



PLANNING & DEVELOPMENT COMMITTEE MEETING

MINUTES

10 JUNE 2014

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA.....	1
6	BUSINESS OUTSTANDING	2
	NIL	2
7	PUBLIC FORUMS/DEPUTATIONS	3
	NIL	3
8	OFFICERS' REPORTS.....	4
8.1	DEVELOPMENT INCENTIVES POLICY	4
8.2	D/288-2011 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR EARTHWORKS	5
8.3	D/384-2013 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT AND OPERATIONAL WORKS FOR DRAINAGE WORKS, STORMWATER WORKS AND ACCESS AND PARKING WORKS	7
9	STRATEGIC REPORTS.....	17
	NIL	17
10	NOTICES OF MOTION.....	18
	NIL	18
11	URGENT BUSINESS\QUESTIONS	19
12	CLOSURE OF MEETING	20

**REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD AT
COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON ON TUESDAY,
10 JUNE 2014 COMMENCING AT 1:31PM**

1 OPENING

2 PRESENT

Members Present:

The Mayor, Councillor M F Strelow (Chairperson)
Councillor C E Smith
Councillor C R Rutherford
Councillor G A Belz
Councillor S J Schwarten
Councillor A P Williams
Councillor R A Swadling
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Holmes – General Manager Regional Services
Mr R Claus – Manager Planning
Ms T Fitzgibbon – Coordinator Development Assessment
Mr J Herron – Coordinator Infrastructure Operations
Ms C Hibberd – Planning Officer
Ms L Price - Community Awareness Officer
Ms L Leeder – Committee Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

THAT the minutes of the Planning & Development Committee held on 27 May 2014 be taken as read and adopted as a correct record.

Moved by: Councillor Fisher

Seconded by: Councillor Smith

MOTION CARRIED

**5 DECLARATIONS OF INTEREST IN MATTERS ON THE
AGENDA**

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 DEVELOPMENT INCENTIVES POLICY

File No: 5233

Attachments: 1. Development Incentives Policy
(Administrative Policy)

Authorising Officer: Russell Claus - Manager Planning
Robert Holmes - General Manager Regional Services

Author: Tarnya Fitzgibbon - Coordinator Development
Assessment

SUMMARY

The Council adopted the Development Incentives Policy in December 2013 and it has already generated a strong level of inquiry. On 29 January 2014 Council resolved to amend the Policy to include an area bounded by North Street, Victoria Parade, Cambridge Street and Alma Street enabling limited residential uses (hotels, motels and serviced apartments) to be eligible for the Development Incentives Policy, including the fifty percent reduction in Infrastructure Charges. Some other minor amendments have been required to give the Policy its intended effect.

COMMITTEE RESOLUTION

THAT the Development Incentives Policy be amended to include an applicable fifty (50) percent Infrastructure Charges discount on limited residential development in the area identified as Precinct 1 – Special Use Precinct, Inner City North Cultural with Part 2 – General Incentives of the Policy also being applicable to the limited residential development in that area, together with other minor amendments to give the Policy its intended effect.

Moved by: Mayor Strelow
Seconded by: Councillor Fisher

MOTION CARRIED

8.2 D/288-2011 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR EARTHWORKS

File No: D/288-2011

Attachments:

1. Locality Plan
2. D288-2011 - Aecom 1%AEP Fitzroy River Flood Event - 60302046_WIS_001
3. D288-2011 - Aecom 1%AEP Fitzroy River Flood Event - 60302046_WIS_002
4. D288-2011 - Aecom Local Runoff Catchment - 60302046-DD-LD-01 Rev A
5. D288-2011 - Aecom Concept Fill Platform - 60302046-SK01
6. D288-2011 -Aecom Concept Fill Platform - 60302046-DD-LD-02

Authorising Officer: Russell Claus - Manager Planning
Robert Holmes - General Manager Regional Services

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

Development Application Number: D/288-2011

Applicant: Havenfield Pty Ltd

Real Property Address: Lots 6 to 10 RP 606384, Parish of Rockhampton

Common Property Address: 91-99 Canoona Road, West Rockhampton –

Area of Site: 4,045 square metres

Planning Scheme: Rockhampton City Plan

Rockhampton City Plan Area: Airport Special Use Area

Existing Development: Nil

Existing Approvals: Nil

Approval Sought: Development Permit for Operational Works for Earthworks

Level of Assessment: Code Assessable

1:53PM

In accordance with s173(2) of the *Local Government Act 2009*, Councillor Ellen Smith disclosed a perceived conflict of interest in respect of Item 8.2 – D.288-2011 Development Application for Operational Works for Earthworks due to family members having property in the area, the Councillor considered her position, was of the opinion that she could participate in the debate and vote on the matter in the public interest.

COMMITTEE RESOLUTION**RECOMMENDATION A**

That in relation to the application for a Development Permit for Operational Works for Earthworks, made by KHA Development Managers Ltd on behalf of Havenfeld Pty Ltd, on Lots 6,7,8,9 and 10 on RP606384, Parish of Rockhampton, and located at 91-99 Canoona Road, West Rockhampton, Council resolves to **Refuse** the application for the following reasons:

- The application does not provide a whole drainage solution and relies on works by others (at some future indeterminate time) to alleviate/mitigate the flows across the subject site;
- The application does not address the incremental filling of the floodplain and how that might increase levels in the immediate vicinity of the proposed development;
- The application does not address the impacts on the adjacent developed lots;
- The applicant does not provide adequate and appropriate mitigation strategies and measures for flooding impacts;
- The interim solution outlined in the application does not provide any drainage benefits and increases water pondage on the lots in the vicinity of the proposed swale in the short term; and

The application does not adequately address the interaction of the flows through the site with the airport drainage swale.

Moved by: Mayor Strelow

Seconded by: Councillor Schwarten

MOTION CARRIED

COMMITTEE RESOLUTION

That Council develop a precinct plan for appropriate development to support the airport and economic development of the area whilst taking into account flooding.

Moved by: Mayor Strelow

Seconded by: Councillor Fisher

MOTION CARRIED

8.3 D/384-2013 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT AND OPERATIONAL WORKS FOR DRAINAGE WORKS, STORMWATER WORKS AND ACCESS AND PARKING WORKS

File No: D/384-2013

Attachments:

1. Locality Plan
2. Site Plan
3. Floor Plan and Elevation Shed 1
4. Floor Plan and Elevation Shed 2

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
 Russell Claus - Manager Planning
 Robert Holmes - General Manager Regional Services

Author: Corina Hibberd - Planning Officer

SUMMARY

Development Application Number: D/384-2013

Applicant: Cameron Norman James

Real Property Address: Lot 1 on RP600295, Parish of Rockhampton

Common Property Address: 360 Campbell Street, Rockhampton City

Area of Site: 1,012 square metres

Planning Scheme: Rockhampton City Plan 2005

Rockhampton City Plan Area: South Rockhampton Low Impact Industrial Area - Precinct 1 - Industrial Precinct - South Rockhampton Sales and Service Industry

Existing Development: Vacant

Existing Approvals: Demolition of a House, 2007

Approval Sought: Development Permit for a Material Change of Use for a Vehicle Depot and Operational Works for Drainage Works, Stormwater Works and Access and Parking Works

Level of Assessment: Impact Assessable

Submissions: Nil

Referral Agency(s): Not Applicable

Adopted Infrastructure Charges Area: Charge Area One

Application Progress:

<i>Application Properly Made:</i>	19 August 2013
<i>Acknowledgment Notice sent:</i>	29 August 2013
<i>Request for Further Information sent:</i>	12 September 2013
<i>Request for Further Information responded to:</i>	20 February 2014
<i>Application revived:</i>	21 March 2014
<i>Submission period commenced:</i>	24 March 2014
<i>Submission period end:</i>	14 April 2014
<i>Council request for additional time:</i>	Not Applicable

<i>Last receipt of information from applicant:</i>	<i>12 May 2014</i>
<i>Statutory determination date:</i>	<i>10 June 2014</i>

COMMITTEE RESOLUTION**RECOMMENDATION A**

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot and Operational Works for Drainage Works, Stormwater Works and Access and Parking Works, made by Cameron Norman James on Lot 1 on RP600295, Parish of Rockhampton, and located at 360 Campbell Street, Rockhampton City, Council resolves to Approve the application despite its conflict with the planning scheme and provide the following grounds to justify the decision despite the conflict:

- a) The proposed use is to be low scale, with the size of vehicles and hours of operation to be limited. The use will therefore not greatly affect the neighbouring residential area and other low scale industrial uses by means of noise, light or dust.
- b) There are a number of other similar industrial uses, including vehicle depots located adjacent to the site which also operate at a low scale. The lot adjoins an existing vehicle depot and other industrial and commercial uses.
- c) The use does not adversely affect the amenity of the natural environment, sale or service industry or residential uses in the vicinity.
- d) Assessment of the development demonstrates that the Planning Scheme's Desired Environmental Outcomes will not be compromised.
- e) Assessment of the development against the relevant planning scheme codes demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity.
- f) The proposed development does not compromise any relevant State Planning Policy.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot and Operational Works for Drainage Works, Stormwater Works and Access and Parking Works, made by Cameron Norman James, on Lot 1 on RP600295, Parish of Rockhampton, located at 360 Campbell Street, Rockhampton City, Council resolves to Approve the application subject to the following conditions:

PART A – MATERIAL CHANGE OF USE**1.0 ADMINISTRATION**

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.
- 1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council, prior to the commencement of the use,

unless otherwise stated.

- 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:

1.6.1 Building Works; and

1.6.2 Plumbing and Drainage Works.

- 1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be submitted, approved, and the works finalised prior to the issue of a Development Permit for Building Works and the commencement of the Material Change of Use approval.

- 1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

- 1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Site Plan 360 Campbell Street	Plan 3	Undated
Floor Plan Front Shed – 360 Campbell Street	Plan 6	Undated
Floor Plan Back Shed – 360 Campbell Street	Plan 7	Undated
Building Construction Plans, Front Shed (Floor Plan and Elevation)	Plan 8 - ROCKH2-7230	Undated
Building Construction Plans, Back Shed (General Arrangement)	Plan 9 – 339704-GA	Undated
Stormwater Drainage Layout Plan	MCE131010-C-01.A	20 February 2014
Stormwater Management Plan Report	MCE131010 Rev A	20 February 2014

- 2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of a Development Application for Operational Works.

3.0 ACCESS WORKS

- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.

- 3.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Australian*

Standard AS2890 "Parking Facilities" and the provisions of a Development Permit for Operational Works (access works).

- 3.3 All access, parking and hardstand areas must be sealed.

4.0 SEWERAGE WORKS

- 4.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, and *Plumbing and Drainage Act*.
- 4.2 The development must be connected to Council's reticulated sewerage network.
- 4.3 Any finished sewerage access chamber surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy duty trafficable lid must be provided in the trafficable area.
- 4.4 Any proposed sewerage access chambers located within a park or reserve, or below a Q100 flood event, must be provided with bolt down lids.
- 4.5 Construction works proposed in the vicinity of Council's existing sewerage infrastructure must not adversely affect the integrity of the infrastructure. Any restoration works required on the sewerage infrastructure, caused by the construction must be at no cost to Council.

5.0 WATER WORKS

- 5.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, and *Plumbing and Drainage Act*.
- 5.2 The development must be connected to Council's reticulated water network.
- 5.3 The existing water connection point(s) must be retained and upgraded if necessary to service the development.
- 5.4 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

6.0 PLUMBING AND DRAINAGE WORKS

- 6.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 6.2 All Internal Plumbing and Sanitary Drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and Council's Plumbing and Drainage Policies.
- 6.3 Sewerage/amended sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's sewerage reticulation. Arrester traps must be provided where commercial or non-domestic waste water is proposed to be discharged into the system.

7.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 7.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the site.
- 7.2 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 7.3 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure.

7.4 The proposed development must not increase peak stormwater runoff for a selected range of storm events up to and including the one in one hundred year storm event (100 year Average Recurrence Interval) for the post development condition.

8.0 SITE WORKS

8.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

9.0 BUILDING WORKS

9.1 All external elements, such as air conditioners, must be adequately screened from public view, to Council's satisfaction. Noise from any external elements, such as air conditioners, must not exceed 5dB(A) (decibels) above the background ambient noise level, measured at the boundaries of the subject site.

9.2 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.

9.3 All waste storage areas must be:

9.3.1 aesthetically screened from any frontage or adjoining property or surrounded by a minimum 1.8 metre high fence that obstructs from view the contents of the bin compound by any member of the public from any public place;

9.3.2 of a minimum size to accommodate appropriately sized bins;

9.3.3 kept in a clean, tidy condition; and

9.3.4 maintained in accordance with the *Environmental Protection (Waste Management) Regulations*.

10.0 LANDSCAPING WORKS

10.1 All landscaping must be constructed and/or established, generally in accordance with the approved plans (refer to condition 2.1).

10.2 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.

10.3 Landscaping, or any part thereof, upon reaching full maturity, must not:

(i) obstruct sight visibility zones as defined in the *Austroads 'Guide to Traffic Engineering Practice'* series of publications;

(ii) adversely affect any road lighting or public space lighting; or

(iii) adversely affect any Council infrastructure, or public utility plant.

10.4 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).

11.0 ELECTRICITY AND TELECOMMUNICATIONS

11.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

12.0 ASSET MANAGEMENT

12.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.

12.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.

13.0 OPERATING PROCEDURES

13.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Campbell Street.

13.2 The hours of operations must be limited to:

13.2.1 Monday to Saturday 0600 to 1800; and

13.2.2 must not operate on Sundays or Public Holidays.

13.3 The vehicle depot is limited to a low scale. The site must not accommodate vehicles over five-tonne capacity or similar.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website www.datsima.qld.gov.au

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety Of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 4. Works in Road Reserve Permit

It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Standard *Capricorn Municipal Development Guideline* Drawings) may be accepted in place of the Development Permit for Operational Works (access works).

PART B – OPERATIONAL WORKS

14.0 APPROVED PLANS AND DOCUMENTS

14.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Stormwater Management Plan Report	MCE131010 Rev A	20 February 2014
Stormwater Drainage Layout Plan	MCE131010-C-01.A	20 February 2014
Floor Plan Back Shed – 360 Campbell Street	Plan 7	Undated
Operational Control Plan	BC 140002 OP01 Rev A	18 February 2014

- 14.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 14.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of a Development Application for Operational Works.
- 14.4 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.
- 14.5 If after the issue of this permit for construction, errors, omissions or insufficient details are noted on the construction plans, such deficiencies must be made good during construction and Council reserves the right to withhold approval of construction until such remedies are complete.
- 14.6 When the approved engineering plans and the *Capricorn Municipal Development Guidelines* are silent on any matter regarding specifications for materials (to be permanently incorporated into the works) or silent on any matter regarding construction standards, then the specified requirements in the Standard Specification – Roads (Main Roads) and Standard Drawings – Roads (Main Roads) must prevail.
- 14.7 A Pre-Start meeting must be held, prior to the commencement of any construction, between the Consulting Engineer, the Principal Contractor and Council in accordance with Section CP1.08 – Notice to Commence Works and CP1.09 – Prestart Meeting of the *Capricorn Municipal Development Guidelines*. **Prestart meetings are conducted on either Tuesdays or Thursdays with a minimum of five (5) business days' notice being given to Council.**
- The following information must be presented prior or at the meeting:
- 14.7.1 a copy of the Contractor's Public Liability Insurance Policy for a minimum of ten (10) million dollars indemnifying Council against all claims resulting from the construction works of this Development; and
- 14.7.2 evidence of payment of QLeave (when applicable).
- 14.8 Under Part 1 Clause 1.10 of the *Manual of Uniform Traffic Control Devices Queensland*, Council delegates the Principal Contractor the responsibility for the erection of all regulatory signs, as outlined in the above document.
- 14.9 All works must be supervised by a Registered Professional Engineer of Queensland who is experienced in all aspects of civil construction. All works must conform with the *Capricorn Municipal Design Guidelines*.
- 14.10 Council reserves the right for uninterrupted access to the site at all times.
- 14.11 All Construction work and other associated activities are permitted only between

0630 hours and 1800 hours Monday to Saturday. No work is permitted on Sundays or public holidays. All requirements of the *Environmental Protection Act* and *Environmental Protection Regulations* must be observed at all times.

14.12 All works must comply with Council's Guidelines for Development Works.

14.13 Any proposed works within the vicinity (or zone of influence) of existing Council infrastructure will not be adversely affect the integrity of the infrastructure. Any restoration works required on existing Council infrastructure as a result of proposed works will be at developer's expense.

15.0 INSPECTION REQUIREMENTS

15.1 Joint inspections with the Consulting Engineer, Contractor and Rockhampton Regional Council Works Inspector are required. All works must conform with the inspection and test plan as defined by the *Capricorn Municipal Design Guidelines*.

15.2 Council's minimum inspection programme is as follows, however this does not preclude the requirement for further inspections if deemed appropriate by Council Engineers.

Site Works

15.2.1 earthworks C213/visual pre-start/completion

15.2.2 topsoil C273/visual completion of works

Concrete Works

15.2.3 concrete C271/visual pre pour/surface finish

Stormwater

15.2.4 pipes C220/visual prior to backfill

15.2.5 ret/det structures visual progress/completion

NOTE: This does not preclude the requirement for further inspections if deemed appropriate by Council Engineers.

16.0 ACCESS WORKS

16.1 All access, parking and hardstand areas must be sealed.

16.2 Vehicle access and parking will be designed and constructed to conform with the relevant Rockhampton Regional Council Planning Scheme Codes, *Capricorn Municipal Development Guidelines*, and AS/NZS 2890.

17.0 STORMWATER

17.1 All stormwater management systems must comply with the requirements of the *Queensland Urban Drainage Manual* and the State Planning Policy.

17.2 The design, construction and maintenance of the bio-filtration system is to comply with the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Design Guidelines*.

18.0 SITE WORKS

18.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

19.0 EROSION AND SEDIMENTATION CONTROL

19.1 The applicant will ensure that erosion and sedimentation controls are implemented and monitored at all times during the construction phase in accordance with the *Capricorn Municipal Design Guidelines*.

20.0 ENVIRONMENTAL MANAGEMENT

- 20.1 Prior to the commencement of any works, trees marked for removal must be mulched and all mulch stockpiled on site or removed from site and stored at an approved location. All other vegetative material including shrubs, weeds, grass etc. must be removed from site and deposited at an approved location such as the Council Landfill. Burning off without the consent of the Queensland Fire and Rescue Authority is not approved.
- 20.2 All vegetation which cannot be mulched on site for use on this development or an approved place of use, must be disposed of at a suitable place of disposal. Burning is not permitted.
- 20.3 The Principal Contractor will check Erosion and Sediment Control Measures at the start and end of each day of construction adjacent to any disturbed surfaces.

21.0 UTILITY SERVICES

- 21.1 All works within three (3) metres of a gas main require a spotter.

22.0 DOCUMENTATION

- 22.1 All engineering drawings for operational works must be signed and certified by a Registered Professional Engineer Queensland as being in accordance with all relevant Australian Standards, statutory requirements and sound engineering principles. The works must be supervised on the applicant's behalf by a suitably qualified Registered Professional Engineer Queensland. All designs, specifications and management plans must be certified, by a suitably qualified professional identifying the certifier's full name and accreditation/registration number, as complying with all relevant Codes and Standards.

For the purpose of this statement, a 'suitably qualified professional' is a person with a tertiary qualification and professional affiliation in the field of engineering or science relevant to the design, specifications and/or management plan and who has at least two (2) years' experience in management in that field. Where the designs, specifications and/or management plans involve different fields, a certification is required from a suitably qualified professional for each separate field.

- 22.2 An Engineers' Certificate of Construction and As Constructed Certification must be submitted by a Registered Professional Engineer of Queensland verifying that all works have been carried out in accordance with Council approved drawings, approval conditions and specifications.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website www.datsima.qld.gov.au

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety Of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control*

Devices must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

The *Capricorn Municipal Development Guidelines* Construction Specifications must be used for the construction works.

In accordance with the *Water Supply (Safety and Reliability) Act 2008*, it is an offence to interfere with a service provider's infrastructure. Rockhampton Regional Council is the service provider and FRW is the department responsible for water and sewerage services. FRW can provide cost estimates for any water and sewerage works if requested.

Please contact Rockhampton Regional Council's Plumbing Compliance section to organise a Plumbing and drainage permit for any alterations to the private plumbing pipework.

RECOMMENDATION C

That in relation to the application for a Development Permit for a Material Change of Use for a Vehicle Depot and Operational Works for Drainage Works, Stormwater Works and Access and Parking Works, made by Cameron Norman James, on Lot 1 on RP600295, Parish of Rockhampton, located at 360 Campbell Street, Rockhampton City, Council resolves to not issue an Adopted Infrastructure Charges Notice.

Moved by: Councillor Williams

Seconded by: Councillor Swadling

MOTION CARRIED

9 STRATEGIC REPORTS

Nil

10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS\QUESTIONS

12 CLOSURE OF MEETING

There being no further business the meeting closed at 2:28pm.

SIGNATURE

CHAIRPERSON

DATE