



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

5 DECEMBER 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 5 December 2017 commencing at 9.00am for transaction of the enclosed business.

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

CHIEF EXECUTIVE OFFICER
28 November 2017

Next Meeting Date: 13.02.18

Please note:

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

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1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

Ms C Worthy – General Manager Community Services (Executive Officer)
Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

The Mayor, Councillor Margaret Strelow currently on leave of absence.

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 14 November 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 for Planning and Regulatory Committee

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 for Planning and Regulatory Committee

Meeting Date: 5 December 2017

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
14 February 2017	Telecommunication Capacity	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.	Ross Cheesman	28/02/2017	
5 September 2017	Flood Immunity cost options - Poison Creek Road	THAT Council requests a report of flood immunity cost options to be delivered in conjunction with the Carbine Resource upgrade of impacted Poison Creek Road creek crossings.	Peter Kofod	19/09/2017	
3 October 2017	D/66-2017 - Development Application for a Material Change of Use for a Dwelling House	121 Boongary Road, Gracemere - as per Committee recommendation.	Thomas Gardiner	17/10/2017	
31 October 2017	Surveillance Program for Invasive Biosecurity Matter Under the Biosecurity Act 2014.	THAT in accordance with section 235 (2)(b) <i>Biosecurity Act 2002</i> , Council by resolution approves the Surveillance Program for Invasive Biosecurity Matter under the <i>Biosecurity Act 2014</i> .	Karen Moody	14/11/2017	
14 November 2017	D/32-2017 - Development Application for a Material Change of Use for Indoor Sport and Recreation (Personal Training Gym)	121 Kent Street, Rockhampton – as per Committee recommendation.	Bevan Koelmeyer	28/11/2017	

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
14 November 2017	D/93-2017 - Development Application for a Material Change of Use for Health Care Services and Office and Operational Works for an Advertising Device	224 Canning Street, Allenstown – as per Committee recommendation.	Bevan Koelmeyer	28/11/2017	
14 November 2017	D/77-2017 - Development Application for a Food and Drink Outlet	116 William Street and 124 William Street, Rockhampton – as per Committee recommendation.	Jonathan Trevett-Lyall	28/11/2017	
14 November 2017	Development Incentives	THAT Council adopts Option 2 as detailed in the report.	Tarnya Fitzgibbon	28/11/2017	
14 November 2017	Parking Occupancy and Turnover - Pilbeam Theatre	THAT the Committee adopts Option 3 as detailed in the report.	Nishu Ellawala	28/11/2017	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/20-2017 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND ACCESS EASEMENT

File No: D/20-2017

Attachments:

1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Bevan Koelmeyer - Planning Officer

SUMMARY

Development Application Number: D/20-2017

Applicant: Capehead Pty Ltd Tte

Real Property Address: Lot 485 on LIV40112, Parish of Murchison

Common Property Address: 66 Alfred Road, Parkhurst

Area of Site: 31.92 hectares

Planning Scheme: Rockhampton City Plan 2005

Planning Scheme Zone: Yeppoon Road Corridor Environmental Protection Area

Planning Scheme Overlays: Bushfire Prone Land; Environmentally Sensitive Location (Remnant Vegetation), Waterway Corridor, and Steep and Unstable Land

Existing Development: Two (2) Dwelling Houses and ancillary domestic outbuildings

Existing Approvals: D/121-2016 – Approval for application of superseded planning scheme request

Approval Sought: Development Permit for Reconfiguring a Lot for (one lot into three lots) and an Access Easement

Submissions: None

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Reconfiguring a Lot for (one lot into three lots) and an Access Easement, made by Capehead Pty Ltd Tte, located at 66 Alfred Road, Parkhurst, on Lot 485 on LIV40112, Parish of Murchison - Council resolves that:

1. Item 8 and Condition 2.1 be amended by replacing:

<i>Plan/Document Name</i>	<i>Plan Number</i>	<i>Dated</i>
<i>Proposed Subdivision Layout</i>	<i>R17006-001, Revision B</i>	<i>29 March 2017</i>

With

<i>Plan/Document Name</i>	<i>Plan Number</i>	<i>Dated</i>
Proposed Subdivision Layout	R17006-001, Revision C	19 October 2017

2. Condition 3.0 (inclusive) be inserted:

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Lot 3 (Stage One – one [1] lot); and

3.1.2 Lots 1 to 2 (Stage Two – two [2] lots).

in accordance with the approved proposed subdivision layout plan (refer to condition 2.1).

The stages are not required to be undertaken in any chronological order.

3.2 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

3. Condition 4.0 to be amended by replacing:

4.0 ROAD WORKS

With

4.0 ROAD WORKS (STAGE 2)

4. Condition 5.3 to be amended by replacing:

New sealed accesses must be constructed for proposed Lots 1 and 3.

With

New sealed accesses must be constructed for proposed Lots 2 and 3.

5. Condition 9.1 to remain unchanged.

6. Condition 9.2 to be deleted.

7. Condition 10.1 to be deleted.

8. Infrastructure Charges be amended as follows:

Column 1 Charge Area	Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit	Calculated Charge
Charge Area 3	7,000	per lot	
Total			\$21,000.00
Less credit			\$7,000.00
TOTAL CHARGE			\$14,000.00

With

Column 1 Charge Area	Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit	Calculated Charge
Charge Area 3	7,000	per lot	
Total			\$21,000.00
Less credit			\$14,000.00
TOTAL CHARGE			\$7,000.00

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Reconfiguring a Lot for (one lot into three lots) and an Access Easement, made by Capehead Pty Ltd Tte, located at 66 Alfred Road, Parkhurst, on Lot 485 on LIV40112, Parish of Murchison, Council resolves to Approve the negotiated 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 Compliance Certificate for the Survey Plan, 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 issue of the Compliance Certificate for the Survey Plan, 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; and
 - (ii) Access 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.
- 1.8 The access to proposed Lot 3 must be via the proposed Easement A over proposed Lot 2. Easement documents must accompany the Survey Plan for endorsement by Council, prior to the issue of the Compliance Certificate for the Survey Plan.

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>
Proposed Subdivision Layout	R17003-001, Revision C	19 October 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 submission of an application for a Development Permit for Operational Works.

3.0 STAGED DEVELOPMENT

- 3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

- 4.1.1 Lot 3 (Stage One – one [1] lot); and
- 4.1.2 Lots 1 to 2 (Stage Two – two [2] lots).

in accordance with the approved proposed subdivision layout plan (refer to condition 2.1).

The stages are not required to be undertaken in any chronological order.

- 3.2 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS (STAGE 2)

- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.
- 4.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and relevant *Australian Standards* and *Austroroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 Olive Street must be constructed to Rural Access standard from the intersection with McMillan Avenue to the access point for Lot 1.
- 4.4 McMillan Avenue must be designed and constructed to Major Urban Collector standard, with half road construction, with a minimum width of 5.5 metres from the end of the existing seal to the intersection with Olive Street. The edge line of the new construction must match the alignment of the existing kerb and channel on the western side of McMillan Avenue. Council will accept a two-coat seal in accordance with the requirements of the *Capricorn Municipal Development Guidelines* in lieu of asphalt surfacing for this section of roadway, with no kerb and channel construction required in this instance.
- 4.5 The intersection of McMillan Avenue and Olive Street must be sealed with a minimum of a two-coat seal in accordance with the requirements of the *Capricorn Municipal Development Guidelines* such that it has a minimum width of 6.5 metres within the Olive Street road reserve and extends a minimum of ten (10) metres to the east along Olive Street.
- 4.6 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

5.0 ACCESS WORKS

- 5.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works required by this development approval.
- 5.2 All access works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), and *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 5.3 New sealed accesses must be constructed for proposed Lots 2 and 3.

6.0 PLUMBING AND DRAINAGE WORKS

- 6.1 On-site sewage treatment and disposal must be in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies. This can be completed at the building works application stage.
- 6.2 On-site water supply for domestic and firefighting purposes must be provided and may include the provision of a bore, dams, water storage tanks or a combination of each. This can be completed at the building works application stage.

7.0 STORMWATER WORKS

- 7.1 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 7.2 Easements must be provided over all land assessed to be within the one (1) per cent Average Annual Exceedance (AEP) probability defined flood event inundation area.

8.0 SITE WORKS

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

9.0 ELECTRICITY

- 9.1 Electricity services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.

10.0 TELECOMMUNICATIONS

- 10.1 Evidence that the new lots can be provided with telecommunications services from the relevant service provider must be provided to Council, prior to the issue of the Compliance Certificate for the Survey Plan.

11.0 ASSET MANAGEMENT

- 11.1 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.
- 11.2 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.

12.0 ENVIRONMENTAL

- 12.1 Any application for a Development Permit for Operational Works must be accompanied by a detailed Environmental Management Plan that addresses, but is not limited to, the following:

- (i) water quality and drainage;
- (ii) erosion and silt/sedimentation management;
- (iii) fauna management;
- (iv) vegetation management and clearing;
- (v) top soil management;
- (vi) interim drainage plan during construction;
- (vii) construction programme;
- (viii) geotechnical issues;
- (ix) weed control;
- (x) bushfire management;
- (xi) emergency vehicle access;
- (xii) noise and dust suppression; and
- (xiii) waste management.

12.2 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan that addresses, but is not limited to, the following:

- (i) objectives;
- (ii) site location and topography
- (iii) vegetation;
- (iv) site drainage;
- (v) soils;
- (vi) erosion susceptibility;
- (vii) erosion risk;
- (viii) concept;
- (ix) design; and
- (x) implementation,

for the construction and post-construction phases of work.

12.3 The Environmental Management Plan approved as part of a Development Permit for Operational Works must be part of the contract documentation for the development works.

12.4 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the 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.

13.0 OPERATING PROCEDURES

13.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials, or parking of construction machinery or contractors' vehicles must not occur within McMillan Avenue and Olive Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

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. Property Note (Bushfire)

All future buildings on the proposed lots must be constructed in accordance with *Australian Standard AS3959 "Construction of buildings in bushfire-prone areas"*.

NOTE 5. 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 6. 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 Reconfiguring a Lot for (one lot into three lots) and an Access Easement, made by Capehead Pty Ltd Tte, located at 66 Alfred Road, Parkhurst, on Lot 485 on LIV40112, Parish of Murchison, Council resolves to issue a negotiated Adopted Infrastructure Charges Notice for the amount of \$7,000.00

BACKGROUND

At its meeting on 16 May 2017, Council approved a Development Application for Reconfiguring a Lot (one into three lots) and an Access Easement over Lot 485 on LIV 40112, Parish of Murchison, located at 66 Alfred Road, Parkhurst. In accordance with section 361 of the *Sustainable Planning Act 2009*, the applicant made representations for a Negotiated Decision Notice.

The applicant's request pertains to the introduction of staging for the development to be completed over two (2) stages. The request included consequential changes to several conditions including but not limited to Operational Works for Road Works to be completed in Stage 2. The applicant also submitted an amended site layout plan to indicate the proposed staging and to incorporate a minor realignment to the access easement.

The applicant also requested an amended infrastructure charges notice. An additional dwelling was requested to be included as a credit on the subject site to be offset against the charges applicable to the proposed development.

SITE AND LOCALITY

The subject site is located at 66 Alfred Road, Parkhurst described as Lot 485 on LIV40112. The total site area is approximately 31.92 hectares and is currently improved with two (2) dwelling houses and associated domestic outbuildings which are located on proposed lots 1 and 2. There is one (1) existing dam located on proposed Lot 2 and the site is adjacent to the Limestone Creek watercourse located adjacent to the southern boundary of proposed Lot 3. All of the lots will gain direct access via a Council Road with Lot 1 to gain access via McMillan Avenue to the north of the site and lots 2 and 3 to gain access via Alfred Road abutting the site's eastern boundary.

PLANNING ASSESSMENT

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 – (9 June 2017)

Support, subject to conditions and comments.

TOWN PLANNING COMMENTS

The applicant has requested the follow conditions be added, amended or deleted:

Condition 3.1 and 3.2 to be added**Applicant's request:**

The applicant has requested to introduce two (2) stages for the development to be completed. This required the applicant to submit an amended site plan to indicate the applicable stages.

Officer's response:

The applicant's request to allow the development to be completed over two (2) stages allows the development to be completed in stages, at separate times and does not result in a change to the overall approved development. Therefore the request is recommended to be accepted as part of the negotiations.

Item 8 and Condition 2.1**Applicant's request:**

The applicant's request to allow the development to be completed over two (2) stages and the minor realignment of the access easement associated with D/19-2017 required an amendment to the approved plan.

Officer's response:

The proposed changes to the approved plan are a consequence of the agreed staged development and to formalise the minor realignment for the access easement associated with D/19-2017 which increased the size of Lot 2 whilst slightly reducing the size of Lots 1 and 3. Lots 2 and 3 still satisfy the minimum lot size requirements being 10 hectares under the *Rockhampton City Plan 2005*. Lot 1 was approved to be 9.66 hectares with the realignment altering this to become 9.64 hectares, less than a 0.2% decrease in the total lot size. This reduction did not vary the character of the development or its outcomes. Therefore the amended proposed subdivision layout is recommended to be accepted as part of the negotiations.

Condition 4.0**Applicant's request:**

As a consequence of the applicant's request to introduce staging, Condition 4.0 (Road Works) was requested to be re-worded to reference Stage 2 of the development.

Officer's response:

The request to amend the wording of Condition 4.0 to reference Stage 2 is recommended to be accepted as part of the negotiations as it is a consequential change of the introducing staging.

Condition 5.3**Applicant's request:**

The applicant has requested Condition 5.3 be reworded for new sealed accesses to be constructed for proposed Lots 2 and 3, rather than the current wording applying to Lots 1 and 3.

Officer's response:

The request to amend the wording of this condition as per the applicant's request has been agreed by Council. Lot 1 will gain access via McMillan Avenue which is a gravel road and therefore a gravel access for this lot will be constructed. Lots 2 and 3 will gain access via Alfred Road which is a constructed, sealed road and therefore the requirement for sealed accesses is only applicable to these lots.

Condition 9.1 and 9.2**Applicant's request:**

The applicant requested that the wording of Condition 9.1 be amended and Condition 9.2 be deleted. Condition 9.1 states that the applicant is to provide electricity services to each lot in accordance with the standards and requirements of the relevant service provider. The applicant requested this condition be amended to allow the applicant to achieve compliance by providing evidence that the new lots can be provided with electricity services from the relevant service provider in accordance with the standards and requirements of the relevant service provider or through alternative energy sources. The applicant requested the deletion of Condition 9.2 as an unnecessary condition which is addressed by Condition 9.1.

Officer's response:

Council agree with the applicant's request to delete Condition 9.2 as it unnecessary and the associated requirements are already conditioned appropriately in Condition 9.1. The applicant requested to amend the wording of Condition 9.1. This proposed amendment was not accepted by Council as the request was inconsistent with the planning scheme's requirements for subdivisions requiring the applicant to provide electricity services in accordance with the standards and requirements of the relevant service provider. After discussions with the applicant they agreed with Council's position on 13 November 2017 and therefore Condition 9.1. is recommended to remain as originally stated.

Condition 10.1**Applicant's request:**

The applicant requested Condition 10.1 be deleted which states that telecommunications services must be provided to each lot in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.

Officer's response:

Council agrees with the applicant's representations to delete Condition 10.1. The site is identified as being outside of a fixed line area for the National Broadband Network (NBN).

Therefore it is considered that the retention of Condition 10.2 is sufficient for the applicant to demonstrate that the new lots can be provided with telecommunications services from the relevant service prior to the issue of the Compliance Certificate for the Survey Plan.

Infrastructure Charges Notice

Applicant's request:

The applicant requested a negotiated infrastructure charges notice be issued which incorporates a credit for two (2) existing dwelling houses located on the subject site in place of the current credit included for one (1) existing dwelling house. The applicant's request results in the infrastructure charges notice reflecting a final charge of \$7,000.00 which is based on the following calculations:

- (a) An Infrastructure Credit of \$14,000.00, made up as follows:
 - (i) \$14,000.00 - Infrastructure Credit applicable for the existing [two], 3 or more bedroom dwelling houses; OR

Therefore, a total charge of \$7,000.00 is payable and will be reflected in an Infrastructure Charges Notice for the development.

Officer's response:

The request to incorporate a credit for two (2) existing dwelling houses, was investigated by Council as per the applicant's representations. It was found there are existing Council building records associated with the two (2) existing dwellings. Therefore Council agreed with the applicant's request to recalculate the infrastructure charges to be offset against these existing dwelling houses and an updated infrastructure charges notice is recommended to be issued accordingly.

CONCLUSION

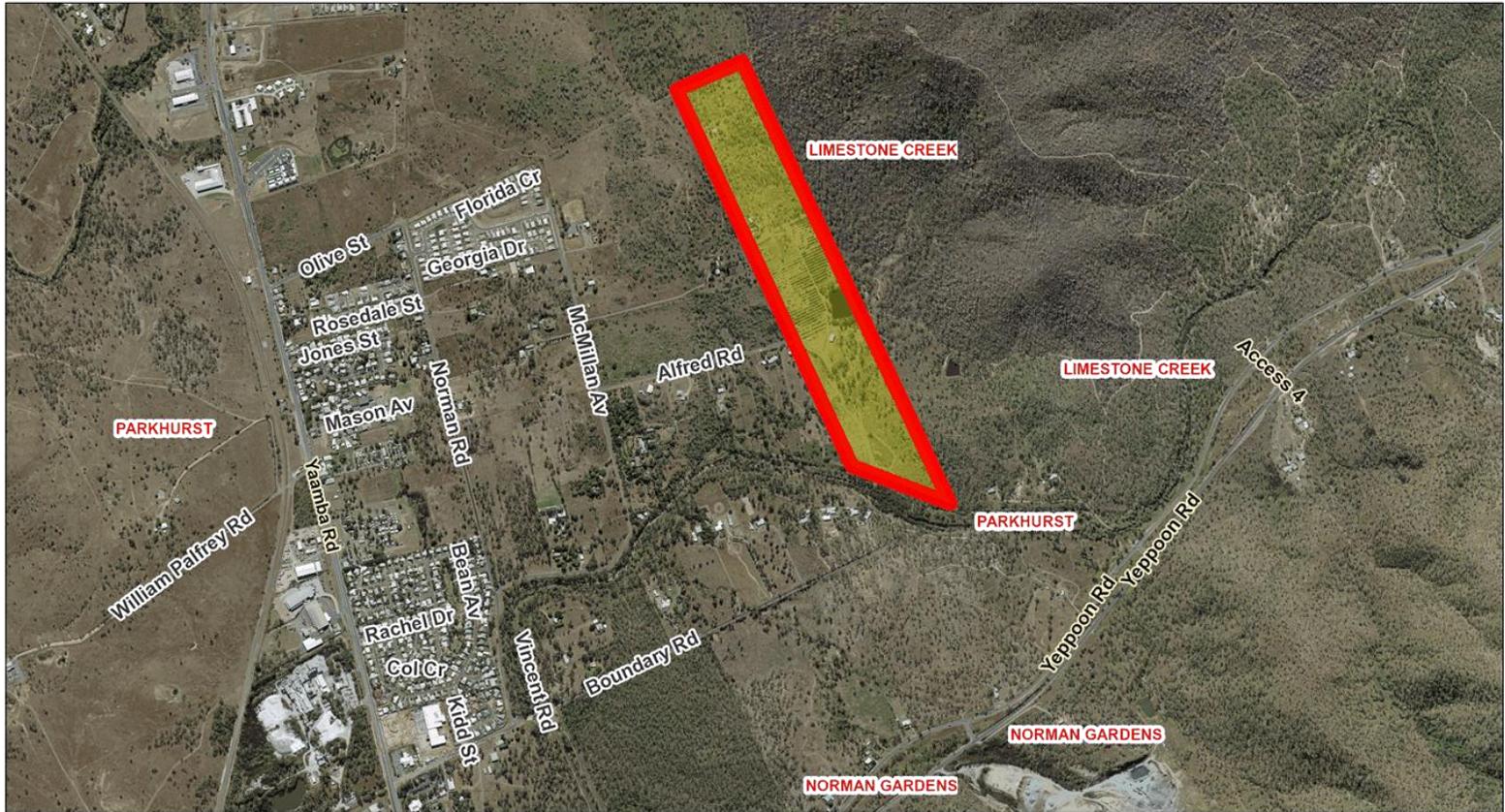
As shown in the assessment above, Council officers consider that the above agreed upon negotiated changes made by the applicant are reasonable. Therefore, Development Assessment's recommendation is for approval.

**D/20-2017 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO THREE LOTS)
AND ACCESS EASEMENT**

Locality Plan

Meeting Date: 5 December 2017

Attachment No: 1



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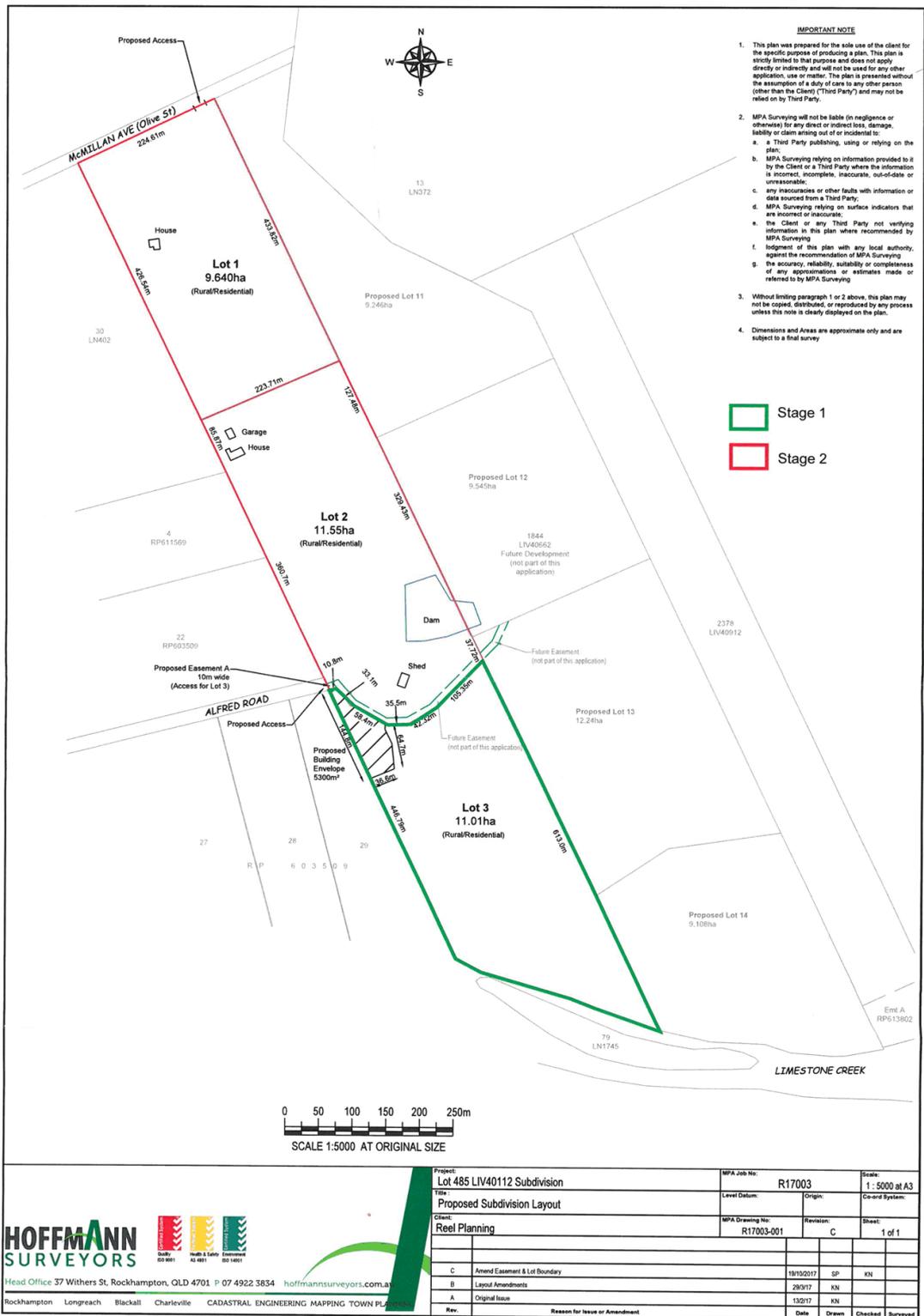


**D/20-2017 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO THREE LOTS)
AND ACCESS EASEMENT**

Site Plan

Meeting Date: 5 December 2017

Attachment No: 2



8.2 D/112-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE

File No: D/112-2017

Attachments: 1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Jonathon Trevett-Lyall - Planning Officer

SUMMARY

Development Application Number: D/112-2017

Applicant: Brett Prothero & Gina Zuidanbaan

Real Property Address: Lot 30 on RP603372, Parish of Archer

Common Property Address: 13 Totteridge Street, Lakes Creek

Area of Site: 4,451 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Rural residential zone

Planning Scheme Overlays: Special management area overlay

Existing Development: Vacant land

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for a Dwelling House

Level of Assessment: Impact

Submissions: Nil

Referral Agency(s): Nil

Infrastructure Charges Area: Charge Area 3

Application Progress:

<i>Application Lodged:</i>	13 September 2017
<i>Confirmation Notice issued:</i>	26 September 2017
<i>Submission period commenced:</i>	16 October 2017
<i>Submission period end:</i>	7 November 2017
<i>Last receipt of information from applicant:</i>	8 November 2017
<i>Statutory due determination date:</i>	15 December 2017

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material change of use for a Dwelling house, made by Brett Prothero & Gina Zuidanbaan on behalf of A E Datt, on land located at 13 Totteridge Street, Lakes Creek, formally described as Lot 30 on RP603372 Parish of Archer, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and their 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) Access Works;
 - 1.5.2 Plumbing and Drainage Works; and
 - 1.5.3 Building Works.
 - 1.6 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.
 - 1.7 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	17-274-R Sheet A02 Version B	14 September 2017
Floor Level	17-274-R Sheet A03 Version C	14 September 2017
Elevation 1 & 2	17-274-R Sheet A04 Version A	14 September 2017
Elevation 3 & 4	17-274-R Sheet A05 Version A	14 September 2017
3D View	17-274-R Sheet A07 Version A	14 September 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 submission of an application for a Development Permit for Operational Works/Building Works.

3.0 ACCESS WORKS

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

3.3 A new access to the development must be provided within the Totteridge Street road reserve.

4.0 PLUMBING AND DRAINAGE WORKS

4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2002*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

4.2 The development must be connected to Council's reticulated water network.

4.3 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.

Note: The on-site sewerage treatment and disposal area must not be located within the existing water course or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.

4.4 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

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*.

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.

6.0 SITE WORKS

6.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.

6.2 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 ELECTRICITY

7.1 Evidence that the development is provided with electricity services from the relevant service provider must be provided to Council, prior to the commencement of the use.

8.0 TELECOMMUNICATIONS

8.1 Evidence that the development is provided with telecommunications services from the relevant service provider must be provided to Council, prior to the commencement of the use.

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.

10.0 OPERATING PROCEDURES

10.1 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 Totteridge Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

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

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. Noise and Odour

The lot the subject of this development approval is located within a Special Management Area. This area is expressly identified as being impacted by lawful non-residential uses. In commencing a residential use within the area, the owner(s) acknowledges and accepts that the use will be potentially impacted by emissions from the lawful non-residential uses.

It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate odour and noise impacts from the surrounding lawful non-residential uses. These measures must be undertaken at the expense of the property owner(s).

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material change of use for a Dwelling house, made by Brett Prothero & Gina Zuidanbaan on behalf of A E Datt, on land located at 13 Totteridge Street, Lakes Creek, formally described as Lot 30 on RP603372 Parish of Archer, Council resolves not to issue an Infrastructure Charges Notice.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for the development of a Dwelling house located at 13 Totteridge Street, Lakes Creek. The Dwelling house is proposed to have four (4) bedrooms, an open space area which includes dining, kitchen and living area, two (2) bathrooms, study, media room, and double garage.

SITE AND LOCALITY

The subject site is located in the Rural residential zone under the *Rockhampton Region Planning Scheme 2015* and has an area of 4,452 square metres and is affected by the Special management area overlay. The adjoining land is zoned Rural residential with most lots being improved by single Dwelling houses. There is a public park to the south-east of the subject site on the opposite side of the road. The proposed location of the Dwelling house on the site will be approximately 270 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and approximately eighty (80) metres to the west there is a commercial property for a Vehicle depot. Approximately one (1) kilometre away to the north-east of the subject site there is a High impact industry use (meatworks).

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 assessment process provisions of the Development Assessment Rules, 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 – 15 September 2017

Support, subject to conditions / comments.

Public and Environmental Health Comments – 22 September 2017

Support, subject to conditions / 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 2017

The current State Planning Policy (SPP) came into effect on 3 July 2017 and replaces the previous SPP (April 2016). The new policy expresses the State's interests in land-use planning and development and contains a number of changes to better align with the *Planning Act 2016*. This policy requires development applications to be assessed against its requirements where they have not been appropriately reflected in the local planning scheme.

Housing supply and diversity

Complies. The land provides and supports affordable housing solutions.

Liveable communities

Not Applicable. The proposal is for a dwelling house in a residential zone.

Agriculture

Not Applicable. The proposal does not involve agricultural development.

Development and construction

Complies. The proposal will be consistent with the purpose of the zone.

Mining and extractive resources

Not Applicable. The proposal does not involve mining or extractive resources.

Tourism

Not Applicable. The proposal is not for a tourism based activity.

Biodiversity

Not Applicable. The proposal does not relate to a matter of state environmental significance.

Coastal environment

Not Applicable. The proposal is not located in a coastal environment area.

Cultural heritage

Not Applicable. The proposal does not impact on any matters of cultural heritage.

Water quality

Complies. The proposal will be located, designed and constructed to avoid or minimise adverse impacts on environmental values of receiving waters.

Emissions and hazardous activities

Not Applicable. The proposal will not have any adverse impacts from emissions and hazardous materials.

Natural hazard, risk and resilience

Not Applicable. The proposal is not located in a bushfire risk area, coastal hazard area or flood risk area.

Energy and water supply

Not Applicable. The proposal is not part of a major development.

Infrastructure integration

Not Applicable. The proposal is for a dwelling house on an existing lot.

Transport infrastructure

Not Applicable. The proposal is for a dwelling house on an existing lot.

Strategic airports and aviation facilities

Complies. The proposal is for a dwelling house in an area identified as having a 45 metre height limitation for airport obstacles.

Strategic ports

Not Applicable. The proposal is not affected by a strategic port.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Rural residential 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 (20) 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 proposed Dwelling house is located in the Rural residential zone under the *Rockhampton Region Planning Scheme 2015* and will reinforce the pattern of settlement in accordance with Strategic framework.

(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 any natural hazards and will not increase the risk to human life or property across the surrounding area.

(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 for a Dwelling house on an existing lot in the Rural residential 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.

Not applicable - The proposal will not impact on the transport network.

(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.

Complies – The site can connect to Council’s reticulated water supply system and can meet the requirements for an on-site sewer system.

(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.

Not applicable – The proposal is for a Dwelling house and will not have an effect on natural resources or the economic development of the area.

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

Rural residential zone

The subject site is situated within the Rural residential zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Rural residential zone identifies that: -

- (1) The purpose of the rural residential zone code is to:
 - (a) recognise existing rural residential zoned areas;
 - (b) prevent the establishment of new rural residential areas, but facilitate subdivision within existing zoned areas;
 - (c) prevent the establishment of development which may limit the productive capacity of adjoining rural land.
- (2) The purposes of the zone will be achieved through the following outcomes:
 - (a) **the zone provides for predominantly dwelling houses on large lots with ancillary small-scale uses such as animal keeping, cropping and home based businesses (including involving heavy vehicles) that do not compromise the residential amenity of the area;**
 - (b) roadside stalls and other sales of produce grown on the site are of a limited scale that is consistent with the rural residential lifestyle;
 - (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 or the operation of rural uses in the vicinity; and
 - v. do not result in the expansion of a centre zone;
- (d) **rural residential development:**
- vi. **does not occur beyond those areas zoned for this purpose;**
 - vii. is buffered by appropriate setbacks and landscaping from rural land and incompatible land uses, so that amenity impacts from spray drift, noise and odour are avoided;
 - viii. **enhances and responds to environmental features and topographical features of the site, including creeks, gullies, waterways, wetlands and vegetation and bushland;**
 - ix. **does not adversely impact the safety and efficiency of the road network;**
 - x. maximises energy efficiency, water conservation and sustainable energy technologies; and
 - xi. **is serviced by infrastructure that is commensurate with the needs of the use;**
- (e) new subdivisions within rural residential areas must be serviced to an urban standard (including telecommunications, electricity, constructed roads and stormwater drainage). Water and sewer services can be located on site; and
- (f) the establishment of one (1) precinct within the zone where particular requirements are identified:
- i. Baree and Walterhall precinct.

The proposed development is consistent with the purpose of the Rural residential zone under the *Rockhampton Region Planning Scheme 2015*. The proposal is for a Dwelling house on a larger lot within the Rural residential zone. The proposed Dwelling house responds to the natural features and topographical features of the site, does not adversely impact the road network and is serviced by infrastructure that is appropriate with the needs of a Dwelling house.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Rural residential zone code;
- Special management area overlay code;
- Access, parking and transport code;
- Landscape code;
- Stormwater management code;
- Waste management code;
- Water and sewer code; and
- Works 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:

Special management area overlay code		
Performance Outcome/s	Officer's Response	
P01	<p>Development does not individually or cumulatively increase the number of people being exposed to the impacts of current or future industrial land uses and existing landfill sites.</p>	<p>The proposed use will increase the amount of people situated within the Special management area overlay. However, the proposal will be approximately 270 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and over one (1) kilometre from the meatworks. Due to this distance the actual impact of the meatworks and BORAL depot on this property is expected to be minimal.</p> <p>Therefore, the proposal can meet the purpose of the Special management area overlay as the Dwelling house is designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions, and from the impacts of hazardous materials that could result from locating in proximity to industrial or landfill uses.</p>
P02	<p>Development does not result in a sensitive land use being exposed to air, noise and odour emissions that impact upon human health, amenity and well-being.</p>	<p>The proposed Dwelling house is located on a site affected by the Special management area overlay. The Dwelling house is located approximately 270 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and over one (1) kilometre from the meatworks. Therefore, as the property is located near the edge of the Special management area overlay and has a reasonable separation distance from the meatworks and BORAL depot, the proposal is not expected to result in a sensitive land use being exposed to air, noise and odour emissions that impact upon human health, amenity and well-being.</p>
P03	<p>Development incorporates design measures, to minimise any adverse effects, including, but not limited to:</p> <ol style="list-style-type: none"> 1. landscaping; 2. setting back sensitive land use(s) from existing and future industrial noise sources; 3. positioning buildings in the most appropriate geographic locations (for example placing bedrooms away from existing and future industrial noise sources); 	<p>The proposal is on the fringe of the Special management area overlay and at least 270 metres from the nearest industrial use (the BORAL depot). The proposal will retain the majority of vegetation on site which will assist in filtering potential noise and air pollution from the BORAL depot and meatworks. The actual impact of the meatworks and BORAL depot on the proposed development is expected to be minimal to non-existent and the development will be able to incorporate design measures that can minimise any</p>

	4. using barriers, mounds and fences; and 5. screening sensitive land use from industrial noise sources.	adverse effects.
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The development complies with or has been conditioned to comply with the remaining infrastructure and services related codes.

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.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for residential development applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

Column 1 Use Schedule	Column 2 Charge Area	Column 3 Adopted Infrastructure Charge for residential development (\$/dwelling unit)		Column 4 Unit	Calculated Charge
		1 or 2 bedroom dwelling	3 or more bedroom dwelling		
Residential	Area 3	5,000	7,000	per dwelling	\$7,000.00
Total					\$7,000.00
Less credit					\$7,000.00
TOTAL CHARGE					\$0.00

This is based on the following calculations:

- (a) A charge of \$7,000.00 for a Residential use for a three (3) or more bedroom dwelling in Charge Area 3; and
- (b) An Infrastructure Credit of \$7,000.00 applicable for the existing allotment.

Therefore, no Infrastructure Charges are payable and an Infrastructure Charges Notice will not be issued for the development.

CONSULTATION

The proposal was the subject of public notification for 16 business days between 16 October 2017 and 7 November 2017, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no submissions were received.

REFERRALS

There were no referrals associated with this application.

CONCLUSION

The proposal for a Dwelling house within the Rural residential zone is considered to be a consistent use and can be supported by the *Rockhampton Region Planning Scheme 2015*. Further, while the subject site is affected by the Special management area overlay the Dwelling house will be designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions, and from the impacts of hazardous materials that could result from locating in proximity to industrial or landfill uses.

Therefore, the proposal for a Dwelling house at 13 Totteridge Street, Lakes Creek, is recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

STATEMENT OF REASONS

Description of the development	The proposed development is for a Material change of use - Dwelling house	
Assessment Benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> • Rural residential zone code; • Special management area overlay code; • Access, parking and transport code; • Landscape code; • Stormwater management code; • Waste management code; • Water and sewer code; and • Works code. 	
Relevant Matters	Not applicable.	
Matters raised in submissions	Not applicable - no submissions were received during the public notification period.	
Reasons for decision	The development was assessed against the <i>Rockhampton Region Planning Scheme 2015</i> in its entirety and can demonstrate compliance with the exception of the following:	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Special management area overlay code	The Dwelling house will be designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions, and from the impacts of hazardous materials that could result from locating in proximity to industrial or landfill uses.

**D/112-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR
A DWELLING HOUSE**

Locality Plan

Meeting Date: 5 December 2017

Attachment No: 1

D/112-2017 - Locality Plan



A4 Page scale at 1: 2,655.03
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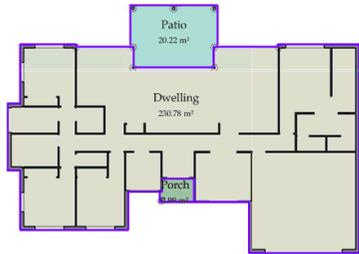
**D/112-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR
A DWELLING HOUSE**

Site Plan

Meeting Date: 5 December 2017

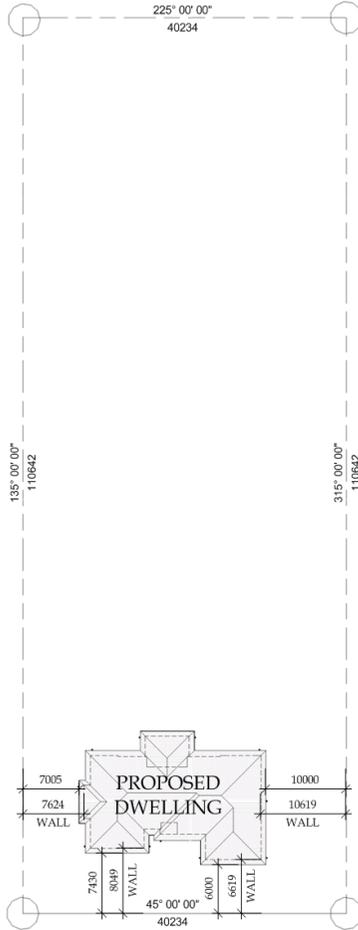
Attachment No: 2

SITE & TOWN PLANNING INFORMATION	
It is the Owner/Builder's responsibility to comply to all sections of Decision Notice	
DA/MCU Required Y/N & who to complete	Y
DA/MCU Type (if required)	- Special Management Area - Steep Land
DA/MCU Decision Notice #	TBA
Boundary Relaxation required Y/N & who to complete	N
Sewer Line Located & marked on Plan Y/N	N



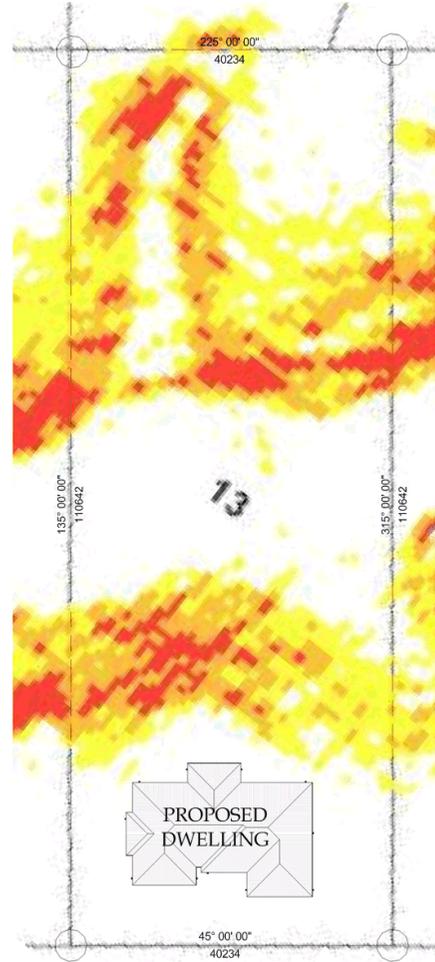
4 Area Plan
1: 250

RP Data	
Lot Number :	30
RP/SP Number :	RP603372
Parish :	ARCHER
County :	Livingstone
Area :	4452 m ²
Site Cover:	5.7%



TOTTERIDGE STREET

3 Site Plan
1: 500



TOTTERIDGE STREET

1 Site Plan - Overlays
1: 500

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SUF	REVISIONS	DATE	INIT
A	Site Plan	15/08/17	LMC
B	Construction	14/09/17	LMC



JOB DESCRIPTION	
New Dwelling	
DESKIN	
Custom	
CLIENT	
Brett Prothero & Gina Zuidanbaan	
ADDRESS	
Lot 30 Totteridge Street, Lakes Creek	
 <small>INDUSTRIAL COMMERCIAL RESIDENTIAL</small> BSA - 1126594 BSA - 1126593	
 <small>PO Box 1734, Yeppoon, QLD 4703 PH: (07) 49250772 Fax: (07) 4995808 Email: info@ceads.com.au www.ceads.com.au</small>	
DATE	
14/09/17	
DRAWN BY:	CHECKED BY:
LMC	DEL
SCALE	
As indicated SHOWN AT A3	
DWG Name Site Plan	
DWG No. 17-274-R	SHT No. A02

8.3 D/126-2017 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR AN ADVERTISING DEVICE (BILLBOARD)

File No: D/126-2017

Attachments:

1. Locality Plan
2. Structural Plans
3. Proposed Street View Image

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/126-2017

Applicant: Paradise Outdoor Advertising

Real Property Address: Lot 1 on RP600141, Parish of Rockhampton

Common Property Address: 35 Fitzroy Street, Rockhampton

Area of Site: 1,012 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Principal centre zone

Planning Scheme Overlays: Not applicable

Existing Development: Commercial office

Existing Approvals: Commercial office

Approval Sought: Development Permit for Operational Works for an Advertising Device (Billboard)

Level of Assessment: Code Assessable

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

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	12 October 2017
<i>Acknowledgment Notice issued:</i>	Not Applicable
<i>Council request for additional time:</i>	14 November 2017
<i>Government Agency Response:</i>	20 October 2017
<i>Last receipt of information from applicant:</i>	12 October 2017
<i>Statutory due determination date:</i>	22 December 2017

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for Operational Works for an Advertising Device (Billboard), made by Paradise Outdoor Advertising on behalf of Vector Properties Pty Ltd, on land located at 35 Fitzroy Street, Rockhampton, formally described as Lot 1 on RP600141, Parish of 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 of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Building Works.
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan Number</u>	<u>Dated</u>
Site Plan	S01-01, Rev A	10 October 2017
Structure Plan	BSV_PARAROCK0917Y_001, Edition A, Sheet 1 of 1	20 September 2017
Traffic Impact Assessment		18 October 2017

- 2.2 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.
- 2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 2.4 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Building Works.

3.0 DIGITAL SCREEN DISPLAY FEATURES

- 3.1 The digital display screen of the Advertising Device must incorporate an automatic error detection system which will turn off the screen display or display a blank screen should the Advertising Device malfunction.
- 3.2 The Advertising Device display screen must incorporate a minimum of two (2) automated ambient light sensors capable of supporting a minimum of five (5) levels of stepped dimming to ensure display screen luminance can adjust automatically in response to surrounding ambient light conditions from dark of night to fully sunlit conditions.
- 3.3 The Advertising Device display screen must provide for onsite control, operation, configuration and diagnosis of the screen display.
- 3.4 Messages must remain static for a minimum dwell time of eight (8) seconds, and are not to scroll across the screen or incorporate flashing, blinking, revolving, pulsating, high contrast or rotating effects animation.
- 3.5 Each change of advertisement is to be completed instantaneously (i.e. within 0.1 of a second).

4.0 DIGITAL SCREEN ADVERTISEMENTS AND MOVEMENT

- 4.1 The Advertising Device display screen must not be split to display multiple advertisements on the one display screen.
- 4.2 Advertisements must not display text, photographs or symbols depicting, mimicking or that could be reasonably interpreted as a traffic control device.
- 4.3 Advertisements must not invite traffic to move contrary to any traffic control device, or turn where there is fast moving traffic.
- 4.4 Advertisements must not use colours in combinations or shapes that could be reasonably interpreted as a traffic control device.
- 4.5 Advertisements must only promote a single, self-contained advertising message that is clear, succinct, legible and easily understood at a glance. The use of text components in a sequential manner, whereby text refers to or is reliant on previous or successive screen displays in order to convey an advertising message is not permitted.

Note: An advertising message refers to the main point the advertisement is attempting to convey to its target audience. This condition seeks to ensure that drivers in particular are not required to spend an excessive amount of time reading and interpreting advertisements.

- 4.6 Changeover animation effects such as ‘fade’, ‘zoom’, or ‘fly-in’ between advertisements must not be used.
- 4.7 A blank black, white, or any coloured screen must not be displayed between advertisements.
- 4.8 Advertisement that comprise of, or incorporate moving visual images, such as videos or animations must not be displayed.

Note: Video refers to a recording or the streaming of moving visual images captured by or using a video camera. Animation refers to a simulation of movement created by displaying a series of pictures or frames either digitally or otherwise.

- 4.9 The Advertising Device must not be capable of playing audio nor synchronised with any outdoor sound system utilised for advertising purposes.

5.0 ILLUMINANCE AND LUMINANCE

- 5.1 Any lighting devices associated with the signage, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with ‘*Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting*’.
- 5.2 Luminance levels of the Advertising Device must not exceed the applicable levels listed in *Table 1* below.

Table 1: Luminance levels Advertising Device

			All Colours		Bailey’s Sign Nit Setting	
Ambient Condition Description	Dimming Level	Advertising Device Illuminance Vertical Component (lx)	Screen Luminance (Cd/m ²) Max	Screen Luminance (Cd/m ²) Min	Max (nit)	Min (nit)
Sunny Day	5	40,000	6,300	2,800	6,000	2,800
Cloudy Day	4	4,000	1,100	500	1,100	500

Twilight	3	400	480	260	480	260
Dusk	2	40	380	120	380	120
Night	1	< 4	340	80	270	80

Note: Illuminance refers to the intensity of light falling at a given place on a lighted surface when measured by a lux meter and expressed as luminous flux per unit area (otherwise known as lux (lx)). Luminance refers to the intensity of light per unit area of its source when measured by a luminance meter and expressed as candela per square meter (cd/m²). It is often used to describe the perceived brightness of a light source.

6.0 ASSET MANAGEMENT

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

7.0 OPERATING PROCEDURES

7.1 When requested by Council, a lighting investigation must be undertaken by a qualified person to investigate any complaint of light nuisance, and the results notified within twenty-eight (28) days to Council.

7.2 The lighting investigation must be carried out generally in accordance with the relevant test methods contained section 5 of 'Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting' and Appendix A of 'Australian Standard AS4852.2:2009: Variable Message Signs - Portable Signs' as applicable to determine whether or not the illuminance and luminance levels listed within this Permit have been exceeded.

8.0 ADVERTISING DEVICE CONSTRUCTION AND MAINTENANCE

8.1 Council reserves the right for uninterrupted access to the site at all times during construction.

8.2 All Construction work and other associated activities are permitted only between 0630 hours and 1800 hours Monday to Saturday. No work is permitted on Sundays or public holidays. All requirements of the *Environmental Protection Act 1994* and *Environmental Protection Regulations 2008* must be observed at all times.

8.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site.

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

8.5 The Advertising Device (Digital Billboard Sign) must be designed and certified by a Registered Professional Engineer of Queensland and constructed in accordance with the requirements of the Queensland Development Code and the Building Code of Australia.

8.6 All conduits, wiring, switches or other control apparatus installed on an Advertising Device must be concealed from general view, with control apparatus secured in a manner to prevent unauthorised entry and display setting tampering.

8.7 All electrical services and systems must comply with 'Australian and New Zealand Standard AS/NZS 3000:2007 - Electrical Installations'.

8.8 The Advertising Device, including its display screen and supporting structure, must meet applicable wind loading requirements as specified in 'Australian Standard AS 1170.2: 2011 - Structural Design Actions Part 2 - Wind Actions'.

- 8.9 Upon removal of the Advertising Device, the wall surface must be restored to its original condition.
- 8.10 All signage must be maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed.
- 8.11 The Advertising Device (Digital Billboard Sign) must be maintained in a safe, clean, tidy and sightly condition at all times.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act 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.

BACKGROUND

The proposal is for a development permit to facilitate the installation of a new digital media advertising device on land located at 35 Fitzroy Street, Rockhampton. The proposal will involve affixing a 3.4 metre by approximately 12 metre (40.8 square metres) high definition LED media display screen to the external façade of the existing commercial building to mimic its curved form such that it directly faces the centre of the Fitzroy and Bolsover Street intersection without exposing the rear of the device to the public. The device will be securely fixed to the wall, will not protrude beyond the awning boundaries and has been designed to integrate with the architectural features of the building.

SITE AND LOCALITY

The subject site is located at 35 Fitzroy Street, Rockhampton within the Principal centre zone under the *Rockhampton Region Planning Scheme 2015*. The site is located at the intersection of Fitzroy and Bolsover Street and forms part of the established Rockhampton Central Business District which is dominated by commercial and entertainment uses and a range of urban advertising devices. The site adjoins other commercial land uses, fronts a four-way road intersection and is within close proximity to a district level shopping centre.

PLANNING ASSESSMENT

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 assessment process provisions of the Development Assessment Rules, 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 – 17 October 2017

Object to the development subject to the following conditions:

1. Third party advice was sought from the Department of Transport and Main Roads (DTMR), as Fitzroy Street is a state-controlled road. Vehicles on Fitzroy Street travelling south will be affected by this signage.
2. DTMR objected to the proposed development on the following grounds:
 - 2.1 The intersection has the highest incidence of crashes in the district.
 - 2.2 Due to the incidence of crashes, the intersection is considered high risk and identified as a priority intersection under the High Risk Roads project.
 - 2.3 The advertising device is likely to create a danger to traffic through an additional distraction element to drivers contributing towards the safety risks.

Public and Environmental Health Comments – 9 November 2017

Support, subject to conditions.

Strategic Planning Comments – 8 November 2017

Support, subject to conditions.

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 2017

The current State Planning Policy (SPP) came into effect on 3 July 2017 and replaces the previous SPP (April 2016). The new policy expresses the states interests in land-use planning and development and contains a number of changes to better align with the *Planning Act 2016*. This policy requires development applications to be assessed against its requirements where they have not been appropriately reflected in the local planning scheme.

Rockhampton Region Planning Scheme 2015**Principal centre zone**

The subject site is situated within the Principal centre zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Principal centre zone identifies that: -

The subject site is situated within the Principal centre zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Principal centre zone identifies that: -

- (1) *The purpose of the principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement. It includes concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational, entertainment and other uses that are in accordance with the designated precincts and capable of servicing the planning scheme area.*
- (2) *The local government purpose of the zone code is to:*
 - (a) *facilitate the development of the principal centre which:*
 - (i) *is the primary business centre for the wider region with the highest concentration of commercial, retail, entertainment and cultural uses;*
 - (ii) *is developed with high density residential development (above ground floor level or behind ground story retail, commercial or community related*

- activities), tourist and short-term accommodation (except within the Denison Street precinct);*
- (iii) includes on and off-street parking, continuous commercial facades, shaded footpaths, street trees and other pedestrian facilities;*
- (iv) is the primary destination and interchange hub for all modes of road and local area public transport;*
- (v) is well designed, safe and highly accessible;*
- (vi) is well served with all urban infrastructure; and*
- (vii) retains important character and heritage values.*

This application is considered to be consistent with the purpose of the Zone.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Principal centre zone code; and
- Advertising device 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 outcomes which the application is in conflict with is outlined below:

Advertising Devices Code	
Performance Outcome/s	Officer’s Response
<p>PO1 The advertising device is designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) results in a size that does not adversely impact on: <ul style="list-style-type: none"> (i) the visual amenity and character of a building, streetscape, locality or natural landscape setting; (ii) the safety of a road or footpath; (iii) the operations of an airport; and (iv) the visual amenity of a main transport entrance into an urban area or township; (b) is integrated with the design of other development on the premises; (c) does not visually dominate the premises, streetscape, locality or natural landscape setting; (d) is constructed of durable materials; (e) does not impede vehicle or pedestrian movements or reduce safety levels; 	<p>The Advertising devices planning scheme policy (forming part of the <i>Rockhampton Region Planning Scheme 2015</i>), provides a method of calculating the maximum recommended total sign face area for advertising devices at any given site by either using the boundary length calculation method or the building elevation calculation method, whichever is the greater.</p> <p>In this instance, the boundary length method calculates a maximum size of approximately 50.37 square metres, and the building elevation method calculates a maximum size of approximately 30 square metres. The proposed sign will have a total advertising area of approximately 40.8 square metres which is compliant with the boundary length calculation method.</p> <p>Furthermore, there are a small number of advertising devices in this area and the proposed sign will not adversely impact on the surrounding area, and will not contribute to the visual clutter of advertising signs along Fitzroy Street and Bolsover Street.</p> <p>The proposed advertising device will be orientated towards Fitzroy Street being visible to traffic passing through the major intersection of Fitzroy Street and Bolsover Street. There are some concerns that the</p>

	<p>(f) does not resemble traffic or road signs; and does not result in the proliferation of unnecessary advertising.</p>	<p>proposed advertising sign could potentially distract motorists within this major intersection and therefore contribute to a higher accident rate. There is however no conclusive evidence linking advertising devices with accident rates and most studies stipulate that further research is required. <i>“In Australia, digital billboards are beginning to be permitted at roadside. There are concerns from a road safety perspective that these signs may have more potential to distract drivers than static billboards. Since the existing international research on digital billboards and driver distance is inconclusive, an on-road study was conducted to compare drivers’ eye fixations and driving performance when advertising signs (static billboards, digital billboards and on-premises signs) were present.”</i>¹</p> <p>The level / quality of technology and content will therefore be conditioned, ensuring the visual impact will not impede upon traffic and safety. The advertising material will be limited to still images only. No animation, movements or flashing lights will be allowed and transition periods will be restricted to 0.1 seconds.</p>
<p>PO2</p>	<p>The illumination of an advertising device does not detract from the character and amenity of an area and does not cause a visual nuisance to any adjoining premises or roads.</p>	<p>Table 9.4.2.3.4 within the <i>Rockhampton Region Planning Scheme 2015</i> specifies a maximum luminance of 500 candelas per square metre. The proposed advertising device will however be required to have a higher luminance than 500 candelas during bright sunny days.</p> <p>Notwithstanding, most indoor LCD display screens are between 300 and 350 candelas. An outdoor display must be at least 400 candelas if located within a shadowed, protected location, like under an eave or only receiving morning sun. An advertising device located within a sunny location, receiving lots of direct sun, must be at least 700 to 2,000 candelas. It must be noted, the candelas is not a direct ratio. In other words, 2,000 candelas is not three times brighter than 700 candelas. The dramatic difference will be between 400 and 700 candelas.</p> <p>Therefore, it will be conditioned that the proposed advertising device follows the</p>

¹ Samsa, C. 2015, *Digital Billboards ‘Down Under’. Are they distracting to drivers and can industry and regulators work together for a successful road safety outcome?*, 4th International Driver Distraction and Inattention Conference, Sydney, New South Wales.

		advertising sign assessment guidelines for road safety and maximum luminance levels.
Preferred Sign Types and Outcomes – Billboard Sign		
PO3	<p>(a) only locate in the following zones:</p> <ul style="list-style-type: none"> (i) principal centre zone; (ii) major centre zone; (iii) district centre zone; (iv) specialised centre zone; (v) medium impact industry zone; (vi) high impact industry zone; (vii) special industry zone; and (viii) rural zone. <p>(b) only one (1) billboard sign (double or single sided) is located at any one (1) premise, except when in the rural zone;</p> <p>(c) the sign has a face area that does not exceed twenty (20) square metres per side;</p> <p>(d) the sign is located to ensure that the back of the sign is not exposed to, or visible from, any public place;</p> <p>(e) the sign is supported on single or multiple pylons to avoid unsightly back bracing;</p> <p>(f) where visible to a public place, the area below the sign is landscaped with plants that have a mature height less than the height of the bottom of the sign above ground;</p> <p>(g) the sign is separated from any other billboard sign located on any premise in an urban zoned area by a minimum distance of 100 metres;</p> <p>(h) the sign has a maximum height that does not exceed five (5) metres; and</p> <p>(i) the sign is set back from any property boundary by a minimum of three (3) metres or half the height of the sign, whichever is the greater.</p>	<p>The proposal is for the erection of a new advertising device (billboard sign) on the façade of an existing office building fronting onto Fitzroy Street and Bolsover Street, located within the Principal centre zone. The proposed digital advertising sign will be approximately twelve (12) metres long and 3.4 metres high with a surface area of approximately 40.8 square metres.</p> <p>Although the recommended billboard sign size is limited to twenty (20) square metres per side, the sign does comply with the boundary length calculation method (in accordance with the Advertising Devices Planning Scheme Policy), which allows the subject building to have a maximum accumulative advertising size of approximately 50.37 square metres.</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.

Planning Scheme Policies

Policy	Officer's Response
SC6.2 Advertising devices planning scheme policy	<p>The Advertising devices planning scheme policy (forming part of the <i>Rockhampton Region Planning Scheme 2015</i>), provides a way in calculating the maximum recommended total sign face area for advertising devices at any given site by either using the boundary length calculation method or the building elevation calculation method, whichever is the greater.</p> <p>In this instance, the boundary length method calculates a maximum size of approximately 50.37 square metres, and the building elevation method calculates a maximum size of approximately 30 square metres. The proposed sign will have a total advertising area of approximately 40.8 square metres which is compliant with the boundary length calculation method.</p>

As evident from the above assessment, the proposal generally complies with the requirements of the applicable planning scheme policies.

CONSULTATION

The proposal was not subject to undertake public notification as per the requirements of the *Planning Act 2016*.

REFERRALS

The proposal did not trigger any referral agency as per the requirements of the *Planning Act 2016*. The application was referred to Department of Transport and Main Roads for third party advice.

CONCLUSION

The proposed advertising device is considered to be in keeping with the intent of the Principal centre zone. Furthermore, the proposal generally complies with the provisions included in the applicable codes and where there is deviation from the codes, sufficient justification has been provided. The proposal is, therefore, recommended for approval in accordance with the approved plans subject to the conditions outlined in the recommendations.

STATEMENT OF REASONS

Description of the development	The proposed development is for Operational Works for an Advertising Device (Billboard)	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Advertising devices code; and • SC6.2 Advertising devices planning scheme policy. 	
Non-Compliances	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Advertising devices code	The proposed advertising device (Billboard) has been strategically designed to ensure impacts on the surrounding amenity are minimised. Whilst the proposal exceeds the maximum sign face area, it meets the requirements of the boundary length calculation method listed within the advertising devices planning scheme policy. In addition, the level / quality of technology and content can be conditioned, ensuring the visual impacts (i.e illumination, animation) will not impede upon traffic and safety.
Reason for decision	The proposed advertising device is considered to be in keeping with the intent of the Principal centre zone. Furthermore, the proposal generally complies with the provisions included in the applicable codes and where there is deviation from the codes, appropriate conditions can be implemented.	

**D/126-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

Locality Plan

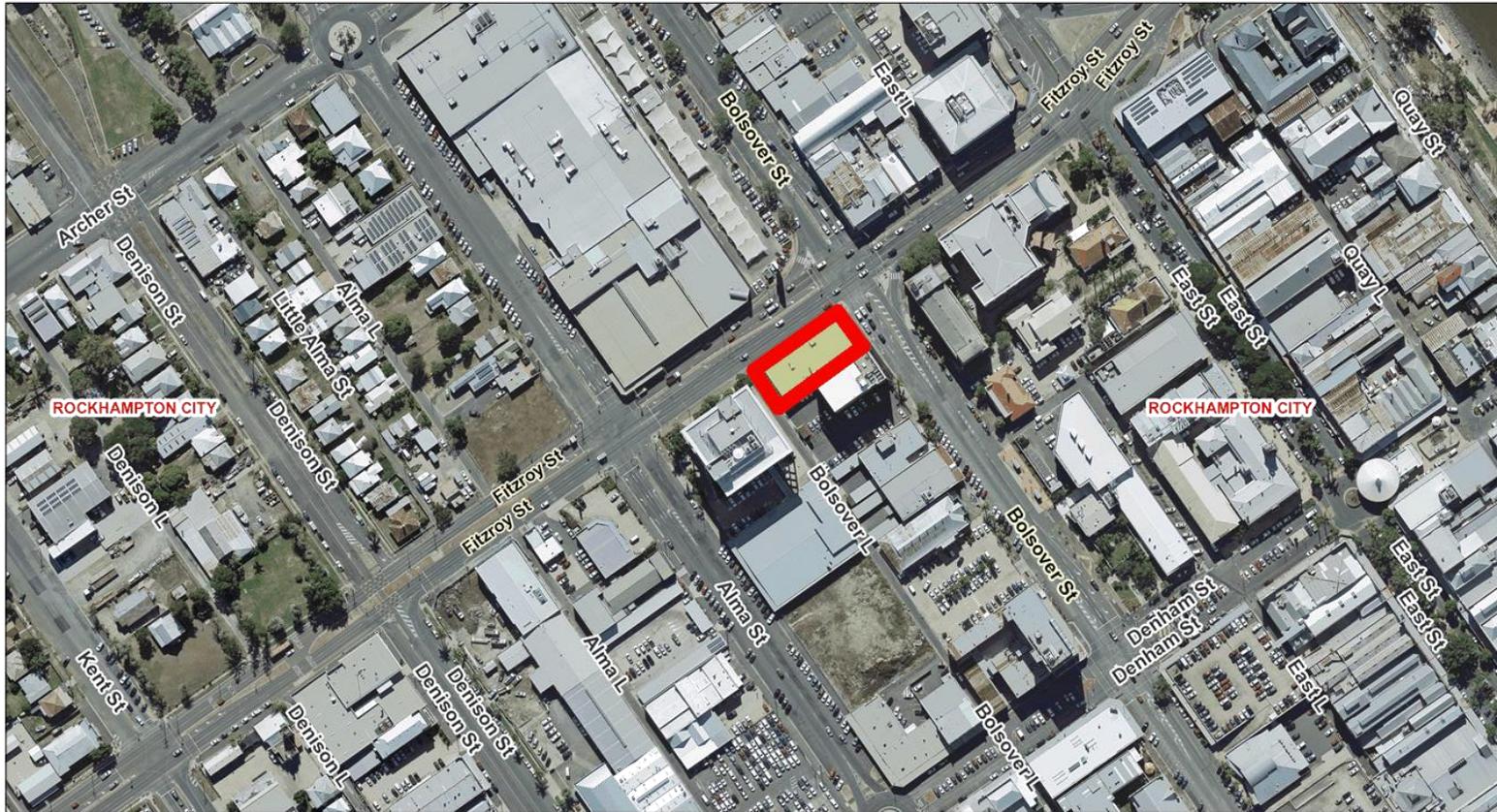
Meeting Date: 5 December 2017

Attachment No: 1

D/126-2017 - Locality Plan



A4 Page scale at 1: 2,667.71
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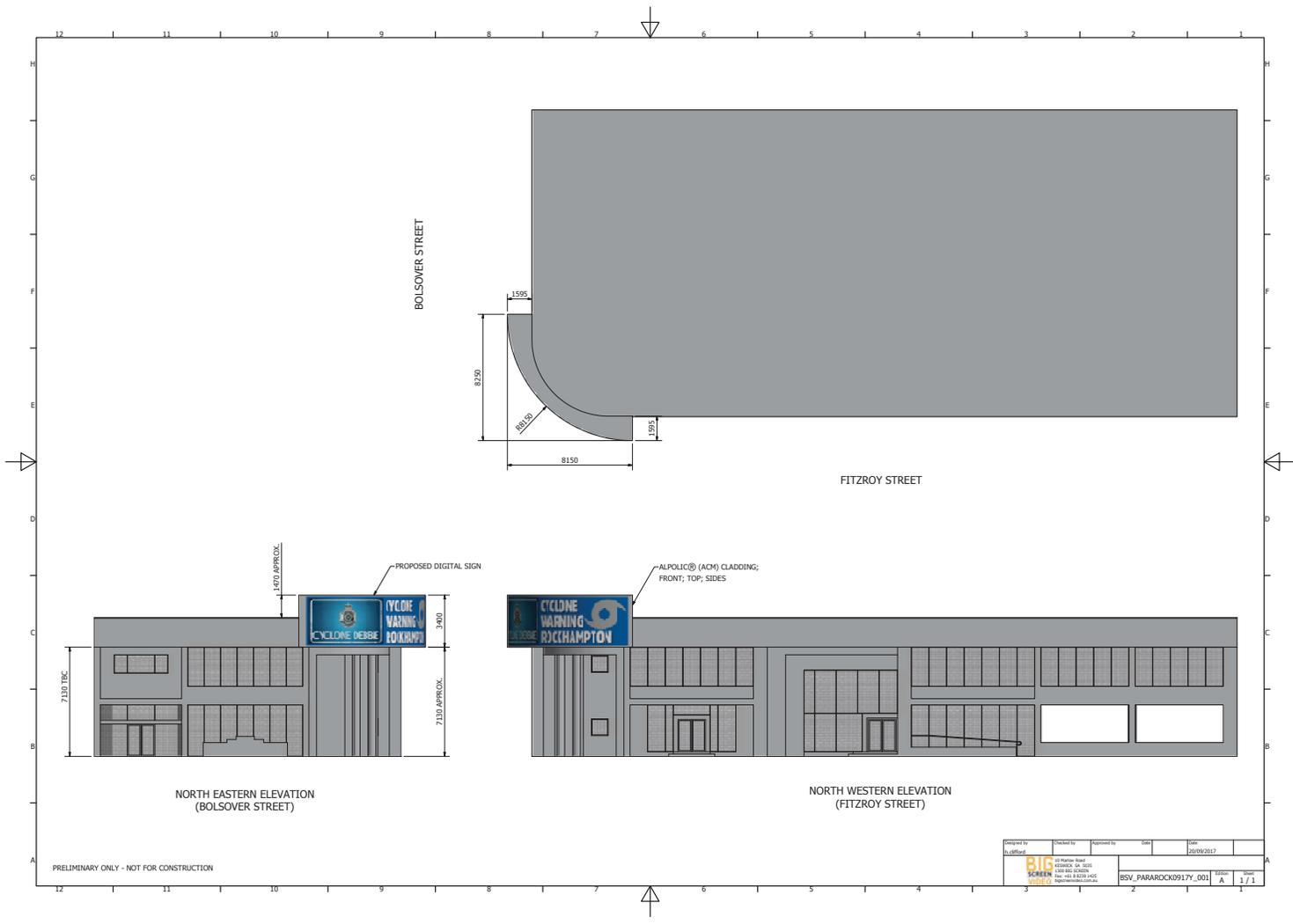


**D/126-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

Structural Plans

Meeting Date: 5 December 2017

Attachment No: 2



PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Prepared by	Checked by	Reviewed by	Date	Scale
By: [Signature]			20/09/2017	
100 BIRCH STREET SYDNEY, NSW 2000 Tel: +61 2 9230 4000 Fax: +61 2 9230 4001 www.bigscreens.com.au				
BSV_PARAROCK0917Y_001			Sheet	1 / 1
			Rev	A

**D/126-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (BILLBOARD)**

Proposed Street View Image

Meeting Date: 5 December 2017

Attachment No: 3



8.4 D158-2016 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR EXTRACTIVE INDUSTRY, HIGH IMPACT INDUSTRY, WAREHOUSE, ENVIRONMENTALLY RELEVANT ACTIVITY 16 (EXTRACTIVE AND SCREENING ACTIVITIES) AND ENVIRONMENTALLY RELEVANT ACTIVITY 53 (COMPOSTING AND SOIL CONDITIONER MANUFACTURING)

File No:	D/158-2016
Attachments:	<ol style="list-style-type: none">1. Locality Plan2. Location Plan3. Activity Area A - Extractive Industry (Screening), High Impact Industry (Composting) and Warehouse4. Activity Area B - Extractive Industry (Quarrying)5. Activity Area C - Extractive Industry (Dredging, Deposit and Short Term Stockpile Area)
Authorising Officer:	Tarnya Fitzgibbon - Coordinator Development Assessment Steven Gatt - Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Amanda O'Mara - Senior Planning Officer

SUMMARY

<i>Development Application Number:</i>	<i>D/158-2016</i>
<i>Applicant:</i>	<i>Hopeman Pty Ltd</i>
<i>Real Property Address:</i>	<i>Lot 91 on SP224420, Lot 1743 on LIV40543, Lot 1918 on LIV40627, Lot 2 on RP601957, Lot 138 and 139 on PL4021</i>
<i>Common Property Address:</i>	<i>263A Belmont Road, Parkhurst, Lots 138, 139, 1743 & 1918 D Berrys Road and Lot 2 Belmont Road, Glenlee</i>
<i>Area of Site:</i>	<i>613.55 Hectares</i>
<i>Planning Scheme:</i>	<i>Rockhampton Region Planning Scheme 2015</i>
<i>Planning Scheme Zone:</i>	<i>Rural Zone</i>
<i>Planning Scheme Overlays:</i>	<i>Biodiversity Overlay, Bushfire Hazard Overlay, Extractive Resources Overlay, Steep Land Overlay and Flood Hazard Overlay</i>
<i>Existing Development:</i>	<i>Sand Quarry</i>
<i>Existing Approvals:</i>	<i>Development Permit for Operational Works for Earthworks (D/56-2016) and Building Permits for a House and Farm Shed</i>
<i>Approval Sought:</i>	<i>Development Permit for a Material Change of Use for an Extractive Industry, High Impact Industry, Warehouse, Environmentally Relevant Activity 16 (Extractive and Screening Activities) and Environmentally Relevant Activity 53 (Composting and Soil Conditioner Manufacturing)</i>
<i>Level of Assessment:</i>	<i>Impact Assessable</i>

<i>Submissions:</i>	<i>One (1) Submission</i>
<i>Referral Agency(s):</i>	<i>Department of Infrastructure, Local Government and Planning and Livingstone Shire Council</i>
<i>Infrastructure Charges Area:</i>	<i>Not applicable</i>
<i>Application Progress:</i>	

<i>Application Lodged:</i>	<i>10 October 2016</i>
<i>Acknowledgment Notice issued:</i>	<i>24 October 2016</i>
<i>Request for Further Information sent:</i>	<i>7 November 2016</i>
<i>Request for Further Information responded to:</i>	<i>7 July 2017</i>
<i>Submission period commenced:</i>	<i>24 July 2017</i>
<i>Submission period end:</i>	<i>11 August 2017</i>
<i>Government Agency Response:</i>	<i>3 November 2017</i>
<i>Council request for additional time:</i>	<i>23 November 2017</i>
<i>Statutory due determination date:</i>	<i>8 January 2018</i>

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Material Change of Use for an Extractive Industry, High Impact Industry, Warehouse, Environmentally Relevant Activity 16 (Extractive and Screening Activities) and Environmentally Relevant Activity 53 (Composting and Soil Conditioner Manufacturing), made by Hopeman Pty Ltd on behalf of Loukin Pty Ltd Tte, on Lot 91 on SP224420, Lot 1743 on LIV40543, Lot 1918 on LIV40627, Lot 2 on RP601957, Lot 138 and 139 on PL4021, located at 263A Belmont Road, Parkhurst, Lots 138, 139, 1743 and 1918 D Berrys Road and Lot 2 Belmont Road, Glenlee, Council resolves to Approve the application and provide the following grounds to justify the decision:

- a) The subject site is strategically located in a rural area adjacent to the Fitzroy River floodplain and forms a large part of Key Resource Area 22, which has been identified as containing fine to coarse grained sand and gravel.
- b) The subject site can be rehabilitated once the quarry and associated operations cease, therefore not restricting the land for rural uses in the future. In addition, it is not anticipated that the proposed activities will restrict or adversely impact on the ongoing safe and efficient use of the nearby rural uses.
- c) The proposal is well buffered to sensitive uses by both distance and topographic screening.
- d) The proposed development will not detract from the scenic landscape features and environmental characteristics of the locality.
- e) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- f) 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
- g) 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 an Extractive Industry, High Impact Industry, Warehouse, Environmentally Relevant Activity 16 (Extractive and Screening Activities) and Environmentally Relevant Activity 53 (Composting and Soil Conditioner Manufacturing), made by Hopeman Pty Ltd on behalf of Loukin Pty Ltd Tte, on Lot 91 on SP224420, Lot 1743 on LIV40543, Lot 1918 on LIV40627, Lot 2 on RP601957, Lot 138 and 139 on PL4021, located at 263A Belmont Road, Parkhurst, Lots 138, 139, 1743 and 1918 D Berrys Road and Lot 2 Belmont Road, Glenlee, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.
- 1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of the use, unless otherwise stated.
- 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.6.1 Operational Works:
- (i) Access Works;
- 1.6.2 Building Works (office).
- 1.7 All Development Permits for Operational Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Number</u>	<u>Dated</u>
Flood Evacuation Management Plan	K3181-0007	28 July 2016
Pavement Impact Analysis	K3181-0036	6 July 2017
Vehicle Swept Path Plan	K3181-R001 Issue A	28 April 2017

Stormwater Management, Sediment and Erosion Control Plan	K3181-SE001 Issue A	28 July 2016
Stormwater Management, Sediment and Erosion Control Details	K3181-SE002 Issue A	28 July 2016
Location Plan	SK-001 Rev 4	28 July 2016
Activity Area A – Extractive Industry (Screening) & High Impact Industry (Composting) & Warehouse	SK-002 Rev 4	28 July 2016
EA/DA Environmental Report	Steer Environmental Consulting	29 July 2016
Activity Area B – Extractive Industry (Quarrying)	SK-003 Rev 4	29 July 2016
Activity Area C – Extractive Industry (Dredging & Deposit & Short term Stockpile Area)	SK-004 Rev 4	29 July 2016

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

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

3.0 ROAD WORKS

3.1 The Developer must pay a Road Maintenance Levy of \$0.299 per tonne hauled towards the maintenance of Belmont Road. In this regard, the Developer must submit to Council a record of the tonnage of material hauled every six (6) months to facilitate invoicing and payment of the Road Maintenance Levy.

3.2 The Developer must pay a contribution of \$41,275.00 towards the upgrade and widening of Belmont Road.

3.3 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

4.0 ACCESS WORKS

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

4.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).

4.3 The existing access to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines* and must be sealed from the edge of the existing seal on Belmont Road to the front property boundary of the subject site.

- 4.4 In order to achieve sufficient site distance requirements, tree clearing within the verge area to the south of the existing access must be undertaken. The Developer must include all relevant details regarding the trees to be removed and how the area will be stabilised / re-vegetated with the submission of the Operational Works application.
- 4.5 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Austrroads "Guide to Road Design Part 4A – Unsignalised and Signalised Intersections"*.
- 4.6 Road signage and pavement markings must be installed in accordance with the *Australian Standard AS1742.1 "Manual of Uniform Traffic Control Devices"*.
- 5.0 PLUMBING AND DRAINAGE WORKS
- 5.1 On-site water supply for domestic and fire-fighting purposes must be provided and may include the provision of a bore, dams, water storage tanks or a combination of each.
- 6.0 SITE WORKS
- 6.1 All earthworks must be undertaken in accordance with *Australian Standards, AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 6.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 6.3 Vegetation must not be cleared unless and until written approval has been provided by Council. A Development Permit for Operational Works constitutes written approval, only for the purposes of clearing vegetation directly pertinent to the operational works which are the subject of the Development Permit.
- 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 at full cost to the Developer.
- 7.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 8.0 ENVIRONMENTAL
- 8.1 Composting activities must be limited to the processing of uncontaminated soil and/or green waste. The following activities are not permitted as part of the activities:
- 8.1.1 Sewerage sludges or septic wastes liquid or solid;
- 8.1.2 Oily or greasy wastes from trade waste generating activities;
- 8.1.3 All petroleum hydrocarbons;
- 8.1.4 Any chemical sludges or wastes that contain known quantities of heavy metals;
- 8.1.5 Any animal wastes (e.g. manures) that have the potential to contain elevated loads of microbial pathogens such as Giardia, Cryptosporidium or other faecal pathogens;
- 8.1.6 Any wastes that contain strongly acidic or alkali chemicals that have the potential to alter the pH of the receiving waters in the Fitzroy River Barrage storage.

8.2 The Developer must implement and maintain the Stormwater Management, Sediment and Erosion Control Plan on-site for the duration of the activity. The prepared Stormwater Management, Sediment and Erosion Control Plan must be available on-site for inspection by Council Officers during those works.

9.0 ENVIRONMENTAL HEALTH

9.1 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"*.

9.2 Noise emitted from the activity must not cause an environmental nuisance.

9.3 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.

9.4 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.

10.0 OPERATING PROCEDURES

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

10.2 The hours of operations for the development site must be limited to:

10.2.1 0600 hours to 1800 hours on Mondays to Saturdays; and

10.2.2 No operations on Sundays or Public Holidays.

10.3 Truck movements (to and from the site) is limited to a maximum of sixteen (16) trips per day.

10.4 Cleaning of plant equipment and vehicles must be carried out in an area where waste water can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.

10.5 All waste storage areas must be kept in a clean, tidy condition in accordance with *Environmental Protection (Waste Management) Regulations*.

10.6 It is the responsibility of the owner or occupier of the land from time to time to implement the Contingency Plan during a flood event or if there is a risk of flooding near the land.

10.7 Security fencing must be provided for the full length of the perimeter of the site and around extractive industry stockpiles and operations.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety Of Public During Construction

The *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.

RECOMMENDATION C

That in relation to the application for a Development Permit for a Material Change of Use for an Extractive Industry, High Impact Industry, Warehouse, Environmentally Relevant Activity 16 (Extractive and Screening Activities) and Environmentally Relevant Activity 53 (Composting and Soil Conditioner Manufacturing), made by Hopeman Pty Ltd on behalf of Loukin Pty Ltd Tte, on Lot 91 on SP224420, Lot 1743 on LIV40543, Lot 1918 on LIV40627, Lot 2 on RP601957, Lot 138 and 139 on PL4021, located at 263A Belmont Road, Parkhurst, Lots 138, 139, 1743 and 1918 D Berrys Road and Lot 2 Belmont Road, Glenlee, Council resolves to not issue an Adopted Infrastructure Charges Notice.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for an Extractive Industry, High Impact Industry and Warehouse. The proposal seeks to facilitate an integrated extractive industry operation involving dredging from the Fitzroy River with subsidiary quarrying activities as well as processing and storage activities.

Activity Area A (refer to attached plans) is proposed to be located on an established pad, measuring approximately 2.4 hectares located on Lot 91 on SP224420. The pad was established following the approval of an operational works application in 2014. The site will function as the operational base for the coordination and management of the extractive industry operations. This area will be utilised for material processing (screening and washing) and stockpiling for all material being extracted (quarried and dredged) and a site office for staff. In addition, an area of 8,000 square metres is proposed to accommodate composting operations. This will involve receiving organic material (green waste), which will be mixed and processed with extracted material to manufacture soil conditions. Storage of plant and equipment associated with onsite operations will also occur in this area. Due to the site elevation being above the Q100 flood level, it will function as a storage pad for operational equipment during times of flood.

Activity Area B (refer to attached plans) will involve sand quarrying operations on Lot 2 on RP601957. The operational area will total approximately ten (10) hectares.

Activity Area C (refer to attached plans) involves dredging from the Fitzroy River, directly adjacent to Lot 1743 on LIV40543. The proposed dredging activities align with the Quarry Material Allocation Notice approved by the Department of Environment and Heritage Protection on 13 November 2015, which allows for extraction of up to 100,000 square metres in any twelve (12) month period. While the primary activity includes the dredging of material from the river, the on land activity will be limited to the placement of dredge slurry (sand/water) within the dredged/deposit area. The area measures 1,600 square metres and will be surrounded by a sand bund wall that is approximately 0.5 metres in height. Dredged material will be pumped into the operational area to drain the excess water. Following this, the material will be collected and stockpiled for transportation to the primary processing area on Lot 91 on SP224420.

An established internal haul road traverses over the various parcels of land that form the subject site and provides access to Belmont Road located to the north of the site.

SITE AND LOCALITY

The subject site has a total area of 613.55 hectares over six (6) lots and is currently being utilised as an existing sand extraction operation which is located in the southern portion of Lot 1743 on LIV40543. The subject site is relatively flat with the exception of the south-eastern corner of Lot 91 on SP224420 which is elevated with slopes exceeding fifteen (15) per cent. A portion of the area is located within the Fitzroy River floodplain and covered by wetland.

The surrounding area is predominately used for rural and grazing purposes. Some residential dwellings are located north-east of the subject site off Belmont Road. A rural residential estate exists further to the south-east off Belmont Road and a Council waste treatment plant operates opposite the housing estate, adjoining the Fitzroy River.

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 – 18 October 2016

Support, subject to conditions / comments.

Public and Environmental Health Comments – 18 October 2016

Support, subject to conditions / 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 2017

The current State Planning Policy (SPP) came into effect on 3 July 2017 and replaces the previous SPP (April 2016). The new policy expresses the state's interests in land-use planning and development and contains a number of changes to better align with the *Planning Act 2016*. This policy requires development applications to be assessed against its requirements where they have not been appropriately reflected in the local planning scheme. It is considered that the State Planning Policy is appropriately reflected in the current local planning scheme.

Rockhampton Region Planning Scheme 2015

Strategic framework

This application is situated within the Rural Area 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 (20) 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 subject site can be rehabilitated once the quarry and associated operations cease, therefore not restricting the land for rural uses in the future. In addition, it is not anticipated that the proposed activities will restrict or adversely impact on the ongoing safe and efficient use of the nearby rural uses.

(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.

Complies: The proposed development will not interrupt, interfere or adversely impact on the natural environment as demonstrated in the provided Environmental Report.

The proposal ensures effective mitigation measures are implemented to ensure no adverse impacts occur in a flood event. A Flood Evacuation Management Plan has been provided to ensure the development does not increase the risk to human life and property. In addition, the primary operational area has undertaken earthworks to ensure the area is above a Q100 flood event.

In a bushfire event the development will have unrestricted vehicle access to Belmont Road and will have sufficient access to water via a water tank arrangement.

(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.

(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: The safety and efficiency of the road network will not be affected by the proposed development. The Traffic Impact Assessment identified that Belmont Road will require widening. However due to the adjacent residential development also triggering upgrades to Belmont Road the approval has been conditioned to require a contribution payable to Council for the upgrade to Belmont Road.

(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.

(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 subject site forms a large part of Key Resource Area 22, which has been identified as containing fine to coarse grained sand and gravel. These resources are the major source of fine concrete aggregate and other construction sands for the Rockhampton region. Furthermore, the subject site is appropriate for extraction given the land's position within the Fitzroy River floodplain as the resource is frequently replenished during flood events.

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

Rural Zone

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

- (1) *The purposes of the rural zone code is to:*
 - (a) *provide for rural uses including cropping, intensive horticulture, intensive animal industry, animal husbandry, animal keeping and other primary production activities;*
 - (b) ***provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and***
 - (c) *protect or manage significant natural resources and processes to maintain the capacity for primary production.*
- (2) *The local government purpose of the zone code is to:*
 - (a) *ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area;*
 - (b) *recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries;*
 - (c) *prevent the establishment of development which may limit the productive capacity of the land;*
 - (d) *provide for diversification of rural industries where impacts can be managed; and*
 - (e) *maintain the environmental values of all rural land.*

- (3) *The purpose of the zone will be achieved through the following outcomes:*
- (a) *development in the zone accommodates predominantly rural uses;*
 - (b) *development:*
 - (i) *does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline;*
 - (ii) *is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation;*
 - (iii) *has legal and practical access to the road hierarchy;*
 - (iv) *is serviced by infrastructure that is commensurate with the needs of the use; and*
 - (v) *maximises energy efficiency and water conservation;*
 - (c) ***non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:***
 - (i) *a direct relationship with the rural use in the immediate locality; or*
 - (ii) *the potential to make a contribution to primary production or the diversification of rural industries; or*
 - (iii) ***a need to be remote from urban uses as a result of their impacts; or***
 - (iv) ***a need for a larger land area than is generally available in urban areas*** (for example, development for outdoor sport and recreation or community use);
 - (d) *development does not alienate or impact on the productive agricultural capacity of rural areas, in particular on land identified on the agricultural land classification (ALC) overlay maps;*
 - (e) *all rural land is protected from further fragmentation. A lack of viability for an existing farm or other small holdings does not justify their further subdivision or use for non-rural purposes;*
 - (f) *animal keeping (being kennels and catteries), intensive animal industries, intensive horticulture, aquaculture and rural industries establish where they:*
 - (i) *are located on sites that are large enough to accommodate appropriate buffering to sensitive land uses, residential and emerging community zones. Intensive animal industries are preferred in proximity to the lower Fitzroy River, west of Ridgeland;*
 - (ii) *do not cause adverse impacts on sensitive land uses in relation to traffic, noise and air quality;*
 - (iii) *minimise water quality impacts;*
 - (iv) *protect natural, scenic and environmental values;*
 - (v) *do not diminish the productive capacity of other land nearby;*
 - (vi) *gain access from roads which are constructed to accommodate the traffic generated by the use; and*
 - (vii) *are not located in areas identified on the Agricultural Land Classification (ALC) overlay maps (except for intensive horticulture);*
 - (g) *Rural workers' accommodation is appropriate where:*
 - (i) *directly associated with the primary rural use undertaken at the site;*
 - (ii) *compatible with the rural character of the zone;*
-

- (iii) *not compromising the existing or potential future operation of rural uses on adjoining lots; and*
- (iv) *not located in areas identified on the Agricultural Land Classification (ALC) overlay maps;*
- (h) *urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone;*
- (i) *sensitive land uses are adequately separated from animal keeping (being kennels and catteries), intensive animal industry, aquaculture, rural industry, and industrial zoned areas (including the Gracemere industrial area, Stanwell power station, Bajool explosives reserve and Bouldercombe brickworks);*
- (j) *renewable energy facilities are located on sites that are large enough to accommodate appropriate buffering from sensitive uses and minimise adverse impacts on the natural environment;*
- (k) ***extractive industries (including Marmor limeworks) on rural land are protected from development and encroachment by incompatible uses;***
- (l) ***extractive industry minimises environmental and traffic impacts. Once the operation has ceased the site is rehabilitated;***
- (m) *aquaculture activities may be integrated with horticulture operations, where benefits of diversification are evident and there are no adverse impacts on amenity, water quality and ecological values;*
- (n) *reconfiguration of a lot only occurs if it results in new rural lots that:*
 - (i) *are related to the agricultural capability of the land;*
 - (ii) *are related to maintaining a viable rural business; and*
 - (iii) *have a minimum area of 100 hectares unless otherwise stated in a precinct; and*
- (o) *the establishment of two (2) precincts within the zone where particular requirements are identified:*
 - (i) *Alton Downs precinct; and*
 - (ii) *Cropping and intensive horticulture precinct.*

The proposed development is for a non-rural use. The proposed non-rural use involves bulk storage and processing generally associated with extractive industry and is part of a larger extractive industry development which is reliant on the land's proximity to the Fitzroy River. The proposed use is not anticipated to detract from the long term productivity of the subject site. In addition, the proposed development will not detract from the scenic landscape features and environmental characteristics of the locality. Therefore the proposal can be considered consistent with the purpose of the Zone.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Rural zone code;
- Extractive industry code;
- Steep land overlay code;
- Biodiversity overlay code;
- Bushfire hazard overlay code;
- Extractive resources overlay code;
- Flood hazard overlay code;

- Access, parking and mobility code;
- Landscape code;
- Stormwater management code;
- Waste management code; and
- 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:

Extractive industry code	
Performance Outcome/s	Officer's Response
PO2	Where practical the extractive industry is to be screened from nearby sensitive land uses or residential zoned areas and from state controlled roads.
	The operations are screened by a large hill, therefore will not be visible from the primary road frontage or from any adjoining residential buildings.

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

Sufficient grounds to support the development are as follows:

- a) The subject site is strategically located in a rural area adjacent to the Fitzroy River floodplain and forms a large part of Key Resource Area 22, which has been identified as containing fine to coarse grained sand and gravel.
- b) The subject site can be rehabilitated once the quarry and associated operations cease, therefore not restricting the land for rural uses in the future. In addition, it is not anticipated that the proposed activities will restrict or adversely impact on the ongoing safe and efficient use of the nearby rural uses.
- c) The proposal is well buffered to sensitive uses by both distance and topographic screening.
- d) The proposed development will not detract from the scenic landscape features and environmental characteristics of the locality.
- e) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- f) 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
- g) 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

The proposed development is not within the Priority Infrastructure Area. Furthermore, Extractive Industries are categorised as a Specialised Use under the Adopted Infrastructure Charges Resolution (No. 5) 2015, therefore the amount payable is at Council's discretion. Development Engineering have conditioned a road maintenance levy of \$0.299 per tonne as per the revised pavement impact analysis provided by the Applicant and a contribution towards the upgrade of Belmont Road.

The High Impact Industry and Warehouse uses are not proposing any gross floor area in this instance, only the existing site office has a gross floor area component. As this office is existing and is part of the existing extractive industry occurring on the site, there will be no additional infrastructure charges applicable.

Therefore an Infrastructure Charges Notice for the development will not be required.

CONSULTATION

The proposal was the subject of public notification between 24 July 2017 and 11 August 2017, as per the requirements of the *Sustainable Planning Act 2009*, and one (1) properly made submission was received.

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

Issue	Officer's Response
Concerns that airborne pathogens will affect neighbouring properties.	The proposed activities will have minimal impact on the surrounding area. The sand being extracted commonly has a high moisture content that will naturally reduce dust production. The Environmental Report conditioned as part of the approval has identified mitigation measures to ensure no impacts occur on the surrounding sensitive land uses.
If access is planned via D Berrys Road the extra traffic and heavy vehicles could create a health and safety issue.	The proposed development will only be obtaining access from Belmont Road. It is noted that the subject site comprises part of Key Resource Area (KRA) 22 and is accessed by an identified transport route.

REFERRALS

The application was referred to the Department of Infrastructure, Local Government and Planning as a Concurrence Agency, as the development involves the following:

Impacting on a state-controlled road;

Environmentally Relevant Activities;

The removal of quarry material; and

Land in or near a wetland.

The Department approved the proposal, subject to conditions on 6 June 2017.

In addition, Livingstone Shire Council was identified as a Concurrence Agency due to the development / subject site also being within the Livingstone Shire Council local government area. The Livingstone Shire Council approved the proposal, subject to conditions on 11 August 2017.

CONCLUSION

The proposed development is considered to be in keeping with the purpose of the Rural 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.

**D158-2016 - DEVELOPMENT APPLICATION
FOR A MATERIAL CHANGE OF USE FOR
EXTRACTIVE INDUSTRY, HIGH IMPACT
INDUSTRY, WAREHOUSE,
ENVIRONMENTALLY RELEVANT ACTIVITY 16
(EXTRACTIVE AND SCREENING ACTIVITIES)
AND ENVIRONMENTALLY RELEVANT
ACTIVITY 53 (COMPOSTING AND SOIL
CONDITIONER MANUFACTURING)**

Locality Plan

Meeting Date: 5 December 2017

Attachment No: 1

D/158-2016 - Locality Plan



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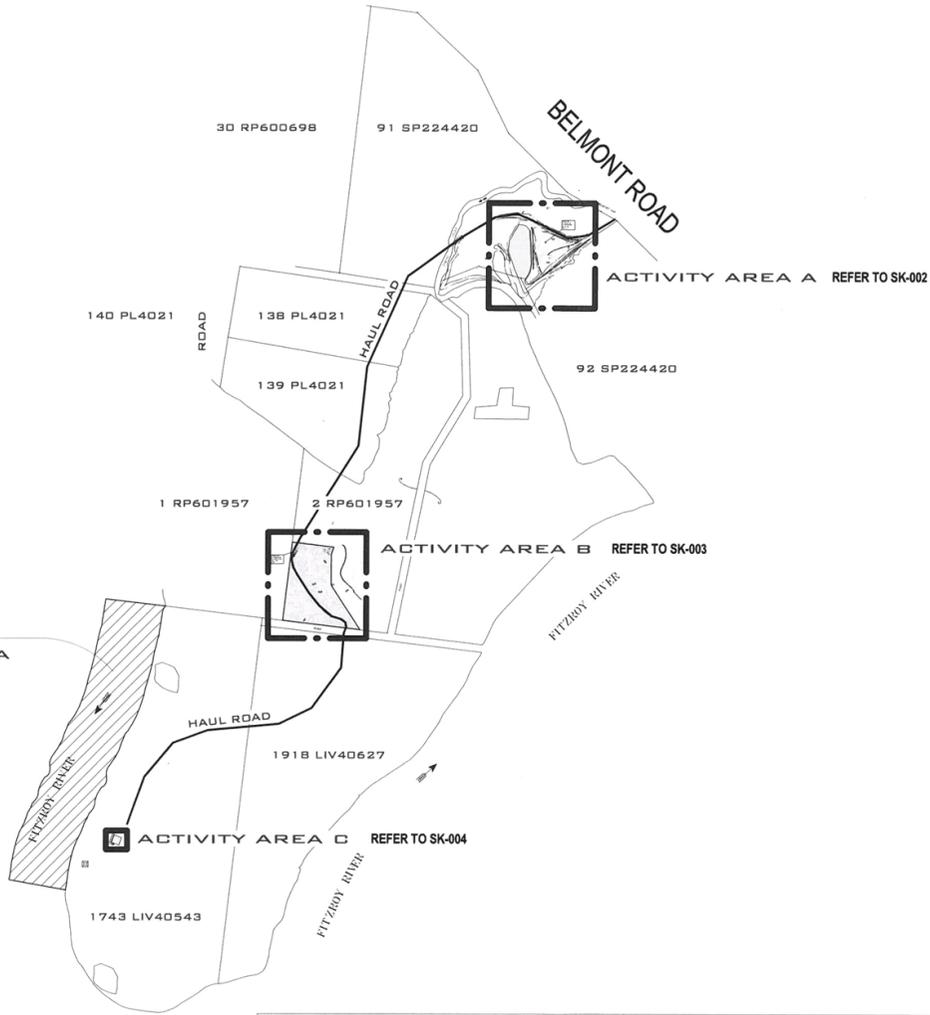


**D158-2016 - DEVELOPMENT APPLICATION
FOR A MATERIAL CHANGE OF USE FOR
EXTRACTIVE INDUSTRY, HIGH IMPACT
INDUSTRY, WAREHOUSE,
ENVIRONMENTALLY RELEVANT ACTIVITY 16
(EXTRACTIVE AND SCREENING ACTIVITIES)
AND ENVIRONMENTALLY RELEVANT
ACTIVITY 53 (COMPOSTING AND SOIL
CONDITIONER MANUFACTURING)**

Location Plan

Meeting Date: 5 December 2017

Attachment No: 2



GENERAL NOTES:
 THE COMPLETE SET OF PLANS, FORMS PART OF THE DEVELOPMENT APPLICATION DOCUMENTATION AND SHOULD THEREFORE BE READ IN CONJUNCTION WITH THE APPLICATION DOCUMENTATION.
 THE PLANS ARE A SCHEMATIC DEPICTION OF THE PROPOSED OPERATIONS AND DETAILS ARE CONTAINED IN THE SUPPORTING REPORTS.

drawing title:
LOCATION PLAN

drawing no: **SK-001**



project: PROPOSED EXTRACTIVE INDUSTRY	
location: 91 SP224420 2 RP601957 1743 LIV40543	
client: HOPKINS	

REVISION	REVISIONS DESCRIPTION	DATE
1	PRELIMINARY	06/2016
2	PRELIM	07/2016
3	PRELIM	23/7/2016
4	PRELIM	26/7/16

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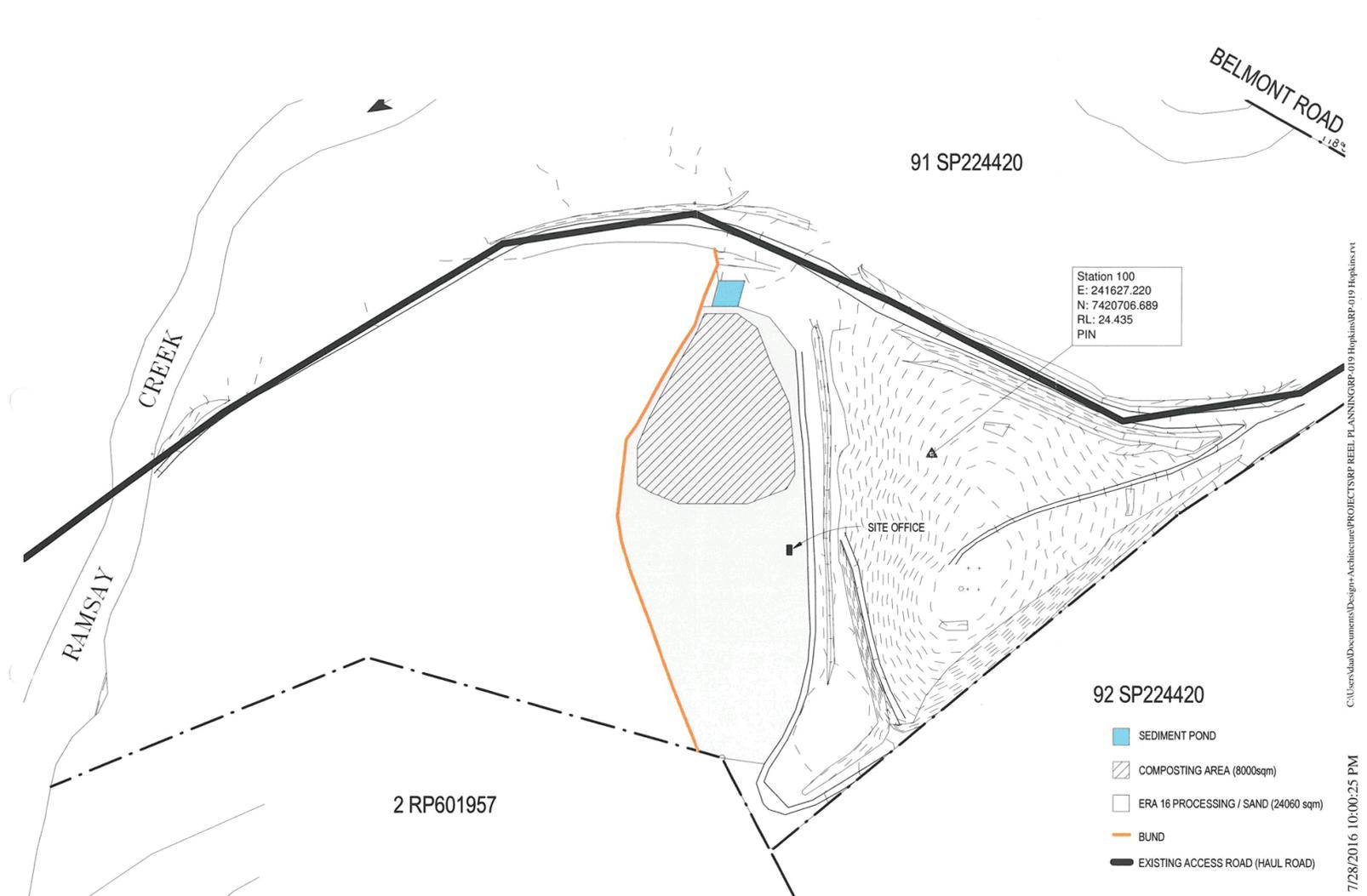
ISSUED FOR PRELIMINARY	
project no: RP-019	scale: 1:3000 sheet: JUL 16 drawn: CC
rev: 4	

**D158-2016 - DEVELOPMENT APPLICATION
FOR A MATERIAL CHANGE OF USE FOR
EXTRACTIVE INDUSTRY, HIGH IMPACT
INDUSTRY, WAREHOUSE,
ENVIRONMENTALLY RELEVANT ACTIVITY 16
(EXTRACTIVE AND SCREENING ACTIVITIES)
AND ENVIRONMENTALLY RELEVANT
ACTIVITY 53 (COMPOSTING AND SOIL
CONDITIONER MANUFACTURING)**

**Activity Area A - Extractive Industry
(Screening), High Impact Industry
(Composting) and Warehouse**

Meeting Date: 5 December 2017

Attachment No: 3



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drawing title:
ACTIVITY AREA A - EXTRACTIVE INDUSTRY (SCREENING) & HIGH IMPACT INDUSTRY (COMPOSTING) & WAREHOUSE
 drawing no: **SK-002**



project: PROPOSED EXTRACTIVE INDUSTRY	
location: 91 SP224420	client: HOPKINS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	06/20/16
2	PRELIM	07/20/16
3	PRELIM	23/7/2016
4	PRELIM	28/7/16

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ISSUED FOR PRELIMINARY		
project no: RP-019	scale: 1:2500	rev: 4
date: JUL 16	drawn: Author	

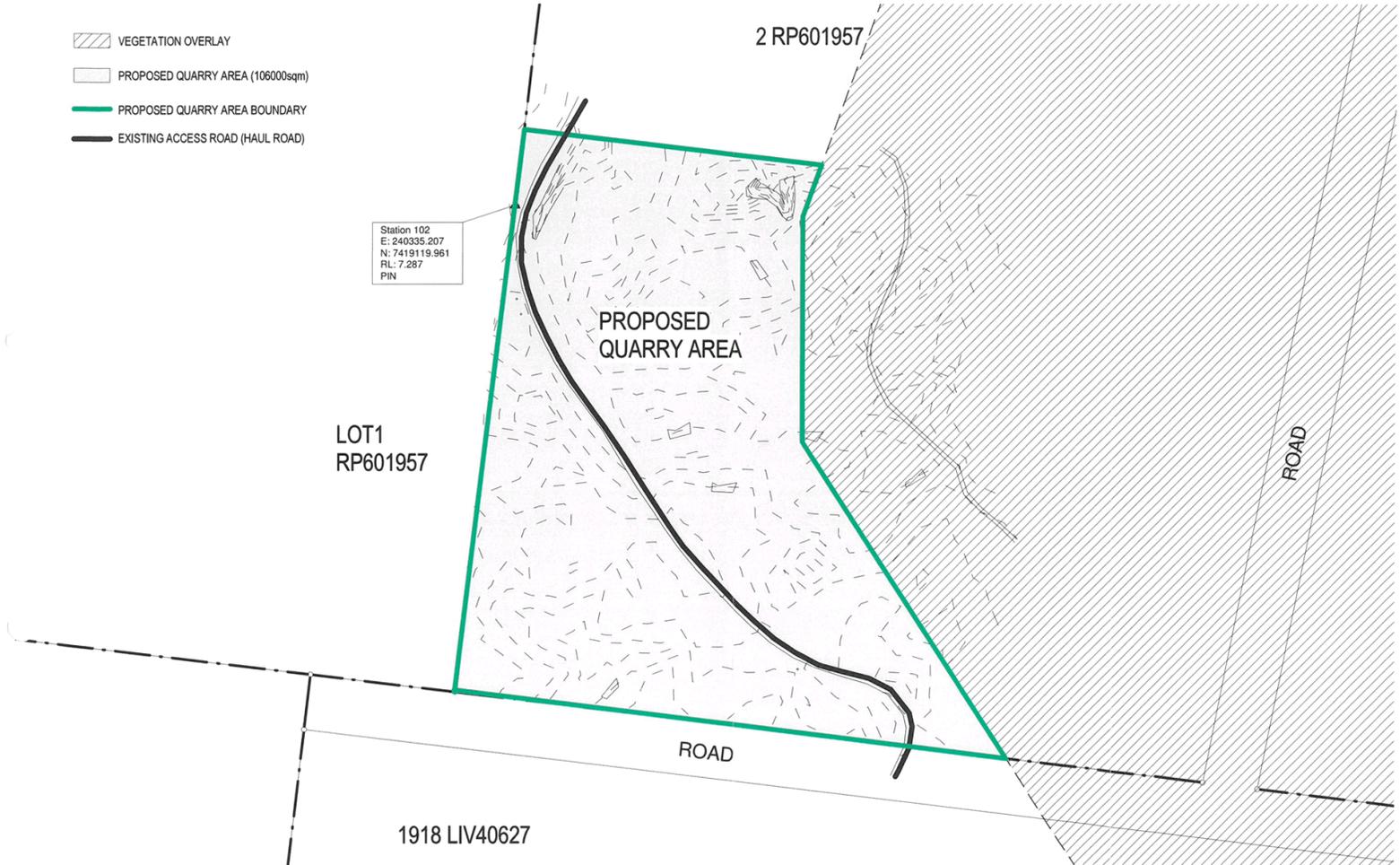
**D158-2016 - DEVELOPMENT APPLICATION
FOR A MATERIAL CHANGE OF USE FOR
EXTRACTIVE INDUSTRY, HIGH IMPACT
INDUSTRY, WAREHOUSE,
ENVIRONMENTALLY RELEVANT ACTIVITY 16
(EXTRACTIVE AND SCREENING ACTIVITIES)
AND ENVIRONMENTALLY RELEVANT
ACTIVITY 53 (COMPOSTING AND SOIL
CONDITIONER MANUFACTURING)**

**Activity Area B - Extractive Industry
(Quarrying)**

Meeting Date: 5 December 2017

Attachment No: 4

-  VEGETATION OVERLAY
-  PROPOSED QUARRY AREA (106000sqm)
-  PROPOSED QUARRY AREA BOUNDARY
-  EXISTING ACCESS ROAD (HAUL ROAD)



Station 102
E: 240335.207
N: 7419119.961
RL: 7.287
PIN

LOT1
RP601957

2 RP601957

PROPOSED
QUARRY AREA

ROAD

ROAD

1918 LIV40627

drawing title:
ACTIVITY AREA B - EXTRACTIVE INDUSTRY
(QUARRING)

drawing no: SK-003



project: PROPOSED EXTRACTIVE INDUSTRY	
location: 2 RP601957	client: HOPKINS

REVISION	DESCRIPTION	DATE
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2	PRELIM	07/2016
3	PRELIM	23/7/2016
4	PRELIM	28/7/16

PRELIMINARY DESIGN DRAWING
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ISSUED FOR PRELIMINARY		
project no: RP-019	scale: 1:2500	rev: 4
Author	DATE: JUL 16	

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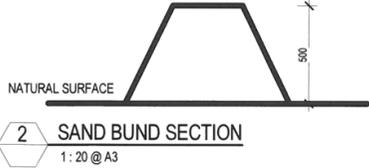
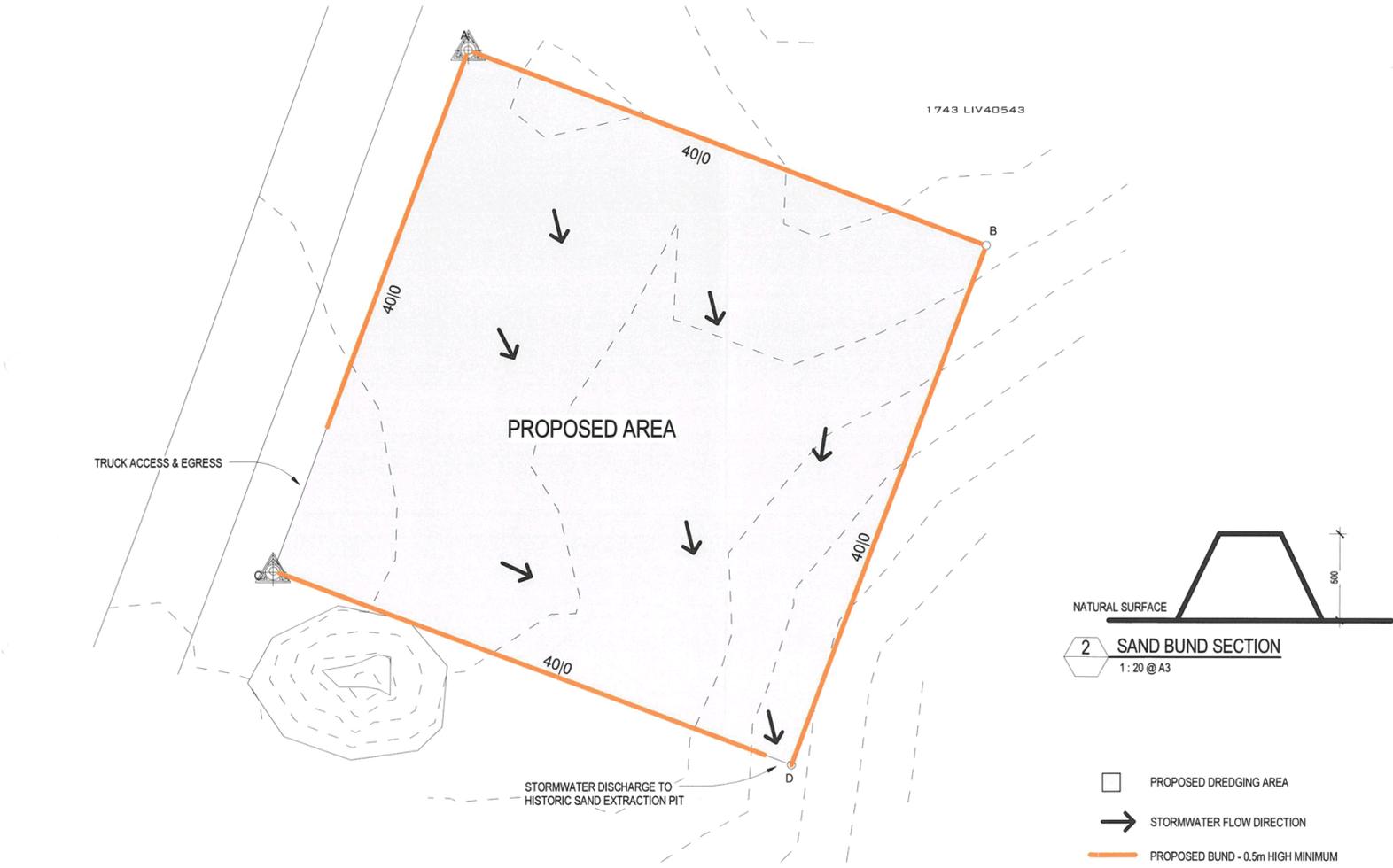
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**D158-2016 - DEVELOPMENT APPLICATION
FOR A MATERIAL CHANGE OF USE FOR
EXTRACTIVE INDUSTRY, HIGH IMPACT
INDUSTRY, WAREHOUSE,
ENVIRONMENTALLY RELEVANT ACTIVITY 16
(EXTRACTIVE AND SCREENING ACTIVITIES)
AND ENVIRONMENTALLY RELEVANT
ACTIVITY 53 (COMPOSTING AND SOIL
CONDITIONER MANUFACTURING)**

**Activity Area C - Extractive Industry
(Dredging, Deposit and Short Term
Stockpile Area)**

Meeting Date: 5 December 2017

Attachment No: 5



- PROPOSED DREDGING AREA
- PROPOSED BUND - 0.5m HIGH MINIMUM
- STORMWATER FLOW DIRECTION

drawing title:
**ACTIVITY AREA C - EXTRACTIVE INDUSTRY
 (DREDGING & DEPOSIT & SHORT TERM
 STOCKPILE AREA)**
 drawing no: **SK-004**

project: PROPOSED EXTRACTIVE INDUSTRY	
location: 1743 LIV40543	client: HOPKINS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	06/2016
2	PRELIM	07/2016
3	PRELIM	21/7/2016
4	PRELIM	28/7/16

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ISSUED FOR PRELIMINARY		
project no: RP-019	scale As Indicated date JUL 16 drawn CC	rev 4

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8.5 APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/72-2017 - MATERIAL CHANGE OF USE FOR INDOOR SPORT AND RECREATION

File No: D/72-2017/A

Attachments: 1. Locality Plan
2. Site Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/72-2017/A

Applicant: DNL Enterprises

Real Property Address: 12 Power Street, Kawana

Common Property Address: Lot 7 on RP620247 – Parish of Murchison

Planning Scheme Zone: Low impact industry

Type of Approval: Development Permit for a Development Incentives Application for D/72-2017 - Material Change of Use for Indoor Sport and Recreation

Date of Decision: 25 July 2017

Application Lodgement Fee: \$2,288.00

Infrastructure Charges: Nil

Infrastructure charges incentive: Non-residential development in Rockhampton Region
Maximum concession: 50%

Incentives sought: Refund of Development Application 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 Indoor Sport and Recreation, on land located at 12 Power Street, Kawana, described as Lot 7 on RP620247, Parish of Murchison, Council resolves to Approve the following incentives:

- a) A refund of development application fees to the amount of \$2,288.00.

BACKGROUND**Project outcomes anticipated by applicant:**

The applicant proposes to operate a group fitness facility at 12 Power Street, Kawana. This commercial activity will be undertaken in an existing complex within Council's Priority Infrastructure Area.

As the applicant has not been required to pay any infrastructure charges, the applicant is not entitled to any concession on infrastructure charges.

The applicant is seeking repayment of the applicable development application fees which for this project amounted to \$2,288.00.

New jobs and investment:

The applicant claims to have spent \$20,000 fitting out the group fitness complex and in paying business suppliers and consultants.

The applicant envisages his business will have a turnover of \$40,000 in Year 1, \$60,000 in Year 2 and \$80,000 in Year 3. The applicant hopes to employ 1-2 people for the initial three year period.

The applicant began operations from the premises in August 2017.

Benefits of project for applicant's business:

The health and fitness business which provides services to residents living in North Rockhampton, Parkhurst and Kawana, will add to the list of businesses operating in the Rockhampton Region. It will add to the choice of health and fitness providers.

Benefits of project to Rockhampton Regional economy:

Council strongly supports the opening of more small businesses, such as this group health and fitness centre, in the Rockhampton Region.

The applicant has not spent a large amount of funds setting up this business, but they are not entitled to the repayment of infrastructure charges. Instead, the applicant is seeking a refund of the development application fees paid.

PLANNING ASSESSMENT

Economic Development Unit's Comments – 22 November 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

**APPLICATION UNDER THE
DEVELOPMENT INCENTIVES POLICY
FOR DEVELOPMENT PERMIT D/72-2017 -
MATERIAL CHANGE OF USE FOR
INDOOR SPORT AND RECREATION**

Locality Plan

Meeting Date: 5 December 2017

Attachment No: 1

D/72-2017/A - Locality Plan



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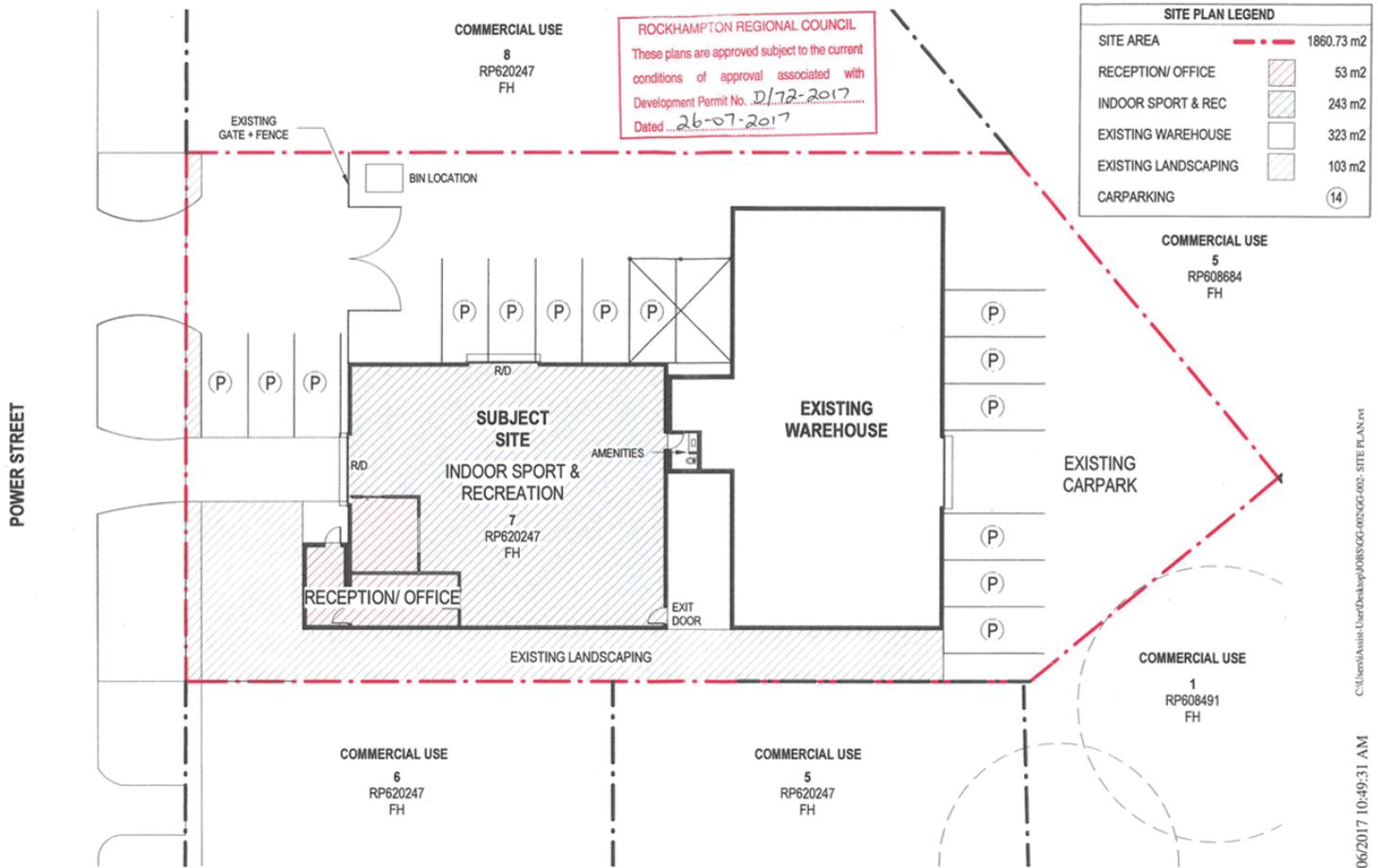


**APPLICATION UNDER THE
DEVELOPMENT INCENTIVES POLICY
FOR DEVELOPMENT PERMIT D/72-2017 -
MATERIAL CHANGE OF USE FOR
INDOOR SPORT AND RECREATION**

Site Plan

Meeting Date: 5 December 2017

Attachment No: 2



drawing title:
PROPOSED SITE PLAN
 drawing no: **SK-002**



project: **INDOOR SPORT & RECREATION**
 location: 12 POWER STREET, KAWANA, QUEENSLAND, 4701
 client:

REVISION	REVISIONS DESCRIPTION	DATE
1	PRELIMINARY	22/06/17
2	PRELIMINARY	26/06/17

PRELIMINARY DESIGN PLAN
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ISSUED FOR PRELIMINARY
 project no: **GG-002**
 date: **JUN 17**
 author:

REV	DATE	BY
2		

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8.6 APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/578-2013 - MATERIAL CHANGE OF USE FOR HEALTH CARE (EXTENSIONS)

File No: D/578-2013/A

Attachments: 1. Proposed Site Plan
2. Locality Plan

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/578-2013/A

Applicant: Mercy Health and Aged Care Central Queensland Ltd

Real Property Address: 31 Ward Street and 14, 16 and 18 Spencer Street, The Range – Lot 1 and Lot 2 on RP607678, Lot 1, Lot 2 and Lot 3 on RP604754, Parish of Rockhampton

Common Property Address: 31 Ward Street and 14, 16 and 18 Spencer Street, The Range – Lot 1 and Lot 2 on RP607678, Lot 1, Lot 2 and Lot 3 on RP604754

Rockhampton City Plan Area: The Range South Residential Area

Type of Approval: Development Permit for a Development Incentives Application for D/578-2013 - Material Change of Use for Health Care (extensions)

Date of Decision: 3 March 2014

Infrastructure Charges: \$195,672.00

Infrastructure charges incentive: Precinct 2 expanded GFA – 50%
Value of discount - \$97,836.00

Incentives sought: Infrastructure Charges Concession 50%

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 Health Care (extensions), on land located at 31 Ward Street and 14, 16 and 18 Spencer Street, The Range, formally described as Lot 1 and Lot 2 on RP607678, Lot 1, Lot 2 and Lot 3 on RP604754, Parish of Rockhampton, Council resolves to Approve the following incentives if the use commences prior to 3 March 2018:

- a) A fifty (50) percent reduction of infrastructure charges to the amount of \$97,836.00; and
- b) That Council enter into an agreement with the applicant in relation to (a).

BACKGROUND

Project outcomes anticipated by applicant:

Mercy Health and Aged Care operates the Mater Hospital at 31 Ward Street, Rockhampton. The applicant wishes to expand the services provided at the Hospital through the construction of new catheter laboratories and medical suites, oncology suites, improving the sterilisation of reusable surgical instruments and upgrading the emergency generators.

New jobs and investment:

The applicant runs a major health care business in Rockhampton with the Mater Hospital having an annual turnover of almost \$140 million.

The capital cost of the new catheter laboratories and medical suites, oncology suites, improved sterilisation of reusable surgical instruments and upgrade of emergency generators will have a capital cost of \$12.5 million.

This project will provide a significant boost to the Rockhampton Regional economy with the builder and a majority of the subcontractors and suppliers being located within the Rockhampton Region.

Benefits of project for applicant's business:

This project will expand the services the applicant can offer to the Central Queensland community through the Mater Hospital.

The catheter laboratory and consulting rooms will provide a new service for the Rockhampton Region and reduce the need for many patients of having to travel to Brisbane or Townsville.

The new oncology unit will ensure continuity of service to the Central Queensland community.

The sterilising department has required upgrading and the new generators replace generators put in place 30 years ago.

Benefits of project to Rockhampton Regional economy:

This project significantly expands the range of medical services available at the Mater Hospital which provides medical services to the whole of Central Queensland. There is a significant need to expand cardiac services available within the Rockhampton Region to maintain the Region's role as the major service provider to Central Queensland.

The construction work which cost \$12.5 million, provides a welcome boost to the Region's economic activity.

PLANNING ASSESSMENT

COMMENTS FROM RELEVANT UNITS

Development Engineering Unit's Comments – 1 November 2017

Support, subject to comments.

Economic Development Unit's Comments – 2 November 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 economic benefits arising from the development.

**APPLICATION UNDER THE
DEVELOPMENT INCENTIVES POLICY
FOR DEVELOPMENT PERMIT D/578-2013
- MATERIAL CHANGE OF USE FOR
HEALTH CARE (EXTENSIONS)**

Proposed Site Plan

Meeting Date: 5 December 2017

Attachment No: 1



GROSS FLOOR AREA CALCULATIONS - EXISTING

LEVEL	DESCRIPTION	AREA
GROUND	EXISTING BUILDING	84
	SUB TOTAL	84
LEVEL 1	EXISTING CARPARK	102
	SUB TOTAL	102
LEVEL 2	EXISTING CARPARK	102
	SUB TOTAL	102
LEVEL 3	EXISTING CARPARK	102
	SUB TOTAL	102
	GRAND TOTAL	390

GROSS FLOOR AREA CALCULATIONS - PROPOSED

LEVEL	DESCRIPTION	AREA
GROUND	EXISTING BUILDING	84
	PROPOSED THEATRE EXPANSION	102
	PROPOSED REFURBISHMENT	102
	PROPOSED LOT CHANGE	102
	SUB TOTAL	390
LEVEL 1	EXISTING CARPARK	102
	PROPOSED OPEN PAV. THEATRE EXTERIOR	102
	PROPOSED REFURBISHMENT	102
	PROPOSED LOT CHANGE	102
	SUB TOTAL	408
LEVEL 2	EXISTING CARPARK	102
	PROPOSED REFURBISHMENT	102
	PROPOSED LOT CHANGE	102
	SUB TOTAL	306
LEVEL 3	EXISTING CARPARK	102
	PROPOSED REFURBISHMENT	102
	PROPOSED LOT CHANGE	102
	SUB TOTAL	306
	GRAND TOTAL	1014

CARPARKING CALCULATIONS - EXISTING

DESCRIPTION	NO.
EXISTING IN STREET PARKING	0
EXISTING OFF STREET PARKING	102
GRAND TOTAL	102

CARPARKING CALCULATIONS - PROPOSED

DESCRIPTION	NO.
EXISTING IN STREET PARKING	0
EXISTING OFF STREET PARKING	102
PROPOSED OFF STREET PARKING	102
GRAND TOTAL	204

- Verify all dimensions on site prior to the commencement of any work.
- Do not scale off these drawings.
- Report any discrepancies to the Architect before carrying out work.
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APPROVED

G.A. APPROVAL
 CLIENT APPROVAL
 BUILDING APPROVAL

NAME: _____ DATE: _____
 SIGNATURE: _____
 NAME: _____ DATE: _____
 SIGNATURE: _____



PROJECT
 MATER ROCKHAMPTON THEATRE EXPANSION

CLIENT
 MERCY HEALTH & AGED CARE CENTRAL QUEENSLAND

DRAWING TITLE
 SITE PLAN: PROPOSED

SCALE 1:500 @ A1

ORIENTATION NORTH

DOCUMENT STATUS & REVIEW

Drawn	Checked	Date	Job No.	Draw No.	Issue
AF	PB	FEB. 2012	10222BNE	DD-002	5



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 Tel: +61 7 3891 8828 Fax: +61 7 3891 6373
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PRELIMINARY

18/12/2017 10:32:38 AM FILE: F:\02\238NE\Mater_Expansion\01\Draw\02_00\Sheet\02\238NE_DD-002_005.dwg Plot: Proposed.dwg

**APPLICATION UNDER THE
DEVELOPMENT INCENTIVES POLICY
FOR DEVELOPMENT PERMIT D/578-2013
- MATERIAL CHANGE OF USE FOR
HEALTH CARE (EXTENSIONS)**

Locality Plan

Meeting Date: 5 December 2017

Attachment No: 2



8.7 COMMITTEE REPORT DELEGATIONS - OCTOBER 2017

File No:	7028
Attachments:	Nil
Authorising Officer:	Steven Gatt - Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

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

OFFICER'S RECOMMENDATION

THAT the report into the applications lodged in October 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 October 2017. They will be decided in the following manner:

Application type	Address	Decision
D/129-2017 – MCU for a Dwelling House	14 Wiseman Street, Kabra	Committee
D/117-2017 – ROL (one lot into 124 lots, two management lots, park and balance lot) – Ellida Estate	23-27 William Palfrey Road, 823-947 and 985-1005 Yaamba Road, Parkhurst	Delegation
D/119-2017 – Operational Works (Advertising Device)	300-316 Campbell Street, Rockhampton City	Already approved under delegation
D/120-2017 – ROL (two lots into two lots)	17 Dorly Street and 9 Sanderson Street, Lakes Creek	Delegation
D/121-2017 – ROL (two lots into two lots)	308 and 310 Upper Dawson Road, The Range	Already approved under delegation
D/122-2017 – ROL (two lots into two lots)	Lot 931 Bruce Highway, Bouldercombe	Already approved under delegation
D/123-2017 – Operational Works (Advertising Device)	9 Belmont Road, Parkhurst	Impact assessable so may go to Committee
D/124-2017 – Operational Works for Roadworks, Access and Parking. Primary approval is for an MCU for an Office	68 Bolsover Street, Rockhampton City	Delegation

Application type	Address	Decision
D/125-2017 – MCU for Hotel (extensions for an ancillary car park and beer garden)	138 and 140 Denham Street, Allenstown	Committee
D/126-2017 – Operational Works (Advertising Device-Billboard)	35 Fitzroy Street, Rockhampton City	Delegation
D/127-2017 – ROL (one lot into two lots)	810-818 Yaamba Road, Parkhurst	Delegation
D/128-2017 – Operational Works for Access and Drainage Works. Primary approval is for an ROL (two lots into two lots)	57 West Street, The Range	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

This report outlines the applications received in October 2017 and the manner in which they will be decided.

8.8 BIOSECURITY PLAN 2017-2021

File No:	7099
Attachments:	1. Biosecurity Plan for Pest Management 2017 - 2021
Authorising Officer:	Steven Gatt - Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Karen Moody - Coordinator Health and Environment

SUMMARY

This report presents the Rockhampton Regional Council Biosecurity Plan 2017-2021 (The Plan) for Council's consideration and adoption.

OFFICER'S RECOMMENDATION

THAT Council adopts the Biosecurity Plan 2017-2021.

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.

CONSULTATION

The plan has undergone both internal and external consultation.

Internally the Plan has been reviewed, discussed with and feedback sought from Councillors Smith, Fisher and Wickerson. Parks and Civil Operations were also consulted 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

Externally Council has consulted with neighbouring local government (Livingstone Shire, Banana Shire, Gladstone Regional and Central Highlands Regional) and Biosecurity Queensland and feedback was incorporated into the Plan where deemed necessary.

Once Council formally adopts the Biosecurity Plan 2017 - 2021, an action plan will be developed and the Pest Management Unit will begin implementing the plan.

BUDGET IMPLICATIONS

Any financial and resource implications for implementing the Plan have been considered during the development of the plan. It is anticipated that all costs will be absorbed in the current Pest Management budget and will be incorporated into future budgets.

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

Approval is sought to adopt the Rockhampton Regional Council Biosecurity Plan 2017-2021 which provides a strategic direction towards managing invasive species (plants and animals) within the Rockhampton Region. The plan will replace the Pest Management Plan 2012-2016.

The plan incorporates a number of national, state and regional strategies, it will be considered a 'living document' and will be reviewed annually.

BIOSECURITY PLAN 2017-2021

Biosecurity Plan for Pest Management 2017-2021

Meeting Date: 5 December 2017

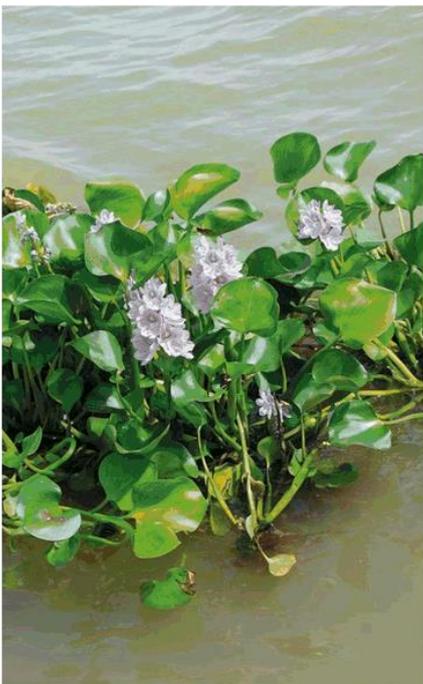
Attachment No: 1



Biosecurity Plan for Pest Management

2017-2021





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



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. 3 (Community and Environmental 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 Natural Resource Management (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

Small Landholders Day

Saturday 16 Sept 2017

8am - 4pm | FREE entry

Rockhampton Showgrounds
Robert Schwarten Outdoor Pavilion

Head along for a day of interactive activities, demonstrations and vendor displays!

See the program at www.rrc.qld.gov.au to decide what sessions to attend. Topics include:

▪ Home grown poultry	▪ River health
▪ Bee keeping	▪ Equine landcare
▪ Farm & firearm safety	▪ Feral animal control
▪ Growing fruit trees	▪ Cattle health
▪ Permaculture Q&A	▪ Horticulture
▪ Soil demonstration	▪ Rural fire awareness
▪ Grazing land management	▪ Small cattle breeds
▪ Weed ID & control	▪ Pumps & watering points
▪ Herbicide use	▪ Dairy goat farming
▪ Living with wildlife	▪ Frogs & toads







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 invasive plant and 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-tenure 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 invasive plants and animals 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

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 plants and animals into and around our region.

Invasive plants and animals present 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
- Eradicate new incursions of identified high-risk species on Council land
- Enforce legislative provisions
- Investigate incentive programs

Key issue 4 – Strategic planning framework and management

A system of setting priorities for the 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. The plan offers a 'partnership' mechanism to achieve this level of coordination and efficiency, and the 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 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
- Liaise with neighboring Local Governments to work collaboratively on common issues
- 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 plants and animals legislated for management under the Act and invasive plants and animals deemed to pose a significant local threat was undertaken.

The prioritisation assessment consisted of a comparative 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</i> aggregate	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
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



Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
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
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
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</i> , syn. <i>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 syn. 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
Dutchmans Pipe	<i>Aristolochia</i> spp. other than native	3		Isolated
Harrisia Cactus	<i>Harrisia martinii</i> , <i>H. tortuosa</i> and <i>H. pomanensis</i> <i>syn. 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 ochroleuca</i> Sweet subsp. <i>Ochroleuca</i>	Not declared		Widespread
Mother of Millons	<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
Prickly Acacia	<i>Vachellia nilotica</i>	3	✓	Widespread
Rubber Vine (ornamental rubber vine, rubber vine)	<i>Cryptostegia madagascariensis</i> , <i>C. grandiflora</i>	3	✓	Widespread
Salvinia	<i>Salvinia molesta</i>	3	✓	Scattered
Sisal	<i>Agave vivipara</i> (var. <i>vivipara</i> and cv. <i>Marginate</i> (<i>sisal</i>)), <i>Agave sisalana</i> (<i>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		Scattered
Yellow Oleander, Captain Cook tree	<i>Cascabela thevetia</i> syn. <i>Thevetia peruviana</i>	3		Scattered
Animals				
Cat	<i>Felis catus</i> and <i>Prionailurus bengalensis</i> x <i>Felis catus</i> – other than a domestic cat	3, 4, 6	-	Widespread
Dingo	<i>Canis lupus dingo</i>	3, 4, 5, 6	-	Widespread
Dog	<i>Canis lupus familiaris</i> – other than a domestic dog	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



Common Name	Scientific Name	Biosecurity Act 2014 Category Numbers	WoNS	Distribution
Feral Rusa deer	<i>Rusa timorensis</i> , syn, <i>Cervus timorensis</i>	3, 4, 6	-	Single area
Indian Mynah	<i>Acridothera fuscus</i>	Not declared		Scattered
Tilapia	<i>Tilapia</i> , <i>Oreochromis</i> and <i>Sarotherodon</i> spp.	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.





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 CLOSED SESSION

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 275 of the *Local Government Regulation 2012*, for the reasons indicated.

12.1 Request for Infrastructure Agreement

This report is considered confidential in accordance with section 275(1)(g) (h), of the *Local Government Regulation 2012*, as it contains information relating to any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; AND other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

12 CONFIDENTIAL REPORTS

12.1 REQUEST FOR INFRASTRUCTURE AGREEMENT

File No: D/14-2017

Attachments: 1. Letter from Applicant

Authorising Officer: Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

This report is considered confidential in accordance with section 275(1)(g) (h), of the *Local Government Regulation 2012*, as it contains information relating to any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; AND other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

SUMMARY

The applicant for a development in South Rockhampton is requesting to enter into an Infrastructure Agreement with Council.

13 CLOSURE OF MEETING