



PLANNING & DEVELOPMENT COMMITTEE MEETING

AGENDA

24 FEBRUARY 2015

Your attendance is required at a meeting of the Planning & Development Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 24 February 2015 commencing at 1.30pm for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be the initials "C R" followed by a long horizontal stroke.

CHIEF EXECUTIVE OFFICER
17 February 2015

Next Meeting Date: 10.03.15

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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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

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning & Development Committee held 27 January 2015

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND DEVELOPMENT COMMITTEE

File No: 10097

Attachments: 1. **Business Outstanding Table for Planning and Development Committee**

Responsible Officer: Evan Pardon - Chief Executive Officer

Author: Evan Pardon - Chief Executive Officer

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Planning and Development Committee is presented for Councillors' information.

OFFICER'S RECOMMENDATION

THAT the Business Outstanding Table for the Planning and Development Committee be received.

BUSINESS OUTSTANDING TABLE FOR PLANNING AND DEVELOPMENT COMMITTEE

Business Outstanding Table for Planning and Development Committee

Meeting Date: 24 February 2015

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
07 October 2014	D/69-2014 - Development Application for Reconfiguring a Lot (three lots into three lots)	That the matter lay on the table pending further discussions to return to the Planning and Development Committee on 11 November 2014.	Alyce McLellan	21/10/2014	
25 November 2014	Enforcement proceedings for development offences	THAT the matter lay on the table pending the outcome of the Flood Study report to return to the Planning and Development Committee in early 2015.	Judith Noland	09/12/2014	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/278-2014 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A HIGH IMPACT INDUSTRY (MEAT AND MEAT PRODUCT MANUFACTURING)

File No: D/278-2014

Attachments:

1. Floor Plan
2. Site Plan
3. Locality Plan

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

Author: Petrus Barry - Senior Planning Officer

SUMMARY

Development Application Number: D/278-2014

Applicant: E F Mellor

Real Property Address: Lot 3 on SP230297, Parish of Windah

Common Property Address: 1009 Thirsty Creek Road, Gogango

Area of Site: 360.06 hectares

Planning Scheme: Fitzroy Shire Planning Scheme 2005

Planning Scheme Zoning: Rural Zone

Planning Scheme Overlays: Agricultural Land Class Overlay (Class C1 and A1), Natural Disasters Overlay Code- Bushfire Prone land (Low Risk)

Existing Development: Dwelling House and associated rural outbuildings

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for a High Impact Industry (Meat and Meat Product Manufacturing)

Level of Assessment: Impact Assessable

Submissions: One (Not properly made)

Referral Agency(s): Nil

Adopted Infrastructure Charges Area: Charge Area Three (3)

Application Progress:

<i>Application Lodged:</i>	14 November 2014
<i>Acknowledgment Notice issued:</i>	26 November 2014
<i>Submission period commenced:</i>	19 December 2014
<i>Submission period end:</i>	29 January 2014
<i>Last receipt of information from applicant:</i>	5 February 2015
<i>Statutory due determination date:</i>	27 February 2015

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for a High Impact Industry (Meat and Meat Product Manufacturing), made by E F Mellor, on Lot 3 on SP230297, Parish of Windah, located at 1009 Thirsty Creek Road, Gogango, Council resolves to Approve the application despite its conflict with the planning scheme and provides the following grounds to justify the decision despite the conflict:

- a) The proposed low key industrial use will not affect the rural character of the area or preclude the majority of approved industrial land from being developed;
- b) The proposed abattoir being ancillary to the rural use, results in a positive outcome for the existing agricultural uses as a small scale abattoir is similar in function and characteristics to a home based business and should as a result encourage continuation of the grazing activities;
- c) The proposed use does not compromise the achievements of the Desired Environmental Outcomes in the *Fitzroy Shire Planning Scheme 2005*;
- d) Assessment of the development against the relevant zone outcomes, planning scheme codes and local planning policies 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; and
- e) The proposed development does not compromise the relevant State Planning Policy.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a High Impact Industry (Meat and Meat Product Manufacturing), made by E F Mellor, on Lot 3 on SP230297, Parish of Windah, located at 1009 Thirsty Creek Road, Gogango, Council resolves to Approve the application subject to the following conditions:

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:
 - a) Plumbing and Drainage Works; and
 - b) Building Works.
 - 1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
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- 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 of Proposed Abattoir	140689-01. Sheet 1 of 2	14 November 2014
Floor Plan of Proposed Abattoir Shed	140689-01. Sheet 2 of 2	12 November 2014
Building Layout	Nh1408058-4	11 November 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 Plumbing and Drainage Works.

3.0 PLUMBING AND DRAINAGE WORKS

- 3.1 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.
- 3.2 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.
- 3.3 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.
- 3.4 On-site sewerage and disposal must be designed to achieve the performance objective in accordance with *AS/NZS 1547:2000*. The design must be undertaken by a Registered Professional Consultant and with on-site sewerage qualification in accordance with *AS/NZS 1547:2000* and *Queensland Plumbing and Wastewater Code*.
- 3.5 On-site sewerage treatment and disposal area must not be located within the existing water course or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.
- 3.6 The structure must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.
- 3.7 On-site water supply for domestic and fire fighting purposes must be provided and may include the provision of a bore, dam, water storage tanks or a combination of each. The water storage must be easily accessible having regard to pedestrian and

vehicular access.

- 3.8 Arrestor traps must be required on any non-domestic discharges to protect the on-site sewerage facilities.
- 3.9 Contaminants/Wash-down must not be permitted to discharge into water courses, drainage lines or onto adjoining properties. All contaminated water must be directed to the on-site sewerage treatment and disposal system.
- 3.10 Compliance with the *Environmental Protection Regulation 2008* for storage and collection of solid wastes. Waste collection must be via a commercial contractor.

4.0 BUILDING WORKS

- 4.1 A minimum 1.8 metre high screen fence must be erected around the shed and waste treatment ponds in accordance with the approved plans (refer to condition 2.1).
- 4.2 The structure must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.

5.0 ENVIRONMENTAL

- 5.1 Ponds used for the storage of aqueous waste must be constructed, installed and maintained to:
- a) prevent any release of aqueous waste from the ponds; and
 - b) ensure stability of the pond structure.
- 5.2 Treated aqueous waste is permitted to be released to land provided that is done in accordance with a written procedure that ensures:
- a) irrigation of a sufficient area is identified and provided for aqueous waste application;
 - b) aqueous waste is applied at a loading rate that can be assimilated by the irrigation area;
 - c) infiltration to groundwater and subsurface flow of contaminants to surface waters are prevented;
 - d) degradation of soil structure is minimised;
 - e) soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised;
 - f) spray drift or overspray does not carry beyond the aqueous release areas;
 - g) aqueous waste release areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and
 - h) the crop on the release area is harvested and removed from the release area.

6.0 ASSET MANAGEMENT

- 6.1 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.
- 6.2 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.

7.0 OPERATING PROCEDURES

- 7.1 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 Dunphy Road or Thirsty Creek Road.
- 7.2 The facility is restricted to the slaughtering of cattle to produce the equivalent of 300 kilograms of meat per week.
- 7.3 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development 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"'.
- 7.4 Noise from the activity must not cause an environmental nuisance.

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. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Work Health and Safety Act 2011* and *Public Health Act 2005*.

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* 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 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the development site, Council's Environment and Public Health Unit must be consulted to determine whether any approvals are required. Such activities may include food preparation, storage of dangerous goods or environmentally relevant activities. Approval for such activities is required before 'fit out' and operation.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with Council policies. The charges are presented on an Infrastructure Charges Notice.

RECOMMENDATION C

That in relation to the application for a Development Permit for a Material Change of Use for a High Impact Industry (Meat and Meat Product Manufacturing), made by E F Mellor, on Lot 3 on SP230297, Parish of Windah, located at 1009 Thirsty Creek Road, Gogango, Council resolves to issue an Infrastructure Charges Notice for the amount of \$798.00.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for the establishment of a small scale abattoir on the site known as 1009 Thirsty Creek Road, Gogango. The abattoir will be an ancillary use to the rural activity of animal husbandry and grazing. The processing capacity of the facility will be approximately 300 kilogram per week (equivalent to one beast per week).

The abattoir will be operated by the landowner, fully within a 7.6 x 6 metre shed. The 45.6 square metre facility will include a kill box and a dehide area. A cold room will also be used for the meat and carcasses until transportation of the meat and waste for disposal. The process does not include meat processing or rendering of any waste; nor does it involve any chemicals. Wastewater will be disposed through the pits within the shed and treated and stored in the multi-pond treatment system. The shed and treatment ponds will be enclosed by a 1.8 metre high security fence.

SITE AND LOCALITY

The subject site is 360 hectares in size and located in the rural area of Gogango and is about thirty (30) kilometres from Westwood and around seventy (70) kilometres from Gracemere. The property is undulated and sparsely vegetated and is surrounded by similar rural properties, with the Fitzroy River running along the northern boundary approximately two (2) kilometres from the proposed facility.

The subject site contains a dwelling house and rural activity of animal husbandry and grazing. The house is located in the south-eastern corner of the site, with the proposed abattoir to be located 100 metres away and to the west of the house. The house and abattoir will be at least four (4) kilometres away from the closest dwelling house. The abattoir will be connected to the existing electricity supply and also have a backup supply in case of service interruption.

PLANNING ASSESSMENT**MATTERS FOR CONSIDERATION**

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the Integrated Development Assessment System provisions of the *Sustainable Planning Act 2009*, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Infrastructure Operations Unit's Comments – (17 November 2014)

Supported

Infrastructure Operations Unit's (sewer and water) Comments – (17 November 2014 and 12 February 2015)

Supported.

Public and Environmental Health Comments – (25 November 2014)

Support, subject to conditions.

Other Staff Technical Comments

Not applicable as the application was not referred to any other technical staff.

TOWN PLANNING COMMENTS**Central Queensland Regional Plan 2013**

The *Central Queensland Regional Plan 2013* is a statutory document which came into effect on 18 October 2013.

The development is not required to be assessed against the regional plan if this document is appropriately reflected in the local planning scheme. It is considered that the regional plan is appropriately reflected in the current local planning scheme.

State Planning Policy 2014

This policy came into effect in July 2014 and replaced all former State Planning Policies. This policy requires development applications to be assessed against its requirements until the identified state interests have been appropriately reflected in the local planning scheme.

Liveable communities

Not applicable. The subject site is not located within any of the mapped Priority Living Areas.

Mining and extractive resources

Not Applicable. The proposal for High Impact Industry (Meat and Meat Product Manufacturing) in the form of a low-key abattoir does not include any and is not expected to affect any mining activities or extractive industries.

Biodiversity

Not Applicable. The State government DA mapping includes some "fish habitat areas" and "water resources" associated with the Fitzroy River to the north but both the small scale nature of the facility and its distance of more than two (2) kilometres from the river discount any impact on the biodiversity of the area.

Coastal environment

Not Applicable. The proposal does not affect a coastal environment.

Water quality

Not Applicable. The operations will not have a detrimental effect on the region's water quality. All wastewater associated with the facility will be treated in the multi-ponds treatment system.

Natural hazard, risk and resilience

Not Applicable. The subject site is located clear of the known flood hazard area and is situated in a low bushfire risk area. Level one (1) flood mapping has been conducted by the State and could possibly affect this lot although the mapping is indicative only. The owner-operator is aware of the flood levels and all structures would have to comply with floor levels where applicable.

Emissions and hazardous activities

Not Applicable. The proposal does not involve a hazardous activity and this site is not in proximity to such a use.

State transport infrastructure

Not Applicable. The proposal is separated from State transport infrastructure and does not affect integration of services or passenger facilities.

Strategic airports and aviation facilities

Not Applicable. The proposed development does not involve or affect any strategic airports or aviation facilities.

Fitzroy Shire Planning Scheme 2005

The Desired Environmental Outcomes for Fitzroy Shire are as follows:

Social Elements

- a) The Shire's residential communities are preserved in character, well serviced, enjoy high levels of safety and amenity, able to accommodate growth and offer a range of housing options to meet the diverse needs of all members of the community.

Not Applicable: The subject site is not located in a residential area.

- b) Gracemere is the main business centre, providing higher order services and a range of community and civic functions.
Complies: The proposal is seventy (70) kilometres west of Gracemere and will not detract from Gracemere's function as the main business centre.
- c) Communities of Bouldercombe, Bajool, Marmor, Kabra, Stanwell, Westwood, Gogango, Alton Downs and Ridglands have access to facilities and services that meet local needs, and where appropriate also provide some higher order services and functions important to the Shire.
Complies: The proposal will not affect the availability of services and facilities available to local communities, including Gogango.
- d) Rural Residential areas are located and consolidated to provide suitably serviced, alternative rural living options that are close to townships.
Complies: The proposal will not affect existing or nominated Rural Residential Areas.
- e) The park and recreation opportunities for residents and visitors of the Shire are enhanced and expanded.
Complies: There are no existing parks or public open spaces in the vicinity. The proposal will allow for an abattoir, which will not have any notable impact on residential density. It is therefore considered that the proposed use does not need to contribute to the recreational opportunities available in the region.
- f) Development is located and managed where ever possible to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.
Complies: The subject site has no known cultural heritage features. It is still the applicant's responsibility to take the appropriate measures in the instance that cultural heritage values are identified.
- g) The risks to persons and property due to flood, bushfire and landslide are minimised.
Complies: The proposed High Impact Industry (Meat and Meat Product Manufacturing) in the form of a low-key abattoir is not expected to increase the risk to persons or property resulting from flood, bushfire or landslide. The subject site is not identified as being subject to flood risk or landslide. The site is identified as having a low bushfire hazard, being mostly sparsely vegetated.

Environmental Elements

- h) Sustainable measures for the use of the Shire's water resources including the Fitzroy River system, are implemented to ensure the provision of an adequate water supply and ongoing water quality.
Complies: The proposal will not impact on the water supply available in the region. Sufficient water supply can be provided on site. The Fitzroy River, running along the northern boundary is approximately two (2) kilometres from the proposed facility and therefore ongoing water quality will not be affected due to the small scale facility and separation distance from the river. Waste water will be treated on site and waste body parts will be stored in the cold room and disposed of external to the site.
- i) The potential downstream impacts of development, are minimised so as to reduce risks to the Great Barrier Reef catchment, which drains into the Great Barrier Reef World Heritage Area.
Complies: The proposed use will have no impact on the Great Barrier Reef catchment. The Fitzroy River, running along the northern boundary is approximately two (2) kilometres from the proposed facility and therefore ongoing water quality will not be affected due to the small scale facility and separation distance from the river.

- j) Existing and planned water resources, including watercourses, water bodies, groundwater and tidal wetlands are managed and protected against the detrimental impacts of development.
- Complies:** The Fitzroy River, running along the northern boundary is approximately two (2) kilometres from the proposed facility. The proposed development is therefore, not expected to have any significant impact on any water resources or other significant bodies of water as it is reasonably remote from any natural water courses, water bodies and tidal wetlands.
- k) The recognised values and integrity of significant natural features, conservation areas and open space networks for example Conservation Parks, National Parks, native forests, are protected.
- Complies:** The proposed development will not impact on any parks or conservation estates. There are no areas of significant natural features proximal to the site.
- l) The biodiversity and scenic values of native vegetation, which accommodates sensitive fauna and flora habitats, are protected.
- Complies:** There are no sensitive habitats identified on or near the subject site. The site is zoned Rural and is currently utilised for cattle grazing and the proposed abattoir will be regarded as an ancillary activity to the current use.
- m) Development is located and managed to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.
- Complies:** There are no known significant cultural heritage values on the site and it is currently utilised for cattle grazing. It still remains the applicant's responsibility to take the appropriate measures in the instance that cultural heritage values are identified.
- n) Public health and the environment are protected from environmental harm from waste and contaminated land. Efficient resource use and waste minimisation and management are promoted whilst allowing for ecologically sustainable development.
- Complies:** The site does not contain any contaminated land and the proposed abattoir will not result in any contaminated land matters. The Fitzroy River, running along the northern boundary is approximately two (2) kilometres from the proposed facility and therefore, ongoing water quality will not be affected due to the small scale facility and separation distance from the river. Waste water will be treated on site and waste body parts will be stored in the cold room and disposed of externally to the site.
- o) Air quality is maintained or enhanced whilst allowing for ecologically sustainable development.
- Complies:** The air quality will not be affected by the proposed small scale abattoir as it will be fully contained within the proposed shed and no audible noise or dust emission is expected.
- p) The quality of the acoustic environment is maintained or enhanced whilst allowing for ecologically sustainable development.
- Complies:** The site is located in an area with a rural character and the abattoir, which will be fully contained within the proposed shed, is not anticipated to generate audible noise outside the proposed security fence and will therefore, not affect the amenity of the surrounding area.
- q) The spread or increase of weeds and pest animals is prevented.
- Complies:** The operations will be fully contained within the proposed shed and comply with Food Safety Australia guidelines and requirements. Therefore, it is not expected that there will be any increase or further spread of weeds or pest animals as a result of the proposal.

Economic Elements

- r) Industrial land in the Gracemere-Stanwell Zone is maintained and developed as a regionally significant industrial area providing for a wide range of industrial activities, including higher order industries serving the wider Central Queensland region and, providing significant local and regional employment opportunities.

Not Applicable: The site is not located in the Gracemere-Stanwell Zone. Further, the low scale facility will not impact on any aspect of the regionally significant Gracemere-Stanwell industrial area.

- s) Industrial development opportunities are planned so as to balance economic values against the values of the natural environment, transport network and residential amenity.

Complies: Although High Impact Industry (Meat and Meat Product Manufacturing) is an industrial use this ancillary abattoir will have a negligible impact on the transport network, amenity and economic values of the region.

- t) The rural areas of the Shire accommodate a diverse range of agricultural and rural activities which are viable and operate sustainably.

Complies: The site is zoned Rural and is currently utilised for cattle grazing and the proposed abattoir will be regarded as an ancillary activity to the current use and is therefore, suitable for the Rural area and will enhance the diversity of rural activities. The proposed facility will also not detrimentally affect the viability or sustainability of existing rural activities in the area.

- u) Port Alma remains an important port and industrial node in the Shire through ensuring adjoining land and vital transport routes are managed by the Planning Scheme to protect against the encroachment of incompatible land uses.

Not Applicable: The proposal will not encroach Port Alma or affect the associated transport routes.

- v) Resources and areas of economic value, such as Good Quality Agricultural Land, extractive materials, and forestry, are not compromised.

Complies: The subject site contains C1 and A1 Good Quality Agricultural Land and is not located in a Key Resource Area. The land is also not used for forestry purposes. It is considered that the outcomes for the zone are not unduly compromised by the proposed development as the proposal is regarded as an enhancement of the existing agricultural (grazing) activities on the property.

- w) The efficiency of infrastructure, including telecommunication, electricity transmission and distribution networks, and transport networks, is maintained and future extensions to infrastructure networks are established to a high standard to meet the needs of the Shire and to effectively manage potential impacts on the community and the environment.

Complies: The proposal will not impact on telecommunications or electricity infrastructure in the region and due to the minor nature of the facility will not increase traffic in the area either.

- x) Water, sewer and stormwater infrastructure is planned and provided in a cost effective and timely manner to meet the needs of the Shire.

Not Applicable: The proposal will not impact on infrastructure provision in the region and due to the relative isolation of the proposal it will have private water supply and wastewater treatment and disposal.

- y) Waste disposal facilities which are adequate for the Shire's needs, are maintained and protected from the encroachment of inappropriate land uses.

Complies: The proposal will include on-site waste treatment and also due to its remote location will not impact on waste disposal facilities in the region.

- z) The interface between industrial lands and surrounding sensitive land uses is managed to protect the health, wellbeing, amenity and safety of the community and to protect industrial activities from incompatible development. The establishment of new sensitive uses is prevented from encroaching into or near industrial land and their associated freight (road and rail) corridors, to ensure ongoing efficient operation, minimise risks and avoid conflicts.

Complies: The proposed abattoir is for cattle on the premises and is required to be located on the property for operational reasons. The proposed use is not a sensitive use and will not have any detrimental impact upon the health, wellbeing, amenity and safety of the community or the owner and will not be incompatible to the future industrial development in the Gracemere-Stanwell Zone. The abattoir will also be managed by the owner-operator and it is not expected that additional levels of protection are required for the facility.

The performance assessment of the proposal demonstrates that the development will not compromise the *Fitzroy Shire Planning Scheme 2005* Desired Environmental Outcomes.

4.1.2 Rural Zone Code

The Purpose of the Rural Zone Code

The purpose of the Rural Zone Code is to achieve the following overall outcomes, specific to identified Areas, and in the Rural Zone generally:

- (a) The overall outcomes sought for the Rural - Historically Subdivided Area are;
 - (i) Historically subdivided land at Egan's Hill and along the Fitzroy River is used predominantly for agricultural and grazing purposes;
 - (ii) Land is not provided with rural standard services; and
 - (iii) Development for the amalgamation of lots is encouraged.
- (b) The overall outcomes sought for all Rural Zoned land are;
 - (i) Agriculture and grazing purposes, dominate the land uses within the Zone;
 - (ii) Land is provided with rural standard services;
 - (iii) Rural character, including rural and agricultural landscapes, is protected;
 - (iv) Overall water quality is maintained and enhanced where possible by the protection of natural features such as watercourses, soil landscapes and native vegetation and the spread or increase of weeds and pest animals is prevented;
 - (v) Intensive agriculture and intensive animal husbandry uses locate in the Zone, provided that it is demonstrated through the application process that both on-site and off-site impacts of the development are managed so as not to pose a risk to the natural environment;
 - (vi) Those Rural Uses which have significant smell, noise or other impacts are located away from towns and villages to protect the amenity of those towns and villages; and
 - (vii) Some non-rural uses such as recreational based uses, home based businesses, home host accommodation, educational or tourism related uses of a low intensity and scale, and mining and extractive industry uses occur within the Zone where the Specific Outcomes are met.

This application is generally consistent with the intent of the Area as the rural character, including rural and agricultural landscapes, are not compromised.

While the industrial use is non-rural it results in a positive outcome for the agricultural uses as a small scale ancillary abattoir, due to its location on a property used primarily for grazing, will not compromise the domination of any neighbouring rural or agricultural use. It will also not preclude industrial land in the Gracemere-Stanwell Zone from being developed as a regional significant industrial area in the future.

Fitzroy Shire Planning Scheme Codes

The following codes are applicable to this application:

- Rural Zone Code;
- Economic Resources Overlays Code
- Natural Disasters Overlay Code – Bushfire Prone Land Overlay; and
- Development Standards Code.

An assessment has been made against the requirement of the abovementioned codes and the proposed development generally complies with the relevant Specific Outcomes.

Sufficient Grounds

The proposed development cannot be considered consistent with the *Fitzroy Shire Planning Scheme 2005*. Council should note, however, that pursuant to Section 326(1)(b) of the *Sustainable Planning Act 2009*, the assessment manager's decision may conflict with the planning scheme if there are sufficient grounds to justify the decision despite the conflict. Sufficient grounds to support the development are as follows:

- a) The proposed low key industrial use will not affect the rural character of the area or preclude the majority of approved industrial land from being developed;
- b) The proposed abattoir being ancillary to the rural use, results in a positive outcome for the existing agricultural uses as a small scale abattoir is similar in function and characteristics to a home based business and should as a result encourage continuation of the grazing activities;
- c) The proposed use does not compromise the achievements of the Desired Environmental Outcomes in the *Fitzroy Shire Planning Scheme 2005*;
- d) Assessment of the development against the relevant zone outcomes, planning scheme codes and local planning policies 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; and
- e) The proposed development does not compromise the relevant State Planning Policy.

Having regard to all of the above, it is recommended Council, from a land use perspective, consider the proposed development favourably as there are considered to be sufficient grounds to justify a decision that favours the alternative land use proposed herein.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 4) 2014 for non-residential development applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

Column 1 Use Schedule		Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge
			(\$)	Unit	(\$)	Unit	
High Impact Industry	All uses as per AICN 4/14 Table 2.2.1	Area 3	17.50	per m ² of GFA			\$798.00
					0	per m ² of impervio us area	nil
	Total						\$798.00
	Less credit						nil
	TOTAL CHARGE						\$798.00

This is based on the following calculations:

- (a) A charge of \$798.00 for Gross Floor Area being 45.6 square metres (abattoir shed);
- (b) No charge for Impervious Areas; and
- (c) No Infrastructure Credit as this is an additional use.

Therefore, a total charge of \$798.00 is payable and will be reflected in an Infrastructure Charges Notice for the development.

CONSULTATION

The proposal was the subject of public notification between 19 December 2014 and 29 January 2015, as per the requirements of the *Sustainable Planning Act 2009*, and one (1) not properly made submission was received.

The following is a summary of the submissions lodged, with Council officer comments:

Issue	Officer's Response
The proposed abattoir would severely devalue our block of land.	The submitters have not provided credible evidence from a reputable professional that the values are likely to decrease if the facility is erected. It must also be noted that the facility is very small in relation to the size of the property and not dissimilar in size or impact to other rural type activities that could operate from any rural property. It is also noted that property values are not a relevant ground when deciding development applications.
The abattoir so close to the boundary would make their property unsalable and undesirable to potential clients and interfere with the income earning capacity.	It must be noted that the use is an ancillary use and the facility is less than fifty (50) square metres in size and very small in relation to the size of the property. The shed will be ten (10) metres away from the

Issue	Officer's Response
	<p>boundary and is also separated from the southern lot by a 24-25 metres wide road reserve. The use is not dissimilar in size or impact to other typical rural activities like ancillary storage, packing and wholesale sale of produce grown on a rural property. The abattoir will be limited to producing 300 kilograms per week.</p>
<p>The property is situated in the Fitzroy River Flood plain hazard area and is subject to periodic flooding from the Fitzroy River. Any effluent escaping from this facility will go straight into the Fitzroy River.</p>	<p>The flood map referenced by the submitter is derived from a State-wide flood mapping project after the 2010/2011 Queensland floods. This mapping is based on soil and vegetation characteristics compatible with the land having been previously inundated by floodwaters, at some point in history, and adjusted to take into account current contour information and the 2010/2011 floodline. This mapping is known as Level 1 mapping and has been available online to the public since its completion in 2012. This mapping is indicative only and should only be used in a planning scheme to identify areas requiring further investigation.</p> <p>Having said that, the proposed facility is situated on the edge of the mapped area on the flood map and the applicant will have to ensure that the shed to be erected can withstand any flood waters and complies with the relevant building codes in respect of flood waters.</p> <p>The facility is a controlled environment and it is not expected that effluent will escape from the facility.</p>
<p>The only access road is often cut off by Gogango Creek and the cooling facilities may be inadequate in times without access. Electricity may prove to be inadequate to service this type of facility.</p>	<p>Access to the property is never cut off for extended periods of time. Further, the abattoir will be connected to the existing electricity supply and also have a backup supply in case of service interruption.</p>
<p>Vermin including dingoes and pigs could increase due to cattle being killed on a regular basis.</p>	<p>The abattoir will be a controlled environment and be compliant with Food Safety Australia requirements. The property owner has reported that pest management practices are undertaken for control of dingoes and the like.</p>

REFERRALS

The application did not require referral to any referral agency.

CONCLUSION

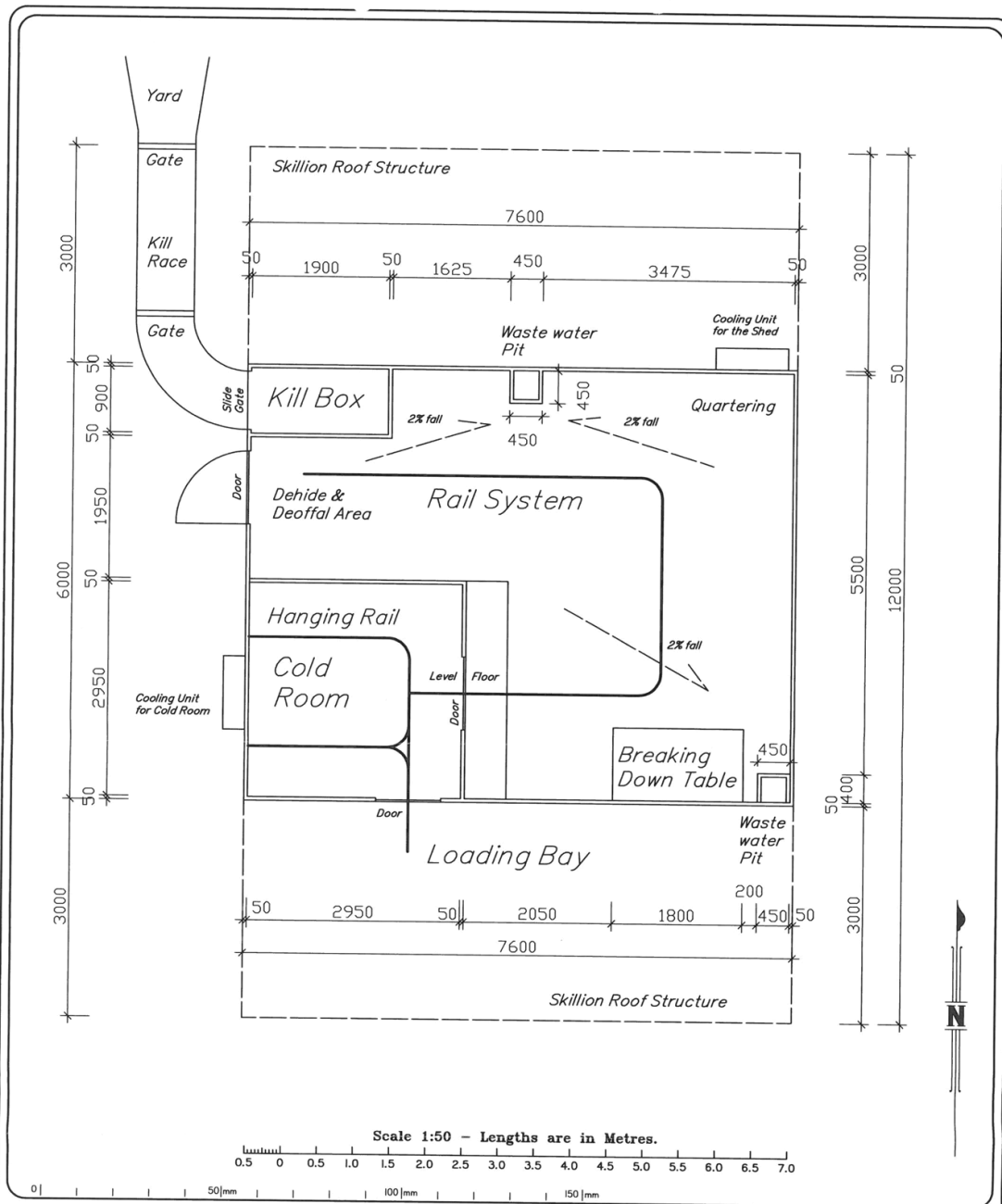
The proposed High Impact Industry (Meat and Meat Product Manufacturing) in the form of a low-key abattoir has been assessed in accordance with the Rural zone outcomes and planning scheme codes. The proposal is generally compliant and a suitable use for the area. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/278-2014 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A HIGH IMPACT
INDUSTRY (MEAT AND MEAT
PRODUCT MANUFACTURING)**

Floor Plan

Meeting Date: 24 February 2015

Attachment No: 1



Floor Plan of Proposed Abattoir Shed
over Lot 3 on SP230297

This plan was prepared to accompany a Material Change of Use application to Rockhampton Regional Council and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)
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PO Box 379 Gracemere QLD 4702
Rockhampton & Toowoomba
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LOCALITY	Gogango
PARISH	Windah
LOCAL GOVERNMENT	RRC
HORIZONTAL DATUM	----
MERIDIAN	----
VERTICAL DATUM	----
DERIVED v/d	----
MAP REF	8850-11211

PLAN SCALE	1:50
AUTOCAD SCALE	1:1000
DATE	12/11/2014
DRAWN	Helena Xu
SHEET 2 OF 2	
REF.	140689-01

**D/278-2014 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A HIGH IMPACT
INDUSTRY (MEAT AND MEAT
PRODUCT MANUFACTURING)**

Site Plan

Meeting Date: 24 February 2015

Attachment No: 2



Notes:
This plan was prepared to accompany a Material Change of Use application to Rockhampton Regional Council, and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

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Site Plan of Proposed Abattoir over Lot 3 on SP230297

LOCALITY	Gogango
PARISH	Windah
LOCAL GOVERNMENT	RRC
HORIZONTAL DATUM	----
MERIDIAN	----

VERTICAL DATUM	----
DERIVED	vide
MAP REF	8850-11211
PLAN SCALE	1:1000
AUTOCAD SCALE	1:1000

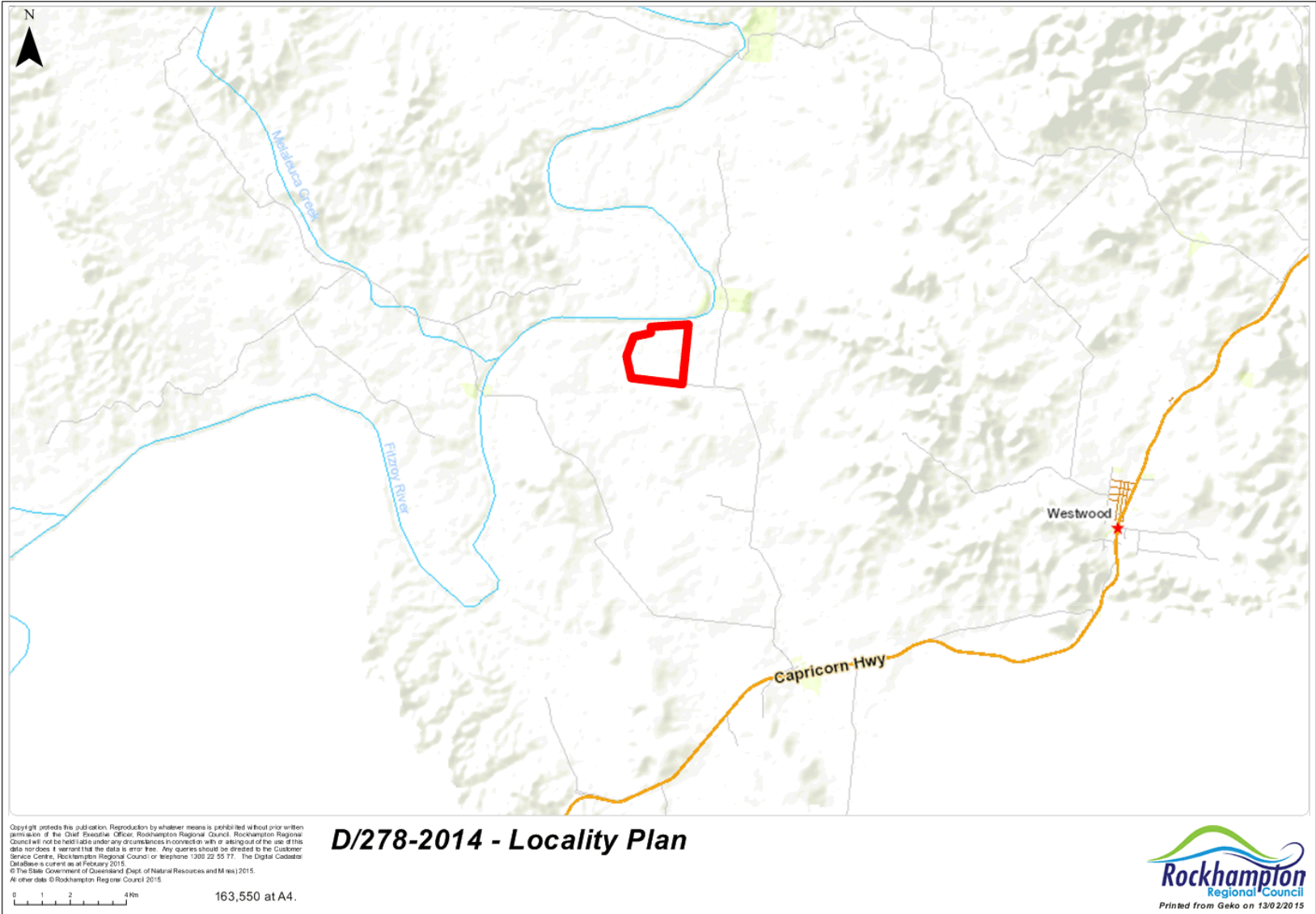
DATE	14/11/2014
DRAWN	Helena Xu
SHEET	1 OF 2
REF.	140689-01

**D/278-2014 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A HIGH IMPACT
INDUSTRY (MEAT AND MEAT
PRODUCT MANUFACTURING)**

Locality Plan

Meeting Date: 24 February 2015

Attachment No: 3



9 STRATEGIC REPORTS

9.1 PLANNING SECTION - JANUARY MONTHLY OPERATIONS REPORT

File No: 7028
Attachments: 1. Monthly Report - January
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: Russell Claus - Manager Planning

SUMMARY

The monthly operations report for the Planning Section (Development Assessment, Strategic Planning and Building Compliance) as at 31 January 2015 is presented for Councillors information.

OFFICER'S RECOMMENDATION

THAT the Planning Section (Development Assessment, Strategic Planning and Building Compliance) report be received.

COMMENTARY

The monthly operations report for the Planning Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2014/15 Operational Plan Key Performance Indicators.

The Manager's performance summary for each of the abovementioned Sections is provided below.

Development Assessment

The DA team worked hard in January meeting the targets in relation to decisions being made and decision notices being issued. However, there was one application which had an information request issued one day late and one application that had an acknowledgement notice issued late.

Strategic Planning

Council formally resolved to submit the proposed Planning Scheme for final Ministerial review on 27 January. Council also resolved responses to public submissions and a number of updates to the planning scheme as a result. The proposed Planning Scheme will be updated to incorporate the changes prior to submission. The 600 plus responses to submissions will be mailed during February and the updated planning scheme will be submitted by the end of February.

The political uncertainty doesn't present any difficulty for the progress of the final review in the initial stages as it mostly involves a review by relevant State agencies.

Building Compliance

Building and plumbing approval and inspection requests are down in alignment with the continuing slowdown in the building industry, although there is increasing interest in use of Council for building approvals. The team is also working to address a backlog of customer requests carried over from deamalgamation.

Recent rainfall has sparked a number of additional requests for assistance in relation to stormwater, mostly in the older areas of Town.

CONCLUSION

It is recommended that the monthly operations report for the Planning Section (Development Assessment, Strategic Planning and Building Compliance) be received.

PLANNING SECTION - JANUARY MONTHLY OPERATIONS REPORT

Monthly Report - January

Meeting Date: 24 February 2015

Attachment No: 1

MONTHLY OPERATIONS REPORT
PLANNING SECTION
Period Ended January 2015

VARIATIONS, ISSUES AND INNOVATIONS***Innovations***

Following a collaborative process to develop an assessment of the pros and cons of establishing a CBD association, this was discussed at the most recent meeting of CBD stakeholders. Staff has also been working with internal staff on finalizing responsibilities and targeted actions to be undertaken by different Council units in support of CBD improvements.

Improvements / Deterioration in Levels of Services or Cost Drivers

Nil.

LINKAGES TO OPERATIONAL PLAN

1. COMPLIANCE WITH CUSTOMER SERVICE REQUESTS

The response times for completing the predominant customer requests in the reporting period for January are as below:

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days)		Avg Duration (days) 12 Months (complete and incomplete)	
			Received	Completed				Current Mth	6 Months		
Building Enquiry - General Info/Admin etc	85	54	29	19	41	0	5	● 2.68	● 9.88	● 16.23	3.45
Other Building Compliant Issue	53	1	6	1	57	0	1	● 1.00	● 5.67	● 36.45	7.00
Planning Compliance Request/Enquiry	87	9	24	6	96	0	45	● 2.50	● 11.58	● 19.37	13.20
Duty Planner (New Enquiry)	1	0	171	168	4	0	1	● 0.30	● 0.28	● 0.43	0.31
Telephone Enquiry (Existing Application/Call Back)	1	1	40	39	1	0	1	● 0.67	● 1.15	● 0.95	0.62
Plumbing Issues General	53	4	9	8	50	0	5	● 1.50	● 6.39	● 10.21	5.40
Strategic Planning Development Certificates	0	0	43	43	0	0	3	● 18.30	● 4.79	● 4.37	4.29

Comments & Additional Information

2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Safety Statistics

The safety statistics for the reporting period are:

	FIRST QUARTER		
	Jan	Feb	Mar
Number of Lost Time Injuries	0		
Number of Days Lost Due to Injury	0		
Total Number of Incidents Reported	0		
Number of Incomplete Hazard Inspections	0		

Risk Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Please Note: The risks listed below are ‘what if’ scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2014	10%	Very long term to resolve
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding from other sources, e.g.	High 4	Monitor and respond when and as appropriate	N/A	50%	Ongoing issues

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
increased rates.					
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2015	90%	
Continuing changes to state legislation and regulatory requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines, further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.	Moderate 5	Respond as events occur and provide submissions to articulate impacts on RRC operations	N/A	50%	Difficult for regional councils to keep up with additional demand created by state mandates
Failure to manage hazard conditions and negative impacts on environmental resources will result in increased property damage and loss of environmental functionality and aesthetic amenity which will damage the reputation of Council for management of these services, as well as possible lawsuits for property damage.	Moderate 5	Have incorporated relevant measures in proposed Planning Scheme. Provided information to citizens and Councillors re purpose for inclusion and impacts.	31/12/2015	80%	Largely addressed through new planning scheme

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various	100%	
Outdated legislative compliance mandatory training and/or qualifications	Various	100%	
Overdue performance reviews	Various	100%	

3. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Planning Section.

4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
<i>Rockhampton Regional Planning Scheme</i>	N/A	N/A	N/A	<i>This project is a large operational plan that spans over several years</i>

5. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS

Service Delivery Standard	Target	Current Performance
Development Assessment		
Applications received: 14		
Applications decided: 13		
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	100%	75%
Information requests (where required) sent out within timeframes required under SPA	100%	75%
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	100%	100%
Decision notices are issued within 5 business days of the decision being made	100%	100%
Building		
Applications received: 6		
Applications decided: 28		
Building Approvals - Decisions are made within 20 business day timeframe	100%	71%
Plumbing		
Applications received: 32		
Applications decided: 36		
Compliance request are decided within 20 business day timeframe	100%	100%
Strategic Planning		
Property Search – Planning and Development certificate sent out within timeframes required under SPA	100%	100%

FINANCIAL MATTERS

PLANNING

Strategic Planning

1 - Revenues	(151,500)	(88,375)	(39,310)	(39,310)	26%
2 - Expenses	1,175,820	685,895	550,150	554,735	47%
3 - Transfer / Overhead Allocation	32,288	18,835	3,999	3,999	12%
Total Unit: Strategic Planning	1,056,608	616,355	514,839	519,424	49%

Development Compliance

1 - Revenues	(1,333,929)	(778,125)	(535,586)	(535,586)	40%
2 - Expenses	1,279,980	746,655	479,511	511,791	40%
3 - Transfer / Overhead Allocation	145,629	84,950	49,490	49,490	34%
Total Unit: Development Compliance	91,680	53,480	(6,585)	25,695	28%

Land Use

2 - Expenses	715,679	417,479	261,502	265,294	37%
3 - Transfer / Overhead Allocation	0	0	338	338	0%
Total Unit: Land Use	715,679	417,479	261,840	265,631	37%

Development Assessment

1 - Revenues	(2,150,500)	(1,254,458)	(767,862)	(767,862)	36%
2 - Expenses	1,593,539	929,564	943,804	1,006,054	63%
3 - Transfer / Overhead Allocation	34,850	20,329	16,400	16,400	47%
Total Unit: Development Assessment	(522,111)	(304,565)	192,342	254,592	-49%

Grand Total:	1,341,855	782,749	962,436	1,065,341	79%
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10 NOTICES OF MOTION

Nil

11 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

12 CLOSURE OF MEETING