



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

22 MAY 2018

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 22 May 2018 commencing at 9.00am for transaction of the enclosed business.

R Cheesman

ACTING CHIEF EXECUTIVE OFFICER
16 May 2018

Next Meeting Date: 05.06.18

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING	2
6.1	BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE.....	2
7	PUBLIC FORUMS/DEPUTATIONS	5
	NIL	5
8	OFFICERS' REPORTS	6
8.1	D/77-2017/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/77-2017 FOR A MATERIAL CHANGE OF USE FOR A FOOD AND DRINK OUTLET	6
8.2	D/17-2018 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS)	12
8.3	DECISION UNDER DELEGATION - APRIL 2018.....	28
8.4	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - APRIL 2018.....	30
9	NOTICES OF MOTION	47
	NIL	47
10	URGENT BUSINESS/QUESTIONS	48
11	CLOSURE OF MEETING.....	49

1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
The Mayor, Councillor M F Strelow
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

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 1 May 2018

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

File No: 10097
Attachments: 1. [Business Outstanding Table](#)
Authorising Officer: Colleen Worthy - General Manager Community Services
Author: Colleen Worthy - General Manager Community Services

SUMMARY

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

OFFICER'S RECOMMENDATION

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

BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

Business Outstanding Table

Meeting Date: 22 May 2018

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
1 May 2018	Animal Management – Surrendered and Unclaimed Animals Policy	That the Draft Animal Management – Surrendered and Unclaimed Animals Policy be referred to a later meeting.	Nishu Ellawala	15/05/2018	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/77-2017/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT D/77-2017 FOR A MATERIAL CHANGE OF USE FOR A FOOD AND DRINK OUTLET

File No:	D/77-2017/A
Attachments:	1. Locality Plan 2. Floor Plan
Authorising Officer:	Tarnya Fitzgibbon - Coordinator Development Assessment Nishu Ellawala - Acting Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Jonathon Trevett-Lyall - Planning Officer

SUMMARY

<i>Development Application Number:</i>	<i>D/77-2017/A</i>
<i>Applicant:</i>	<i>The Little Olive Catering Group</i>
<i>Real Property Address:</i>	<i>Lot 0 on GTP60042 and Lot 5 on GTP60042, Parish of Murchison</i>
<i>Common Property Address:</i>	<i>116 William Street and 124 William Street, Rockhampton</i>
<i>Planning Scheme Zone:</i>	<i>Low-Medium Density Residential Zone</i>
<i>Type of Approval:</i>	<i>Development Incentives Application for Development Permit D/77-2018 for a Material Change of Use for a Food and Drink Outlet</i>
<i>Date of Decision:</i>	<i>21 November 2017</i>
<i>Application Lodgement Fee:</i>	<i>\$2,513.00</i>
<i>Infrastructure Charges:</i>	<i>Nil</i>
<i>Infrastructure charges incentive:</i>	<i>Precinct 2 unchanged GFA – 0%</i> <i>Amount of discount: Nil</i>
<i>Incentives sought:</i>	<i>Refund of Development Application Fees</i>

OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for a Food and Drink Outlet, on land located at 116 William Street and 124 William Street, Rockhampton, described as Lot 0 on GTP60042 and Lot 5 on GTP60042, Parish of Murchison, Council resolves to Approve the following incentives:

- a) A refund of development application fees to the amount of \$2,513.00.

BACKGROUND

Project outcomes anticipated by applicant:

The applicant proposes to establish a relaxed dining café and restaurant and an off-site catering centre at 116-124 William Street, Rockhampton. This commercial activity will be undertaken in an existing building 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 reimbursement of the applicable development application fees which for this project amounted to \$2,513.00.

The Little Olive cafe was operational from the premises for a period of time, however, due to staff resourcing issues the café is currently not operating. It is envisioned that the café will reopen once the staff resourcing issue has been resolved. The catering part of the business has continued to operate from the premises and small functions have been held in the upstairs part of the premises.

New jobs and investment:

The applicant claims that they have currently invested \$150,000.00 of capital into the business, have a current turnover of \$200,000.00, and employ two (2) full time employees and four (4) part-time employees (equivalent to two (2) full time employees).

The applicant envisages the business will have an additional turnover of \$50,000 in Year 1, \$75,000 in Year 2 and \$100,000 in Year 3. The applicant projects an increase of one (1) additional full time job in the first year and an additional two (2) full time jobs over the second and third years.

The applicant has been operating from the premises for approximately 1.5 years.

Benefits of project for applicant's business:

This investment will provide a base for the applicant's catering business as well as enabling direct contact with clients and therefore expanding public relations and marketing of the business.

Benefits of project to Rockhampton Regional economy:

This project expands the range of informal dining facilities in Rockhampton as well as providing a base from which people can be trained for the food and beverage industry. The business will provide both permanent and part time employment opportunities for locals. The project will develop a dining precinct along William Street.

PLANNING ASSESSMENT

COMMENTS FROM RELEVANT UNITS

Economic Development Unit's Comments – 20 March 2018

Support, subject to comments.

Other Staff Technical Comments

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

CONCLUSION

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

**D/77-2017/A - APPLICATION UNDER
THE DEVELOPMENT INCENTIVES
POLICY FOR DEVELOPMENT PERMIT
D/77-2017 FOR A MATERIAL CHANGE
OF USE FOR A FOOD AND DRINK
OUTLET**

Locality Plan

Meeting Date: 22 May 2018

Attachment No: 1

D/77-2017 - Locality Plan



A4 Page scale at 1: 1,285.55
Printed from GeoCortex on 02/11/2017



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral DataBase is current as at November 2017. © The State Government of Queensland (Department of Natural Resources and Mines) 2017. All other data © Rockhampton Regional Council 2017. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



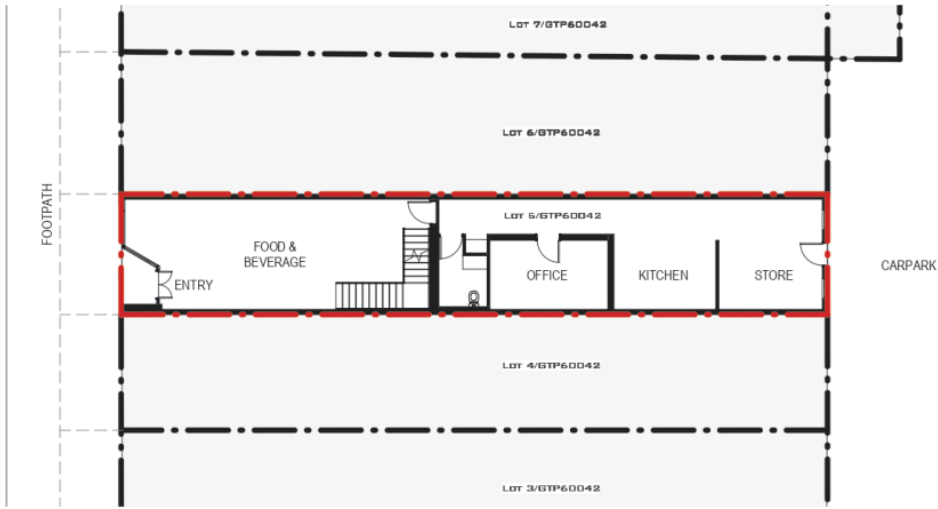
**D/77-2017/A - APPLICATION UNDER
THE DEVELOPMENT INCENTIVES
POLICY FOR DEVELOPMENT PERMIT
D/77-2017 FOR A MATERIAL CHANGE
OF USE FOR A FOOD AND DRINK
OUTLET**

Floor Plan

Meeting Date: 22 May 2018

Attachment No: 2

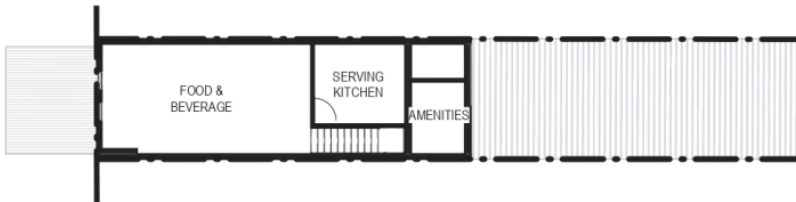
WILLIAM STREET



SITE PLAN LEGEND		
SITE AREA		120 m2
GROUND FLOOR AREA		120 m2
FIRST FLOOR AREA		60.6 m2

EXISTING FLOOR PLAN

SCALE: 1 : 150



EXISTING FIRST FLOOR

SCALE: 1 : 150

drawing title:
**EXISTING FLOOR PLAN OF
 PREVIOUS USE & PROPOSED
 ALTERATIONS**
 drawing no: **SK-002**



project: FOOD & BEVERAGE location: 124 WILLIAM ST, ROCKHAMPTON, LOT 5/6TP60042 client:		REVISIONS REVISION 1 DESCRIPTION PRELIMINARY DATE 22/06/17	PRELIMINARY / PASTOR PLANS If this drawing is issued it is intended to be used for the purposes of the Planning Application, subject to a condition of approval. The client of this drawing is advised that it is not to be used for any other purpose without the consent of the architect. COPYRIGHT & LIABILITY This drawing, concept and design are copyright and the property of the architect and shall not be used for any other purpose without the consent of the architect. Copyright © 2017 Copyright & Liability NEVER SCALE OF DRAWING, IF IN DOUBT, ASK!	ISSUED FOR PRELIMINARY project no: GG-001 date: JUN 17 author:	rev: 1
---	--	--	---	--	---------------

C:\Users\A\stet\User\Desktop\OBSS\GG-001\GG-001_SITE PLAN.rvt

26/06/2017 10:55:08 AM

8.2 D/17-2018 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS)

File No: D/17-2018

Attachments: 1. [Locality Plan](#)
2. [Site Plan](#)

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Colleen Worthy - General Manager Community Services
Nishu Ellawala - Acting Manager Planning and Regulatory Services

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/17-2018

Applicant: Timothy Roy Flynn and Prue Ellen Flynn

Real Property Address: Lot 3 on RP887484, Parish of Wiseman

Common Property Address: Lot 3 Alton Downs - Nine Mile Road, Alton Downs

Area of Site: 15.842 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Rural Zone (Alton Downs Precinct)

Planning Scheme Overlays: Not Applicable

Existing Development: Rural Land

Existing Approvals: Not Applicable

Approval Sought: Development Permit for Reconfiguring a Lot (one lot into two lots)

Level of Assessment: Impact Assessable

Submissions: Nil

Infrastructure Charges Area: Charge Area 3

Application Progress:

<i>Application Lodged:</i>	14 February 2018
<i>Confirmation Notice issued:</i>	27 February 2018
<i>Submission period commenced:</i>	16 March 2018
<i>Submission period end:</i>	10 April 2018
<i>Last receipt of information from applicant:</i>	16 April 2018
<i>Statutory due determination date:</i>	6 June 2018

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into two lots), made by Timothy and Prue Flynn, on land located at Lot 3 Alton Downs - Nine Mile Road, Alton Downs, formally described as Lot 3 on RP887484, Parish of Wiseman,

Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council’s satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Survey Plan Approval Certificate, 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 Survey Plan Approval Certificate, unless otherwise stated.
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.6 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>
Plan of Proposed Lots 83 and 84	180945-01 (Sheet 1 of 1)	4 February 2018

- 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 PLUMBING WORKS

- 3.1 Internal Plumbing of existing building (shed) located within proposed Lot 84 must be contained within the lot it serves.

4.0 ALLOTMENT DRAINAGE WORKS

- 4.1 All allotment runoff from each proposed lot must be discharged such that it must not restrict, impair or change the natural flow of runoff water or cause a nuisance or worsening to surrounding land or infrastructure.

5.0 SITE WORKS

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

6.0 ELECTRICITY

- 6.1 Electricity services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.
- 6.2 Evidence must be provided that electricity services are available to each lot in accordance with the standards and requirements of the relevant service provider, prior to the issue of the Survey Plan Approval Certificate.

7.0 TELECOMMUNICATIONS

- 7.1 Telecommunications services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.
- 7.2 Evidence that each lot is provided with telecommunications services from the relevant service provider must be provided to Council, prior to the issue of the Survey Plan Approval Certificate.

Note: The *Telecommunications Act 1997* (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

Note: For telecommunications services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra or a "Notice of Practical Completion" where such services are provided by the NBN.

8.0 ASSET MANAGEMENT

- 8.1 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.
- 8.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

9.0 OPERATING PROCEDURES

- 9.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Alton Downs – Nine Mile Road.

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.

NOTE 4. Plumbing and Drainage Works

For any future development proposed on Lots 83 and 84, the construction of internal sanitary drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and including the provision of On-site sewerage and disposal in accordance with the *Queensland Plumbing and Wastewater Code* and *Council's Plumbing & Drainage Policies*.

For any future development proposed on Lots 83 and 84, the construction of internal plumbing works must be in accordance with regulated work under the *Plumbing and Drainage Act* and *Council's Plumbing and Drainage Policies*. Including the provision of adequate on-site water storage for domestic and fire fighting purposes and may include bore, dams, water storage tanks or a combination of each. The water storage must be easily accessible having regard to pedestrian and vehicular access.

NOTE 5. Access Works

For any future development proposed on Lot 83, the construction of access works must be in accordance with *Capricorn Municipal Development Guidelines* and *Australian Standard AS2890 "Parking facilities"*.

For any future development proposed on Lot 84, the existing access must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.

Rural addressing must be provided to each lot in accordance with Council's Local Law for Roads.

A permit (Operation Works (access works) or else Works in Road Reserve) must be obtained for the works within road reserve.

RECOMMENDATION B

That in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into two lots), made by Timothy and Prue Flynn, on land located at Lot 3 Alton Downs - Nine Mile Road, Alton Downs, formally described as Lot 3 on RP887484, Parish of Wiseman, Council resolves to issue an Infrastructure Charges Notice for the amount of \$7,000.00.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for Reconfiguring a Lot (one lot into two lots) over land located at Lot 3 Alton Downs – Nine Mile Road, Alton Downs. More specifically, the application proposes the creation of two separate allotments with proposed Lot 83 consisting of eight (8) hectares and proposed Lot 84 consisting of 7.842 hectares. Access to the proposed allotments will be via Alton Downs – Nine Mile Road with Lot 84 utilising the existing access, and a new access being proposed for Lot 83.

Water supply to the proposed allotments will be accommodated by adequate on-site water tank facilities including two existing 21,000 litre tanks and two (2) existing bore holes which have the potential to achieve approximately 38,000 litres per hour. Both sites will be equipped with the necessary standard on-site effluent disposal systems.

SITE AND LOCALITY

The subject site is located at Lot 3 Alton Downs – Nine Mile Road and is formally described as Lot 3 on RP887484. The subject site has an area of 15.842 hectares and is located on a corner allotment fronting Alton Downs – Nine Mile Road. The site is currently accessed via a rural standard crossover on Alton Downs – Nine Mile Road and accommodates a rural shed with on-site water facilities. The site is surrounded by other rural allotments ranging in size from four (4) hectares up to 17 hectares.

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 – 23 February 2018

Support, subject to conditions.

Other Staff Technical Comments -

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

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

The *Central Queensland Regional Plan 2013* is a statutory document which came into effect on 18 October 2013. The development is not required to be assessed against the Regional Plan if this document is appropriately reflected in the local planning scheme. It is considered that the Regional Plan is appropriately reflected in the current local planning scheme.

State Planning Policy 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.

1. Planning for liveable communities and housing**Housing supply and diversity**

Not Applicable.

Liveable communities

Not Applicable.

2. Planning for economic growth**Agriculture**

Not Applicable.

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

3. Planning for environment and heritageBiodiversity

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

4. Planning for safety and resilience to hazardsEmissions and hazardous activities

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

5. InfrastructureEnergy and water supply

Not Applicable.

Infrastructure integration

Not Applicable.

Transport infrastructure

Not Applicable.

Strategic airports and aviation facilities

Not Applicable.

Strategic ports

Not Applicable.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Rural Area (Cropping and Intensive Horticulture) 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 development will remain consistent with the strategic intent given that the proposed reconfiguration will ensure rural land and natural areas are maintained for their rural and landscape values.

(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 for reconfiguring a lot and will not have any impacts on the natural environment and hazards.

(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 reconfiguring a lot and will remain consistent with the surrounding land use.

(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 is for reconfiguring a lot and will not have any impacts on the existing 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.

Not applicable. The proposal is for reconfiguring a lot and does not include any large scale infrastructure components.

(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 reconfiguring a lot in a rural area.

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 (Alton Downs Precinct) under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Rural Zone (Alton Downs Precinct) identifies that: -

- a. *rural land in this precinct includes smaller lots used for primarily residential purposes;*
- b. *residential uses are established where the amenity and safety of residents can be maintained;*
- c. *residential uses are provided with adequate water supply and sewage treatment and disposal; and*
- d. *reconfiguration of a lot only occurs if it results in new rural lots that:*
 - i. *have developable areas that are not subject to natural hazards and constraints;*
 - ii. *have a minimum lot size of eight (8) hectares; and*
 - iii. *must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.*

This application is generally consistent with the purpose of the zone, given the application proposes to subdivide the allotment into two (2) separate allotments which are consistent with the surrounding smaller allotments that are primarily used for residential purposes. Although the proposal does not meet the minimum eight (8) hectare lot size requirement, the proposal will be consistent with surrounding allotments and the rural character and productive capacity will not be compromised.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Rural Zone Code; and
- Reconfiguring a Lot 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 which the application is in conflict with, is outlined below:

Rural Zone Code	
Performance Outcome/s	Officer's Response
PO36 The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes.	The proposed development will result in two separate allotments eight (8) hectares and 7.842 hectares in land area. Whilst one (1) of the proposed allotments will fall just short of the minimum eight (8) hectare requirement, the proposed development will remain consistent with other smaller allotments in the surrounding area. The proposed development will not compromise the rural character and productive capacity of the land.

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 Reconfiguring a Lot applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

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

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

CONSULTATION

The proposal was the subject of public notification between 16 March 2018 and 10 April 2018, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, whereby no properly made submissions were received.

REFERRALS

The application did not require any referrals.

STATEMENT OF REASONS

Description of the development	The proposed development is for Reconfiguring a Lot (one lot into two lots)
Reasons for Decision	<p>a) The proposed development remains consistent with the surrounding rural allotments and will not detract from the rural character and productive capacity of the land.</p> <p>b) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>;</p> <p>c) 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;</p> <p>d) The proposed development does not compromise the relevant State Planning Policy; and</p> <p>e) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Rural Zone Code; and

	<ul style="list-style-type: none"> Reconfiguring a Lot Code 	
Compliance with assessment benchmarks	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
	Rural Zone Code	Whilst one (1) of the proposed allotments will fall just short of the minimum eight (8) hectare requirement, the proposed development will remain consistent with other smaller allotments in the surrounding area. The proposed development will not compromise the rural character and productive capacity of the land.
Matters prescribed by regulation	(i) The <i>State Planning Policy – Part E</i> ; (ii) The <i>Central Queensland Regional Plan</i> ; (iii) The <i>Rockhampton Region Planning Scheme 2015</i> ; (iv) Surrounding use of adjacent premises in terms of commensurate and consistent development form; and (v) The common material, being the material submitted with the application.	

CONCLUSION

The application for Reconfiguring a Lot (one lot into two lots) located at Lot 3 Alton Downs – Nine Mile Road generally complies with the relevant zone codes and where there is deviation from the codes, sufficient justification has been provided.

**D/17-2018 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO TWO LOTS)**

Locality Plan

Meeting Date: 22 May 2018

Attachment No: 1

L 3 Alton Downs - Nine Mile Road



A4 Page scale at 1: 30,647.05
Printed from GeoCortex on 08/05/2018



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral DataBase is current as at May 2018. © The State Government of Queensland (Department of Natural Resources and Mines) 2018. All other data © Rockhampton Regional Council 2018. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

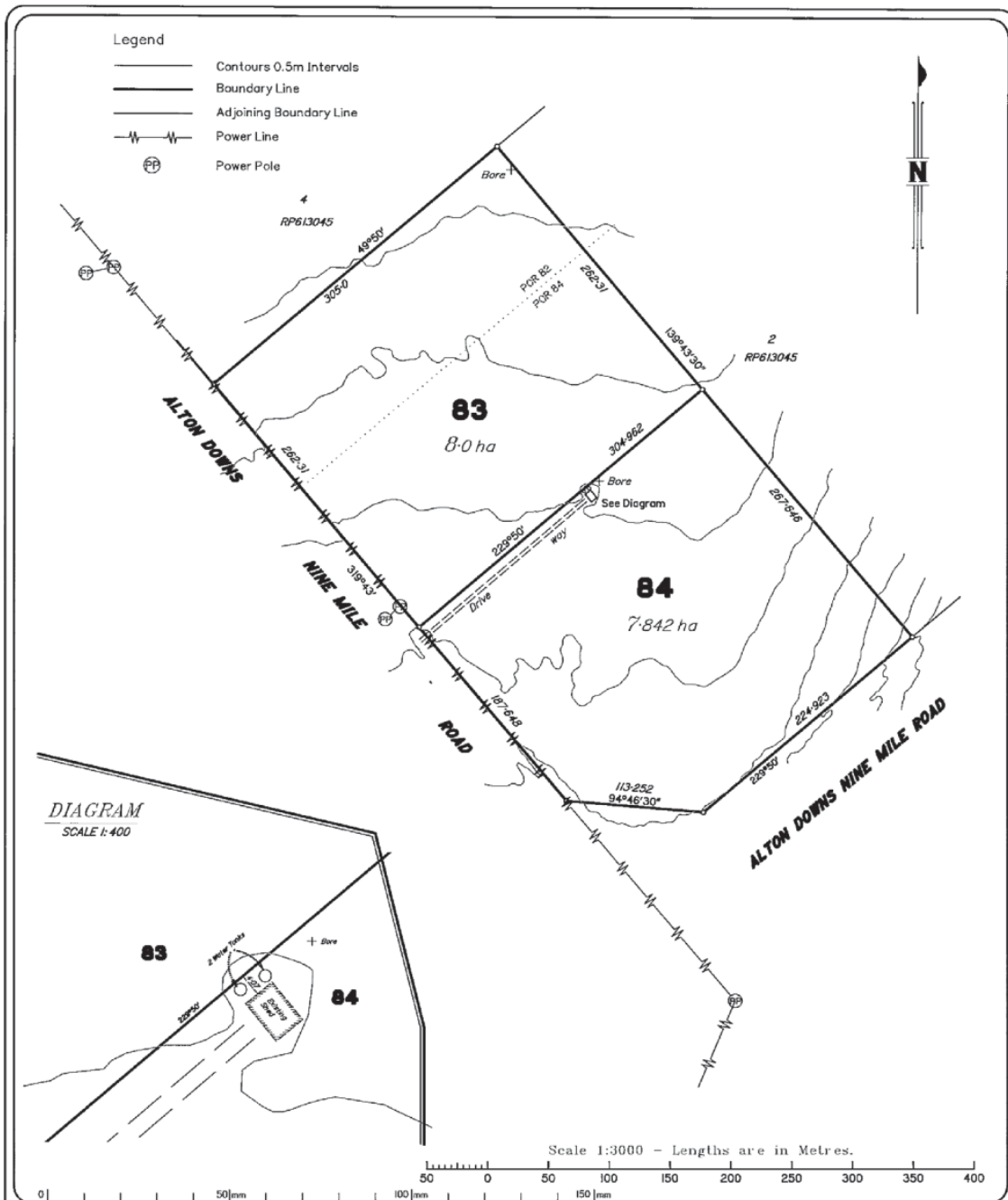


**D/17-2018 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO TWO LOTS)**

Site Plan

Meeting Date: 22 May 2018

Attachment No: 2



Plan of Proposed Lots 83 and 84 with contours
Cancelling Lot 3 on RP887484

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

GSPC
 (Gracemere Surveying and Planning Consultants Pty Ltd)
 ABN: 40 124 780 445
 PO Box 379 Gracemere QLD 4702
 Rockhampton & Toowoomba
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7014

LOCALITY	Alton Downs
LOCAL GOVERNMENT	Rockhampton R.C.
HORIZONTAL DATUM	CAM
MERIDIAN	RP887484
VERTICAL DATUM	AHD
DERIVED vide	-----
MAP REF	8951-21334

PLAN SCALE	1:3000
AUTOCAD SCALE	1:1000
DATE	4/02/18
DRAWN	EZE

SHEET 1 OF 1	
REF.	180945-01

8.3 DECISION UNDER DELEGATION - APRIL 2018

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

SUMMARY

This report outlines the properly made development applications received in April 2018 and whether they will be decided under delegation or decided by Council.

OFFICER'S RECOMMENDATION

THAT this report into the applications lodged in April 2018 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 properly made applications were received in April 2018. They will be decided in the following manner:

Application type	Address	Decision
D/27-2018 – Operational Works for Roadworks, Drainage Works and Earthworks. The primary approval is a Material Change of Use for Multiple Dwelling (3 units).	36 Church Street, Allentown	Delegation
D/30-2018 – Operational Works for Roadworks, Drainage Works, Stormwater, Earthworks and Sewerage Infrastructure. The primary approval is Material Change of Use for Outdoor Sport and Recreation Facility.	12 Elizabeth Street, Allenstown	Delegation
D/31-2018 – Operational Works for Earthworks and Carpark. The primary approval is a Material Change of Use for Hotel Extensions for an Ancillary Carpark and Beer Garden – Red Lion Hotel.	138 and 140 Denham Street, Allenstown	Already approved under delegation.
D/32-2018 – Operational Works for Roadworks and Access Works. The primary approval is a ROL (2 lots into 5) and Access Easement.	66 Alfred Street, Parkhurst	Delegation
D/33-2018 – Operational Works for Sewerage Works. The primary approval is a ROL (1 into 3 lots).	8-12 Sturt Street, Parkhurst	Delegation
D/35-2018 – Material Change of Use for a Dwelling House	Lot 98 Main Street, Stanwell	Impact assessable so may go to Committee

D/36-2018 – Material Change of Use for a Showroom and Operational Works for an Advertising Device	123 Gladstone Road and 46 John Street, Allenstown	Delegation
D/37-2018 – Material Change of Use for an Office	189 Campbell Street, Rockhampton City	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 April 2018 and the manner in which they will be decided.

8.4 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - APRIL 2018

File No: 1464

Attachments:

1. **Monthly Operations Report - April 2018**[↓](#)
2. **Traffic Light Report - April 2018**[↓](#)

Authorising Officer: Colleen Worthy - General Manager Community Services

Author: Nishu Ellawala - Acting Manager Planning and Regulatory Services

SUMMARY

The Monthly Operations Report for the Planning and Regulatory Services Section for April 2018 is presented for Councillors' information.

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for April 2018 be 'received'.

COMMENTARY

The monthly operations report for Planning and Regulatory Services is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2017/2018 Operational Plan Key Performance Indicators.

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES - APRIL 2018**

Monthly Operations Report - April 2018

Meeting Date: 22 May 2018

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services

April 2018

1. Highlights

Health and Environment – Vector Management

Pest Management

Councillor Smith and Councillor Wickerson invited media to attend our Bio facility at the Dooley Street Council Depot where they explained how the introduction of weevils will assist Council in eliminating floating invasive plant species in the freshwater river, creek and lagoons of the Rockhampton region. This is vital work as these invasive species, if left unchecked, would have a devastating effect on water quality thus severely impacting aquaculture and the recreational fishing industry we are developing. The media opportunity was well received and increased awareness.

The Wild Dog Advisory Group meeting was attended by Councillor Smith, council staff and rural landholders to prepare for the May strategic 1080 baiting for wild dog and feral pig control in our region. The uptake of the baiting opportunity has been well attended. The majority of the meat injected by Council officers has been for feral pig control, which will also control wild dogs.

Environmental Health

The food safety story book '*Charlotte and Jack go grocery shopping*' has been finalised and is with the printers. The first print run is expected to be received during May.

Preparations for Beef Week have continued. Temporary food business licence applications have been lodged and the majority of these applications have been assessed and approved. Three temporary food business licences remain under assessment as EHO's wait for further information from the applicants.

Renewal Applications for both Personal Appearance and Food Business Licences have been issued to licensees. Renewals are due in May and June respectively.

2. Innovations, Improvements and Variations

Local Laws

Local Laws have now successfully completed their pilot program in the use of mobile devices with a number of efficiency gains identified.

A detailed report of the pilot has been submitted to ISSG to progress implementation.

Health and Environment

Alternate training to the previously held licence for the use of Council's commercially operated vessels has been sought and undertaken by Pest Management Officer's. This training was more cost effective and still complies with the maritime safety requirements.

The Pathway Inspection App has been rolled out to all EHO's for use in the field when conducting annual food business inspections.

3. Customer Service Requests

Response times for completing customer requests in this reporting period for *April* are outlined in the *Traffic Light Report for Planning and Regulatory Services*. Refer attachment 2.

The Planning and Regulatory Services section has received 4,349 customer requests from January 2018 to date. Of these 3,740 have been completed giving an average completion rate of 85% across the spectrum of operations.

Local Laws

Local Laws has received 623 customer requests in the reporting period of April, completing 337 within the period. The unit continues to provide quality customer service whilst experiencing high levels of requests for service.

A snapshot of high profile customer requests received for the month is provided below illustrating the high level of activity within the unit:

- 91 wandering animal customer requests;
- 67 barking dog complaint – stage 1 requests;
- 66 overgrown allotment customer requests;
- 57 restrained animals for collection.

Health and Environment

Councils Environmental Health Unit has received and completed 74 food enquiry requests. This increase can be attributed to food business renewals being issued and can be expected to continue until July.

Councils Vector Management Unit has received 14 misting requests for the month. All have an average completion time of a day and a half.

Development Assessment

The Development Assessment Unit received 84 customer requests for Duty Planner advice during April. As at 1 May 2018 all but six had been completed.

Building, Plumbing & Compliance

The Building, Plumbing & Compliance Unit received a total of 157 customer requests and completed 51. Building received 64 customer requests and completed 13. Plumbing received 36 new customer requests and completed 27. Planning compliance received 57 customer requests and completed 11.

Further to the above, 29 requests for sanitary drainage plans were received, all have been completed.

4. Service Delivery

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Local Laws			
Overgrown Allotments (66)	45 days	9.11 days	Operational
Wandering animal customer requests (91)	10 days	2.64 days	Operational
Barking dog stage 1 customer requests (67)	30 days	4.19 days	Operational
Health and Environment			
Annual inspection of licensed food businesses undertaken	488 premises	71% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	9 premises	33% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	13% completed	Operational
Development Assessment			
Acknowledgement notices (where required) sent out within 10 business days of applications being properly made	100%	100%	Operational
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Operational
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA and PA)	100%	100%	Operational
Decision notices are issued within 5 business days of the decision being made	100%	100%	Operational
Building			
Action notices and confirmation notices (where required) sent out within 10 business days of applications being lodged	100%	100%	Operational
Information requests (where required) sent out within timeframes under <i>Planning Act 2016</i>	100%	100%	Operational
Building approvals – decisions are made within a 35 business day timeframe	100%	100%	Operational
Plumbing			
Plumbing and Drainage Approvals – decisions are made	100%	92.3%	Operational

within 20 business day timeframes			
-----------------------------------	--	--	--

5. Legislative Compliance and Standards

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Local Laws			
Certificate IV (Government Investigations)	Various	90%	Assessment due April 2018
Environment and Public Health			
Council's Ground Distribution Contract Licence	6 Apr 2020	Yes	Current
Pest Management Officers AC/DC Licenses	Various	Yes	Current
Vector Management Officers Pest Management Technicians Licenses	Various	Yes	Current
Payment of Pest Management Government Charges to DAFF	3 Feb 2019	Yes	Current
Building, Plumbing and Compliance			
Compliance Officers Powers of Entry	Various	Yes	Current
C Class Drivers Licence	Various	Yes	Current
Cert IV (Government Investigations)	Various	80%	Assessment due April 2018

6. Operational Plan Targets by Section

Operational Plan Ref	Action	Target	Status
1.1.4	Maintain Council buildings and facilities		
1.1.4.4	Completion of a new animal pound facility at Gracemere	Completed in accordance with project schedule	The Animal Management facility is almost at lock up stage with the internal framework completed. The internal electrical and plumbing is being fitted currently. Project is being closely monitored and is currently on schedule.
1.3.2	Public safety initiatives that enhance public amenity and lifestyle		
1.3.2.1	Prevention of disease an adverse impact of domestic animals	Implement actions in accordance with the Animal Management Guidelines	No incidents to report during the period.
		Implement public health programs in accordance with schedule	
2.2.3.1	Support programs that assist people with seeking employment		
2.2.3.1	Support programs that encourage residents to transition away for social support options	Consider options in budget planning to support employment programs in 2018/19	Options for suitable employment programs for 18/19 are being investigated. It is anticipated that the Section will utilise the traineeship program currently offered.
3.1.3	Provide effective weed, pest animal and environmental health management programs		
3.1.3.1	Implement strategic plans to advise community on programs	Achieve strategy outcomes in the Biosecurity Plan in accordance with timeframes	Meeting of Wild Dog Advisory Group held to organise scheduled 1080 baiting program. Surveillance program of Marmor/ Bajool areas continue.
4.2.1	Ensure public health, safety, local policies and law are adhered to		
4.2.1.1	Provide effective development management programs in line with legislative requirements for environment health, food, safety, notice, odour and	Compliance with statutory codes and regulations	The Environmental Health Unit received 3 environmentally relevant activity, 1 odour and 3 noise complaints during April. Two complaints remain under investigation. Five public health complaints

Operational Plan Ref	Action	Target	Status
	dust protection		and two food complaints were also received.
4.2.1.2	Provide formal and informal education opportunities to the public to ensure the community are aware of their legislative obligations	Education program implemented in accordance with program milestones	<p>Recruitment of an Education Officer for the Section has commenced.</p> <p>No formal education programs provided in April 2018. Planning for upcoming events continues including a Giant Rats Tail workshop at Marmor/Bajool with Landcare.</p> <p>Informal education provided by all staff.</p>
4.2.2	Monitor compliance and trigger legislative changes		
4.2.2.3	Provide a diverse range of compliance tools to a wide range of amenity, health, and safety issues across the community to enhance liveability	Develop an enforcement manual by 30 June 2018	Enforcement Manual is in the final stages of completion.
5.2.1	Council's decision making, planning and reporting processes provide transparent and accountable governance		
5.2.1.8	Monitor and review non-compliance of legislative requirements.	Report on legislative non-compliance included in sectional reports presented to Council on a monthly basis.	<p>No non-compliances in decision making, planning and reporting processes identified.</p> <p>These are investigated as required and updated process applied.</p>
5.3.1	Council's resources are allocated in an efficient and effective manner		
5.3.1.1	Workforce planning is reviewed to ensure that resourcing levels meet business needs in accordance with budget allocations	Review workforce requirements in accordance with budget schedule	<p>The various units within the section continue to review and refine current work practices to ensure best practice is achieved in accordance with resource and staffing levels.</p> <p>Current resourcing in the Pest and Vector fields does not meet business needs but is in accordance with budget allocation.</p>

7. Operational Projects

As at period ended April – 83.3% of year elapsed

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Snip and Chip	Jan 2018	Jun 2018	Planning	\$17,000	
Issuing of Dog Registration Renewals	Jun 2018	Sept 2018	Planning	\$20,000	
Health and Environment					
Biosecurity Plan	Commenced	Dec 2017	Completed	Operational budget	
Dengue Management Plan	Commenced	Mar 2018	Completed	Operational budget	
Enforcement Guideline			Awaiting enforcement manual and policy. Enforcement manual in final draft.	Operational budget	
Story Books (food safety, mosquitos) – education tools	Commenced	May 2018	Food safety story books with printers for first print run. Initial launch planning underway through media releases and gifting one book to each primary school in our region.	Operational budget	
In field devices to record activity in the field	Commenced	May 18	The Pathway Inspection App has been rolled out to all EHO's for use in the field when conducting annual food business inspections. Testing using the app for inspection of food businesses at events has begun and is expected to be completed early May.	Operational budget	

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Building, Plumbing and Compliance					
Backlog of outstanding customer requests	1 Jul 17	1 Jan 18	Completed	Operational budget	
Business Improvement Project	1 Jul 17	1 Jun 18	Review of current process has been completed work procedures are being drafted.	Operational budget	Within budget
Work flow alignment	21 Aug 17	1 Jun 18	Proposed model has been built to align with the unit moving towards online lodgements of applications.	\$10,000	Nil
Development Assessment					
Outstanding infrastructure charges	Jun 2017	Dec 18	Outstanding charges continue to be collected by writing to the applicant and sending a tax invoice.	Within budget	Within budget
Development Advice Centre	Jul 2017	Jun 18	Construction of the Development Advice Centre is complete. Branding of the centre is to occur in the coming weeks and then advertising will commence.	Within approved Budget for staff	Within budget

8. Budget

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



As At End Of April

Report Run: 04-May-2018 15:40:41 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget FULL YR	Revised Budget YTD	Revised Budget	YTD Actual	EOM Commitments	Commit + Actual	Variance	On target
	\$	\$	\$	\$	\$	\$	%	83.3% of Year Gone
Planning and Regulatory Services								
<u>Development Assessment</u>								
Revenues	(807,066)	(700,755)	(840,906)	(632,502)	0	(632,502)	90%	✘
Expenses	1,292,143	1,227,683	1,473,219	1,205,813	55,953	1,261,766	103%	✔
Transfer / Overhead Allocation	30,630	25,525	30,630	15,406	0	15,406	60%	✘
Total Unit: Development Assessment	515,707	552,453	662,943	588,717	55,953	644,670	117%	✘
<u>Building, Plumbing and Compliance</u>								
Revenues	(762,880)	(607,533)	(729,040)	(592,199)	0	(592,199)	97%	✔
Expenses	1,130,867	942,389	1,130,867	919,810	6,273	926,083	98%	✔
Transfer / Overhead Allocation	(105,696)	(88,080)	(105,696)	(87,845)	0	(87,845)	100%	✔
Total Unit: Building, Plumbing and Compliance	262,291	246,775	296,131	239,766	6,273	246,039	100%	✔
<u>Health & Environment</u>								
Revenues	(189,489)	(157,907)	(189,489)	(114,614)	0	(114,614)	73%	✘
Expenses	2,556,478	2,128,877	2,554,616	1,665,636	63,618	1,729,255	81%	✘
Transfer / Overhead Allocation	353,717	294,764	353,717	215,860	0	215,860	73%	✘
Total Unit: Health & Environment	2,720,707	2,265,734	2,718,845	1,766,881	63,618	1,830,500	81%	✘
<u>Local Laws</u>								
Revenues	(1,420,867)	(1,184,056)	(1,420,867)	(851,936)	0	(851,936)	72%	✘
Expenses	2,853,790	2,327,347	2,792,816	1,881,513	142,352	2,023,865	87%	✘
Transfer / Overhead Allocation	256,157	213,464	256,157	182,668	0	182,668	86%	✘
Total Unit: Local Laws	1,689,080	1,356,755	1,628,106	1,212,244	142,352	1,354,596	100%	✔
<u>Planning and Regulatory Services Management</u>								
Expenses	917,963	614,073	736,887	293,456	2,658	296,114	48%	✘
Transfer / Overhead Allocation	0	0	0	775	0	775	#DIV/0!	
Total Unit: Planning and Regulatory Services Manager	917,963	614,073	736,887	294,231	2,658	296,889	48%	✘
Total Section: Planning and Regulatory Services	6,105,748	5,035,790	6,042,912	4,101,840	270,854	4,372,694	87%	✘
Total Department: COMMUNITY SERVICES	6,105,748	5,035,790	6,042,912	4,101,840	270,854	4,372,694	87%	✘
Grand Total:	6,105,748	5,035,790	6,042,912	4,101,840	270,854	4,372,694	87%	✘

9. Section Statistics

<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Visitor/Participant Numbers</i>	<i>Comments</i>
Health and Environment			
Surveillance Program under Biosecurity Act – Month	1 – 30 Apr 2018	6 properties inspected	All properties were detected with Lantana and 5 with Harissa Cactus and Rubber vine.
Surveillance Program under Biosecurity Act – Entire Program to Date	1 Dec 2017 – 30 Nov 2018	57 properties inspected	Rubber vine (70%), Lantana (70%) and Harissa Cactus (56%) have been the most prevalent invasive plants identified throughout the entire surveillance program.
Applications/Inspections		April 18	Comments
Number of Food Business Licence Applications		1	
Number of Short Term Food Business Licence Applications		10	The majority of short term applications have been for the Beef Australia 2018 event.
Number of Mobile Food Business Licence Applications		1	
Total Number of Food Business Licences		489	Does not include short term food business licenses.
Number of Annual Inspections for Food Business Licences YTD		347	

Local Laws

Registered Dogs

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
New Dogs Registered	151	167	158	145	2,088
Dog Registration Renewals	48	39	29	20	12,553
Total	199	206	187	165	14,641

Declared Dogs

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
Dangerous Dogs	1	1	2	0	44
Menacing Dogs	1	0	0	0	49
Restricted Dogs	0	0	0	0	1

Infringements Issued

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
Parking Infringements	270	303	584	401	4,054
Animal Infringements	35	40	27	13	561
Local Law Infringements	32	15	5	9	103
Total	337	358	616	423	4,718

Development Assessment

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
New Applications	7	11	13	10	116
Request to Change Applications	1	7	7	1	32
Development Incentives Applications	0	0	1	0	9
Total Received	8	18	21	11	157
Total Decided	15	20	9	9	157

Building

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
Concurrence Applications	10	14	14	14	118
Domestic Building Works	19	15	7	8	94
Commercial Building Works	1	2	3	5	27
Total Received	30	31	24	27	239
Total Decided	18	28	32	20	219

Plumbing

Description	Jan 18	Feb 18	Mar 18	Apr 18	Financial YTD
New Applications	28	35	36	16	302
Total Decided	16	29	39	13	287

**MONTHLY OPERATIONS REPORT FOR
PLANNING AND REGULATORY
SERVICES - APRIL 2018**

Traffic Light Report - April 2018

Meeting Date: 22 May 2018

Attachment No: 2



All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report April 2018

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	Completion Standard (days)	Avg Completion Time (days) current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed							
Dog Registration Enquiry	1	1	58	57	1	0	10	● 0.32	● 3.70	● 3.64	2.95
Animals (more than permitted number)	9	5	15	6	11	0	30	● 4.33	● 10.43	● 39.59	14.51
Building Inspection Booking	0	0	0	0	0	0	1	● 0.00	● 4.00	● 10.33	11.00
Building Enquiry - General Info/Admin etc	10	10	29	14	6	0	5	● -15.21	● 6.64	● 7.70	4.60
Living in Illegal Premises	0	0	0	0	0	0	30	● 0.00	● 23.67	● 22.50	34.40
Other Building Compliant Issue	2	0	2	1	2	0	30	● 5.00	● 212.22	● 1,219.22	156.29
Poor Condition of Building	2	1	3	1	1	0	30	● 5.00	● 2.09	● 19.39	15.23
Pool Fence Issues	5	4	2	0	1	0	30	● 0.00	● 14.57	● 1,647.28	19.77
Retaining Wall Issues	1	0	0	0	1	0	30	● 0.00	● 0.00	● 7.00	7.00
Storm Water Complaint	5	2	6	1	5	0	30	● 2.00	● 25.00	● 19.74	19.13
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00
Planning Compliance Request/Enquiry	19	15	34	9	10	0	30	● 3.22	● 33.96	● 29.07	31.56
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00
Dog Attack on Person (Fear) CSO	8	3	11	1	15	0	20	● 7.00	● 11.50	● 13.44	9.34
Dog Attack on Animal (Alleged) CSO	22	8	14	0	28	0	20	● 0.00	● 19.60	● 16.65	10.49
Dog Attack on Person (Bite) CSO	5	3	6	1	6	0	20	● 3.00	● 18.19	● 15.23	9.54
Duty Planner (New Enquiry)	6	6	68	64	3	0	1	● 0.59	● 0.64	● 1.71	1.68
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	35	● 0.00	● 0.00	● 0.00	0.00
Plan Sign Sealling - Contributions	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00
Telephone Enquiry (Existing Application/Call Back)	0	0	16	14	1	0	1	● 0.36	● 0.48	● 0.70	0.49
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	● 0.00	● 0.00	● 0.00	0.00
Heavy Vehicle Parking	2	2	3	2	1	0	10	● 4.00	● 8.50	● 15.21	5.87
Overgrown Allotments	55	48	66	28	35	0	45	● 9.11	● 69.49	● 54.05	50.10
Regulated Parking	18	18	37	22	14	0	10	● 3.64	● 5.47	● 6.36	4.30
Dust Complaint	0	0	0	0	0	0	10	● 0.00	● 0.00	● 4.00	1.33
Litter/Illegal Dumping	4	3	11	5	6	0	20	● 3.00	● 5.49	● 9.36	6.44
Noise Complaint	1	1	7	4	3	0	10	● 4.50	● 4.87	● 7.47	5.23
Plumbing Inspection Booking	0	0	1	1	0	0	1	● 0.00	● 0.00	● 0.20	0.20
P&D Works without a Plumbing Permit	3	2	1	0	2	0	30	● 0.00	● 36.50	● 35.67	53.50
Requests for Toilet Counts	0	0	0	0	0	0	30	● 0.00	● 8.00	● 12.67	6.33
Onsite (Private) Treatment Plant Odours	0	0	1	0	1	0	30	● 0.00	● 0.00	● 37.75	1.00
P&D Waste Water Leaking to Adjoining Properties	1	0	1	0	2	0	30	● 0.00	● 19.00	● 10.50	31.40
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	● 0.00	● 0.00	● 0.00	0.00
Plumbing and Drainage - Sanitary Drainage Plan	2	2	29	29	0	0	30	● 0.55	● 0.59	● 0.58	0.57
Plumbing Issues General	3	2	9	8	2	0	30	● 1.50	● 9.21	● 165.75	6.16
Limited Planning Dev Certificate (Dev use only)	2	2	19	17	2	0	5	● 1.35	● 1.25	● 1.61	1.47

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	Completion Standard (days)	Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed							
Barking Dog Complaint - Stage 1	9	8	67	36	28	0	30	● 4.19	● 6.17	● 6.49	4.63
Barking Dog Complaint - Stage 2 LLEO Use Only	9	6	10	2	8	0	30	● 5.50	● 29.25	● 44.31	19.16
Vector Misting	1	1	14	14	0	0	7	● 1.36	● 1.25	● 1.53	1.53
Nuisance Vehicle	10	8	19	11	8	0	10	● 7.00	● 7.74	● 9.17	5.88
Wandering Animals / Livestock	29	23	91	56	36	0	10	● 2.64	● 5.09	● 5.16	5.42
Wandering Stock	0	0	0	0	0	0	10	● 0.00	● 0.00	● 5.55	1.44

9 NOTICES OF MOTION

Nil

10 URGENT BUSINESS/QUESTIONS

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

11 CLOSURE OF MEETING