



RECOMMENDATIONS

STRATEGY AND PLANNING COMMITTEE MEETING

Wednesday 25 January 2012

**Council Chambers, Corner Currie and Bury Streets,
Nambour**

COMMITTEE MEMBERS

(Quorum – 3)

Councillor R Green	Division 12 (Chair)
Councillor R Abbot	Mayor
Councillor A Grosskreutz	Division 1
Councillor K Jones	Division 3
Councillor E Hungerford	Division 7
Councillor V Griffin	Division 9

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1 DECLARATION OF OPENING

The Chair declared the meeting open at 9.01am.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COMMITTEE MEMBERS

Councillor R Green	Division 11 (Chair)
Councillor K Jones	Division 3
Councillor E Hungerford	Division 7
Councillor V Griffin	Division 9

EXECUTIVE LEADERSHIP TEAM

Chief Executive Officer
Executive Director Regional Strategy and Planning

APOLOGIES

Councillor R Abbot	Mayor
Councillor A Grosskreutz	Division 1

NON COMMITTEE MEMBERS

Councillor J McKay	Division 5 #
Councillor C Dickson	Division 6 # (Item 4.1.1 only)
Councillor P Tatton	Division 10 # (Items 4.1.1 and 4.1.2 only)

Non-Committee members attend meetings at their own discretion.

COUNCIL OFFICERS

Coordinator Planning Applications, South
Senior Development Planner
Environment Officer
Principal Development Planner
Development Planner
Manager Social Policy
Senior Strategic Planner
Coordinator Open Space and Heritage
Manager Environment Policy
Senior Biology Project Officer
Coordinator Biodiversity
Project Director Urban Development
Planning Coordinator, Centres and Master Planned Projects

3 OBLIGATIONS OF COUNCILLORS

3.1 *DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS*

Pursuant to Section 172 (3) of the *Local Government Act 2009*, no declarations of material personal interest were made during this meeting.

3.2 *DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS*

Pursuant to Section 173 (2) of the *Local Government Act 2009*, no declarations of conflict of interest were made during this meeting.

4 REPORTS

4.1 DEVELOPMENT APPLICATIONS

4.1.1 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE RETIREMENT VILLAGE & COMMUNITY FACILITIES, 336 OLD BRUCE HIGHWAY TANAWHA

File No: MCU08/0059
Author/Presenter: Specialist Development Planner, Planning Assessment
Appendices: App A – Conditions of Approval (SPC Pg 16)
Attachments: [Att 1 – Indicative Plan of Development](#) (SPC Att Pg 3)
[Att 2 - Former Superbee Report](#) (SPC Att Pg 4)

OFFICER/COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor E Hungerford
Seconded: Councillor V Griffin

That Council:

- (a) *issue a PRELIMINARY APPROVAL in respect of Application No. MCU08/0059 for a Material Change of Use for a Retirement Village & Community Facilities located at 336 Old Bruce Highway Tanawha, in accordance with Appendix A; and*
- (b) *find the following are sufficient planning grounds to justify the decision despite the conflict with the Planning Scheme:*
 - (i) *the proposed land use can be integrated with the existing natural character of the locality and not detrimentally impact upon nearby residential uses, existing traffic and access arrangements or amenity;*
 - (ii) *design parameters can be provided to ensure the proposed use will not impact upon environmental values associated with the site;*
 - (iii) *a Flood Management Report and Integrated Water Management Plan can be provided with further development permit applications;*
 - (iv) *the site has access to all necessary infrastructure and there is existing network capacity for the proposal;*
 - (v) *the land use can incorporate on-site community facilities and provide for private transport services sufficient to off-set the distance to the nearest town centre (Sippy Downs);*
 - (vi) *there is sufficient community, planning and economic need for the proposed facility in the proposed location and the facility will provide a community benefit in addressing that need; and*
 - (vii) *the proposed land use does not present serious conflict with the Strategic Plan when considered in the context of the Planning Scheme as a whole.*

Carried.

4.1.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR AN ENVIRONMENTALLY ASSESSABLE INDUSTRY (ASPHALT BATCHING PLANT) AT 66–110 COONEY ROAD, BLI BLI

File No: MCU10/2096
Author/Presenter: Senior Planner, Planning Assessment
Appendices: App A – Conditions of Approval (SPC Pg 50)
Attachments: [Att 1 - Proposal Plans](#) (SPC Att Pg 27)
[Att 2 - Concurrence Response \(DERM\)](#) (SPC Att Pg 31)
[Att 3 - Concurrence Response \(DTMR\)](#) (SPC Att Pg 58)

OFFICER/COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor V Griffin
Seconded: Councillor K Jones

That Council APPROVE WITH CONDITIONS Application MCU10/2096 by Downer Edi Works Pty Ltd and grant a Development Permit for Material Change of Use for an Environmentally Assessable Industry (Asphalt Batching Plant) at 66-110 Cooney Road, Bli Bli, described as Lot 4 SP 193049, subject to the conditions of approval as outlined in Appendix A.

For: Councillor K Jones, Councillor V Griffin and Councillor R Green.
Against: Councillor E Hungerford.

Carried.

4.1.3 DEVELOPMENT APPLICATION FOR A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE OF PREMISES – EXTENSIONS TO AN EDUCATIONAL ESTABLISHMENT AT 372 MONS RD, FOREST GLEN

File No: MCU07/0031
Author/Presenter: Development Planner, Planning Assessment
Principal Development Planner, Planning Assessment
Appendices: App A – Conditions of Approval (SPC Pg 86)
Attachments: [Att 1 - Proposal Plan](#) (SPC Att Pg 61)
[Att 2 - Concurrence Response \(DERM\)](#) (SPC Att Pg 62)
[Att 3 - Amended Concurrence Response \(DTMR\)](#) (SPC Att Pg 78)
[Att 4 - Forest Glen Future Road Layout](#) (SPC Att Pg 85)

OFFICER/COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor E Hungerford
Seconded: Councillor V Griffin

That Council APPROVE WITH CONDITIONS Application MCU07/0031 by Sunshine Coast Grammar School, Forest Glen and grant a Preliminary Approval Overriding the Planning Scheme for a Material Change of Use of Premises – Extensions to Educational Establishment, described as Lot 16 SP 169831 and Lot 1 SP 169832, subject to the conditions of approval as outlined in Appendix A.

Carried.

4.2 STRATEGIC ISSUES

4.2.1 SUNSHINE COAST RECREATION TRAIL PLAN 2012

File No: Recreation Trail Plan
Author: Senior Strategic Planner
Regional Strategy and Planning
Appendices: [App A Recreation Trail Plan 2012](#) (SPC Att Pg 87)
Attachments: [Att 1 - Summary Community Feedback](#) on the draft Recreation Trail Plan 2011 (SPC Att Pg 199)
[Att 2 - Network Blueprint - Summary of Broad Cost Estimates](#) (SPC Att Pg 206)

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled 'Sunshine Coast Recreation Trail Plan 2012'; and
- (b) endorse the Sunshine Coast Recreation Trail Plan 2012 (Appendix A) to guide Council and the community in trail planning, management and decision making, subject to consideration in annual budget processes.

COMMITTEE RECOMMENDATION

Moved: Councillor V Griffin
Seconded: Councillor K Jones

That Council:

- (a) *receive and note the report titled 'Sunshine Coast Recreation Trail Plan 2012';*
- (b) *endorse the Sunshine Coast Recreation Trail Plan 2012 (Appendix A as amended) to guide Council and the community in trail planning, management and decision making, including the Capital Works Program subject to consideration in annual budget processes; and*
- (c) *authorise the Chief Executive Officer to finalise the mapping to clearly indicate those trails that are at planning stage (indicative only) to enable further planning to proceed.*

Carried.

5 CONFIDENTIAL REPORTS

CLOSURE OF THE MEETING TO THE PUBLIC

Moved: Councillor V Griffin

Seconded: Councillor K Jones

That the meeting be closed to the public pursuant to section 72 (1) (g) and (h) of the Local Government (Operations) Regulation 2010 to consider the following items:

5.1.1 *Confidential – Not for Public Release – Temporary Local Planning Instrument for Vegetation Protection*

5.1.2 *Confidential – Not for Public Release – Plamview Structure Plan and Associated Matters*

5.1.3 *Confidential – Not for Public Release – Update – Strategic Operations*

Carried.

RE-OPENING OF THE MEETING TO THE PUBLIC

Moved: Councillor K Jones

Seconded: Councillor V Griffin

That the meeting be re-opened to the public.

Carried.

5.1 REGIONAL STRATEGY AND PLANNING

5.1.1 CONFIDENTIAL – NOT FOR PUBLIC RELEASE - TEMPORARY LOCAL PLANNING INSTRUMENT FOR VEGETATION PROTECTION

File No: ECM 25 January 2012
Author: Executive Director Regional Strategy and Planning
Regional Strategy and Planning

COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor K Jones
Seconded: Councillor V Griffin

That Council:

- (a) *resolve, in accordance with Statutory Guideline 02/09 - Making and amending local planning instruments, to forward a copy of the Temporary Local Planning Instrument No. 1 (Protected Vegetation Overlay) 2012 to the Minister for consideration and request the Minister's permission to adopt the proposed Temporary Local Planning Instrument; and*
- (b) *subject to receiving permission from the Minister to adopt the proposed Temporary Local Planning Instrument, delegate authority to the Chief Executive Officer to, in accordance with the Statutory Guideline 02/09 - Making and amending local planning instruments:*
 - (i) *adopt the proposed Temporary Local Planning Instrument with or without conditions as determined by the Minister;*
 - (ii) *undertake public notification of the adoption of the proposed Temporary Local Planning Instrument;*
 - (iii) *undertake all actions for the making and implementation of the Temporary Local Planning Instrument including where necessary interpretive statements in council documents; and*
- (c) *request the Chief Executive Officer and the Mayor to meet with the Minister to outline the benefits and disbenefits of using only the planning system for vegetation protection, the increased complexity caused by it and the desirability of continuing with vegetation protection through the Local Law process to be consistent with the governments stated policy to reduce red tape.*

Carried.

5.1.2 CONFIDENTIAL – NOT FOR PUBLIC RELEASE – PALMVIEW STRUCTURE PLAN AND ASSOCIATED MATTERS

File No: ECM 25 January 2012
Author: Planning Coordinator, Centres and Master Planned Projects
Regional Strategy and Planning

COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor R Green
Seconded: Councillor K Jones

That Council delegate approval to the Chief Executive Officer to proceed in accordance with discussions held in confidential session.

Carried.

5.1.3 CONFIDENTIAL – NOT FOR PUBLIC RELEASE – UPDATE – STRATEGIC OPERATIONS

File No: ECM 25 January 2012
Author: Executive Director Regional Strategy and Planning
Regional Strategy and Planning

COMMITTEE RECOMMENDATION

That the Strategy and Planning Committee recommend to Council for its consideration at the Ordinary Meeting to be held on Tuesday 31 January 2012:

Moved: Councillor E Hungerford
Seconded: Councillor K Jones

That Council note the discussions held in confidential session.

Carried.

6 NEXT MEETING

The next meeting of the Strategy and Planning Committee will be held on 15 February 2012 in the Tewantin Council Chambers, 9 Pelican Street, Tewantin.

7 MEETING CLOSURE

The meeting closed at 10.54am.
