



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

19 SEPTEMBER 2017

Your attendance is required at a meeting of the Planning and Regulatory Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 19 September 2017 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink that reads "R Cheesman".

ACTING CHIEF EXECUTIVE OFFICER
12 September 2017

Next Meeting Date: 03.10.17

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA.....	1
6	BUSINESS OUTSTANDING	2
6.1	BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE	2
7	PUBLIC FORUMS/DEPUTATIONS	5
	NIL	5
8	OFFICERS' REPORTS.....	6
8.1	D/15-2017/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/15-2017 FOR A MATERIAL CHANGE OF USE FOR A WAREHOUSE AND AGRICULTURAL SUPPLIES STORE	6
8.2	D/60-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OFFICE.....	12
8.3	D/75-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR LOW IMPACT INDUSTRY	30
8.4	COMMITTEE REPORT DELEGATIONS - AUGUST 2017	49
8.5	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - AUGUST 2017	51
8.6	BIOSECURITY PLAN 2017-2021	70
9	NOTICES OF MOTION.....	104
	NIL	104
10	URGENT BUSINESS/QUESTIONS	105
11	CLOSURE OF MEETING	106

1 OPENING

2 PRESENT

Members Present:

The Mayor, Councillor M F Strelow
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

Mr M Rowe – General Manager Community Services (Executive Officer)

3 APOLOGIES AND LEAVE OF ABSENCE

Councillor Smith previously granted Leave of Absence from 19 to 22 September 2017 inclusive.

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 5 September 2017

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

File No: 10097
Attachments: 1. Business Outstanding Table
Authorising 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 Regulatory Committee is presented for Councillors' information.

OFFICER'S RECOMMENDATION

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

BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

Business Outstanding Table

Meeting Date: 19 September 2017

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
14 February 2017	Riverine Aquatic weed control	<ol style="list-style-type: none"> 1. THAT Council contact the State member regarding our concerns in relation to the weed infestation in the Fitzroy River and our desire to form a partnership with the State Government and Livingstone Shire Council to address the problem. 2. THAT Council investigate funding options to address the matter. 	Michael Rowe	28/02/2017	Letter forwarded to State member and awaiting response.
14 February 2017	Telecommunication capacity	<p>THAT Council advocate strongly for additional telecommunication capacity in both Parkhurst and Gracemere Industrial Areas and that urgent action be sought from Federal members to ensure that we are not missing opportunities in our business communities.</p>	Ross Cheesman	28/02/2017	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/15-2017/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/15-2017 FOR A MATERIAL CHANGE OF USE FOR A WAREHOUSE AND AGRICULTURAL SUPPLIES STORE

File No: D/15-2017/A

Attachments: 1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning & Regulatory Services
Michael Rowe - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/15-2017/A

Applicant: Elders Rural Services Australia Limited

Real Property Address: Lot 3 and Lot 4 on RP600258 and Lot 239 on R1675, Parish of Rockhampton

Common Property Address: 14 Stanley Street, Rockhampton

Planning Scheme Zone: Low Impact Industry

Type of Approval: Development Incentives Application for D/15-2017 - Material Change of Use for a Warehouse and Agricultural Supplies Store

Date of Decision: 27 April 2017

Application Lodgement Fee: \$5,798.00

Infrastructure Charges: \$46,763.90

Infrastructure charges incentive: All other areas – 50% discount

Incentives sought: Infrastructure Charges Concession 50%
Development facilitation
Refund of Development Application Fees
Refund of service and connection fees

OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for a Warehouse and Agricultural Supplies Store, located at 14 Stanley Street, Rockhampton described as Lot 3 and Lot 4 on RP600258 and Lot 239 on R1675, Parish of Rockhampton, Council resolves to Approve the following incentives if the use commences prior to 27 April 2021:

- a) A fifty (50) percent reduction of infrastructure charges to the amount of \$23,381.95;
- b) A refund of the development application fee of \$5,798.00;
- c) A refund of service and connection fees on completion of the development; and
- d) That Council enter into an agreement with the applicant in relation to (a), (b) and (c).

BACKGROUND**Project outcomes anticipated by applicant:**

The development comprises a new warehouse, offices and agricultural supplies store for a Central Queensland regional office for Elders Rural Services which has had a long established base in Rockhampton, principally providing a range of services to primary producers.

New jobs and investment:

The project continues Elders Rural Services presence in Rockhampton for another 20-30 years. Primary producers from all over Central Queensland come to Rockhampton to access their products and services which are a critical component of Rockhampton's service provision to Central Queensland.

Elders Rural services currently has a turnover of \$54 million through their Rockhampton premises and employ 22 full-time equivalent staff. The company expects the turnover and employment opportunities to increase over time as more customers access their new premises.

Benefits of project for applicant's business:

The new warehouse, offices and agricultural supplies store will allow the applicant to continue growth within their business in a modern premises in Rockhampton. Their current complex on Gladstone Road has vehicle access challenges which are expected to increase as Gladstone Road experiences an influx in traffic numbers.

Benefits of project to Rockhampton Regional economy:

Elders Rural Services is an important component of Rockhampton's regional service provision and brings a significant number of customers to the Rockhampton Region. The construction of a new premises to enable the company to continue operations within Rockhampton is particularly welcome.

PLANNING ASSESSMENT**COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 15 August 2017**

Support, subject to comments.

Economic Development Unit's Comments – 1 August 2017

Support, subject to comments.

Other Staff Technical Comments -

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

CONCLUSION

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development.

**D/15-2017/A - APPLICATION UNDER
THE DEVELOPMENT INCENTIVES
POLICY FOR DEVELOPMENT PERMIT
D/15-2017 FOR A MATERIAL CHANGE
OF USE FOR A WAREHOUSE AND
AGRICULTURAL SUPPLIES STORE**

Locality Plan

Meeting Date: 19 September 2017

Attachment No: 1

D/15-2017/A - Locality Plan



A4 Page scale at 1: 1,457.17
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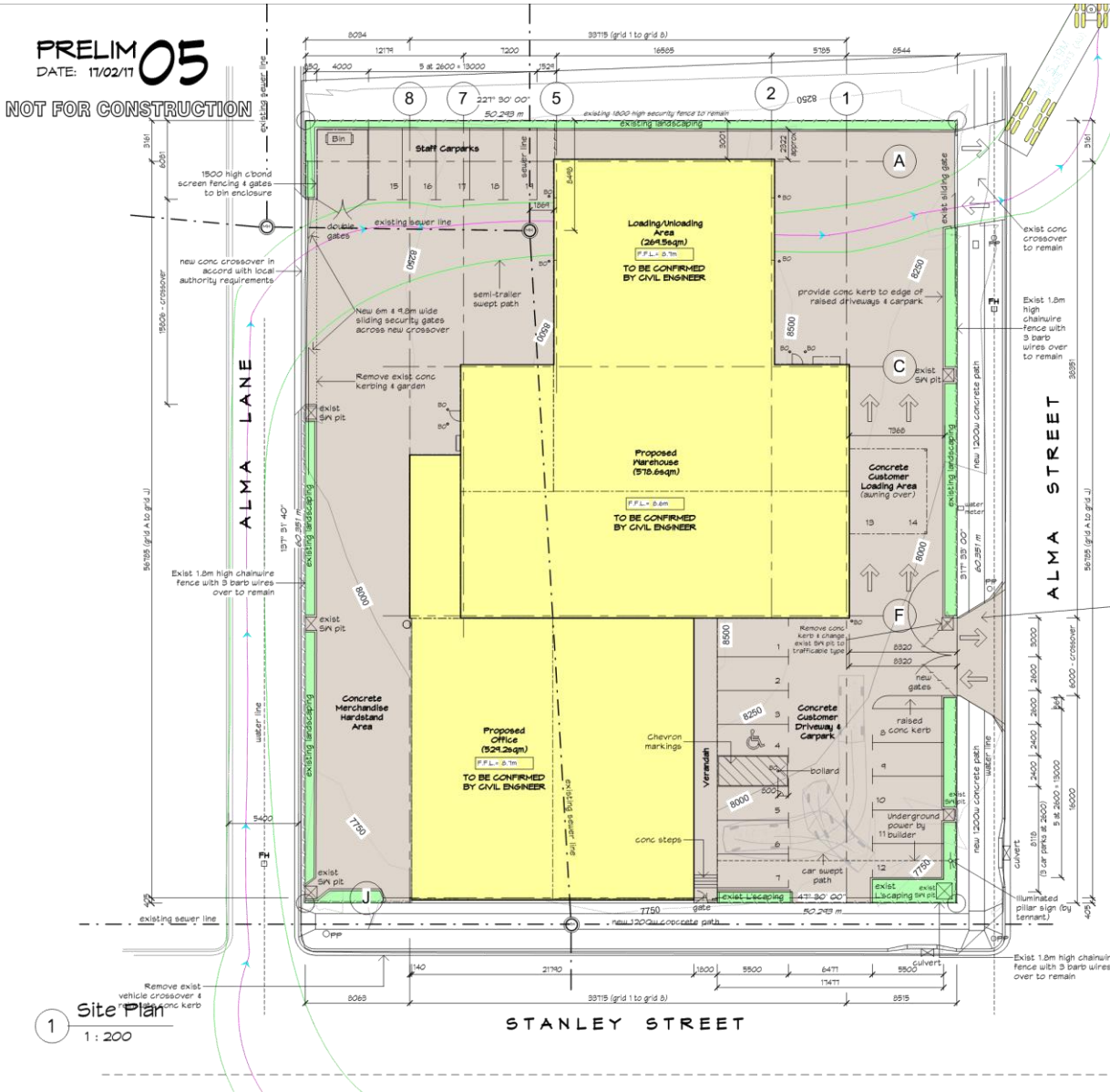


**D/15-2017/A - APPLICATION UNDER
THE DEVELOPMENT INCENTIVES
POLICY FOR DEVELOPMENT PERMIT
D/15-2017 FOR A MATERIAL CHANGE
OF USE FOR A WAREHOUSE AND
AGRICULTURAL SUPPLIES STORE**

Site Plan

Meeting Date: 19 September 2017

Attachment No: 2



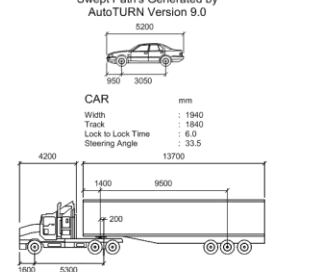
PRELIM 05
DATE: 17/02/17
NOT FOR CONSTRUCTION

1 Site Plan
1 : 200

NO.	DESCRIPTION	DATE

R.P.D.
Lot Number: 3 4 4 / 234
Reg./Survey Plan Number: RP600250 / RP1675
Parish: ROCKHAMPTON
County: LIVINGSTONE
Area: 3035.9 sqm total

VEHICLE SWEEP PATHS
Swept Paths Generated by AutoTURN Version 9.0



Site Analysis

Demolished Floor Area	= nil
Proposed Floor Area	= 1484.0 sqm
Total Building Footprint Area	= 1364.0 sqm
Total Site Coverage	= 1415.9 sqm
Total Landscaped Area Required	= 309.9 sqm
Total Landscaped Area Provided	= 122.9 sqm
Total Site Area	= 3035.9 sqm

Car Parking

Car parking spaces required	= 15
Total car spaces provided	= 14

Driveways

Existing Concrete Hardstand	= 2500.9 sqm
Proposed Concrete Hardstand	= nil
Total Concrete Hardstand	= 1560.5 sqm

PROPOSED WAREHOUSE - AGRICULTURAL SUPPLIES & OFFICES FOR ELDERS PTY LTD AT 14 STANLEY ST, ROCKHAMPTON

Rufus Design Group
MEMBER Licensed under the QSA Act 1992
BUILDING DESIGNERS ASSOC. OF QLD INC. Lic No. 19026
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

Site drawing
Site Plan

PROJECT MANAGER: ILR	PLN SPEED: C1	PROJECT NUMBER: 161007 - 02
DRAWN: ILV	PLAN SIZE: A2	SHEET 02 OF 10 SHEETS
CHKD:	REV:	REV:

PRINT DATE: 11/02/2017 8:30:08 AM

8.2 D/60-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OFFICE

File No: D/60-2017

Attachments: 1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning & Regulatory Services
Michael Rowe - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/60-2017

Applicant: JRT (Holdings No.11) Pty Ltd

Real Property Address: Lot 2 on RP603014, Parish of Rockhampton

Common Property Address: 68 Bolsover Street, Rockhampton

Area of Site: 653 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: High Density Residential Zone

Planning Scheme Overlays: Nil

Existing Development: Dwelling House

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for Office

Level of Assessment: Impact Assessable

Submissions: Nil

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	16 June 2017
<i>Acknowledgment Notice issued:</i>	28 June 2017
<i>Submission period commenced:</i>	14 July 2017
<i>Submission period end:</i>	10 August 2017
<i>Council request for additional time:</i>	N/A
<i>Last receipt of information from applicant:</i>	11 August 2017
<i>Statutory due determination date:</i>	8 September 2017

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for Office, made by JRT (Holdings No.11) Pty Ltd, on Lot 2 on RP603014, Parish of Rockhampton, located at 68 Bolsover Street, Rockhampton, Council resolves to Approve the application despite its conflict with the planning scheme and provide the following grounds to justify the decision:

- a) The development is considered low scale and has been designed to ensure it can operate with no adverse impacts on the residential character of the area.
- b) The proposed development will not impact on the development potential of the site or surrounding sites for future residential high density purposes.
- c) The proposed use is considered consistent with the commercial uses immediately adjoining the site.
- d) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- e) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme 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
- f) 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 Office, made by JRT (Holdings No.11) Pty Ltd, on Lot 2 on RP603014, Parish of Rockhampton, located at 68 Bolsover Street, Rockhampton, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 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 may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use,unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.5.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works; and
 - 1.5.2 Building Works.
- 1.6 All Development Permits for Operational Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in

accordance 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 any condition of this development approval:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Site Plan	6743-MCU	-

2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development 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 an application for a Development Permit for Operational Works.

3.0 ROAD WORKS

3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.

3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (road works).

3.3 A concrete pathway, with a minimum width of 1.2 metres, must be constructed on the western side of Bolsover Street for the full frontage of the development site.

3.4 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

4.0 ACCESS AND PARKING WORKS

4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.

4.2 All access and parking 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 and parking works).

4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).

4.4 All vehicular access to and from the development must be via Bolsover Lane only.

4.5 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.

4.6 All vehicles must ingress and egress the development in a forward gear.

4.7 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.

4.8 A minimum of four (4) parking spaces must be provided on-site.

4.9 Parking spaces must be line-marked in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

4.10 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site.

5.0 ROOF AND ALLOTMENT DRAINAGE WORKS

5.1 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice.

5.2 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.

5.3 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.

5.4 In order to mitigate the increased runoff as a result of the impervious area associated with the car-parking area at the rear of the subject site, the Developer must install a 5,000 litre rainwater tank for the existing dwelling with an outlet that discharges to the car-parking area.

6.0 SITE WORKS

6.1 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 surrounding land or infrastructure.

7.0 BUILDING WORKS

7.1 A minimum 1.8 metre high screen fence must be erected between the subject development site and adjacent residential property south of the development.

8.0 LANDSCAPING WORKS

8.1 All landscaping must be established generally in accordance with the approved plans (refer to condition 2.1). The landscaping must be constructed and/or established prior to the commencement of the use and the landscape areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.

9.0 ASSET MANAGEMENT

9.1 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 undertaken and completed at no cost to Council.

9.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

9.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC)*.

10.0 ENVIRONMENTAL

10.1 An Erosion Control and Stormwater Control Management Plan must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched,

concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

11.0 ENVIRONMENTAL HEALTH

- 11.1 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"*.
- 11.2 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 11.3 The hours of operations for the development site must be limited to 0800 hours to 1700 hours on Monday to Friday with no operations on Saturdays, Sundays or Public holidays.

ADVISORY NOTES

NOTE 1. 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 2. 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 development site during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* 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 Guidelines, Standard Drawings*) may be accepted in place of the application for a Development Permit for Operational Works (access works).

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 Office, made by JRT (Holdings No.11) Pty Ltd, on Lot 2 on RP603014, Parish of Rockhampton, located at 68 Bolsover Street, Rockhampton, Council resolves to issue an Adopted Infrastructure Charges Notice for the amount of \$10,985.50.

BACKGROUND

PROPOSAL IN DETAIL

The proposal is for a Material Change of Use to convert an existing high set timber Dwelling House into office space to accommodate the administration operations for JRT (Holdings No.11) Pty Ltd. The proposal will maintain the existing highset dwelling which will undergo

renovations to transform the upper and lower floors into functional office space. The proposal incorporates four (4) car parking spaces to the rear of the site which will be accessed directly from Bolsover Lane. The site will be appropriately landscaped to improve the street appeal.

SITE AND LOCALITY

The subject site is located at 68 Bolsover Street, Rockhampton City and is formally described as Lot 2 on RP603014. The site is located within the High Density Residential Zone as per the *Rockhampton Region Planning Scheme 2015* and is currently occupied by a highset timber residential dwelling with a shed located towards the rear of the allotment. Land immediately surrounding the site consists of the following:

- 66 Bolsover Street (North) – Keppel Koolit air conditioning sales (Commercial);
- 70 & 72 Bolsover Street (South) – AFS Pharmacy, surgery and gravel car park (Commercial); and
- 6 Cambridge Street – Older style triplex (Residential).

The subject site currently maintains access from both Bolsover Street and Bolsover Lane and is connected to all relevant utilities.

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.

Development Engineering Comments – 27 June 2017

Support, subject to conditions.

Public and Environmental Health Comments – 16 June 2017

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 on 2 December 2013 (amended 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.

Rockhampton Region Planning Scheme 2015

Strategic framework

This application is situated within the Urban Infill and Intensification designation under the scheme's strategic framework map. The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable:

Settlement pattern

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty-five (25) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.

- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.
- (16) The productive capacity of all rural land is protected.
- (17) Rural lands and natural areas are maintained for their rural and landscape values.
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies: Despite the proposal being located within the High Density Residential Zone, the location of the site provides an appropriate opportunity to accommodate a commercial development that will not adversely impact on nearby sensitive land uses. Albeit minor building work to improve the visual amenity of the existing residential building and allow for parking spaces at the rear, the development will maintain the existing character without compromising the residential amenity of surrounding properties and without adversely impacting on the role and function of designated centres. Further, it is noted that the proposed development will not compromise the long-term intent of the site for high density residential development.

Natural environment and hazards

- (1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.
- (2) Development does not create unsustainable impacts on:
 - (a) the natural functioning of floodplains;
 - (b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and
 - (c) the quality of water entering waterways, wetlands and local catchments.
- (3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built up areas.
- (4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.

Not applicable: The proposed development is not affected by any natural hazard overlays. In addition, the proposal will not impact on the natural environment and landscape as the site is not located in an environmentally significant area.

Community identity and diversity

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.

- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.
- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.
- (5) Crime prevention through environmental design is achieved in urban areas including public spaces to improve public safety.

Not applicable: The proposal will not compromise the community identity and diversity.

Access and mobility

- (1) Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.
- (2) The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.
- (3) The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.
- (4) The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.

Not applicable: The proposal does not alter the existing transport network.

Infrastructure and services

- (1) Infrastructure and services are planned and delivered in a logical and cost efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:
 - (a) efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;
 - (b) the long-term needs of the community, industry and business are met; and
 - (c) the desired standards of service in Part 4 — Local government infrastructure plan are achieved.

Not applicable: The proposal seeks to utilise the existing infrastructure and services within the site.

Natural resources and economic development

- (1) The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.
- (2) The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).

- (3) The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region's economic prosperity, culture, character and sense of place. The region's traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.
- (4) Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.
- (5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.

Complies: The proposed development will contribute to the local community and its economic diversity, by providing additional employment opportunities. In addition, the proposed development will not impact on the region's natural resources / assets nor compromise the future intent of the surrounding area from providing future high density residential development.

The performance assessment of the proposal demonstrates that the development will not compromise the *Rockhampton Region Planning Scheme 2015* strategic outcomes.

High Density Residential Zone

The subject site is situated within the High Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the High Density Residential Zone identifies that: -

- a) *development provides for long-term residential development (such as multiple dwellings and the like) and short-term accommodation, being generally a high-rise built form (up to twelve (12) storeys in height) at a higher density than the low and low-medium density zones;*
- b) *mixed-use development locates non-residential uses at ground level and the non-residential uses are focused towards supporting the convenience needs of the community including uses such as food and drink outlets and shops (limited in scale);*
- c) ***non-residential uses occur within the zone where they:***
 - (i) ***do not compromise the residential character and existing amenity of the surrounding area;***
 - (ii) ***are small-scale and consistent with the surrounding urban form;***
 - (iii) *primarily function to service the needs of the immediate local residential community;*
 - (iv) ***do not detract from the role and function of centres; and***
 - (v) ***do not result in the expansion of a centre zone;***
- d) *development has a built form that creates an attractive and pedestrian oriented streetscape and is integrated with nearby centres of activity, community facilities, open space and recreation facilities;*
- e) *development maximises opportunities for surveillance, activation of street fronts, integration with surrounding streetscapes, and presents an attractive appearance to the street with variations in built form, shape and colour;*
- f) *buildings reflect high density residential living in terms of height and scale;*
- g) *continued focus on the establishment of food and drink outlets (restaurants and cafes) at the ground floor level within a high quality streetscape;*

- h) *development along Victoria Parade is designed to address parklands along the Fitzroy River;*
- i) *development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;*
- j) *development is sited and designed to respond to the region's climate (sustainable practices for maximising energy efficiency, water conservation and public/active transport use), local heritage features, natural landscape features and environmental constraints (including but not limited to topography, bushfire and flooding);*
- k) *development provides connection to pathways, cycle ways, roads and public transport infrastructure commensurate with the needs of the use; and*
- l) *development is serviced by infrastructure that is commensurate with the needs of the use.*

This application is considered mostly consistent with the purpose of the High Density Residential Zone given that:

- The proposed development has been designed to ensure that the residential character and amenity of surrounding residential properties is uncompromised. Albeit minor building work to improve the visual amenity of the existing residential building and allow for parking spaces at the rear, the development will maintain the existing character without compromising the residential amenity of surrounding properties.
- The development is of a scale that is consistent with surrounding commercial uses.
- The development will not detract from the role and function of centres.
- The proposal does not result in the expansion of a centre zone.
- The proposal will not compromise the intended use of the surrounding area from facilitating high-density residential development in the future.

Although the proposal is considered mostly consistent with the High Density Residential Zone, the development fails to achieve the purpose of the code given that its primary function does not service the needs of the immediate local community. The proposal will house a number of staff to assist in the operations of a local business and is expected to generate only minimal visitors to the site. Whilst the proposal does not service the needs of the immediate local residential community, it will service the needs of the local community and its economic diversity, by providing additional employment opportunities.

In addition, given that the proposal is utilising the existing building on site, it will not impact on the development potential of the site for future residential purposes and can be considered an interim use until the surrounding area is further developed.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- High Density Residential Zone Code;
- Access, Parking and Mobility Code; and
- Stormwater Management Code.

An assessment has been made against the requirements of the abovementioned codes and the proposed development generally complies with the relevant Performance outcomes and Acceptable outcomes. An assessment of the Performance outcome/s which the application is in conflict with is outlined below:

High Density Residential Zone Code		
Performance Outcome/s		Officer's Response
PO11	<p>Non-residential development is a use type that:</p> <p>(a) services the day-to-day needs of residents of the local neighbourhood and accommodation guests or is a community or emergency facility that primarily services the needs of the local neighbourhood;</p> <p>(b) does not compromise the residential character and existing amenity of the surrounding area;</p> <p>(c) is consistent with the surrounding urban form;</p> <p>(d) is predominantly at ground floor level;</p> <p>(e) does not result in the expansion of a centre zone;</p> <p>(f) does not compromise the function and viability of nearby centres; and</p> <p>(g) where development is for a food and drink outlet, the use is:</p> <p>(i) collocated with a residential use on the same site; and</p> <p>(ii) is located predominantly at ground level.</p>	<p>The proposed development has been designed to ensure the residential character and amenity of surrounding residential properties is uncompromised. However, it is noted that the site is mostly surrounded by commercial uses and therefore, considered consistent with the surrounding urban form. Further, the proposal will not result in the expansion of a centre zone, nor will it compromise the function and viability of nearby centres.</p> <p>Whilst the proposal does not service the needs of the immediate local residential community, it will service the needs of the broader Rockhampton community and its economic diversity, by providing additional employment opportunities. In addition, given that the proposal is utilising an existing residential building on site and not proposing any major site works or additional buildings, it will not impact on the development potential of the site for future residential purposes and can be considered an interim use until the surrounding area is further developed.</p>

Based on a performance assessment of the above mentioned codes, it is determined that the proposal is acceptable and generally complies with the relevant Performance Outcomes and where there is deviation from the codes, sufficient justification has been provided.

Sufficient Grounds

The proposed development cannot be considered consistent with the *Rockhampton Region Planning Scheme 2015*. 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 development is considered low scale and has been designed to ensure it can operate with no adverse impacts on the residential character of the area.
- b) The proposed development will not impact on the development potential of the site or surrounding sites for future high density residential purposes.

- c) The proposed use is considered consistent with the commercial uses immediately adjoining the site.
- d) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- e) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme 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
- f) 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 uses proposed herein.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1. 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	
Commercial (Office)	All uses as per AICN 4/14 Table 2.2.1	Area 2	119	per m ² of GFA			\$30,226.00
					8.50	per m ² of impervious area	\$1,759.50
Total							\$31,985.50
Less credit							\$21,000.00
TOTAL CHARGE							\$10,985.50

This is based on the following calculations:

- (a) A charge of \$30,226.00 for Gross Floor Area being 254 square metres (office space);
- (b) A charge of \$1,759.50 for Impervious Area being 207 square metres (parking areas); and
- (c) An Infrastructure Credit of \$21,000.00 applicable for the existing allotment.

Therefore, a total charge of \$10,985.50 is payable and will be reflected in an Infrastructure Charges Notice for the development.

CONSULTATION

The proposal was the subject of public notification between 17 July 2017 and 9 August 2017, as per the requirements of the *Sustainable Planning Act 2009*, and no submissions were received.

CONCLUSION

The proposed development is considered to be in keeping with the purpose of the High Density Residential Zone. Furthermore, the proposal generally complies with the provisions included in the applicable codes. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/60-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR OFFICE**

Locality Plan

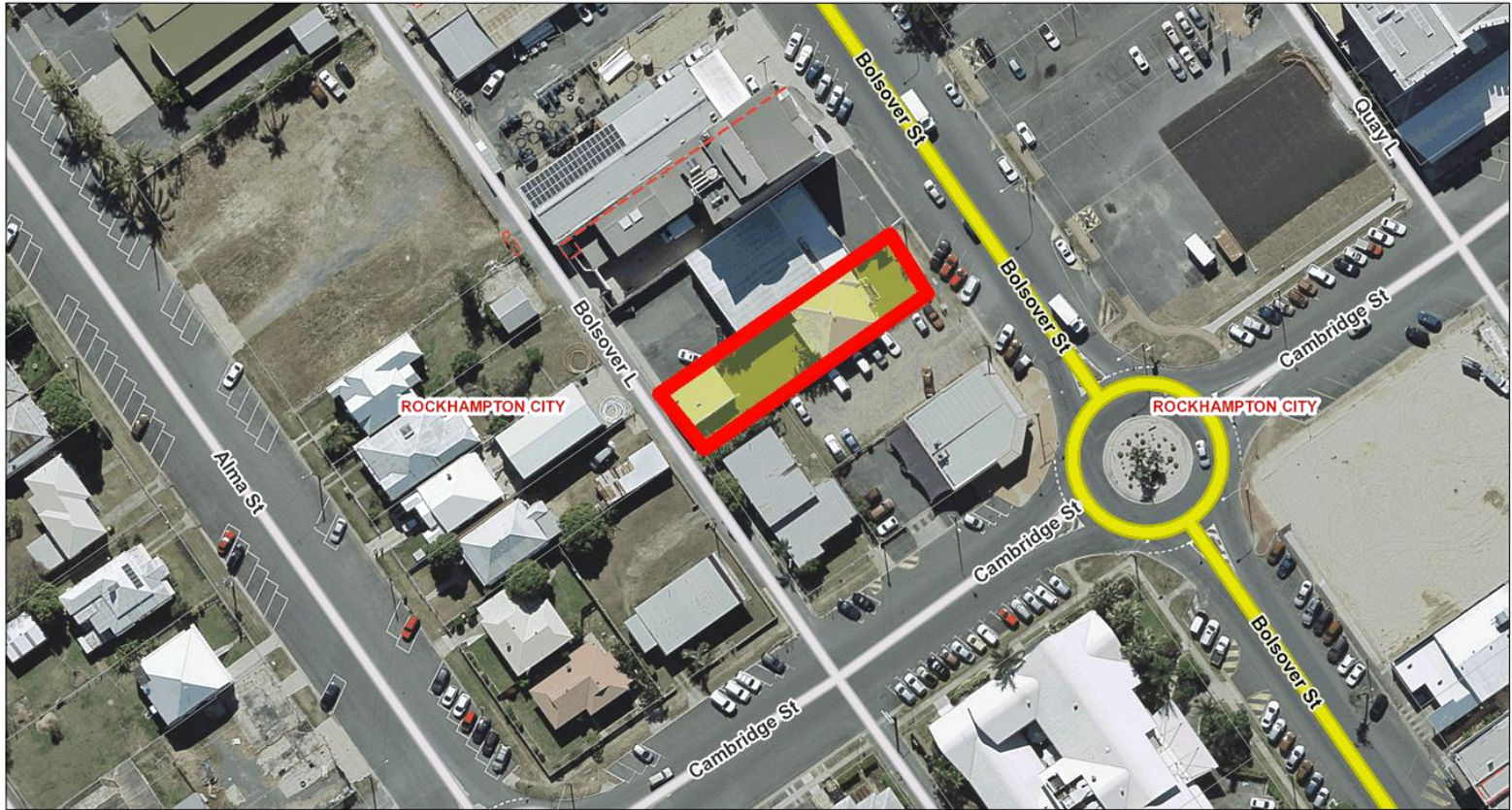
Meeting Date: 19 September 2017

Attachment No: 1

D/60-2017 - Locality Plan



A4 Page scale at 1: 1,000.17
Printed from GeoCortex on 31/08/2017



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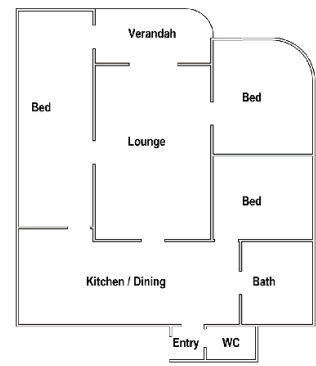
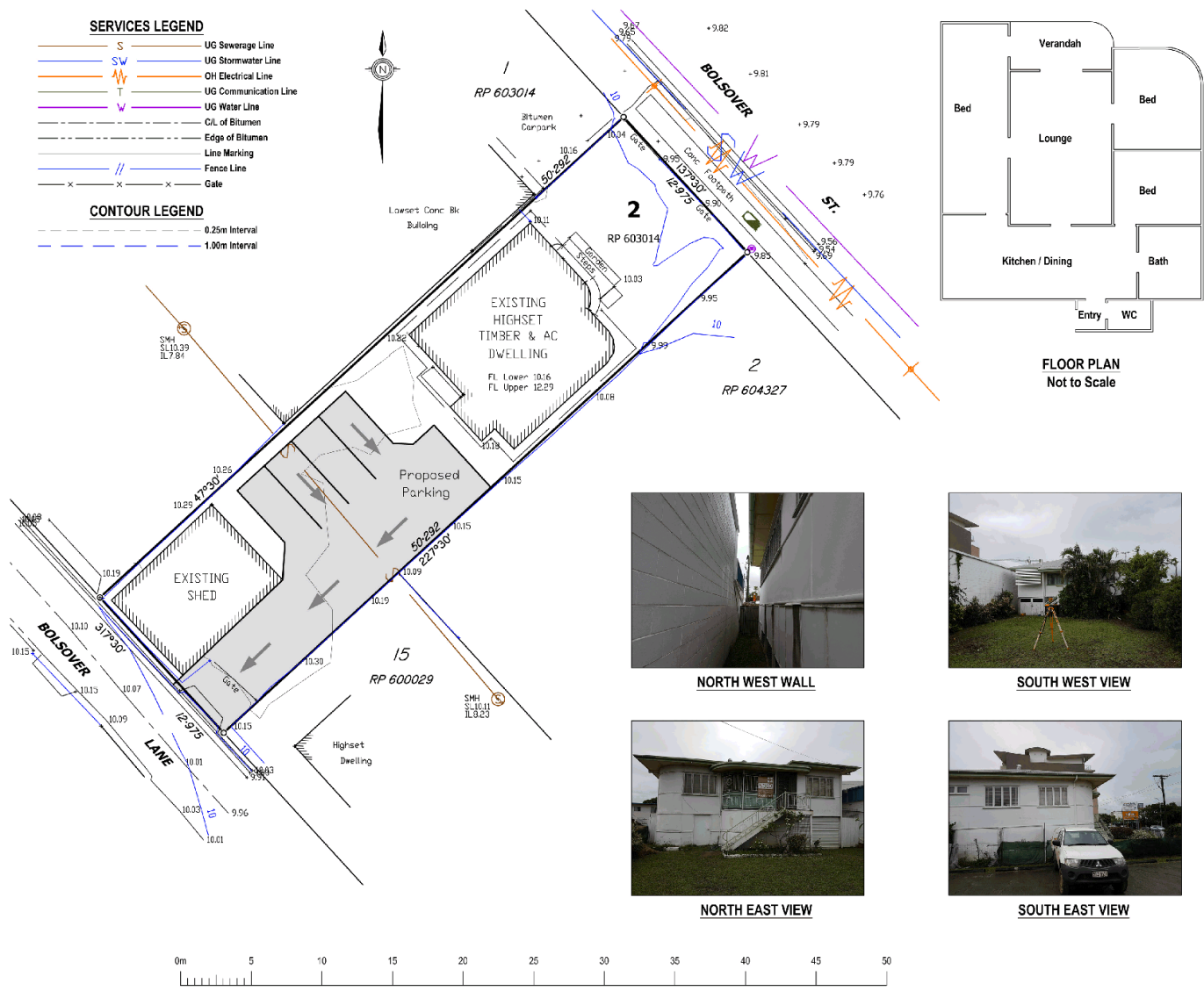


**D/60-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR OFFICE**

Site Plan

Meeting Date: 19 September 2017

Attachment No: 2



FLOOR PLAN
Not to Scale

- GENERAL SYMBOL LEGEND**
- Communication Pit
 - Electrical Power Pole
 - Sewerage M/H
 - Water Meter
 - Water Valve

IMPORTANT NOTE

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client:
JPJRT Pty Ltd

project:
**68 Bolsover St.,
Rockhampton City**

plan of:
**Material Change of Use
Office
(site plan)**

site:
Lot 2 on RP603014

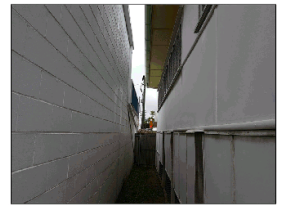
by:
Rockhampton regional Council

no.	date	details	authorised

created:

CSG
capricorn survey group (cd) 10/11/11
172 acacia parade, unit 12/13
rockhampton, qld 4700
ph 4822 5160
f 4822 5174
capricorn_survey_group (cd) 10/11/11

scale: **1:250 @ A3**
sheet no: **1 of 1**
plans: **6743-MCU**
version: **6743-MCU**



NORTH WEST WALL



SOUTH WEST VIEW



NORTH EAST VIEW



SOUTH EAST VIEW

8.3 D/75-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR LOW IMPACT INDUSTRY

File No: D/75-2017

Attachments: 1. Locality Plan
2. Floor Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Michael Rowe - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/75-2017

Applicant: Mr. Wayne V. Stewart

Real Property Address: Lot 7 on RP601813, Lot 1 on RP609521 and Lot 8 on SP195014, Parish of Archer

Common Property Address: 54 Charles Street and 112-118 Musgrave Street, Berserker

Area of Site: 3,603 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Specialised Centre Zone (Musgrave Street Precinct)

Planning Scheme Overlays: Nil

Existing Development: Showroom, Workshop and Office

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for Low Impact Industry

Level of Assessment: Impact Assessable

Submissions: One (1)

Referral Agency(s): Department of Infrastructure, Local Government and Planning

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	30 June 2017
<i>Acknowledgment Notice issued:</i>	3 July 2017
<i>Submission period commenced:</i>	4 August 2017
<i>Submission period end:</i>	25 August 2017
<i>Last receipt of information from applicant:</i>	30 August 2017
<i>Statutory due determination date:</i>	27 September

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for Low Impact Industry, made by Mr. Wayne V. Stewart, located at 54 Charles Street and 112-118 Musgrave Street, Berserker, described as Lot 7 on RP601813, Lot 1 on RP609521 and

Lot 8 on SP195014, Parish of Archer, 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 proposal presents a logical and integrated extension which is reasonably expected within the Specialised Centre Zone.
- b) The scale and intensity of the proposed development will ensure the ongoing operation of surrounding retail uses along with no additional amenity impacts on the adjoining residential uses.
- c) The proposed development is able to form an appropriate transition from higher intensity development along Musgrave Street to residential land to the east.
- d) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- e) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme 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
- f) 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 Low Impact Industry, made by Mr. Wayne V. Stewart, located at 54 Charles Street and 112-118 Musgrave Street, Berserker, described as Lot 7 on RP601813, Lot 1 on RP609521 and Lot 8 on SP195014, Parish of Archer, Council resolves to Approve the application subject to the following conditions:

1.0 **ADMINISTRATION**

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 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 may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Certificate of Classification for the Building Works, unless otherwise stated.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Operational Works:
 - (i) Access and Parking Works;
 - 1.4.2 Plumbing and Drainage Works;
 - 1.4.3 Building Works
- 1.5 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.
- 1.6 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

- 1.7 All engineering drawings/specifications, design and construction works must be in accordance 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 any condition of this development approval:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Location Plan	SK-001 Rev 3	28 June 2017
Overall Site Plan / Existing	SK-002 Rev 3	28 June 2017
Proposed Floor Plan	SK-003 Rev 3	28 June 2017
Elevations	SK-004 Rev 3	28 June 2017

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development 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 prompt commencement of the use submission of an application for a Development Permit for Operational Works/Building Works.

3.0 ACCESS AND PARKING WORKS

- 3.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access works on the development site.
- 3.2 All access 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 and parking works).
- 3.3 The existing access from Charles Street to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*. Additionally, the Charles Street access upgrade must also allow for the continuation of the existing pedestrian footpath along the Charles Street frontage of the subject site.
- 3.4 All car parking and access areas must be maintained as pavement or sealed areas to Council's satisfaction.
- 3.5 All vehicles must ingress and egress the development in a forward gear.

4.0 PLUMBING AND DRAINAGE WORKS

- 4.1 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.
- 4.2 Hoses must be provided at the refuse container area, and washdown must be drained to the sewer in accordance with a Plumbing and Drainage Permit and Sewerage Trade Waste Permit. Alternatively, a commercial bin cleaning service can be provided.

5.0 SITE WORKS

- 5.1 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 surrounding land or infrastructure.

6.0 BUILDING WORKS

- 6.1 A Development Permit for Building Works must be obtained prior to the commencement of any building/demolition works on the development site.
- 7.0 ASSET MANAGEMENT
- 7.1 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 undertaken and completed at no cost to Council.
- 7.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.
- 8.0 ENVIRONMENTAL HEALTH
- 8.1 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"*.
- 8.2 Noise emitted from the activity must not cause an environmental nuisance.
- 8.3 The hours of operation for the development site must be limited to 0800 to 1700, Monday to Saturday, with no operations on Sundays or Public Holidays.
- 8.4 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust.
- 8.5 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy 2008*.
- 8.6 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to the sewer network in accordance with a trade waste permit.
- 8.7 All chemicals and/or environmentally hazardous liquids must be contained within a covered, bunded storage area that has a volume of at least that of the largest container in the bund plus twenty-five percent (25%) of the total storage capacity.
- 8.8 An appropriate spill kit must be kept on-site for neutralising or decontaminating spills. The spill kit must be clearly identifiable, maintained regularly and stored in a central location that is easily accessible to employees. Staff must be adequately trained in the use of these materials. The spill kit may consist of:
- 8.8.1 a bin with a tight-fitting lid, partially filled with non-combustible absorbent material such as vermiculite;
- 8.8.2 a broom, shovel, face shield, chemically-resistant boots and gloves; and
- 8.8.3 waste bags and ties.
- 8.9 Any spillage of environmentally hazardous liquids or other materials must be cleaned up as quickly as practicable. Any spillage of waste and/or contaminants must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.
-

9.0 OPERATING PROCEDURES

- 9.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Musgrave Street, Charles Street or Armstrong Street.
- 9.2 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 9.3 All waste storage areas must be:
- 9.3.1 kept in a clean and tidy condition; and
 - 9.3.2 maintained in accordance with *Environmental Protection Regulation 2008*.
- 9.4 No panel beating, spray-painting or any body works must be carried out on-site.
- 9.5 Cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.

10.0 MOTOR VEHICLE WORKSHOP OPERATIONS

- 10.1 No metal surface coating will be permitted other than the following:
- 10.1.1 Brushed finishes achieved by a hand brush with bristles; and/or
 - 10.1.2 Using hand held aerosol cans where the can and spray device forms one disposable unit and the can holds less than one (1) litre of product.
- 10.2 The workshop must have an impervious floor that is adequately bunded and drains to a holding tank or the sewer through an approved oil interceptor/separation system.

ADVISORY NOTES

NOTE 1. 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 development site during all stages of the development including earthworks, construction and operation.

NOTE 2. 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 3. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* 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 Guidelines, Standard Drawings*) may be accepted in place of the application for a Development Permit for Operational Works (access works).

NOTE 5. Infrastructure Charges Notice

Council has resolved not to issue an Infrastructure Charges Notice for this

development because the new infrastructure charges arising from the development are less than the credits applicable for the new development.

NOTE 6. Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Rockhampton Regional Council.

BACKGROUND

PROPOSAL IN DETAIL

The proposal seeks approval for a Material Change of Use for Low Impact Industry (Vehicle Storage and Car Detailing) in the Specialised Centre Zone. Specifically, the proposal seeks to convert an existing Office building at 54 Charles Street into a Low Impact Industry use for vehicle storage, and detailing of new vehicles. The use will be directly associated with the Showroom located at 112-118 Musgrave Street, Berserker and is designed to alleviate overcrowding issues in relation to car parking. It is understood that upgrades to the existing layout will include the following:

- A new ramp at the boundary to 112-118 Musgrave Street and at the rear of the existing Office building to allow for vehicle movement between each individual lot;
- Conversion of Office area into internal parking space used for car storage and servicing;
- Retention of small-scale Office space at the front of the building and rear storage area;
- Removal of four (4) existing staff car parks to accommodate two (2) car detailing bays and shelving. One (1) staff car park will be retained, with access from Lot 1 RP609521 to the west.

SITE AND LOCALITY

The subject site is situated at 54 Charles Street (Lot 7 RP601813 and Lot 1 RP609521) and 112-118 Musgrave Street, Berserker (Lot 8 SP195014) and contains three (3) lots. Each lot is rectangular in shape, with 54 Charles Street containing offices for the Salvation Army and 112-118 Musgrave Street improved by a Car Showroom for Rockhampton Volkswagen. Access to the site is obtained via existing vehicle crossovers on both Armstrong and Charles Streets.

The site is located approximately 2.4 kilometres north of the Rockhampton Central Business District within the Musgrave Street Mixed Use Precinct. The site is characterised by a range of commercial uses along the Musgrave Street Corridor and a mixture of low to medium density residential development. More specifically the site is surrounded by uses including:

- **North** – The site is situated in close proximity to a variety of showroom and small-scale commercial uses which extend to the Woolworths Northside Plaza centre to the North.
- **South** – To the sites immediate south is an open community space and a variety of lower intensity 'strip centre' commercial uses which benefit from their proximity to the Rockhampton CBD.
- **East** – Musgrave Street (State Controlled Road) directly adjoins the development site. A number of similar Commercial (restaurant) uses are located on the opposite side of this corridor, with residential development further setback from the transport corridor.
- **West** – The site directly adjoins two (2) medium density Multiple Dwelling buildings at 58 Charles Street. Areas to the west are typically defined by detached dwelling houses moving further west down Charles Street and Armstrong Street.

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.

Development Engineering Comments – 12 July 2017

Support, subject to conditions and comments.

Public and Environmental Health Comments – 4 July 2017

Support, subject to conditions and comments.

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 on 2 December 2013 (amended 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.

Rockhampton Region Planning Scheme 2015

Strategic framework

This application is situated within the Specialised Centre Zone designation under the scheme's strategic framework map. The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable:

(i) **Settlement pattern**

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty-five (25) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.

- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.
- (16) The productive capacity of all rural land is protected.
- (17) Rural lands and natural areas are maintained for their rural and landscape values.
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies – The proposal is for a Low Impact Industry use that is considered a necessary extension to the existing business use within the Specialised Centre Zone. The extension is for the storage and minor car detailing works ancillary to the existing car dealership. The proposal presents a logical and integrated extension which is reasonably expected within the Specialised Centre Zone. The scale and intensity of the extension will ensure the ongoing operation of the surrounding retail uses. Through careful design, this development outcome forms an appropriate transition

from higher intensity development along Musgrave Street to residential land to the east.

(ii) **Natural environment and hazards**

- (1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.
- (2) Development does not create unsustainable impacts on:
 - (a) the natural functioning of floodplains;
 - (b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and
 - (c) the quality of water entering waterways, wetlands and local catchments.
- (3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built up areas.
- (4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.

Not applicable – The proposal is not affected by overlays relating to hazards, such as flood or bushfire, and therefore does not increase the risk to human life or property. Furthermore, the proposal does not involve any hazardous or external emissions which are attributed to a higher impact industry use.

(iii) **Community identity and diversity**

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.
- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.
- (5) Crime prevention through environmental design is achieved in urban areas including public spaces to improve public safety.

Not applicable – The proposal is considered consistent with community expectations and provides a logical development in an established Specialised Centre Zone.

(iv) **Access and mobility**

- (1) Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.
- (2) The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.

- (3) The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.
- (4) The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.

Complies – It is noted that the proposed development will positively contribute to the access and mobility of the site. The proposal will reduce issues relating to overcrowding and on-street car parking at 112-118 Musgrave Street as well as reducing the number of vehicle movements from Charles Street.

(v) **Infrastructure and services**

- (1) Infrastructure and services are planned and delivered in a logical and cost efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:
 - (a) efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;
 - (b) the long-term needs of the community, industry and business are met; and
 - (c) the desired standards of service in Part 4 — Local government infrastructure plan are achieved.

Not applicable – This proposal utilises an existing building and has access to the full range of reticulated services.

(vi) **Natural resources and economic development**

- (1) The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.
- (2) The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).
- (3) The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region's economic prosperity, culture, character and sense of place. The region's traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.
- (4) Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.
- (5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.

Complies – The proposals location within a specialised centre area will not discourage tourism opportunities or affect the productivity of key natural resources.

The performance assessment of the proposal demonstrates that the development will not compromise the *Rockhampton Region Planning Scheme 2015* strategic outcomes.

Specialised Centre Zone

The subject site is situated within the Specialised Centre Zone – Musgrave Precinct (Mixed Use sub precinct) under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Specialised Centre Zone (Musgrave Street Precinct, Mixed Use sub-precinct) identifies that: -

- (a) the specialised centres primarily accommodate for retail functions being showrooms or outdoor sales with food and drink outlets that are either highway focussed or small-scale and serving visitors to the centre;
- (b) specialised centres are not to accommodate department stores, discount department stores or large-scale shopping centres unless stated otherwise in a precinct or sub-precinct. Convenience shopping can be provided for the immediate neighbourhood and local customers (convenience function being based on a neighbourhood centre);
- (c) development does not undermine the viability, role or function of other centres;
- (d) stand-alone, purpose built office buildings which exceed the 200 square metre gross floor area threshold are not to be established. This includes large-scale offices of the government and the private sector;
- (e) development is consolidated within the defined zone boundaries;
- (f) development is designed for the local climate, and includes sustainable practices for maximising energy efficiency, water conservation and public/active transport use;
- (g) development does not impact on the existing level of amenity of the surrounding residential areas and does not encourage additional traffic through nearby urban access streets and urban access places;
- (h) the height and scale of buildings create an attractive, pedestrian-friendly environment at street level with awnings that are orientated towards the primary street frontage;
- (i) building design includes a combination of materials, recesses and variations in horizontal and vertical planes to create visual interest;
- (j) primary pedestrian areas are activated by shop fronts, doorways, awnings, interesting external wall treatments, street trees and kerbside activities;
- (k) development is landscaped to assist with the greening of the city and the creation of shady, safe and well connected pedestrian and public places;
- (l) the provision of infrastructure services, car parking and access is commensurate with the type and scale of development;
- (m) development includes uses that operate at different times of the day to ensure specialised centres have vitality and reduce the potential for crime through activation and passive surveillance;
- (n) development involving a significant increase in gross floor area (greater than 3,000 square metres) is accompanied by a master plan that demonstrates how the expansion integrates with the balance of the centre and with the surrounding urban areas; and
- (o) the establishment of three (3) precincts and four (4) sub-precincts within the zone where particular requirements are identified:
 - (i) Gladstone Road and George Street precinct;
 - (A) outdoor sales and services sub-precinct; and
 - (B) residential and food services sub-precinct;
 - (ii) Musgrave Street precinct;
 - (A) mixed use sub-precinct; and
 - (B) outdoor sales and services sub-precinct; and

- (iii) Yaamba Road precinct.

Musgrave Street precinct

The following overall outcomes of the Musgrave Street precinct are additional to those of the specialised centre zone and take precedence in the event of a conflict:

- (a) development consolidates the historic retail and residential uses which developed along Musgrave Street, which are 'bookended' by the principal centre and the major centre zone;
- (b) this precinct does not accommodate large-scale shops such as discount department stores, supermarkets or shopping centres greater than 500 square metres gross floor area;
- (c) regional government offices, private sector head-offices and large-scale offices are not located in this precinct. Over time existing large-scale offices are to relocate to the principal centre;
- (d) further spread of non-residential uses into surrounding residential areas is not supported, and only small-scale, convenience retail uses serving the local catchment locate in the precinct;
- (e) development in this precinct reflects its importance as one of the main northern entrances to the city and maintains a high level of building design and layout, landscaping and signage; and
- (f) development ensures the safe and efficient function of Musgrave Street as a state controlled road. This includes ensuring car parking is provided on site to limit on-street parking.

Mixed use sub-precinct

The following overall outcomes of the mixed use sub-precinct are additional to those of the specialised centre zone and Musgrave Street precinct and take precedence in the event of a conflict:

- (a) convenience shopping is provided for the immediate neighbourhood and local customers (convenience function being primarily based on a neighbourhood centre);
- (b) development comprises a variety of small-scale, mixed retail, personal and administrative services and food services at ground level, with a residential component such as medium density residential above or behind;
- (c) business-to-business uses are located on lower order side roads connecting with Musgrave Street;
- (d) development fronting Musgrave Street includes a mix of uses that operate through the day and night to encourage a safe urban environment;
- (e) intensification of residential uses in this sub-precinct is supported (located above ground storey or behind ground storey retail, commercial or community related activities);
- (f) non-residential development is contained within the defined sub-precinct boundary and provides suitable buffering to the residential zones located east and west of Musgrave Street;
- (g) office activities exceeding 200 square metres in gross floor area are not supported;
- (h) **industrial uses are generally not supported due to the proximity to the adjoining residential area and the intent to allow further residential development within the sub-precinct;**
- (i) buildings are built to the road frontage along Musgrave Street, with car parking, service and loading bays integrated within, behind or under buildings; and

- (j) all uses incorporate a high level of design and pedestrian amenity and contribute to the creation of an attractive link between the major centre and principal centre zones.

This application is considered mostly consistent with the purpose of the Zone given that the proposal is directly connected to a Showroom use which services visitors and customers as part of the local Specialised Centre. The development does not include a large-scale Office or Shopping Centre use which would undermine the role of other higher order centres and therefore, is not considered to be ‘incompatible’ development. It is also noted that the proposed use is consistent with the land use pattern envisaged for this zone and in the broader scheme area.

The proposed use, however, does not comply with outcome ‘h’ given that the proposal is for an industrial use within close proximity to a residential use. Although it does not achieve compliance with outcome ‘h’, the proposed development contributes to the range of uses throughout the Musgrave Street thoroughfare, and has limited overall impacts similar to uses intended within the precinct. Although the development is not located within the outdoor sales and services sub-precinct, the proposal effectively integrates with the local land use pattern and development context. This is demonstrated by the proposed layout and operating schedule, which do not generate any additional amenity impacts on the adjoining urban infill and intensification area.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Specialised Centre Zone Code
- Airport Environs Overlay Code
- Access, Parking and Mobility Code
- Landscape Code
- Stormwater Management Code
- Waste Management Code
- Water and Sewer Code.

An assessment has been made against the requirements of the abovementioned codes and the proposed development generally complies with the relevant Performance outcomes and Acceptable outcomes. An assessment of the Performance outcome/s which the application is in conflict with, is outlined below:

Specialised Centre Zone Code	
Performance Outcome/s	Officer’s Response
P011 Development is located, designed and operated so that adverse impacts on privacy and the amenity of nearby land in a residential zone are minimised.	The proposal is for a Low Impact Industry use that is considered a necessary extension to the existing business use within the Centre Zone. The extension is for the storage and minor car detailing works ancillary to the existing car dealership and located within an existing structure located at 54 Charles Street. The proposed layout and operating schedule ensure that the proposal does not generate any additional amenity impacts on the adjoining residential uses.

Based on a performance assessment of the above mentioned codes, it is determined that the proposal is acceptable and generally complies with the relevant Performance outcomes and where there is deviation from the codes, sufficient justification has been provided.

Sufficient Grounds

The proposed development cannot be considered consistent with the *Rockhampton Region Planning Scheme 2015*. 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 proposal presents a logical and integrated extension which is reasonably expected within the Specialised Centre Zone.
- b) The scale and intensity of the proposed development will ensure the ongoing operation of surrounding retail uses along with no additional amenity impacts on the adjoining residential uses.
- c) The proposed development is able to form an appropriate transition from higher intensity development along Musgrave Street to residential land to the east.
- d) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- e) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme 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
- f) 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 uses proposed herein.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1. 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	
Commercial (Office)	All uses as per AICN 4/14 Table 2.2.1	Area 1	119	per m ² of GFA			\$11,900.00
Industry	All other uses as per AICN 4/14 Table 2.2.1	Area 1	42.50	per m ² of GFA			\$7,310.00
						Total	\$19,210.00
						Less credit	\$68,187.00
						TOTAL CHARGE	\$0.00

This is based on the following calculations:

- (a) A charge of \$19,210.00 for Gross Floor Area being 100 square metres of office space and 172 square metres of Industry (low impact industry);
- (b) An Infrastructure Credit of \$68,187.00, being 573 square metres (office space).

Therefore, an infrastructure charges notice is not required for this application.

CONSULTATION

The proposal was the subject of public notification between 4 August 2017 and 25 August 2017, as per the requirements of the *Sustainable Planning Act 2009*, and one properly made submission was received.

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

Issue	Officer's Response
On-street Parking	The proposal allows for an additional twelve (12) on-site parking spaces. It is envisaged that the additional parking spaces provided within the proposal will alleviate the existing on-street parking issues.

CONCLUSION

The proposed development is considered to be in keeping with the purpose of the Specialised Centre Zone. Furthermore, the proposal generally complies with the provisions included within the applicable codes. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/75-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR LOW IMPACT
INDUSTRY**

Locality Plan

Meeting Date: 19 September 2017

Attachment No: 1

D/75-2017 Locality Plan



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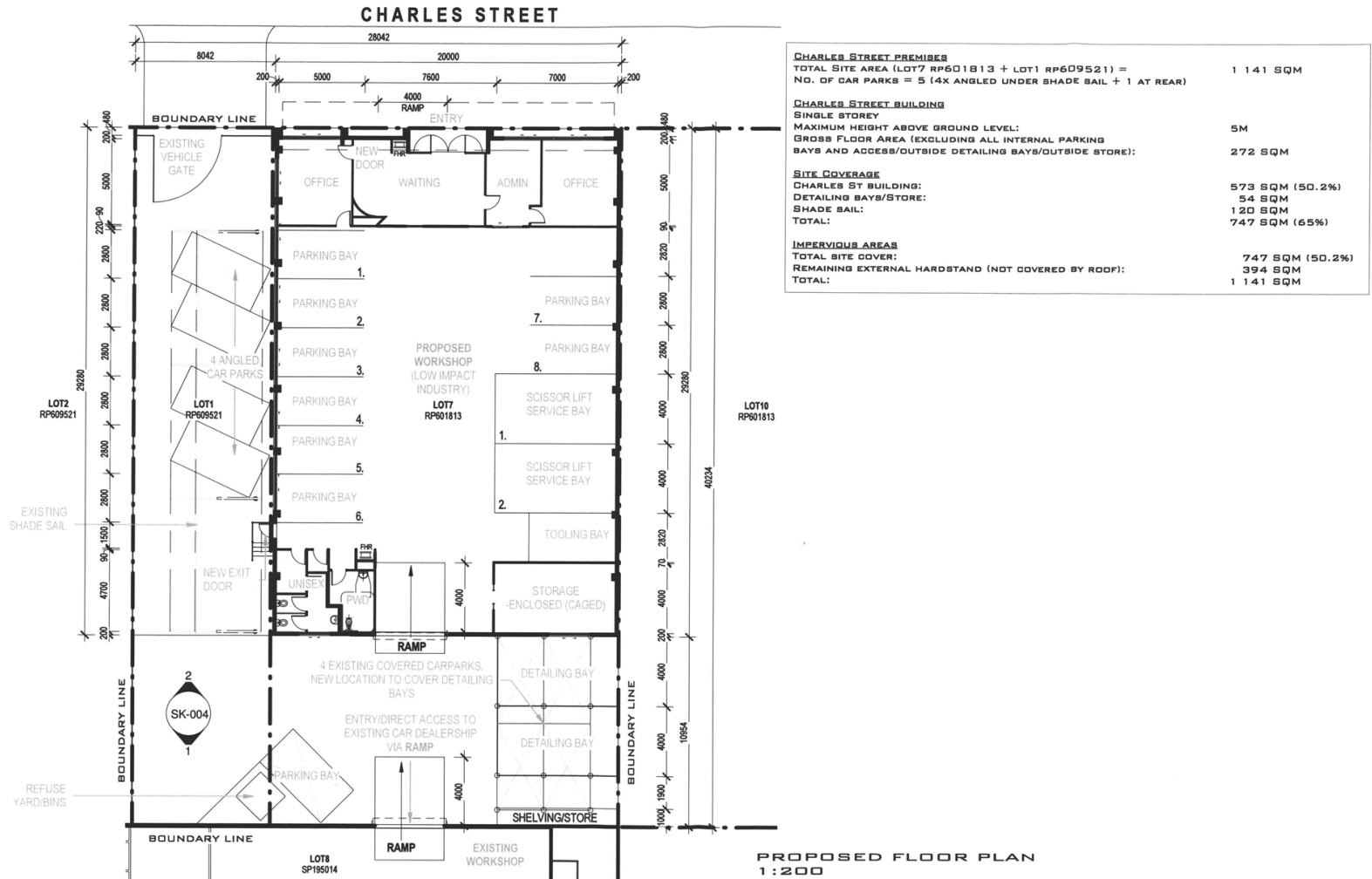


**D/75-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR LOW IMPACT
INDUSTRY**

Floor Plan

Meeting Date: 19 September 2017

Attachment No: 2



CHARLES STREET PREMISES	
TOTAL SITE AREA (LOT7 RP601813 + LOT1 RP609521) =	1 141 SQM
NO. OF CAR PARKS = 5 (4X ANGLED UNDER SHADE SAIL + 1 AT REAR)	
CHARLES STREET BUILDING	
SINGLE STOREY	
MAXIMUM HEIGHT ABOVE GROUND LEVEL:	5M
GROSS FLOOR AREA (EXCLUDING ALL INTERNAL PARKING BAYS AND ACCESS/OUTSIDE DETAILING BAYS/OUTSIDE STORE):	272 SQM
SITE COVERAGE	
CHARLES ST BUILDING:	573 SQM (50.2%)
DETAILING BAYS/STORE:	54 SQM
SHADE SAIL:	120 SQM
TOTAL:	747 SQM (65%)
IMPERVIOUS AREAS	
TOTAL SITE COVER:	747 SQM (50.2%)
REMAINING EXTERNAL HARDSTAND (NOT COVERED BY ROOF):	394 SQM
TOTAL:	1 141 SQM

drawing title:
PROPOSED FLOOR PLAN

drawing no: **SK-003**



project: **CAR DEALERSHIP EXPANSION**

location: 112-118 MUSGRAVE SREET + 54 CHARLES STREET, BERSERKER, QUEENSLAND RP609521 + RP601813

client: W.V. STEWART FAMILY TRUST

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	06/2017
2	PRELIMINARY	22.06.17
3	PRELIM	28/06/17

PRELIMINARY SKETCH PLAN
 All drawings are marked and issued 'preliminary', before they are an available for building application, unless otherwise stated.
 The issue of preliminary sketch plans are only for providing the concept for the specific project to the client as recorded in the site plan.
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ISSUED FOR PRELIMINARY		
project no:	scale 1:200	REV
RP-031	Date JUN 17	3
	Drawn	
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8.4 COMMITTEE REPORT DELEGATIONS - AUGUST 2017

File No:	7028
Attachments:	Nil
Authorising Officer:	Steven Gatt - Manager Planning & Regulatory Services Michael Rowe - General Manager Community Services
Author:	Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

This report outlines the development applications received in August 2017 and whether they will be decided under delegation or decided by Council.

OFFICER'S RECOMMENDATION

THAT the Committee Report Delegations – August 2017 be received.

BACKGROUND

Matters are referred to Committee for decision where:

- Refusals;
- The development is inconsistent with the intent of the zone;
- Submissions are received during the notification period.

The following applications were received in August 2017. They will be decided in the following manner:

Application type	Address	Decision
D/89-2017 – Building Works Assessable Against the Planning Scheme for Nursery	2 MacAree Street, Berserker	Already approved under delegation
D/105-2017 – Operational Works for Advertising Device	Lot 1 Capricorn Highway, Fairy Bower	Committee
D/92-2017 – MCU for Medium Impact Industry	151 Maloney Street, Kawana	Committee
D/93-2017 – MCU for Health Care Services and Office and Operational Works for an Advertising Device	224 Canning Street, Allenstown	Impact assessable so may go to Committee if there are submissions
D/94-2017 – MCU for Medium Impact Industry	26 Hempenstall Street, Kawana	Impact assessable so may go to Committee if there are submissions
D/95-2017 – Operational Works for Roadworks, Drainage, Landscaping, Stormwater, Earthworks, Water and Sewer – Crestwood Estate (Stage 11)	830-850 Norman Road, Norman Gardens	Delegation
D/96-2017 – Operational Works for Roadworks, Stormwater, Water Infrastructure, Drainage Works, Earthworks, Sewerage Infrastructure, Access and Parking Works and Site Works	143 and 167 Gladstone Road, Allenstown	Delegation
D/98-2017 – MCU for Dwelling	54077 Burnett Highway,	Committee

House	Gracemere	
D/99-2017 – Operational Works for Stormwater and Parking and Access	524-528 Yaamba Road, Norman Gardens	Delegation
D/100-2017 – Operational Works for Advertising Device	167 Gladstone Road, Allenstown	Delegation
D/101-2017 - Building Works Assessable Against the Planning Scheme for a Garden Centre	6 Goodsall Street, The Common	Already decided under delegation
D/102-2017 – MCU for Child Care Centre	55-57 Edward Street, Berserker	Delegation
D/103-2017 – Operational Works for Stormwater, Earthworks and Landscaping	60 Hamilton Avenue, Wandal	Delegation

For some matters it is not possible to determine if they will go to Committee until the notification period ends. If there have been submissions the application will go to Committee to be decided.

CONCLUSION

The report on applications received in August 2017 and the manner in which they will be decided be received.

8.5 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - AUGUST 2017**File No:** 1464**Attachments:**

1. Monthly Operations Report for Planning and Regulatory Services - August 2017
2. Traffic Light Report - August 2017

Authorising Officer: Michael Rowe - General Manager Community Services**Author:** Steven Gatt - Manager Planning & Regulatory Services

SUMMARY

The Monthly Operations Report for Planning and Regulatory Services Section for August 2017 is presented for Councillor's information.

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for August 2017 be 'received'.

COMMENTARY

The monthly operations report for the Planning and Regulatory Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2017/18 Operational Plan Key Performance Indicators.

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES - AUGUST 2017**

**Monthly Operations Report for
Planning and Regulatory Services -
August 2017**

Meeting Date: 19 September 2017

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services

August 2017

1. Highlights

Local Laws

Local Laws continue to provide high quality customer service whilst experiencing high levels of customer requests and services. A snapshot of high profile requests and services is provided below:

- Wandering Animals customer requests are currently 16% above the same period in 2016/17;
- Barking Dogs Stage1 customer requests are currently 5% above the same period in 2016/17;
- Local Law infringements are below 2016/2017 levels by 52% YTD
- Animal Infringements are below 2016/2017 levels by 42% YTD

Dog Registration renewal letters were issued early July 2017; to date 11,611 dogs have been registered for 2017-2018 which is 74% of all known animals registered.

Registration renewal payments will continue to be receipted and owners' details updated.

Health and Environment

Environmental Health Officers attended the Multicultural Festival and undertook a number of inspections to ensure compliance with food safety and hygiene requirements.

Vector Management

The first saltmarsh mosquito surveillance was undertaken of 6 sites situated along the Fitzroy River 20 kilometres down river from Rockhampton City. Surveillance identified minimal breeding on two sites with the breeding below the treatment threshold resulting in no treatment being undertaken.

Pest Management

Pest Management had a stall at the Mt Morgan Show, the main enquiries were around Lantana control which is a difficult problem due to access in the mountainous terrain. Lots of enquiries around feral and wandering cats throughout the township but no increase in trap requests, possible survey could shed more light.

Local Government Biosecurity Act Reference Group

Coordinator Health and Environment (Member) and Supervisor Pest Management (Observer) attended (teleconference) the Local Government Biosecurity Act Reference Group Meeting.

The Terms of Reference for the Reference Group have been finalised with the purpose being to identify key barriers and challenges to the effective implementation of the *Biosecurity Act 2014* with regard to the management of invasive biosecurity matter, and work with the Department of Agriculture and Fisheries (DAF) to establish effective solutions and support systems.

If issues cannot be resolved through education or changes to policy, the Reference Group will be responsible for collating evidence and building a case for legislative amendment.

The objectives of the Group are to:

- Identify barriers to the implementation of the Act by working with existing networks.
- Actively work with colleagues and DAF staff to find policy-based solutions to perceived barriers.
- Communicate potential solutions through networks.
- Provide recommendations on tools and training systems that are required to support staff in the administration of the Act.

- If necessary, build the case for legislative review and amendment where education or policy change will not resolve an issue.

The Reference Group is funded by the Land Protection Fund and driven by LGAQ.

Biosecurity Queensland will be hosting regular teleconferences for officers to help address some of the key questions officers have about the administration of the *Biosecurity Act 2014*.

The Reference Group is also discussing training on the practical application of Qld pest and weed legislation with the purpose the training providing the client with sufficient knowledge of the *Biosecurity Act 2014* and statutory compliance to administer the legislation as required within the context of their employment. Participants could be expected to demonstrate their ability to interpret and apply the relevant legislation and regulations through a range of work-based scenarios and apply risk-based decision making methods and undertake best practice investigative processes.

Bi –annual Wild Dog Advisory Group meeting was held on 17 August attended by landholder area representatives, John Reeve DAF, Pest staff, Co-ordinator Catherine Hayes and Cr Ellen Smith to facilitate September strategic bait. New relaxation of 1080 guidelines well received. Enquiry for assistance for advice on die back in buffel and blue grasses was received and we were able to direct them to the appropriate DAF Representative.

Team assisted DERM with risk mitigation burns and weed manage burns on both USL and council controlled land in the Mount Morgan and surrounding localities.

Building, Plumbing and Compliance

The building section received 32 for the month and 23 applications were decided.

The Plumbing Unit received 38 applications for the month and 42 applications were decided.

The unit has secured the services of a new Plumbing Inspector due to commence work 3 October 2017.

We have two officers attending the Queensland Compliance Forum with the LGMA in Cairns

Performance reviews completed on time and the My Plan process agreed..

Development Assessment

The development assessment unit received the following applications for the month:

- 16 applications (14 properly made)
- 5 Request to Change applications
- 1 Development Incentives application

15 applications were decided.

2. Innovations, Improvements and Variations

(Operational Plan Ref:

5.3.2.1 Identify at least one operational saving per section of responsibility

5.4.2.6 Identify at least two improved processes per section of responsibility)

Local Laws

- The review of respective local laws administered by the Local Laws continued in August 2017. In particular, the Local Law No 1 (Administration) 2011, Subordinate Local Law No 1.5 (Keeping of Animals) 2011, Local Law No 2 (Animal Management) 2011, Subordinate Local Law No 2 (Animal Management) 2011; Local Law No 5 (Parking) 2011, Subordinate Local Law No 5 (Parking) 2011 with a view to preliminary reporting to Council in November 2017.
- Smart parking sensor project continued in August with the installation of parking sensors and relays, upgrade to Pinforce and network integration to during the period.
- Mobile infield IT, to deliver the Animal Management Strategy was in progress in the month of August with key user testing of the infield device and workflows.

Health and Environment

- All Vector Management Officers have now been issued with ipads, which will be operational over the next month. This allows officers to input data and complete documentation in the field which will streamline tasks and avoid doubling up on recording data.
- Changes to 1080 guidelines allows officers greater flexibility to assist landholders in feral animal control who previously were unable to use baiting as a tool around closely settled areas.

Building, Plumbing and Compliance

Building, Plumbing & Compliance has changed one vehicle to a cheaper style saving 7.5%. The unit will continue to do this as vehicles are renewed.

6 Building, Plumbing & Compliance officers have received training on managing Customer Requests in Pathways to ensure requests are conducted in a timely manner.

Development Assessment

The Development Assessment Unit received training from McInnes Wilson Lawyers, one of Council's panel firms, in relation to the transition to the Planning Act 2016.

There was an amendment made to one of the workflows for the Planning Act applications after there was a change to the practical effect of one of the provisions of the Planning Act. Some of these teething issues are becoming apparent the more that we are working with the Planning Act.

3. Customer Service Requests

(Operational Plan Ref: 4.1.1.1 Provide timely and accurate responses to requests)

Response times for completing customer requests in this reporting period for August are outlined in the traffic light report for Planning and Regulatory Services in attachment 2.

The Planning and Regulatory Services unit has received 10960 customer requests from January 2017 to date and have completed a total of 10162 of these requests giving an average 92.72% completion rate across the spectrum of operations.

Local Laws

Local Laws has received 1282 customer requests in the reporting period of August, completing 869 within period;

Dog "wandering" customer requests and dog registration enquiry customer requests continued to exceed in the period and averaging completion rate in days 1.07 and 2.19 respectively;

Wandering Animals customer requests are currently 16% above the same period in 2016/17;

Barking Dogs Stage1 customer requests are currently 5% above the same period in 2016/17.

Building, Plumbing and Compliance

Building, Plumbing & Compliance officers have received training on managing Customer Requests in Pathways to ensure requests are conducted in a timely manner. Officers KPIs have been updated for the My Plan to include timely and accurate responses to requests.

Development Assessment

The Development Assessment Unit received 220 customer requests in the month of August. All except 7 were completed.

4. Service Delivery

(Operational Plan Ref: 4.1.1.2 Provide effective delivery of Council services)

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Local Laws			
Dog registration enquiry customer requests continued to exceed in the period with 549 requests with a 68% increase from the previous month.	10 days	2.19 days	Operational
Wandering Animals second largest (127) number of customer requests received during the period	10 days	1.88 days	Operational
Barking Dog Stage 1 complaints	30 days	2.03 days	Operational
Development Assessment			
Acknowledgement notices (where required) sent out within 10 business days of applications being properly made	100%	100%	Operational
Information Requests (where required) sent out within timeframes required under IPA, SPA and PA	100%	100%	Operational
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under IPA, SPA and PA)	100%	100%	Operational
Decision notices are issued within 5 business days of the decision being made	100%	100%	Operational
Building			
Action notices and confirmation notices (where required) sent out within 10 business days of applications being lodged	100%	100%	Operational
Information requests (where required) sent out within timeframes under <i>Planning Act 2016</i>	100%	100%	Operational
Building approvals – decision are made within 35 business day timeframe	100%	100%	Operational
Plumbing			
Plumbing and Drainage Approvals – decisions are made within 20 business day timeframes	20 days	2.26 days	Operational
Health and Environment			
Annual inspection of licensed food businesses undertaken.	488	74	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken.	9	2	Operational

Annual inspection of devolved licensed environmentally relevant activities undertaken.	16	1	Operational
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5. Legislative Compliance and Standards

(Operational Plan Ref: 5.2.1.1 Comply with legislative requirements)

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Health and Environment			
Council's Ground Distribution Contract Licence	6 April 2020	Yes	Current
Pest Management Officers AC/DC Licenses	Various	Yes	Current
Vector Management Officers	Various	Yes	Current
Payment of Pest Management Government Charges to DAFF	December 2017	Yes	Current
Local Laws			
Local Law Officers Powers of Entry	Various	Yes	All officers completed and updated
C Class Drivers Licence	Various	Yes	All officers provided licences to HR
Cert IV (Government Investigations)	Various	80%	Training completed, officers have until November 2017 to complete assessment

6. Operational Plan Targets by Section

The following Operational Plan actions and targets are required to be reported to Council on a monthly basis. This data will also form part of the Operational Plan quarterly report to Council:

Operational Plan Ref	Action	Target	Status
1.1.4.4	Completion of a new animal pound facility at Gracemere	Completed in accordance with project schedule	<p>Land sale finalised in July 2017</p> <p>D/34-2017 Development Permit for a Material Change of Use for Animal Keeping resolved by Council.</p> <p>5 September 2017, Development Permit for a Reconfiguration of a Lot by Boundary Realignment of 4 Lots into 2 Lots reported to Council for Council resolution.</p>
1.3.2.1	Prevention of disease and adverse impact of domestic animals	Implement actions in accordance with the Animal Management Guidelines	<p>On 16 August 2017, the pound was broken into and 5 dogs have been released from the kennels.</p> <p>Two dogs were transported to Capricorn Vet Clinic with minor injuries and treated.</p> <p>Following the break-in there were 5 cases of Parvo among the animals released in the break-in.</p> <p>The pound was cleaned in accordance with the Pound Manual and no further reported since 28 August 2017.</p> <p>LLO attended a Rockhampton Regional Council Lively Library Session and presented on responsible dog ownership.</p>
3.1.3.1	Implement strategic plans to advise community on programs	Achieve strategy outcomes in the Biosecurity Plan in accordance with timeframes	<p>Biosecurity Plan to go to Committee 19 September for endorsement before going to consultation</p>
4.1.1.1	Provide timely and accurate responses to requests	In accordance with unit's customer service standards or adopted service levels	<p>Areas of Local Laws in the traffic light report meets the completion standard at 90%. This is an exceptional team achievement.</p> <p>The business and resourcing improvements are in progress to address the remaining areas and to maintain/improve the consistency in meeting to acceptable completion standard in the months ahead.</p> <p>Parking regulation infringements</p>

Operational Plan Ref	Action	Target	Status
			<p>are below 2016/2017 levels by 52 % YTD. This is due to relaxing of parking regulations as a result of:</p> <ul style="list-style-type: none"> - temporary closure of William Street car park to facilitate geotechnical and environmental investigations for a proposed apartment complex; - Interruption to Pinforce production; - Periods of Officer development training on "Smart Parking sensor " project. <p>Animal Infringements are below 2016/2017 levels by 42% YTD. A reduction in infringement notice offences in relation to keeping of animals are an encouraging shift.</p>
4.1.1.2	Provide effective delivery of Council services	In accordance with unit's customer services	Customer service improvement projects under way as per operational; project tables
4.2.1.1	Provide effective development management programs in line with legislative requirements for noise, odour and dust protection	Compliance with statutory codes and regulations	<p>Work Instructions continuously developed and reviewed</p> <p>Local Laws continue to respond to residential complaints in relation to noise dust and odour.</p> <p>In the subject period,</p> <ul style="list-style-type: none"> - 3 noise complaints actioned; - No dust complaints received <p>Local Laws is continued to action barking dog complaints where in the subject period:</p> <p>79 stage 1 barking complaints received and 53 completed with an average 2.23 days.</p>
4.2.1.2	Provide formal and informal education opportunities to the public to ensure the community are aware of their legislative obligations	Education program implemented in accordance with program milestones	<p>Education program for 2017-2018 currently being planned</p> <p>LLO attended a Rockhampton Regional Council Lively Library Session and presented on responsible dog ownership.</p> <p>Local Laws hosted a dog registration payment kiosk at Stockaland on 24th & 25 August.</p> <p>There were 18 dog registration</p>

Operational Plan Ref	Action	Target	Status
			<p><i>payments taken over the two days and a number of general enquiries were received.</i></p> <p><i>Vector Management, Pest Management and Health and Environment undertook displays at the Mt Morgan Show.</i></p>
4.2.2.3	<p><i>Provide a diverse range of compliance tools to a wide range of amenity, health and safety issues across the community to enhance liveability</i></p>	<p><i>Develop an enforcement manual by 30 Jun 2018</i></p>	<p><i>Current compliance tools as per Councils Enforcement Strategy and legislation.</i></p> <p><i>In progress with Council solicitors Corrs Chambers Westgarth.</i></p>
5.2.1.1	<p><i>Comply with legislative requirements</i></p>	<p><i>Updates to be present to Council in sectional monthly reports</i></p>	<p><i>See section 5 of this report</i></p>
5.2.1.4	<p><i>Operational risks are monitored and managed in accordance with legislative requirements</i></p>	<p><i>Risk registers are presented to Council on a quarterly basis</i></p>	<p><i>Risk register currently being reviewed.</i></p>
5.2.1.8	<p><i>Monitor and review non-compliance of legislative requirements</i></p>	<p><i>Report on legislative non-compliance included in sectional reports presented to Council on a monthly basis</i></p>	<p><i>No non-compliances in decision making, planning and reporting processes identified.</i></p>
5.3.1.1	<p><i>Workforce planning is reviewed to ensure that resourcing levels meet business needs in accordance with budget allocations</i></p>	<p><i>Review workforce requirements in accordance with budget schedule</i></p>	<p><i>Current resourcing does not meet business needs but is in accordance with budget allocation.</i></p>
5.3.2.1	<p><i>Continually review operational expenditure</i></p>	<p><i>Identify at least one operational saving per section of responsibility</i></p>	<p><i>See section 2 of this report</i></p>
5.4.2.6	<p><i>Pursue improved processes through all levels of Council</i></p>	<p><i>Identify at least two improved processes per section of responsibility</i></p>	<p><i>See section 2 of this report.</i></p>

7. Operational Projects

As at period ended August – 16.66% of year elapsed

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Pets in the Park Microchipping Days		30 June 18	Planning	\$17,000	Nil
Issuing of Dog registration Renewals	June 17	Sept 17	In Progress	\$20,000	\$14,583.23
Development Assessment					
Improve internal client relationships		Ongoing	In Progress	Operational budget	
Stage 2 of Track and Report (ECM and Pathway migration)		Ongoing	Information Services working on resolving issues with two systems talking to each other	Operational budget	
Planning Act compliance system checks	21 August 17	30 Nov 17	Health check and workflow development of DA process within Pathways	\$20,000 Gov Grant	
Building, Plumbing and Compliance					
Backlog of outstanding customer requests		1 Jan 18	Monthly meetings with relevant staff to discuss outstanding/problems and closeout issues	Operational budget	
Compliance process review		1 Sept 17	Discussions with admin, CIS and consultants	Operational budget	
Work flow alignment	21 Aug 17	Sept 17	Infor consultant engaged to align pathway with new legislation	\$10,000	Nil
Health and Environment					
Biosecurity Plan	Commenced		Drafted	Operational	

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
				budget	
Dengue Management Plan	Commenced	Draft completed 31 Aug 17	Commenced	Operational budget	
Enforcement Guideline			Awaiting Enforcement Manual and Policy	Operational budget	
Story Books (food safety, mosquitos) – educational tools	Commenced		Story line developed. With designer.	Operational budget	
In field devices to record activity in the field	Commenced		Annual food inspection proforma being tested	Operational budget	

8. Budget

Financial performance as expected for the reporting period

This report is generated in Finance One



End of Month General Ledger - (Operating Only) - COMMUNITY SERVICES

As At End Of August

Report Run: 08-Sep-2017 14:36:29 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget YTD	Adopted Budget FULL YR	Revised Budget	EOM Commitments	YTD Actual	Commit + Actual	Variance
	\$	\$	\$	\$	\$	\$	%
COMMUNITY SERVICES							
Planning and Regulatory Services							
<u>Development Assessment</u>							
Revenues	(134,511)	(807,066)	0	0	(221,390)	(221,390)	165% ✗
Expenses	215,357	1,292,143	0	82,406	224,414	306,821	142% ✗
Transfer / Overhead Allocation	5,105	30,630	0	0	(31)	(31)	-1% ✗
Total Unit: Development Assessment	85,951	515,707	0	82,406	2,993	85,399	99% ✓
<u>Building Compliance</u>							
Revenues	(127,147)	(782,880)	0	0	(118,211)	(118,211)	93% ✗
Expenses	188,478	1,130,867	0	6,250	191,566	197,846	105% ✓
Transfer / Overhead Allocation	(17,618)	(105,666)	0	4,056	(19,351)	(15,292)	87% ✗
Total Unit: Building Compliance	43,715	262,291	0	10,309	54,035	64,344	147% ✗
<u>Health & Environment</u>							
Revenues	(31,581)	(189,489)	0	0	(48,612)	(48,612)	148% ✗
Expenses	426,080	2,566,478	0	47,329	293,854	341,183	80% ✗
Transfer / Overhead Allocation	58,953	353,717	0	0	45,830	45,830	77% ✗
Total Unit: Health & Environment	453,451	2,720,707	0	47,329	292,871	340,201	75% ✗
<u>Local Laws</u>							
Revenues	(238,811)	(1,420,867)	0	0	(292,690)	(292,690)	124% ✗
Expenses	475,632	2,853,790	0	162,544	388,046	549,191	115% ✗
Transfer / Overhead Allocation	42,693	256,157	0	0	35,542	35,542	83% ✗
Total Unit: Local Laws	281,513	1,689,080	0	162,544	129,498	292,043	104% ✓
<u>Planning and Regulatory Services Management</u>							
Expenses	152,994	917,963	0	5,583	59,869	65,452	43% ✗
Total Unit: Planning and Regulatory Services Management	152,994	917,963	0	5,583	59,869	65,452	43% ✗
Total Section: Planning and Regulatory Services	1,017,625	6,105,748	0	308,172	539,266	847,439	83% ✗
Total Department: COMMUNITY SERVICES	1,017,625	6,105,748	0	308,172	539,266	847,439	83% ✗

9. Section Statistics

<i>Program/Activity</i>	<i>Date/s Held</i>	<i>Visitor/Participation Numbers</i>	<i>Comments</i>
Multicultural Festival	August 2017		23 inspections were conducted for food business compliance
Mount Morgan Show	12 August 2017	1939	Information stalls held by Vector Management, Pest Management and Environmental and Public Health (food safety)

Registered Dogs

<i>Description</i>	<i>July 2017</i>	<i>August 2017</i>	<i>September 17</i>	<i>October 2017</i>	<i>Financial YTD</i>
New Dogs Registered	293	357			650
Dog Registration Renewals	4449	5706			10155
Total	4742	6063			10805

Declared Dogs

<i>Description</i>	<i>July 2017</i>	<i>August 2017</i>	<i>September 17</i>	<i>October 2017</i>	<i>Total</i>
Dangerous Dogs	4	2			37
Menacing Dogs	1	3			51
Restricted Dog	0	0			1

Infringements Issued

<i>Description</i>	<i>July 2017</i>	<i>August 2017</i>	<i>September 2017</i>	<i>October 2017</i>	<i>Financial YTD</i>
Parking Infringements	569	380			949
Animal Infringements	84	52			136
Local Law Infringements	10	1			11
Total	663	433			1096

<i>Applications/Inspections</i>	<i>August 2017</i>	<i>Comments</i>
Number of Food Business Licence Applications	9	
Number of Short Term Food Business Licence	8	

Applications		
Number of Mobile Food Business Licence Applications	0	
Total Number of Food Business Licences	18	
Number of Personal Appearance Services Licence Applications	1	
Number of Annual Inspections for Food Business Licences	42	

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES - AUGUST 2017**

Traffic Light Report - August 2017

Meeting Date: 19 September 2017

Attachment No: 2

All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report August 2017

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	Completion Standard (days)	Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed							
Dog Registration Enquiry	65	65	549	479	70	0	10	● 2.19	● 3.07	● 6.75	6.05
Animals (more than permitted number)	25	18	14	3	18	0	30	● 1.67	● 24.12	● 18.56	14.40
Building Inspection Booking	0	0	2	2	0	0	1	● 5.00	● 12.25	● 11.29	7.20
Building Enquiry - General Info/Admin etc	19	18	31	16	13	3	5	● 1.75	● 7.47	● 10.70	2.41
Living in Illegal Premises	1	1	0	0	0	0	28	● 0.00	● 44.00	● 43.86	7.00
Other Building Compliant Issue	8	5	5	1	7	0	7	● 5.00	● 28.67	● 28.74	2.77
Poor Condition of Building	3	3	4	0	4	0	28	● 0.00	● 23.21	● 48.00	6.00
Pool Fence Issues	6	4	0	0	2	0	28	● 0.00	● 11.50	● 25.17	8.20
Retaining Wall Issues	5	4	1	0	2	0	28	● 0.00	● 6.67	● 47.17	7.25
Storm Water Complaint	4	4	3	2	0	1	28	● 6.00	● 14.65	● 27.19	11.78
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00
Planning Compliance Request/Enquiry	21	14	21	12	10	6	45	● 6.42	● 17.59	● 29.08	23.52
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00
Dog Attack on Person (Fear) CSO	6	5	18	4	6	9	20	● 11.25	● 12.53	● 16.54	10.50
Dog Attack on Animal (Alleged) CSO	12	11	12	1	9	3	20	● 6.00	● 14.05	● 15.40	9.14
Dog Attack on Person (Bite) CSO	3	3	6	2	2	2	20	● 4.00	● 12.08	● 16.49	8.50
Duty Planner (New Enquiry)	6	6	94	90	3	1	1	● 0.46	● 0.66	● 0.85	0.57
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	35	● 0.00	● 0.00	● 0.00	0.00
Plan Sign Sealling - Contributions	0	0	0	0	0	0	10	● 0.00	● 7.00	● 9.67	9.67
Telephone Enquiry (Existing Application/Call Back)	2	2	32	29	2	1	1	● 0.76	● 0.85	● 0.81	0.91
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	● 0.00	● 0.00	● 0.00	0.00
Heavy Vehicle Parking	1	1	5	4	1	0	10	● 7.50	● 12.00	● 13.89	8.38
Overgrown Allotments	22	21	15	6	10	0	45	● 5.83	● 14.19	● 21.86	20.95
Regulated Parking	17	15	25	20	7	0	10	● 5.85	● 6.77	● 6.17	4.89
Dust Complaint	0	0	0	0	0	0	10	● 0.00	● 2.00	● 1.50	1.50
Litter/Illegal Dumping	6	5	5	3	3	0	20	● 4.33	● 9.63	● 35.36	34.90
Noise Complaint	3	3	5	3	2	0	10	● 2.33	● 6.96	● 4.75	2.65
Plumbing Inspection Booking	0	0	1	1	0	0	1	● 0.00	● 0.50	● 0.25	0.25
P&D Works without a Plumbing Permit	3	2	2	1	1	1	5	● 12.00	● 9.33	● 6.00	4.50
Requests for Toilet Counts	0	0	4	1	3	0	5	● 6.00	● 6.00	● 10.13	1.75
Onsite (Private) Treatment Plant Odours	0	0	2	0	2	0	5	● 0.00	● 12.50	● 29.00	0.00
P&D Waste Water Leaking to Adjoining Properties	1	1	2	0	1	1	5	● 0.00	● 12.00	● 10.75	16.67
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	● 0.00	● 0.00	● 0.00	0.00
Plumbing and Drainage - Sanitary Drainage Plan	1	1	39	39	0	0	5	● 0.31	● 0.72	● 0.84	0.69
Plumbing Issues General	3	3	11	7	3	1	5	● 2.71	● 3.69	● 10.52	2.16
Planning Development Certificates	3	3	28	26	2	0	3	● 2.00	● 1.63	● 1.43	1.06

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	Completion Standard (days)	Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed							
Barking Dog Complaint - Stage 1	22	19	79	53	26	3	30	● 2.23	● 5.82	● 4.74	1.44
Barking Dog Complaint - Stage 2 LLEO Use Only	19	12	17	2	20	2	30	● 0.50	● 26.43	● 19.58	12.33
Vector Misting	1	1	5	4	0	1	7	● 2.75	● 5.90	● 5.29	5.23
Nuisance Vehicle	10	9	23	10	11	3	10	● 5.70	● 8.34	● 7.56	5.03
Wandering Animals / Livestock	29	24	127	92	37	3	10	● 1.07	● 1.88	● 1.55	1.02
Wandering Stock	0	0	0	0	0	0	10	● 0.00	● 3.26	● 2.78	1.96

8.6 BIOSECURITY PLAN 2017-2021

File No:	7099
Attachments:	1. Draft Biosecurity Plan 2017 - 2021
Authorising Officer:	Michael Rowe - General Manager Community Services
Author:	Catherine Hayes - Coordinator Health and Environment

SUMMARY

This report presents the Rockhampton Regional Council Biosecurity Plan 2017-2021 (The Plan) for Council's endorsement before being sent to neighbouring Councils and Biosecurity Queensland for consultation.

OFFICER'S RECOMMENDATION

THAT Council endorse the Biosecurity Plan 2017-2021 for consultation.

COMMENTARY

The *Biosecurity Act 2014* (the Act) is the principle piece of legislation that manages invasive plants and animals in Queensland. It provides a strategic approach to managing invasive species by setting out a number of actions to be undertaken by all stakeholders.

Under Section 53 of the Act, local governments must have a biosecurity plan that outlines:

1. Achievable objectives under the plan,
2. Strategies, activities and responsibilities for achieving objectives,
3. Strategies to inform the local community about the content of the plan and achievement of its objectives;
4. Monitoring implementation of the plan evaluating its effectiveness; and
5. Other matters the local government considers appropriate for management of invasive biosecurity matter for its local government area.

The Draft Biosecurity Plan 2017-2021 has been developed to align with a number of national, state and regional invasive species management strategies and brings all sectors of a local community together to manage invasive biosecurity matter in the region for the next 4 years. The plan will replace the Pest Management Plan 2012-2016.

The plan adopts a two tier management program:

1. Key issues:
 - Awareness and education
 - Informed decision making
 - Prevention, early detection, containment and eradication,
 - Strategic planning framework and management
 - Effective integrated management systems
 - Commitment and partnershipwhich outlines a number of broad strategic actions for invasive species management, and
 2. Invasive Species Program - which categorises invasive species based on their comparative risk (invasiveness, impacts (environmental, social and agricultural) and potential distribution) and feasibility for control (distribution, control costs and persistence). Each management category outlines a number of management actions that Council will undertake to reduce their impacts across the region, and is strongly influenced by resource implications.
-

Internally the Plan has been reviewed, discussed with and feedback sought from Councillors Smith, Fisher and Wickerson. Parks and Civil Operations were also consulted with to ensure relevant actions are able to be incorporated into the Parks and Civil Operations respective plans and operations. Feedback was incorporated into the Plan where deemed necessary.

Once endorsed, Council will consult with neighbouring local governments (Livingstone Shire, Banana Shire, Gladstone Regional and Central Highlands Regional) and Biosecurity Queensland and feedback will be incorporated into the Plan where deemed necessary.

BUDGET IMPLICATIONS

Nil

LEGISLATIVE CONTEXT

Under the *Biosecurity Act 2014* local governments are required to have biosecurity plans in place to manage invasive biosecurity matter in their local government areas.

CONCLUSION

Endorsement of the Rockhampton Regional Council Biosecurity Plan 2017-2021 which provides a strategic direction towards managing invasive species (plants and animals) within the Rockhampton Region, is sought before external consultation is undertaken with neighbouring local governments (Livingstone Shire, Banana Shire, Gladstone Regional and Central Highlands Regional) and Biosecurity Queensland.

BIOSECURITY PLAN 2017-2021

Draft Biosecurity Plan 2017 - 2021

Meeting Date: 19 September 2017

Attachment No: 1

Biosecurity Plan

2017-2021

Contents

Introduction	1
Challenges to effective pest management	3
Purpose.....	4
Scope.....	4
Links to Council’s Corporate Plan 2017-2022	4
Key Issues	4
Legislative framework	6
Stakeholders.....	8
Principles of Pest Management.....	9
Key issue 1 - Awareness and education.....	10
Key issue 2 – Informed decision making.....	10
Key issue 3 – Prevention, early detection, containment and eradication.....	11
Key issue 4 – Strategic planning framework and management.....	11
Key issue 5 - Effective integrated management systems.....	12
Key issue 6 – Commitment and partnership.....	12
Strategy implementation review and performance reporting.....	13
Pest Management Priorities	14
Glossary	24

Introduction

Background

Queensland has many plants and animals that have been introduced, either deliberately or accidentally, many of which are found in the Rockhampton Region. Some species have spread and multiplied to the point where they can cause damage to the environment, the economy and the community and are considered invasive.

Under the *Biosecurity Act 2014* (the Act), everyone has an obligation to take all reasonable and practical measures to prevent or minimise a biosecurity risk from invasive plants, animals and other biosecurity matter.

The management of invasive biosecurity matter (invasive plants and animals) is the shared responsibility of land managers, industry, the community and all levels of government. Whilst the primary responsibility rests with the land manager, collective actions using a nil-tenure approach is best practice, particularly for mobile species.

The Act requires Council have a biosecurity plan to address invasive biosecurity matter for its local government area.

The plan addresses the management of invasive biosecurity matter identified by the Act and other species identified as having significant local impacts within the Rockhampton Region.

Rockhampton Region

The Rockhampton Region consists of approximately 675,500 hectares and supports a population of approximately 83,400 people.

Recognised nationally as the beef capital of Australia, beef produced in Rockhampton is exported across the world. A meatworks with the Rockhampton Region services the cattle industry. Another meatworks is located just outside the Rockhampton Region

In addition to beef, there are a range of emerging agricultural opportunities in the

region. There are also a number of cottage industries providing supplementary income including miniature horses and alpacas.

Rockhampton is situated along major north, south and west transport and freight infrastructure routes. The routes are heavy used by tourists and locals.

The Fitzroy Basin in Central Queensland is 142, 665 square kilometers in size. All water that falls in the landscapes within the Fitzroy Basin eventually reaches the Fitzroy River which flows past Rockhampton and into the iconic Great Barrier Reef lagoon.

Invasive aquatic plants currently exist on the river. When conditions suit they have covered significant areas of water causing environmental, infrastructure and community impacts. Their presence in the river means that during major flood events, weeds have the ability to move into bodies of water on the lower Fitzroy Floodplain wetlands (a Directory of Important Wetlands Area) replenishing their supply and flows into the sea.

Impacts

Invasive biosecurity matter has the potential to adversely alter ecosystem function, reduce primary industry productivity and profitability and threaten human and animal health and social amenity.

Environmental impacts

Introduced invasive species place considerable pressure on native biodiversity, either directly or by affecting vegetation structure and/or ecological and physical processes. This can lead to the reduction or extinction of native species.

The negative impacts of invasive animals on biodiversity include:

- Direct predation,
- Loss of food and shelter for native species,
- Degradation of habitats,
- Reduction and possible extinction of native animals,
- Spread of disease,
- Competition for shelter and food,

- Loss of genetic purity (hybridisation).

The negative impacts of invasive biosecurity matter on biodiversity include:

- Degradation of native vegetation,
- Loss of food and shelter for native species,
- Reduction and possible extinction of native species.

Economic impacts

The Rockhampton Region is considered the Beef Capital of Australia and supports a range of agricultural enterprises supplying domestic and international markets.

According to the Invasive Animals Cooperative Research Centre (CRC), the direct annual economic impact from pest animals on Australia is \$743 million (Gong et al. 2009). The impacts of some animals in Queensland are well documented however, the true cost of invasive animals to Queensland's economy is unknown and difficult to quantify. Based on the above report, it is conservatively estimated that invasive animals cost Queensland \$215 million a year by preying on livestock, causing crop losses, competing for pasture and spreading disease.

The negative economic impacts of invasive animals include:

- Direct control and management costs,
- Predation of livestock (by wild dogs, foxes and feral pigs),
- Competition for resources,
- Destruction of natural resources through soil disturbance and removal of vegetation,
- Destruction of pastures and crops,
- Creation of general nuisance in urban, peri-urban and rural residential areas and associated management,
- Reduction of nature-based tourism due to destruction of natural resources.

Invasive plants are also a significant problem for agricultural land users. The CRC for Australian Weed Management estimated that impacts of invasive terrestrial weeds on agriculture cost the Australian economy approximately \$4 billion per year (Sinden et

al. 2004). As Queensland is Australia's second largest state and has the highest proportion of land area in any state dedicated to agriculture, the costs associated with lost production and weed control in Queensland are considerable.

The negative economic impacts of invasive plants include:

- Competition with pastures leading to reduced stocking capacity and erosion,
- Toxicity to stock,
- Competition with crops for water and nutrients,
- Increased stock mustering costs,
- Loss of ecotourism values,
- Impacts (of aquatic weeds) on water quality and irrigation,
- Management costs arising from the use of physical, mechanical and chemical control methods,
- Increased cost of fire preparedness and response due to spread of high biomass grasses.

Social and human health impacts

Invasive biosecurity matter can affect liveability in urban, peri-urban and rural residential areas. They can cause general nuisance and disturbance and reduce the community's enjoyment of natural areas.

The negative impacts of invasive animals on social and human health include:

- Predation of livestock and pets,
- Potential for injury to people,
- Increased risk of motor vehicle accidents,
- Damage to structures,
- Spread of disease.

Wild dogs and foxes prey on family pets and poultry. Feral deer and horses have been implicated in motor vehicle accidents.

Feral animals can carry zoonotic diseases such as hydatids (wild dogs, foxes), Q fever (feral pigs), brucellosis (feral pigs) and leptospirosis (feral pigs, feral deer).

The negative impacts of Invasive plants on social and human health include:

- Allergic reactions,

- Increased risks and reduced aesthetic value in recreational areas,
- Increased risk of fire.

Many aquatic invasive plants, such as salvinia, cause safety hazards. Small children have drowned when they thought the floating 'carpet' of salvinia was solid.

Aquatic invasive plants, including water lettuce, salvinia and water hyacinth, interfere with recreational activities undertaken on the Fitzroy River.

Aquatic weeds reduce the aesthetic value of rivers, lakes and streams and impact on water quality which can result in lower animal growth/production.

Challenges to effective pest management

The predominant challenges for managing invasive biosecurity matter in the Rockhampton Region include:

- Cost and effort required to deliver effective long-term control activities,
- Proximity of urban and peri-urban areas to protected areas (National Parks),
- Mobility of pest animals over a number of tenures,
- The distribution of pest species,
- The distribution of individuals across the large, less populated rural areas limits the ability of individuals to control and manage invasive biosecurity matter.
- Concerns over non-target impacts of control methods,
- Difficulties of control in urban and peri-urban areas,
- Changing land use and social demographics,
- Absentee landholders,
- Animal welfare obligations which may limit the use of some control methods,
- Stakeholder knowledge.

Purpose

The purpose of the Rockhampton Regional Council Biosecurity Plan (the Plan) is to provide a strategic direction for the management of invasive biosecurity matter (plants and animals) in the Rockhampton Region.

The plan establishes local priorities and sets out actions that aim to minimise the environmental, economic, social and human health impacts of invasive biosecurity matter and brings all sectors of a local community together to manage invasive biosecurity matter in the region.

The plan is supported by the subsequent development of underlying associated documents.

Scope

To manage risks associated with invasive biosecurity matter on all land and waterways within the boundaries of the Rockhampton

Regional Council. This includes all land owned or controlled by the State, Council, utilities, private companies and individuals.

Links to Council's Corporate Plan 2017-2022

Rockhampton Regional Council's Corporate Plan 2017-2022 sets the strategic direction and priorities for our organisation for the next five financial years.

Theme – Environment

Goal – An environmentally balanced and aware community, which preserves and maintains our natural environment and incorporates contemporary and proven sustainability principles, as part of all activities for current and future generations

Outcome – Contribute to healthy natural ecosystems

Key Issues

The Plan details the key issues of invasive biosecurity matter management and outlines the objectives to achieve Council's Corporate Plan objectives. The key issues are:

- 1 Awareness and education,
- 2 Monitoring and assessment,
- 3 Prevention, early detection, containment and eradication,
- 4 Strategic planning framework and management,
- 5 Effective integrated management systems,
- 6 Commitment and partnership.

Vision

The impact of invasive biosecurity matter on the environment, the economy, human safety and social amenity is minimised.

Issues

Awareness and education	Informed decision making	Prevention, early detection, containment and eradication	Strategic planning framework and management	Effective integrated management systems	Commitment and partnership
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Objectives

To provide accurate, accessible and timely information on invasive biosecurity matter.	To collect, use and make available reliable data relevant to invasive biosecurity matter management.	To prevent the introduction of new invasive biosecurity matter. To minimise the spread of invasive biosecurity matter to new areas. To contain invasive biosecurity matter within containment areas. To detect and eradicate new and specific invasive biosecurity matter.	To maintain and enhance a planning framework for invasive biosecurity matter management. To implement, evaluate and review integrated invasive biosecurity matter management programs. To efficiently and adequately resource invasive biosecurity matter management programs.	To adopt and develop new, and improve existing, invasive biosecurity matter management practices. To reduce populations and impacts of invasive biosecurity matter. To protect environmental significant areas from invasive biosecurity matter management activities.	To establish and maintain long-term stakeholder commitment to invasive biosecurity matter management. To establish roles and responsibilities for invasive biosecurity matter management. To ensure compliance with the <i>Biosecurity Act 2014</i> .
To increase stakeholders awareness of invasive biosecurity matter and their impacts and individuals capacity to identify and manage them.	To further the understanding of the biology, ecology and impacts of invasive biosecurity matter.				
To have appropriately skilled and knowledgeable officers able to respond effectively to invasive biosecurity matter.					

Outcomes

Stakeholders are informed, knowledgeable and have ownership of invasive biosecurity matter management.	Reliable information is the basis for decision making.	Introduction, spread and establishment of invasive biosecurity matter is prevented.	Strategic directions are developed and maintained.	Effective and integrated management systems are developed and widely implemented.	All stakeholders are committed to and undertake coordinated management of invasive biosecurity matter.
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Legislative framework

Council is responsible for the administration and enforcement of a range of State legislation and a local law within the Region.

The legal framework includes:

- *Biosecurity Act 2014,*
- *Local Government Act 2009,*
- *Local Law No. 1 (Administration) 2011,*
- *Local Law No. 3 (Community and Environmental Management) 2011,*
- *Subordinate Local Law No. 3 (Community and Environmental Management) 2011.*

Biosecurity Act 2014

The purposes of the *Biosecurity Act 2014* are to:

- Provide a framework for an effective biosecurity system for Queensland that helps to minimise biosecurity risks and facilitates responding to impacts on a biosecurity consideration, including responding to biosecurity events, in a timely and effective way,
- Ensure the safety and quality of animal feed, fertilisers and other agricultural inputs,
- Help align responses to biosecurity risks in the State with national and international obligations and requirements for accessing markets for animal and plant produce, including live animal and plants,
- Manage risks associated with emerging, endemic and exotic pests and diseases that impact on plant and animal industries, the build environment, companion or leisure animals, biodiversity and the natural environment, tourism, lifestyle and pleasure industries or infrastructure and service industries, the transfer of diseases from animals to humans and from humans to animals, biological, chemical and physical contaminants in carriers.

The Act provides a consistent regulatory approach for the management of invasive biosecurity matter across Queensland. The Act specifically requires the local

governments to have a biosecurity plan for invasive biosecurity matter for its local government area and to pay an amount each financial year to the Land Protection Fund when requested.

Under the Act everyone has a 'general biosecurity obligation'. This means everyone is responsible for managing biosecurity risks that are under their control and that they know about, or should reasonably be expected to know about.

Under the general biosecurity obligation, individuals and organisations whose activities pose a biosecurity risk must:

- Take all reasonable and practical steps to prevent or minimise each biosecurity risk,
- Minimise the likelihood of causing a 'biosecurity event' and limit the consequences if such an event is caused,
- Prevent or minimise the harmful effects a risk could have, and not do anything that might make any harmful effects worse.

Local Government Act 2009

Although not specifically relating to invasive matter management the *Local Government Act 2009* provides the framework on which Council operates and includes the requirement to develop local laws.

Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.5 (Keeping of Animals) 2011

Local Law No. 1 provides a legal and procedural framework for the administration, implementation and enforcement of the local government's local laws, subordinate local laws and specified regulatory powers under legislation and to provide for miscellaneous administrative matters.

Local Law No. 3 (Community and Environmental Management) 2011 and Subordinate Local Law No. 2 (Animal Management) 2011

The purpose of *Local Law No. 3* and its subordinate local law is to protect the

environment and public health, safety and amenity within the Rockhampton Region. The purpose is in part achieved by providing for the elimination or reduction of risks and threats from inadequate protection against animal and plant pests, and allows for the declaration of an animal or plant of a specified species to be a local pest.

Strategic links to other legislation

Local governments must ensure that the plan does not breach the requirements of other legislation including:

- *Vegetation Management Act 1999,*
- *Nature Conservation Act 1992,*
- *Water Act 2000,*
- *Environmental Protection Act 1994,*
- *Wild Rivers Act 2005,*
- *Transport Infrastructure Act 1994,*
- *Land Title Act 1994,*
- *Animal Care and Protection Act 2001,*
- *Agricultural and Veterinary Chemicals (Queensland) Act 1994.*

Other documents local governments need to consider include:

- Queensland Government, Queensland Weed and Pest Animal Strategy 2016-20,
- Queensland Government, Wild dog management strategy 2011-16,
- Queensland Government, Feral deer management strategy 2011-16.

This list is not exhaustive.

Stakeholders

A number of stakeholders have interests in pest management in the region. Effective engagement of all relevant parties is critical to the success of invasive biosecurity matter management programs.

Australian Government

The Australian Government provides the framework for weeds and pest animals management in Australia and coordinates, facilitates and promotes national weeds and pest animals management policies and programs.

The Australian Government also provides leadership and coordination for emergency responses to invasive biosecurity matter of national significance.

Queensland Government

Biosecurity Queensland

Biosecurity Queensland is responsible for the development and implementation of invasive biosecurity matter management policy through legislation, research and extension education programs.

The Department coordinate State responses to invasive biosecurity matter and guide, encourage and assist local governments, regional NRM groups, land holders and land managers in invasive plant and animal management.

Other Queensland Government agencies

Other Queensland Government are responsible for managing invasive biosecurity matter on state-managed land and waterways in accordance with agreed local/regional priorities.

Local Government

Local government has the responsibility to:

- Administer and enforce the *Biosecurity Act 2014*,
- Develop and enforce local government area biosecurity plans,

- Guide, encourage and assist regional NRM groups, community groups, land holders and land managers in invasive biosecurity matter management,
- Coordinate community invasive plant and animal management programs.

Local government are also required to manage invasive biosecurity matter on land controlled by local government.

Industry organisations

Promote and facilitate invasive plant and animal management on agreed local/regional priorities and identify and fund research priorities to enable continued improvement in the management of invasive plants and animals.

Tertiary and other education research facilities

Undertake research on invasive biosecurity matter and train and educate people in best practice in the management of invasive plants and animals.

NRM Groups

Promote and facilitate invasive plant and animal management on agreed local/regional priorities. Examples of local NRM groups include Fitzroy Basin Association and Capricornia Catchments Inc.

Community groups

Promote awareness of invasive plant and animal issues within the wider community.

Land managers (public and private)

Follow best practice for invasive plant and animal management on land they have responsibility for in line with relevant legislation, policy, guidelines, management plans and codes of practice.

Residents

Residents have a general biosecurity obligation under the Act.

Principles of Pest Management

This plan is based on the management principles for invasive biosecurity matter as shown below. The principles align with those in the draft Australian strategies.

Integration

Invasive plant and animal management is an integral part of managing natural resources and agricultural systems.

Public awareness

Public awareness and knowledge of invasive plants and animals must be raised to increase the capacity and willingness of individuals to participate in control.

Commitment

Effective invasive plant and animal management requires shared responsibility, capability, capacity and a long-term commitment by land owners/managers, the community, industry groups and government. Those that create the risks associated with invasive species introduction or spread and those that benefit from the invasive plant and animal management should help to minimise the impacts of invasive biosecurity matter and contribute to the costs of management.

Consultation and partnership

Consultation and partnership arrangements between land managers, local communities, industry groups, state government agencies and local governments must be established to achieve a collaborative and coordinated approach to management.

Planning

Planning for invasive plant and animal management should be based on risk management to ensure that resources target the priorities identified at local, regional, state and national levels.

Prevention and early intervention

Preventive invasive plant and animal management is generally more cost-effective than other strategies and is achieved by:

- Preventing the spread of invasive species and viable parts of these species, especially by human activity,
- Early detection and intervention.

Best practice

Invasive plant and animal management must be based on ecologically and socially responsible practices that protect the environment and the productive capacity of natural resources while minimising impacts on the community. It should balance feasibility, cost-effectiveness, sustainability, humaneness, community perceptions, emergency needs and public safety.

Improvement

Research about invasive plants and animals and regular monitoring and evaluation of control activities is needed to make evidence-based decisions and improve management practices.

Key issue 1 - Awareness and education

Effective management of invasive biosecurity matter relies on broad stakeholder knowledge of the problem and management issues. Often people are not aware of the impacts that invasive biosecurity matter has on the natural environment or primary production, or that their own actions may be contributing to the problem. Many pest plant animal problems are increased through lack of community knowledge and awareness.

The level of education on invasive biosecurity matter is increasing, but more targeted public education and a higher public profile are needed. Different stakeholders require different information and support to raise their awareness and their willingness to help manage invasive biosecurity matter.

Council's website contains a significant amount of information on invasive plant and animal management and provides promotional material in several formats. Council also undertakes invasive plant and animal awareness programs at relevant events.

Council will:

- Develop a Invasive Plant and Animal Community Awareness Strategy
- Provide accurate, accessible and timely information material and undertake awareness programs
- Encourage land managers to use a nil-tolerance approach to invasive plant and animal management
- Provide warnings where human activities create favourable conditions for invasive plants and animals including signage at boat ramps
- Alert the public on any incursion of exotic invasive plants and animals
- Establish an awareness campaign aimed at preventing the human assisted spread of invasive plant and animal
- Investigate invasive plant and animal awareness program for schools

- Provide training to Council officers working in rural areas and Council land on invasive plant awareness
- Ensure the provision of appropriately qualified and trained personnel
- Provide ongoing professional development

Key issue 2 – Informed decision making

Reliable data is needed to ensure that invasive biosecurity matter is managed holistically and for the long term. Invasive plant and animal control requires an appropriate balance between prevention, surveillance and preparedness. An increasing amount of information is available on the distribution, abundance and impact of pests and Council needs to keep abreast of this information so informed decisions are made.

Management practices are regularly reassessed and updated, based on the best information available, to enable the most effective and efficient application of the control options.

Council currently researches and utilises information and updates from legislation, State Government, research groups, invasive plant and animal management groups and industry to inform the program.

Council will:

- Collect, utilise and make available relevant data on invasive plant and animal management
- Consider invasive plant and animal behaviour (biology and ecology), impacts (social, economic and environmental) and control costs in the prioritisation of invasive plant and animal species
- Investigate and acquire remote GIS hardware and software for data collection
- Enhance spatial data relating to pest distribution and management activities
- Investigate and introduce mobile technology

Key issue 3 – Prevention, early detection, containment and eradication

- Eradicate new incursions of identified high-risk species on Council land
- Review Councils Local Laws
- Enforce legislative provisions
- Investigate incentive programs

Prevention and early intervention is generally the most cost-effective management strategy. Once an invasive species is introduced and becomes established, it is often very difficult or even impossible to eradicate and costly to control. Everyone has a role in preventing the introduction and spread of invasive biosecurity matter into and around our region.

Invasive biosecurity matter presents different levels of risk and hazard in different areas within the region. Determining risk and hazard is essential in defining priorities for prevention and management. Preventing the expansion of current invasive plant and animal distributions and populations will greatly reduce the risk of further negative impacts.

Council's aquatic invasive plant biocontrol facility is breeding biocontrol for water lettuce, salvinia and water hyacinth.

Council will:

- Develop and implement a management plan for Council land
- Develop and implement an invasive plant hygiene plan for Council's equipment to prevent and reduce the movement of invasive plants along road corridors by Council operations
- Develop a nursery for land weed biocontrol/s
- Provide Council's biocontrols to landholders
- Maintain the 1080 program
- Investigate funding opportunities for the construction and maintenance of wash-down facilities at strategic locations within the region
- Work with local nurseries to raise awareness of potential invasive plants and suitable alternatives
- Develop a rapid response procedure for handling and reporting new infestations of high priority invasive plant and animal

Key issue 4 – Strategic planning framework and management

A system of setting priorities for this management of invasive plants and animals is critical to ensuring that resources are used as efficiently as possible.

A strategic approach can only achieve common goals and priorities if there is effective communication and cooperation between land managers, NRM groups, industry, local governments and State government departments. Council's invasive plant and animal management plan offers a 'partnership' mechanism to achieve this level of coordination and efficiency, and the Biosecurity Act facilitates a risk-based approach to invasive plant and animal management.

Council has undertaken a risk assessment to determine the level of risk from invasive biosecurity matter to assist in setting priorities. The prioritisation is critical to ensuring resources are used as efficiently as possible.

Council will:

- Develop and implement an Operational Plan and Exotic Incursion Response Plan
- Develop and implement a Deer Management Plan and a Pig Management Plan
- Integrate pest management planning with other processes
- Develop individual and/or multi-species invasive plant and animal management plans
- Ensure plans are consistent with nationally recognised codes of practice
- Investigate funding opportunities and apply for funding to support Councils programs

Key issue 5 - Effective integrated management systems

It is widely accepted that integrated pest management systems are the most effective. That is, best practice for effective control of invasive species often involves multiple control methods. Successful long-term management of invasive biosecurity matter relies on cooperation with neighbours and the coordination of control activities.

To ensure the best possible outcomes, Council advocates and adopts best practice management for all invasive plant and animal management activities.

Council will:

- Develop new and improve existing management practices reflecting best practice
- Develop work instructions
- Investigate additional, improved and alternative methods of control including fire
- Develop a nursery for invasive plant biocontrol/s
- Make available biological control agents from Council's biocontrol facilities to land occupiers
- Discourage actions that contribute to or maintain invasive plant and animal impacts in and around urban areas
- Schedule management activities to coincide with natural population fluctuations and seasonal conditions

Key issue 6 – Commitment and partnership

Management of invasive biosecurity matter is the shared responsibility of everyone, land managers, owners and occupiers, industry and all levels of government.

Clearly defined and accepted roles and responsibilities are crucial to the success of long-term management. There is often a degree of confusion within the community about the exact responsibilities of stakeholders in invasive plant and animal management which will to be addressed.

The broad scope and nature of invasive plant and animal problems demands a long-term commitment by all stakeholders. Council's Biosecurity Plan is crucial to the success of invasive plant and animal management and provides an opportunity to foster community commitment to roles and responsibilities.

Council partners with NRM and community groups, industry, local governments and State government, when appropriate, to undertake coordinated invasive plant and animal management and educational activities. Council is a member of the Capricorn Pest Management Group.

Under the *Biosecurity Act 2014* everyone has an obligation to take all reasonable and practical measures to prevent or minimise a biosecurity risk. The legislation is backed by suitable enforcement measures which are only used when other approaches have failed.

Council will:

- Maintain working partnerships between stakeholders to generate a holistic approach to invasive plant and animal management and a sense of community ownership of the problem
- Communicate roles and responsibilities for invasive plant and animal management
- Identify common objectives and opportunities for sharing resources
- Support research where appropriate
- Participate in regional and State forums

- Enforce the *Biosecurity Act 2014* and relevant local laws in line with Councils Enforcement Strategy
- Review Council's Enforcement Strategy
- Ensure compliance with legislative requirements placed on local government and pest management officers
- Commit to resourcing invasive plant and animal management actions on a priority basis including funding, staff and equipment
- Investigate incentive programs

Strategy implementation review and performance reporting

To monitor and measure the effectiveness of the implementation of this plan, Council will prepare and maintain an Action Plan incorporating operational requirements aimed at successfully progressing the responses.

The operational actions will be assigned appropriate indicators so that performance against the outcomes can be regularly assessed.

Appropriate reporting frameworks will be put in place to ensure management can monitor performance and adjust operational effort according to circumstances.

The Plan will be reviewed annually to ensure that it identifies and reflects changing priorities, operational capacity and the legislative framework and has been afforded adequate financial and staffing resources.

Invasive Species Program

Pest Management Priorities

In the preparation of this plan, a prioritisation process for the management of invasive biosecurity matter legislated for management under the Act and invasive plant and animal deemed to pose a significant local threat was undertaken.

The prioritisation assessment consisted of a comparative invasive plant and animal risk assessment determined by assessing the invasiveness, impacts and potential distribution for each species and an assessment on the feasibility of containment which was determined from control costs, current distribution and persistence.

By comparing the comparative invasive plant and animal risk and the feasibility of containment of each pest, a strategic management category is identified.

This process allows an objective assessment to be made on an invasive plant and animal threat rather than simply react to its presence and appearance.

Strategic Management Categories

For each strategic management category objectives and broad strategic actions have been established in addition to the actions associated with the key issues.

Prevention

Species that are not yet established in the region.

Management objective – Maintain Rockhampton Regions pest-free status by monitoring and detecting any new incursions before they become established

Actions:

- Monitor and detect any new incursions before they become established,
- Training and awareness activities for the community to enable early detection.

Eradication

Species with a restricted distribution and low abundance that have the potential to be eradicated (removal of all individual invasive plant or animal species) from the region.

Management objective – Return the Rockhampton Region to pest-free status by eradicating all known infestations.

Actions:

- Detailed surveillance and mapping to locate all infestations/populations,
- Destruction of all infestations/populations including seedbanks and juveniles,
- Prevention of entry to the region and keeping, movement and sale within the region,
- Removal and prohibition of all cultivated plants,
- Increase stakeholder awareness and encourage reporting.

Destroy Infestations

Species that abundant in parts of the region and must be prevented from spreading beyond predefined areas.

Management objective – Significantly reduce the extent of the invasive plant species in the region.

Actions:

- Detailed surveillance and mapping to locate all infestations/populations,
- Destruction of all infestations, aiming for local eradication at feasible sites,
- Prevention of spread, movement and sale within the region,
- Monitoring progress towards reduction,
- Increase landholders capacity to identify and manage.

Containment

Species that are abundant throughout the region and must be prevented from spreading beyond predefined areas.

Management objective – Prevent spread to pest-free areas and minimise the impact on particular assets by containing and managing impacts on, and risk to, surrounding land uses.

Actions:

- Surveillance and mapping to locate all infested properties,
- Control of all infestations, aiming for a significant reduction in density,
- Prevention of entry to new areas ,
- Enforce control of all species, aiming for a significant reduction in density through high level initial control and sustained management,
- Preventing spread from cultivated plants,
- Monitor change in current distribution,
- Increase landholders capacity to identify and manage.

Monitor

Species that are widespread throughout the region.

Management objective – To detect any significant changes in the species through surveillance.

Actions:

- Monitor the spread of the species and review any perceived changes,
- Provide advice to stakeholder when requested,
- Increase landholders capacity to identify and manage.

Prevention

Management objective - Maintain Rockhampton Regions pest-free status by monitoring and detecting any new incursions before they become established

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Plants				
African Boxthorn	<i>Lycium ferocissimum</i>	3*	✓	Present in State
Alligator Weed	<i>Alternanthera philoxeroides</i>	3		Boarders region
Annual Ragweed	<i>Ambrosia artemisiifolia</i>	3		Boarders region
Balloon Vine	<i>Cardiospermum grandiforum</i>	3		Present in State
Bitou Bush	<i>Chrysanthemoides monilifera</i> spp. <i>rotundifolia</i>	2*, 3, 4*, 5*		Present in State
Blackberry	<i>Rubus anglocandicans</i> , <i>Rubus fruticosus aggregata</i>	3		Present in State
Boneseed	<i>Chrysanthemoides monilifera</i> ssp. <i>monilifera</i>)	2, 3, 4, 5		Present in State
Bridal Creeper	<i>Asparagus asparagoides</i>	2, 3, 4, 5	✓	Present in State
Cabomba	<i>Cabomba caroliniana</i>	3		Present in State
Candyleaf	<i>Stevia ovata</i>	4		Present in State
Chilean Needle Grass	<i>Nassella neesiana</i>	3	✓	Present in State
Chinese Celtis	<i>Celtis sinensis</i>	3		Present in State
Cholla Cacti with the following names:				
▪ Coral Cactus	<i>Cylindropuntia fulgida</i>	3	✓	Boarders region
▪ Devil's Rope Pear	<i>C. imbricata</i>	3	✓	No mapping
▪ Hudson Pear	<i>Cylindropuntia rosea</i> and <i>C. tunicata</i>	2,3,4,5	✓	Boarders region
▪ Jumping Cholla	<i>C. prolifera</i>	2,3,4,5	✓	No mapping
▪ Snake Cactus	<i>C. spinosior</i>	3	✓	Present in State
Dutchmans Pipe	<i>Aristolochia</i> spp. <i>other than native species</i>	3		Present in State

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Elephant Ear Vine	<i>Argyreia nervosa</i>	3		Present in State
Fireweed	<i>Senecio madagascariensis</i>	3		Present in State
Gamba Grass	<i>Andropogon gayanus</i>	3		Present in State
Giant Sensitive Plant	<i>Mimosa diplotricha</i> var. <i>diplotricha</i>	3		Present in State
Gorse	<i>Ulex europaeus</i>	3	✓	Not in State
Groundsel Bush	<i>Baccharis halimifolia</i>	3		Boarders region
Harungana	<i>Harungana madagascariensis</i>	3		Present in State
Honey Locust	<i>Gleditsia triacanthos</i> including cultivars and varieties	3		Present in State
Hygrophilia	<i>Hygrophila costata</i>	3		Present in State
Koster's Curse	<i>Clidemia hirta</i>)	2, 3, 4, 5		Present in State
Kudzu	<i>Pueraria montana</i> var. <i>lobata</i> syn. <i>P. lobata</i> , <i>P. triloba</i> other than in the Torres Strait Islands)	3		Present in State
Limnocharis, yellow burrhead	<i>Limnocharis flava</i>	3		Present in State
Madras Thorn	<i>Pithecellobium dulce</i>	2, 3, 4, 5		Present in State
Mexican Bean Tree	<i>Cecropia pachystachya</i> , <i>C. palmata</i> and <i>C. peltata</i>	2, 3, 4, 5		Present in State
Mexican Feather Grass	<i>Nassella tenuissima</i>)	2, 3, 4, 5		Present in State
Miconia	<i>Miconia calvescens</i> , <i>M. cionotricha</i> , <i>M. nervosa</i> , <i>M. racemosa</i>	2, 3, 4, 5		Present in State
Mikania Vine	<i>Mikania micrantha</i>	2, 3, 4, 5		Present in State
Mimosa Pigra	<i>Mimosa pigra</i>	2, 3, 4, 5	✓	Present in State
Ornamental Gingers (Kahili ginger, white ginger, yellow ginger)	<i>Hedychium gardnerianum</i> , <i>H. coronarium</i> , <i>H. flavescens</i>	3		Present in State
Pond Apple	<i>Annona glabra</i>	3	✓	Present in State

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Prickly Pears:				
▪ Bunny Ears	<i>Opuntia microdasys</i>	2,3,4,5	✓	Present in State
▪ Drooping Tree Pear	<i>O. monacantha</i> syn. <i>O. vulgaris</i>	3	✓	No mapping
▪ Prickly Pear	<i>O. elata</i>	2,3,4,5	✓	No mapping
▪ Tiger Pear	<i>O. aurantiaca</i>	3	✓	No mapping
Privets (broad-leaf privet, tree privet, small-leaf privet, Chinese privet)	<i>Ligustrum lucidum</i> , <i>L. sinense</i>	3	✓	Boarders region
Sengal Tea	<i>Gymnocoronis spilanthoides</i>	3		Present in State
Siam Weed	<i>Chromolaena odorata</i> , <i>C. squalida</i>	3		Present in State
Sicklepods (foetid cassia, hairy cassia, sicklepod)	<i>Senna tora</i> , <i>S. hirsute</i> , <i>S. obtusifolia</i>	3		Boarders region
Telegraph Weed	<i>Heterotheca grandiflora</i>	3		Present in State
Thunbergias	<i>Thunbergia grandiflora</i> syn. <i>T. laurifolia</i>	3		Present in State
Tabacco Weed	<i>Elephantopus mollis</i>	3		Present in State
Water Mimosa	<i>Neptunia oleracea</i> and <i>N. Plena</i>)	2,3,4,5		Present in State
Willows	all <i>Salix</i> spp. other than <i>S. babylonica</i> , <i>S. x calodendron</i> and <i>S. x reichardtii</i>	3		Present in State
Animals				
Asian Honey Bee	<i>Apis cerana javana</i>	1*		Present in State
Barbary Sheep	<i>Ammotragus lervia</i>	2, 3, 4, 5, 6*	-	Present in State
Blackbuck Antelope	<i>Antilope cervicapra</i>	2, 3, 4, 5, 6	-	Present in State
Electric Ant or Little Fire Ant	<i>Wasmannia auropunctata</i>	1		Present in State
Feral Chital Deer	<i>Axis axis</i>	3, 4, 6	-	Present in State

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Feral Fallow Deer	<i>Dama dama</i>	3, 4, 6	-	Present in State
Feral Red deer	<i>Cervus elaphus</i>	3, 4, 6	-	Present in State
Hog Deer	<i>Axis Porcinus</i>	2, 3, 4, 5, 6	-	Present in State
Red Eared Slider Turtle	<i>Trachemys scripta elegans</i>	2, 3, 4, 5, 6	-	Present in State
Red Imported Fire Ant	<i>Solenopsis invicta</i>)	1		Present in State
Sambar Deer	<i>Rusa unicolor, syn. Cervus unicolor</i>	2, 3, 4, 5, 6	-	Present in State
Yellow Crazy Ant	<i>Anoplolepis gracilipes</i>	3	-	Present in State

*Category

- 1 – Must report the presence of category 1 matter to an DAF inspector within 24 hours
- 2 – Must report the presence/sightings of category 2 matter to Biosecurity Queensland within 24 hours
- 3 – Must not distribute or dispose of unless under a regulation, restricted matter permit or by an authorised officer
- 4 – Must not move or cause or allow to be moved
- 5 – Must not keep in the person’s possession or under the persons control
- 6 – Must not give food to

Eradicate

Management objective - Return the Rockhampton Region to pest-free status by eradicating all known infestations.

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Plants				
Athel Pine	<i>Tamarix aphylla</i>	3		Isolated
Badhara Bush	<i>Gmelina elliptica</i>	3		Isolated
Belly-ache Bush	<i>Jatropha gossypifolia and hybrids</i>	3		Isolated
Log Wood	<i>Haematoxylon campechianum</i>	-		Isolated
Mesquites (honey mesquite, mesquite or algarroba, Quilpie mesquite)	<i>Prosopis flandulosa, P. pallida, P. velutina</i>	3	✓	Isolated
Grey Leaved Cordia	<i>Cordia sinensis</i>	Not declared		Isolated

Destroy Infestations/Populations

Management objective - To significantly reduce the extent of the invasive plant species in the region through destroying relevant infestations

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Plants				
African Tulip Tree	<i>Spathodea campanulata</i>	3		Isolated*
Broad Leaved Pepper Tree	<i>Schinus terebinthifolius</i>	3		Isolated*
Cats Claw Creeper	<i>Dolichandra unguis-cati</i>	3	✓	Scattered
Elephant Grass	<i>Penisetum purpurem</i>	Locally declared		Isolated
Madeira Vine	<i>Anredera cordifolia</i>	3		Isolated
Rats Tail Grass (American rat's tail grass, giant Parramatta grass, giant rat's tail grass)	<i>Sporobolus jacquemontii, S. fertilis, S. pyramidalis and S. natalensis</i>	3		Isolated
Singapore Daisy	<i>Sphagneticola trilobata</i> syn. <i>Wedelia trilobata</i>	3		Isolated

* Manage infestations on Council land in line with Parks management plans

Containment

Management objective - Prevent spread to pest-free areas and minimise the impact on particular assets by containing and managing impacts on, and risk to, surrounding land uses*

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Plants				
African Fountain Grass	<i>Cenchrus setaceum</i>	3		Isolated
Castor-oil Plant	<i>Ricinus communis</i>	Locally declared		Widespread
Chinee Apple	<i>Ziziphus mauritiana</i>	3		Scattered
Devil's Apple	<i>Solanum aculeatissimum</i>	Locally declared		Widespread
Devil's Fig	<i>Solanum torvum</i>	Locally declared		Widespread
Feral Leucaena	<i>Leucaena leucocephala</i>	Locally declared		Widespread
Harrisia Cactus	<i>Harrisia martinii</i> , <i>H. tortuosa</i> and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>	3		Widespread
Hymenachne	<i>Hymenachne amplexicaulis</i> and hybrids	3	✓	Scattered
Lantana creeping lantana and lantana, common lantana	<i>Lantana montevidensis</i> and <i>Lantana camara</i>	3		Widespread
Lion Tail	<i>Leonotis nepetifloia</i>	Locally declared		Widespread
Maltese Cockspur	<i>Centaurea melitensis</i>	Locally declared		Widespread
Mexican Poppy	<i>Argemone ochroleuce</i> Sweet subsp. <i>Ochroleuca</i>	Not declared		Widespread
Mother of Millions	<i>Bryophyllum delagoense</i> syn. <i>B. tubiflorum</i> , <i>Kalanchoe delagoensis</i>	3		Scattered
Parkinsonia	<i>Parkinsonia aculeata</i>	3	✓	Scattered
Parthenium	<i>Parthenium hysterophorus</i>	3		Widespread

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Prickly Acacia	<i>Vachellia nilotica</i>	3	✓	Widespread
Rubber Vine (ornamental rubber vine, rubber vine)	<i>Cryptostegia madagascariensis, C. grandiflora</i>	3	✓	Widespread
Salvinia	<i>Salvinia molesta</i>	3	✓	Scattered
Sisal	<i>Agave vivipara (var. vivipara and cv. Marginate (sisal)), Agave sisalana (sisal/sisal hemp)</i>	Locally declared		Scattered
Snake Weed	<i>Stachytarphets spp</i>	-		Widespread
Water Hyacinth	<i>Eichhornia crassipes</i>	3		Widespread
Water Lettuce	<i>Pistia stratiotes</i>	3		Widespread
Wild Sisal	<i>Furcraea selloa</i>	Locally declared		Scattered
Yellow Bells	<i>Tecoma stans</i>	3		To be determined
Yellow Oleander, Captain Cook tree	<i>Cascabela thevetia syn. Thevetia peruviana</i>	3		Scattered
Animals				
Cat	<i>Felis catus and Prionailurus bengalensis x Felis catus – other than a domestic cat</i>	3, 4, 6	-	Widespread
Dingo	<i>Canis lupus dingo</i>	3, 4, 5, 6	-	Widespread
Dog	<i>Canis lupus familiaris – other than a domestic dog</i>	3, 4, 5, 6	-	Widespread
European fox	<i>Vulpes vulpes</i>	3, 4, 5, 6	-	Widespread
European rabbit	<i>Oryctolagus cuniculus</i>	3, 4, 5, 6	-	Widespread
Feral goat	<i>Capra hircus</i>	3, 4, 6	-	Scattered/Escapees
Feral pig	<i>Sus scrofa</i>	3, 4, 6	-	Widespread
Feral Rusa deer	<i>Rusa timorensis, syn, Cervus timorensis</i>	3, 4, 6	-	Single area
Indian Mynah	<i>Acridothera fuscus</i>	Not declared		Scattered
Tilapia	<i>Tilapia, Oreochromis and Sarotherodon spp.</i>	3, 5, 6, 7		Widespread

*single/small number of plants at a site will require eradication or infestations destroyed

Monitor

Management objective - To detect any significant changes in the species through surveillance

Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Plants				
Asparagus Fern	<i>Asparagus aethiopicus</i> , <i>A. africanus</i> and <i>A. plumosus</i>	3	✓	Scattered
Camphor Laurel	<i>Cinnamomum camphora</i>	3		Isolated
Prickly Pears:				
▪ Common Pest Pear, Spiny Pest Pear	<i>O. stricta</i> syn. <i>O.inermis</i>	3		Scattered
▪ Velvety Tree Pear	<i>O. tomentosa</i>	3	✓	Scattered
▪ Westwood Pear	<i>O. streptacantha</i>	3	✓	Localised

Glossary

asset something with environmental, social or economic value, whether publicly or privately owned, that invasive plants and animals may directly or indirectly affect.

biosecurity consideration can be human health, social amenity, the economy or the environment.

biosecurity event an event that is, was or may become a significant problem for human health, social amenity, the economy or the environment, and is was or may be caused by an invasive plant and animal, disease or contaminant.

biosecurity matter

- a living thing other than a human or part of a human,
- a pathogen that can cause disease in a living thing other than a human or in a human by transmission from an animal to a human,
- a disease,
- a contaminant.

biosecurity risk is a risk of any adverse effect on a biosecurity consideration. A risk is or may be caused by biosecurity matter, dealing with biosecurity matter or a carrier or carrying out an activity relating to biosecurity matter or a carrier.

carrier anything, dead or alive, biological or inanimate, that is carrying or has the potential to carry biosecurity matter.

general biosecurity obligation an overarching obligation that requires all people who deal with biosecurity matter or a carrier to take all reasonable and practical measures to minimise the risk associated with that biosecurity matter.

incursion an isolated population of an invasive plant and animal recently detected in an area, not known to be established, but expected to survive for the immediate future.

invasive biosecurity matter includes only invasive plant and animals such as those listed as prohibited and restricted matter in Schedules 1 and 2 of the Biosecurity Act.

invasive animal an animal having, or with potential to have, an adverse environmental, economic, or social impact.

invasive plant a plant that requires some form of action to reduce its negative effects on the environment, the economy and human health and amenity.

land manager an individual, company, organisation or government that owns, leases or manages private, commercial or government land.

natural resource management (NRM) group an organisation that acts as a regional delivery agent (under the regional stream of the National Landcare Program and the Queensland Regional Natural Resource Management Investment Program) and focuses on on-ground activities that protect, improve and restore waterways and rangelands by managing weeds and pests, and improving soil, vegetation and water quality at a river-catchment or other landscape level.

nil-tenure approach an approach in which a range of control methods are applied across all tenures by all stakeholders at a 'landscape' (rather than 'property') level in a cooperative and coordinated manner.

peri-urban - landscape that combines urban and rural activities. These areas commonly contain a mixture of land usages including suburban pockets, rural residential lots and small-to-medium agricultural holdings.

predation the killing of one animal (prey) by another animal (predator) for food.

risk management the process of identifying risks and selecting and implementing measures to reduce levels of risk.

Weeds of National Significance (WONS) weeds that have been identified as among Australia's worst weeds and for which a nationally coordinated management strategy has been developed and implemented, see <http://www.weeds.org.au/natsig.htm> for more details.

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9 NOTICES OF MOTION

Nil

10 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.

11 CLOSURE OF MEETING