconfiguration of Lot – subdivision creating 68 Industrial allotments.</b>
<b>Approval Type:</b>	<b>Reconfiguration a Lot</b>
<b>Development Type:</b>	<b>Development Permit</b>
<b>Level of Assessment:</b>	<b>Impact</b>
<b>Referral Agencies:</b>	<b>Environmental Protection Agency – Concurrence Agency Department of Main Roads – Concurrence Agency SunWater – Third Party Advice</b>
<b>Submissions:</b>	<b>Nil</b>



**Resolution:**

Cr Brimblecombe moved and Cr Nixon seconded ‘That the applicant, Pilot Farm Holdings Pty Ltd, be advised that the application for approval of a Reconfiguration of a Lot (Staged 1 into 68 lot industrial subdivision and balance area) on land at Joseph Drive, Emerald described as Lot 29 on RP817499 is **approved** subject to the following conditions:

**1. APPROVED PLAN**

The development is to be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions of this Decision Notice:

Job No.	Revision No.	Date	Prepared by
39805/B	B	16/7/2008	Murray and Associates (QLD) Pty Ltd

This approval has a currency period of four (4) years and will remain in force until 2 March 2013. Should the development not be completed within this timeframe, this approval will lapse.

**Timing:**

Prior to release of survey plan.

**2. PLAN CERTIFICATION**

Certification must be provided from a Cadastral Surveyor that the lots have been created in accordance with the approved plan.

**Timing:**

Prior to release of survey plan.

**3. APPROVED STAGES OF DEVELOPMENT**

The development must be carried out in accordance with the approved plan in the following stages as:

- Stage 1 – Construction and completion of detention basins 1 and 2
- Stage 2 – 15 industrial lots
- Stage 3 – 16 industrial lots
- Stage 4 – 19 industrial lots
- Stage 5 – 16 industrial lots

All works and services required to be constructed to serve the proposed allotments referred to in the above stages must be completed prior to the release of the survey plan.

**Timing:**

Prior to release of survey plan.

**4. RELEASE OF SURVEY PLANS**

Council will not endorse or release the survey plan for this development until such time as:

- All conditions attached to this approval have been fully satisfied;
- Detention basins 1 and 2 have been constructed; and
- All outstanding rates and charges relating to the site have been paid.

**Timing:**

Prior to release of survey plan.

**5. PEDESTRIAN FOOTPATH**

Provide a concrete pedestrian footpath in accordance with Council's standards as outlined below:

- 1.2 metre wide pedestrian footpath along one side of each proposed road.
- Provision of kerb ramps (pram ramps) to Council's standards at each intersection and in any other appropriate location to facilitate road crossings.

**Timing:**

Prior to release of survey plan.

**6. ROAD CONSTRUCTION**

Design and construct all roads within this development, including necessary connections to the existing road network and associated kerb and channel, footpaths, street lighting and drainage works in accordance with the Capricorn Municipal Development Guidelines.

Design plans for all new road works and drainage works within the road reserve must be lodged and approved by Council prior to construction.

**Timing:**

Prior to release of survey plan.

**7. STREET LIGHTING**

Roadway and pathway lighting shall be provided in accordance with the requirements of the power supply authority, Civil Aviation Safe Authority's *Manual of Standards (MOS), Part 139, Section 9.21 "Lighting in the Vicinity of Aerodromes"* and Australian Standard AS 1158. Category P4 lighting shall be adopted for all roads and for public pathways that are not associated with a road.

**Timing:**

Prior to release of survey plan

**8. STORMWATER DRAINAGE – DISCHARGE & DISPOSAL**

The developer/owner shall ensure that all stormwater, with the exception of rainwater captured onsite in rainwater tanks, is to be drained from each allotment and carried to a point where it may be lawfully discharged without causing annoyance or nuisance to any person. In doing so, the developer/owner shall:

- (a) Design the drainage system to cater for a fully developed upstream catchment;
- (b) Adequately cater for all stormwater draining to the land and for stormwater flow paths that are interfered with by the development or by filling of the subject land;
- (c) Not interfere with the natural flow of stormwater unless approved under an Operational Works application;
- (d) Control all flows in order to prevent sedimentation and/or erosion;
- (e) Where a lot cannot be graded to the road frontage, install underground reticulation at the rear of the property to Council's standards to accept stormwater flows from the lot;
- (f) Not cause ponding or concentration of flows on adjoining property; and
- (g) Collect within the premises all stormwater run-off from artificial and roof areas on the site and disperse or discharge it to the lawful point of discharge.

If an underground drainage network is required to meet the above conditions, the design and construction criteria set within the Capricorn Municipal Design Guidelines are to be met.

Stormwater flows from this site are to be restricted to pre-development levels for Q2 and Q50 rainfall events through the use of detention basins as stated in the submitted planning report.

The lawful point of discharge for the site is the table drain north of Pilot Farm Rd west of Joseph Drive.

**Timing:**

Prior to release of survey plan.

**9. WATER SUPPLY AND SEWERAGE CONNECTIONS**

Each lot within the development is to be connected to Council's reticulated water supply and sewerage systems. All works must be carried out in accordance with the Capricorn Municipal Development Guidelines and Council's standards. The developer is responsible for all costs associated with the connection and inspection of the proposed works and any upgrading of infrastructure required to service this development.

**Timing:**

Prior to release of survey plan.

**10. SEWER PUMP STATION AND SEWER RISING MAIN**

If this proposal proceeds prior to Council's endorsement of the Plan of Survey for Decision Notice D303/06, then the following requirements must be satisfied:

- a) A sewer pump station to service the development is to be constructed at the intersection of Pilot Farm Road and Joseph Drive. Land in this location that is part of Lot 29 on RP817499 is to be excised for the purpose of providing this public utility, at no cost to Council.
- b) The sewer pump station is to be constructed to have the following:
  - i. telemetry;
  - ii. duty/standby pump configuration;
  - iii. minimum four (4) hours wet weather flow emergency storage;
  - iv. be compatible with Council's plant and system; and
  - v. suitable all weather, sealed access for operation and maintenance.
- c) A water service is to be provided to the pump station.
- d) A sewer rising main is to be constructed to connect the pump station with the Black Gully Sewerage Treatment Plant. The sewer rising main is to be constructed along the southern side of Pilot Farm Road, across the Gregory Highway via an underboring of the Gregory Highway and railway line, across land owned by Central Highlands Regional Council to Black Gully Sewerage Treatment Plant. An easement for the sewer rising main will be provided by Council.

**Timing:**

Prior to commencement of use.

**11. INDIVIDUAL WATER SERVICES**

Individual water services with a minimum 20mm diameter are to be provided to the boundary of each allotment in accordance with Council's standards.

**Timing:**

Prior to release of survey plan.

**12. EASEMENTS**

An internal easement is required to be provided to Council for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement shall be of an adequate width, as set out in any future Operational Works Approval, to protect that infrastructure. The minimum width of any easement shall be 4.0m. Any such easement is to be provided at no cost to Council.

**Timing:**

Prior to the release of survey plan.

**13. PROVISION OF UTILITIES**

Documentary evidence must be provided from relevant electrical and telecommunication service providers that satisfactory arrangements have been made for the installation of infrastructure services to the proposed allotments.

**Timing:**

Prior to release of survey plan.

**14. WORKS – APPLICANT'S EXPENSE**

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by Council or otherwise, will be at the developer's expense unless otherwise specified.

**Timing:**

Prior to release of survey plan.

**15. DEVELOPMENT STANDARDS – STREET TREES**

Provide a minimum of one (1) street tree per lot to all road frontages of this development. The actual locations of these trees shall be determined during Operational Works, but shall be located such to avoid encroachment on any works or services within the road reserves fronting, or proposed within this development.

**Timing:**

Prior to the release of survey plan.

**16. DEVELOPMENT STANDARDS – FLOOD IMMUNITY – MINIMUM FINISHED FLOOR LEVEL**

Design and construct the development to provide a minimum finished floor level for all new structures 300mm above the finished surface level.

**Timing:**

Prior to the release of Survey Plan/s.

**17. PARKS CONTRIBUTION**

Pay a contribution towards the provision of open space (i.e. public garden or recreation space) in accordance with Council's Local Planning Policy No. 3 – Park Contributions. The applicable rate is currently assessed at \$3,180 per additional lot. The contribution is calculated as follows for the following stages of development:

Stage 2 - 15 x \$3,180 = \$47,700

Stage 3 - 16 x \$3,180 = \$50,880

Stage 4 - 19 x \$3,180 = \$60,420

Stage 5 - 16 x \$3,180 = \$50,880

TOTAL - 66 additional Lots x \$3,180 = \$209,880

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment or lots to contain detention basins.

**Timing:**

Prior to release of survey plan.

**18. WATER HEADWORKS**

Pay a contribution towards water supply headworks in accordance with Council's Local Planning Policy No. 2 – Water Supply Undertaking Headworks Contributions. The applicable rate is currently assessed at \$1,255 per EP. The contribution is calculated as follows for the following stages of development:

Stage 2 – 6.016ha = 241EP X \$1,255 = \$302,455

Stage 3 – 6.41ha = 256EP X \$1,255 = \$321,280

Stage 4 – 7.61ha = 304EP X \$1,255 = \$381,520

Stage 5 – 6.5ha = 260EP X \$1,255 = \$326,300

TOTAL – 1061EP x \$1,255 = \$1,331,555

You are advised the contribution rate is subject to periodic review.

**Timing:**

Prior to release of survey plan.

**19. SEWERAGE HEADWORKS**

Pay a contribution towards sewerage headworks in accordance with Council's Local Planning Policy No. 3 –Sewerage Undertaking Headworks Contributions. The applicable rate is currently assessed at \$1,361 per EP. The contribution is calculated as follows for the following stages of development:

Stage 2 – 6.016ha = 241EP X \$1,361 = \$328,001

Stage 3 – 6.41ha = 256EP X \$1,361 = \$348,416

Stage 4 – 7.61ha = 304EP X \$1,361 = \$413,744

Stage 5 – 6.5ha = 260EP X \$1,361 = \$353,860

TOTAL – 1061EP x \$1,361 = \$1,444,021

You are advised the contribution rate is subject to periodic review.

**Timing:**

Prior to release of survey plan.

**20. ROADWORKS CONTRIBUTIONS - SOUTH EAST NOGOA**

Pay a contribution toward the future upgrading of the Rifle Range Road. The applicable rate is currently assessed at \$1,207 rate/per lot. The contribution is calculated as follows for the following stages of development:

Stage 2 – 15 x \$1,207 = \$18,105

Stage 3 - 16 X \$1,207 = \$19,312

Stage 4 - 19 X \$1,207 = \$22,933

Stage 5 – 16 X \$1,207 = \$19,312

TOTAL –66 x \$1,207 = \$79,662

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment.

**Timing:**

Prior to release of survey plan.

**21. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION AND MAINTENANCE PERIOD**

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the applicant/owner's expense unless otherwise specified.

The construction of all the works shall be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of the Capricorn Municipal Development Guidelines.

The applicant/owner shall be responsible for the maintenance of all works associated with the proposal for a period of 12 months after practical completion of the works. A bank guarantee, or other security acceptable to Council, for an amount equal to 5% of the construction cost of the works for which Council will become responsible shall be lodged prior to the signing and sealing of any survey plan over the proposed allotments.

The maintenance period referred to in this condition shall be extended by Council in the event of:

- (a) major repairs having been carried out to the works during the maintenance period;
- (b) unsatisfactory operation of mechanical or electrical equipment during the maintenance period;
- (c) the Plan of Survey not being registered at the conclusion of the maintenance period (including any extended maintenance period); and/or
- (d) erosion or sediment control is not operating or maintained satisfactorily.

**Timing:**

Prior to the release of Survey Plan/s.

**22. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION – START OF WORKS**

Work shall not commence on the construction (or upgrading) of any proposed (or existing) road, park or other facility under (or proposed to be transferred to) the control, trusteeship or ownership of Council until:

- (a) All engineering plans, drawings, specifications, drainage calculations and plans for electricity reticulation and street lighting (as prepared by a consulting electrical engineer or electricity provider) for the work have been lodged for Council approval;
- (b) Council's written approval for (a) has been issued; and
- (c) Any appeal, lodged against Council's decision to approve (with or without conditions) the development application, has been decided or resolved.

**Timing:**

Prior to the release of Survey Plan/s.

**23. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION – SUPERVISION OF WORKS**

The construction of all works associated with the proposal shall be supervised by a registered engineer whose appointment shall require the approval of the Chief Executive Officer or delegate. On completion of the works the applicant/owner shall give to the Council a Certificate from the engineer stating that the work of constructing the operational works has been completed in accordance with the plans and specification approved by Council.

Plans showing 'as constructed' details of the operational works shall be submitted to Council in electronic DWG or DXF format prior to the commencement of the use. 'As constructed' details will be provided in the approval for Operational Works associated with this development.

**Timing:**

Prior to the release of Survey Plan/s.

**24. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION - HOURS OF OPERATION**

Limit the hours of operation for the construction of all works within the development to between 6:30 a.m. and 6:30 p.m. Monday to Saturday.

Construction works are not permitted to be carried out on Sunday or public holidays.

**Timing:**

During construction of Operational Works associated with this development.

**25. LAND TITLE**

The proposed public roads and stormwater detention basins 1 and 2 as nominated on the approved plans shall be dedicated to Council, at no cost to Council.

**Timing:**

Prior to the release of Survey Plan/s.

**26. FUTURE DEVELOPMENT – MAXIMUM HEIGHT OF ANY BUILDING OR TEMPORARY CONSTRUCTION WORKS OR STORAGE OF OUTDOOR EQUIPMENT**

The maximum height of any building or temporary construction works or storage of outdoor equipment (for hire or use on the premises) is limited to 12 metres.

**Timing:**

At all times.

**27. PROTECTION OF EXISTING INFRASTRUCTURE**

The proposed development is not to result in flooding or stormwater drainage runoff into the Weemah Main Channel.

**Timing:**

At all times.

**28. PROTECTION OF EXISTING INFRASTRUCTURE – FENCING**

Fencing of the common boundary where part of the southern boundary of the development site adjoins SunWater's channel is required to be erected at the cost of the developer to prevent unauthorised access to the channel. The minimum standard of fencing required is 1.8m high chain link fencing as per attachment DRW 80019 1.8m High Rail –Less Chain Wire Fence, as detailed in SunWater letter dated 11<sup>th</sup> February 2009.

**Timing:**

Prior to the release of Survey Plan.

**29. EROSION & SEDIMENT CONTROL – GENERAL**

- a) An Erosion and Sediment Control Plan (ESCP) is to be submitted with engineering drawings for the approval of the Chief Executive Officer, or delegate. Erosion and Sediment Control Plans are to be prepared in accordance with the *Capricorn Municipal Development Guidelines*.
- b) The requirements of the approved Erosion and Sediment Control Plan are to be implemented on site.

**Timing:**

- a) Prior to site clearing, construction or commencement of earthworks.
- b) While site and/or building works are occurring.

**CONCURRENCE AGENCY CONDITIONS**

**1. DEPARTMENT OF MAIN ROADS**

Departmental Reference: E59670 830/245 E59548 E56351 P51653

Development Application Number: D088/08

Lot 29 on RP817499

Create 68 Industrial Lots (Stages 2-6).'

Carried

**Delegated Application & Permitted Development**

***Resolution:***

Cr Nixon moved and Cr Brimblecombe seconded 'That the following Delegated Application (1) and Permitted Development (1) be received:

***Delegated Application***

**IPA Planning Scheme for the Shire of Bauhinia**

TP071/08S – Peggy Rowlands – 28 Warrijo Street, Rolleston – MCU – Dual Occupancy – Negotiated Decision

***Permitted Development***

**Superseded Planning Scheme for the Shire of Emerald**

4010/09 – Brad Judge – Cnr Scenic & Lakeside Drives, Emerald – MCU – Dual Occupancy.  
**Carried**

**Acceptance of the 'Priority Infrastructure Area and Planning Assumptions Report' February 2009**

***Resolution:***

Cr Hayes moved and Cr Haylock seconded 'That Council undertakes consultation with suppliers of State infrastructure as to the suitability of the 'Priority Infrastructure Area and Planning Assumptions Report' February 2009 becoming the basis for a Priority Infrastructure Plan that may form part of the IPA Planning Scheme (Amendment No. 1) for Emerald Shire 2009, in accordance with Schedule 1 Part 1 of the *Integrated Planning Act 1997*.'

**Carried**

**LATE AGENDA ITEM**

**TP044/08E – TMD Trading – 7 King Street, Emerald – MCU – Commerce & Trade Uses**

**DEVELOPMENT SERVICES REPORT**

**Full Council**

<b>Application No:</b>	<b>TP 044 / 08E</b>
<b>Applicant:</b>	<b>TMD Trading</b>
<b>Owner:</b>	<b>Kaesbie Pty Ltd Trust, JKCD Pty Ltd CKC Corporation Pty Ltd, The Black Family Trust</b>
<b>Site Address:</b>	<b>7 King Street, Emerald (also Robert Street and Selma Road)</b>
<b>Real Property Description:</b>	<b>Lot 7 on SP 202483</b>
<b>Area of Land:</b>	<b>4902 m<sup>2</sup></b>
<b>Current Use of Land:</b>	<b>Vacant</b>
<b>Applicant's Name:</b>	<b>TMD Trading</b>
<b>Applicant's Address:</b>	<b>C/ Mr J. R. Mackenzie, P O Box 45, Killarney, Qld, 4373.</b>
<b>Applicable Planning Scheme:</b>	<b>Superseded Planning Scheme for Emerald Shire (18 August 1995)</b>
<b>Zone:</b>	<b>Rural Conservation Zone</b>
<b>Strategic Designation:</b>	<b>Prime Rural</b>
<b>Proposal:</b>	<b>To establish Commerce and Trade Uses in the Rural Conservation Zone – Overriding the Planning Scheme.</b>
<b>Approval Type:</b>	<b>Material Change of Use</b>
<b>Development Type:</b>	<b>Preliminary Approval and Development Permit</b>
<b>Level of Assessment:</b>	<b>Impact</b>
<b>Referral Agencies:</b>	<b>Concurrence: Department of Main Roads Advice: Department of Natural Resources and Water Third Party: Department of Infrastructure and Planning</b>
<b>Submissions:</b>	<b>One</b>



**Resolution:**

Cr Hayes moved and Cr Haylock seconded 'That the applicant, TMD Trading, be advised that the application for approval of a Preliminary Approval and Development Permit for a Material Change of Use to establish Commerce and Trade Uses in the Rural Conservation Zone – Overriding the Planning Scheme on land at 7 King Street (Robert Street and Selma Road), Emerald described as Lot 7 on SP 202483 is **refused** on the following grounds:

**CONCURRENCE AGENCY CONDITIONS**

1. **Department of Main Roads**  
 Reference: E57029 830/252 P51745  
 Dated: 2 October 2008

**ADVICE AGENCY**

2. **Department of Infrastructure and Planning**  
 Reference: RAA352  
 Dated: 8 August 2008

**ASSESSMENT MANAGER**

3. **Central Highlands Regional Council**

**Grounds of Refusal**

1. The proposed development does not provide sufficient certainty to satisfy the Council granting an approval pursuant to section 3.1.6 *Integrated Planning Act 1997*.
2. The overriding planning need for this development has not been demonstrated.
3. The proposed 'Table of Development' identifies land uses as Self Assessable that are Assessable development in the Superseded Planning Scheme for Emerald Shire 1995, Superseded IPA Planning Scheme for Emerald Shire 2007 and the current Planning Scheme. There is no self assessment code within the proposal that would provide an alternate assessment that would ensure the communities expectation and standard of development are met.
4. The proposed industrial complex in Stage 2 does not meet the design criteria for development in the Development Manual - Commercial and Industrial as per the Superseded Planning Scheme for Emerald Shire 1995.

**4. PUBLIC NOTIFICATION**

The applicant is advised that one (1) submission was received during the public notification period. The details of the submitter are set out below:

1. P.J. & A. E. McKey P O Box 2090, Emerald, Qld, 4702.'

Carried

## **DECISIONS/INFORMATION OUT OF REPORTS**

### **CHIEF EXECUTIVE OFFICER'S REPORT**

#### **LG Infrastructure Symposium**

##### **Resolution:**

Cr Nixon moved and Cr Haylock seconded 'That the Mayor and Crs K. Hayes and R. Rolfe be authorised to attend the Local Government Infrastructure Symposium to be held at the Brisbane Convention & Exhibition Centre from 21<sup>st</sup>-24<sup>th</sup> April, 2009 as Council's representatives.'

Carried

#### **CQLGA Conference**

##### **Resolution:**

Cr Haylock moved and Cr Hayes seconded 'That the Mayor and Crs P. Bell, D. Brimblecombe and G. Nixon be authorised to attend the Annual Conference of the CQLGA to be held in Biloela from 7<sup>th</sup>- 9<sup>th</sup> May, 2009 as Council's representatives.'

Carried

#### **LGAQ Elected Members Update**

##### **Resolution:**

Cr Bulger moved and Cr Brimblecombe seconded 'That the Mayor and Crs D. Brimblecombe, R. Rolfe and P. Schwarz be authorised to attend the LGAQ Elected Members Update to be held in Emerald on 12<sup>th</sup> May 2009 and Cr G. Nixon be authorised to attend the LGAQ Elected Members Update to be held in Rockhampton on 15<sup>th</sup> April 2009.'

Carried

#### **Acceptance of the Chief Executive Officer's Report**

##### **Resolution:**

Cr Haylock moved and Cr Nixon seconded 'That the Chief Executive Officer's Report be received.'

Carried

### **DEPUTY CHIEF EXECUTIVE OFFICER'S REPORT**

#### **Production and distribution of CHRC newsletter**

##### **Resolution:**

Cr Haylock moved and Cr Bulger seconded 'That Council:

- Officers report back on costs to fund the production and letterbox distribution of a CHRC newsletter for residents across the municipality to coincide with the first anniversary of amalgamation;
- Allocates an annual budget for a Council newsletter to be issued every two (2) months;
- That the initial newsletter is called 'The Central Highlands Regional Council Round Up.'

Carried

#### **Acceptance of the Deputy Chief Executive Officer's Report**

##### **Resolution:**

Cr Hayes moved and Cr Brimblecombe seconded 'That the Deputy Chief Executive Officer's Report be received.'

Carried

#### **Presentation**

At 10.20am Anne Smith gave a presentation on her role as Sustainable Resource Communities Liaison Officer with the Department of Tourism, Regional Development and Industry. Anne left the meeting at 10.35am.

#### **Adjournment**

*The meeting adjourned at 10.35am and resumed at 11.00am.*

## **CLOSED SESSION – TOWN PLANNING MATTER**

### **Into Closed Session**

#### ***Resolution:***

Cr Bulger moved and Cr Nixon seconded 'That Council **moves into** Closed Session to discuss a town planning matter.'

Carried

### **Out of Closed Session**

#### ***Resolution:***

Cr Rolfe moved and Cr Hayes seconded 'That Council **moves out** of Closed Session.'

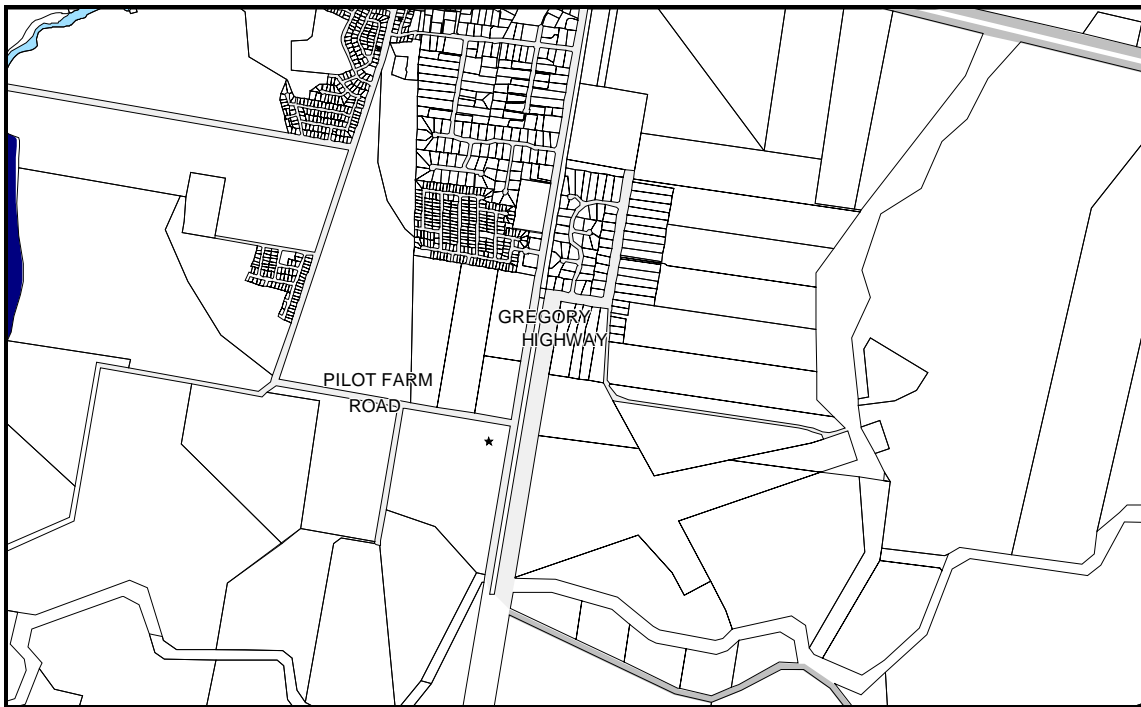
Carried

### **Item 80.1.4 – TP068/08E – Emerdev Pty Ltd – Pilot Farm Road, Emerald – MCU – Retail/Commercial Complex**

### **DEVELOPMENT SERVICES REPORT**

#### **Full Council**

Application No:	TP068/08E
Applicant:	Emerdev Pty Ltd
Owner:	Pilot Farm Holding Pty Ltd
Site Address:	Gregory Highway & Pilot Farm Road, Emerald
Real Property Description:	Part of Lot 29 on RP817499
Area of Land:	48.09 ha
Current Use of Land:	Vacant
Applicant's Name:	Emerdev Pty Ltd
Applicant's Address:	c/- Downes Survey Group PO Box 39 NAMBOUR QLD 4560
Applicable Planning Scheme:	Emerald Shire Council (IPA)
Zone:	Town Zone – Industrial Precinct
Proposal:	Material Change of Use to establish Low Impact industry and Retail/Commercial Complex
Approval Type:	Development Permit
Development Type:	Material Change of Use
Level of Assessment:	Impact Assessment
Referral Agencies:	Department of Main Roads – Concurrence Agency Environmental Protection Agency – Advice Agency Central Highlands Regional Council: Commercial Services (Airport) – Third Party Advice
Submissions:	Three (3)



**Resolution:**

Cr Haylock moved and Cr Hayes seconded ‘That the applicant, Emerdev Pty Ltd, be advised that the decision on the application for a Development Permit for Material Change of Use: Low Impact Industry and Retail/Commercial Complex on land at the corner of the Gregory Highway and Pilot Farm Road, Emerald described as part of Lot 29 on RP817499 is **deferred** subject to the provision of an Economic Needs Analysis or Retail Needs Study.’

Carried

**Acceptance of the General Manager – Environment & Planning’s Report**

**Resolution:**

Cr Nixon moved and Cr Bulger seconded ‘That the General Manager – Environment & Planning’s Report be received.’

Carried

**Attendance**

*MPS A. Aylward left the meeting at 11.30am.*

**GENERAL BUSINESS**

**Expansion of Graincorp Depot, Gindie**

CEO Ottone advised he has been contacted by Tony Benson from Graincorp who would like Council representatives to attend the Gindie site with Graincorp representatives and discuss their proposal for the expansion of the depot. It was decided to approach Graincorp regarding the meeting taking place at Gindie on Tuesday 10<sup>th</sup> March 2009 at 2.00pm with relevant Councillors and staff to attend if possible.

**Dundas Street Drain**

Cr Schwarz requested that the drain in Dundas Street be cleaned out properly; some digging out is required.

**Funding for Gemfields Multipurpose Centre**

Cr Hayes has been advised by the Manager of the Gemfields Multipurpose Centre that she contacted Council in relation to the Centre utilising the balance of Council funding previously granted and that she was advised this funding has now expired. GMGCS P. Brumley to investigate and follow up on this matter.

**Proposed Penalty Increase**

Peter Day advised an email has been received from SPER (State Penalties Enforcement Register) advising that the introduction of the proposed penalty increase from \$75 to \$100 will be delayed due to the State Election.

**Blackwater & Duaringa Areas Show Holiday**

Cr Bell mentioned that the Blackwater and Duaringa communities have expressed disappointment that they have been allocated the Thursday of the Rockhampton Show for those areas' public holiday this year and indicated they would prefer the Emerald Show Holiday.

***Resolution:***

Cr Bell moved and Cr Hayes seconded 'That Council conducts consultation with the Blackwater and Duaringa communities regarding that area being allocated the Emerald Show Holiday in future years.'

Carried

**Hunter Street Sports Complex, Blackwater**

Cr Bell advised that the plans for the Complex will be completed next week and hopefully the work can go to tender a couple of weeks after. Considerable disappointment was expressed by the Blackwater Senior Rugby League Club concerning the large delay in Council organising for the lights to be repaired on the Rugby League fields after the hail storm in November 2008. These were only fixed recently.

**Gemfields residential blocks**

Cr Bulger asked for a progress update on these blocks. GMGCS Brumley advised that the survey has now been completed and the next step is to submit a plan of the area to the Dept of NR&W for a price offer on the land.

**NRW Issues**

Cr Brimblecombe mentioned it was timely to consider Council's further direction in relation to NRW issues including FBA/CQLGA involvement & that this matter be investigated with a view to coordinating a regional meeting.

**CLOSURE OF MEETING**

There being no further business, the Mayor closed the meeting at 12.27pm.

CONFIRMED:

MAYOR

DATE