



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

12 FEBRUARY 2019

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 12 February 2019 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
8 February 2019

Next Meeting Date: 26.02.19

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 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

Councillor Margaret Strelow tendered her apology and will not be in attendance.

Councillor Neil Fisher tendered his apology and will not be in attendance.

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 4 December 2018

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/309-2013 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A COMMUNITY PURPOSES (PUBLIC CENTRE)

File No: D/309-2013

Attachments: 1. [Locality Plan](#)

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

Author: Thomas Gardiner - Planning Officer

SUMMARY

Development Application Number: D/309-2013

Applicant: Gracemere Men's Shed Inc.

Real Property Address: Lot 101 on SP258037 (Previously known as Lot 100 on LN2691), Parish of Gracemere

Common Property Address: Lot 101 Ian Besch Drive, Gracemere

Area of Site: 2.2391 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Sport and Recreation Zone

Planning Scheme Overlays: Creek Catchment Flood Overlay (Planning Areas 1 and 2)

Existing Development: Gracemere Men's Shed

Existing Approvals: D/309-2013 – Development Permit for a Material Change of Use for Community Purposes (Public Centre)

Approval Sought: Negotiated Infrastructure Charges Notice for Development Permit for a Material Change of Use for Community Purposes (Public Centre)

OFFICER'S RECOMMENDATION

THAT in relation to the request for a Negotiated Infrastructure Charges Notice for Development Permit D/309-2013 for a Material Change of Use for Community Purposes (Public Centre), made by Gracemere Men's Shed Inc., located at Lot 101 Ian Besch Drive, Gracemere, described as Lot 101 on SP258037, Parish of Gracemere, Council resolves to proceed with Option Two.

BACKGROUND

On 8 September 2018, Council under delegation approved a Minor Change application to Development Permit (D/309-2013) for a Material Change of Use for Community Purposes (Public Centre). The change was sought for an extension to the Gracemere Men's Shed facility located at Lot 101 Ian Besch Drive, Gracemere. The extension involved the

construction of an additional shed to accommodate an office and kitchenette to separate this from the existing workshop.

As part of the extension, Council levied an infrastructure charge as the proposal resulted in the creation of additional Gross Floor Area. The infrastructure charges amounted to \$3,000.00.

On 26 November 2018, the Gracemere Men's Shed made representations to Council requesting that the infrastructure charges be waived. Their justification includes reference that the Gracemere Men's Shed are a not-for-profit organisation who provide support for many community organisations around the Rockhampton region.

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.

The applicant has requested that the infrastructure charges for the Minor Change application to Development Permit (D/309-2013) for a Material Change of Use for Community Purposes (Public Centre) be waived. It is recommended that Council consider two (2) options for a decision as outlined below:

- 1) Refuse the request to waive the infrastructure charges; or
- 2) Approve to waive the infrastructure charges to the amount of \$3,000.00

CONCLUSION

The applicant's request for a Negotiated Infrastructure Charges Notice is considered reasonable. The Gracemere Men's Shed are a not-for-profit organisation who provide a community service to the Gracemere catchment as well as facilitating ongoing support for many community organisations around the Rockhampton region. In this regard, it is recommended that the infrastructure charges are waived.

**D/309-2013 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A COMMUNITY
PURPOSES (PUBLIC CENTRE)**

Locality Plan

Meeting Date: 12 February 2019

Attachment No: 1

D/309-2013 - Locality Plan



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8.2

DEVELOPMENT INCENTIVES APPLICATION FOR D/79-2015/A FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT

File No:	D/79-2015/A
Attachments:	1. Locality Plan 2. Applicant's request letter
Authorising Officer:	Tarnya Fitzgibbon - Coordinator Development Assessment Steven Gatt - Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Thomas Gardiner - Planning Officer

SUMMARY

<i>Development Application Number:</i>	<i>D/79-2015/A</i>
<i>Applicant:</i>	<i>Glen Lawrence Reynolds</i>
<i>Real Property Address:</i>	<i>Lot 14 on R26286, Parish of Murchison</i>
<i>Common Property Address:</i>	<i>44 Robison Street, Park Avenue</i>
<i>Rockhampton City Plan Area:</i>	<i>Park Avenue Industrial Area – Precinct 1, Industrial Precinct (Park Avenue Low Impact Industry)</i>
<i>Type of Approval:</i>	<i>Development Permit for a Material Change of Use for a Vehicle Depot</i>
<i>Date of Decision:</i>	<i>18 December 2015</i>
<i>Application Lodgement Fee:</i>	<i>\$2,359.00</i>
<i>Infrastructure Charges:</i>	<i>\$13,260.00</i>
<i>Infrastructure charges incentive:</i>	<i>Precinct 2 expanded GFA – 50%</i> <i>Value of discount: \$6,630.00</i>
<i>Incentives sought:</i>	<i>Refund of Development Application</i>
<i>Fees</i>	<i>Refund of service and connection fees</i>

OFFICER'S RECOMMENDATION

THAT Council choose option 2 as outlined in the report.

BACKGROUND

On 8 March 2017, Council approved an application under the Development Incentives Policy for a Material Change of Use for a Vehicle Depot. On 18 December 2018, the applicant requested an extension to the relevant period for the Development Incentives approval by a further two (2) years. The extension is sought to finalise the approval of a Plumbing and Drainage Works Permit which was lodged to Council on 12 November 2018. The Development Incentives Policy requires the development to be finished within three (3) years following the date of the approval (being 18 December 2018). The development was not completed within this timeframe.

CONCLUSION

The applicant has had three (3) years to complete the development approval. The Plumbing and Drainage Works application was only lodged with Council one (1) month prior to the expiry date for the development incentives and no infrastructure charges have been paid to Council.

It is considered that the applicant could have finalised the works within the allowable timeframe, and therefore recommend that Council choose option 2 as outlined below:

Option 1

Approve the two (2) year extension to 18 December 2020 to the period in which the development must be completed to obtain Development Incentives.

Option 2

Approve a one (1) year extension to 18 December 2019 to the period in which the development must be completed to obtain Development Incentives.

Option 3

Refuse the request.

**DEVELOPMENT INCENTIVES
APPLICATION FOR D/79-2015/A FOR A
MATERIAL CHANGE OF USE FOR A
VEHICLE DEPOT**

Locality Plan

Meeting Date: 12 February 2019

Attachment No: 1

D/79-2015/A - Locality Plan



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**DEVELOPMENT INCENTIVES
APPLICATION FOR D/79-2015/A FOR A
MATERIAL CHANGE OF USE FOR A
VEHICLE DEPOT**

Applicant's request letter

Meeting Date: 12 February 2019

Attachment No: 2



GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40124780445

Operations Office:

PO Box 379 Gracemere QLD 4702

PH: (07) 4922 7033 FAX: (07) 4922 7044

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Our Ref: 150720

Council Ref: D/79 – 2015

18th December 2018

The Chief Executive Officer
Rockhampton Regional Council
P O Box 1830
Rockhampton QLD 4700

Attention: Thomas Gardiner

Dear Sir,

RE: Request to Extend the Development Incentives Approval for D/79 – 2015 for a Vehicle Depot over Lot 14 on R26286 situated at 44 Robison Street, Park Avenue

We refer to the abovementioned Development Incentives approval, Council reference D/79 – 2015 for a Vehicle Depot and seek to extend the relevant period to enable the landowner to complete the Plumbing and Drainage Works which is at Information Request stage as mentioned in Council's email dated 18th December 2018. Also, this will allow additional time for Council to assess the conditions of the Decision Notice to make a determination as to whether the refund will be issued.

We outline below, our justifications to form part of Council's assessment for the extension application.

1. The subject Vehicle Depot (Storage Shed) has been completed and its use commenced;
2. Some of the works that have been undertaken so far includes, Certificate of Classification obtained from Rockhampton Building Approvals, landscaping, driveway, electrical works, however works are still required to facilitate ongoing management of MCU development;
3. The Plumber who had done the initial Plumbing Works had passed away. Additional time was spent on engaging another Plumber to finalise the Plumbing Works Application.

With the above information being considered, and unforeseen circumstances as described above, we humbly request an additional two (2) years extension to this period of approval for Development Incentives Scheme to enable the landowner to complete all works.

We hope the above information is satisfactory to your requirements and look forward to hearing from you. Please contact our Rockhampton office if you have any enquiries in this regard.

Yours sincerely,

GSPC


Nirmala Kumar
Urban and Regional Planner

GSPC

Ref: 150720

December 2018

8.3 D/127-2018 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR AN ADVERTISING DEVICE (THIRD PARTY DIGITAL ROOF SIGN)

File No: D/127-2018

Attachments:

1. [Locality Plan](#)
2. [Site Plan/Elevation, \(26826 Rev 1, pg. 2 of 3\)](#)

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/127-2018

Applicant: Sweeney Vaughan Communications Pty Ltd

Real Property Address: Lot 1 and Common Property on SP239584, Parish of Archer

Common Property Address: 1/235-239 Musgrave Street, Berserker

Area of Site: 299 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Specialised Centre Zone

Planning Scheme Overlays: Transport Noise Corridors (Main Roads Category 1-4)

Existing Development: Commercial

Existing Approvals: D/46-2011

Approval Sought: Development Permit for Operational Works for an Advertising Device (Third Party Digital Roof Sign)

Level of Assessment: Code Assessable

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	23 November 2018
<i>Last receipt of information from applicant:</i>	15 January 2019
<i>Statutory due determination date:</i>	6 February 2019

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for Operational Works for an Advertising Device (Third Party Digital Roof Sign), made by Sweeney Vaughan Communications Pty Ltd on behalf of M A Boswood and Body Corporate For 'Metro North Rocky', on land located at 1/235-239 Musgrave Street, Berserker, described as Lot 0 and Lot 1 on SP239584, Parish of Archer, 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 The following further development permits are required prior to the commencement of any works on the site:
- 1.4.1 Building Works.
- 1.5 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Reference No.</u>	<u>Date</u>
Site Plan	26826 Rev 1, Sheet 1 of 3	23 October 2018
Site View/Elevations	26826 Rev 1, Sheet 2 of 3	23 October 2018
Elevation	26826 Rev 1, Sheet 3 of 3	23 October 2018

- 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.
- 2.5 Any proposed changes to the approved stamped plans during the works will be generally considered minor amendments and require Council’s approval. The stamped amended plans and a covering letter will be forwarded to the applicant.

3.0 OPERATING PROCEDURE

- 3.1 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*’ and ‘*Civil Aviation Safety Authority (CASA) Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers*’.
- 3.2 All text and images displayed on the approved advertising device:
- 3.2.1 must be static;
- 3.2.2 must not imitate a traffic control device, move contrary to any traffic control device or include traffic instructions (for example ‘stop’); and
- 3.2.3 must not involve moving parts or flashing lights.

4.0 DIGITAL SCREEN DISPLAY FEATURES

- 4.1 The digital display screen must incorporate an automatic error detection system which will turn off the screen display or display a blank screen should the screen malfunction.
- 4.2 The 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.
- 4.3 The display screen must provide for on-site control, operation, configuration and diagnosis of the screen display.
- 4.4 Messages must remain static for a minimum dwell time of ten (10) seconds, and are not to scroll across the screen or incorporate flashing, blinking, revolving, pulsating, high contrast or rotating effects animation.
- 4.5 Each change of advertisement is to be completed instantaneously (i.e. within 0.1 of a second).

5.0 DIGITAL SCREEN ADVERTISEMENTS AND MOVEMENT

- 5.1 The display screen must not be split to display multiple advertisements on the one (1) display screen.
- 5.2 Advertisements must not display text, photographs or symbols depicting, mimicking or that could be reasonably interpreted as a traffic control device.
- 5.3 Advertisements must not invite traffic to move contrary to any traffic control device, or turn where there is fast moving traffic.
- 5.4 Advertisements must only promote a single, self-contained advertising message that is clear, succinct, and legible. 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 vehicle drivers in particular are not required to spend an excessive amount of time reading and interpreting advertisements.

- 5.5 Changeover animation effects such as ‘fade’, ‘zoom’, or ‘fly-in’ between advertisements must not be used.
- 5.6 A blank black, white, or any coloured screen must not be displayed between advertisements.
- 5.7 Advertisements that incorporate moving visual images, such as videos or animations must not be displayed.
- 5.8 Signage must not be capable of playing audio nor be synchronised with any outdoor sound system utilised for advertising purposes.

6.0 ILLUMINANCE AND LUMINANCE

- 6.1 Luminance levels of the Signage must not exceed the applicable levels listed in Table 2 below.

Table 2: Luminance levels for Advertising Devices

(Source: OMA)

Lighting Condition	Zone 1	Zone 2	Zone 3
Full Sun on Sign face	Maximum Output	Maximum Output	Maximum Output
Day Time Luminance	6000-7000 cd/m2	6000-7000 cd/m2	6000-7000 cd/m2

Morning/Evening/Twilight/inclement weather	1000 cd/m ²	700 cd/m ²	600 cd/m ²
Night Time	500 cd/m ²	350 cd/m ²	300 cd/m ²

Note:

- Zone 1 very high ambient off street lighting i.e central city locations
- Zone 2 high to medium off street ambient lighting
- Zone 3 low levels of off street ambient lighting, i.e. most residential areas, rural areas.

7.0 ASSET MANAGEMENT

7.1 Any damage to, or alterations necessary, to electricity, telephone, water mains, sewerage mains, stormwater drains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken immediately, at no cost to Council, and completed within the following timeframes:

7.1.1 where damage causes a hazard to pedestrian/traffic safety or interrupts a community service, immediately; or

7.1.2 as soon as reasonably possible as agreed with Council.

8.0 SIGNAGE 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 the *Environmental Protection Regulation 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 developer's expense.

8.5 The (Digital Roof 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 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, and, be maintained in a safe, clean, condition that does not adversely impact the visual amenity.

ADVISORY NOTESNOTE 1. Aboriginal Cultural Heritage Act, 2003

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 Partnerships website www.datsip.qld.gov.au.

NOTE 2. Asbestos Removal

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

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4. 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 Operational Works for an Advertising Device (third party digital roof sign) to be erected on the parapet of the existing Nando's tenancy. The proposed sign has a sign face area of 24m² based on sign dimensions of three (3) metres in height and eight (8) metres in width.

The subject tenancy is single storey and therefore, the proposed device will sit approximately 4.5 metres above natural ground level on the parapet, reaching a total height of approximately 7.5 metres. It is proposed that the digital display will be a curved shape, which will mirror the curved roof profile that extends above the parapet. The proposed location of the sign will ensure that it will not entirely project above the tenancy's main roof line, and will sit below the central roof line of the adjoining tenancy's second storey. The sign face area will be a digital LED display that will operate at a maximum average luminance of 6000 candelas per square metre during the day, and 350 candelas per square metre during the night periods. It is proposed that the digital display will have a minimum dwell time of 10 seconds and will be subject to third party advertisements prioritising local advertising opportunities.

SITE AND LOCALITY

The subject site is located in the Specialised Centre Zone, within an established highway business area, with all adjacent land parcels being similarly zoned. The immediate locality contains signs of various sizes, including awning signs and several rooftop signs occurring to the south of the site. Musgrave Street is a state-controlled road and a major regional and arterial route, connecting central Rockhampton to the Bruce Highway.

A pocket of low-medium density residential dwellings is located to the west of the site and will not be affected by the north-east orientation of the sign, which will face to the road intersection and highway fronting uses.

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 – 13 December 2018

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.

(a) Planning for liveable communities and housing**Housing supply and diversity**

Not Applicable.

Liveable communities

Not Applicable.

(b) Planning for economic growth**Agriculture**

Not Applicable.

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

(c) Planning for environment and heritage**Biodiversity**

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

(d) Planning for safety and resilience to hazards**Emissions and hazardous activities**

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

(e) Infrastructure

Energy 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

Specialised Centre Zone

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

- (a) *the specialised centres primarily accommodate retail functions being showrooms or outdoor sales with food and drink outlets that are either highway focussed or small-scale and serving visitors to the centre;*
- (b) *specialised centres are not to accommodate department stores, discount department stores or large-scale shopping centres unless stated otherwise in a precinct or sub-precinct. Only a convenience level of shopping is provided, serving the immediate neighbourhood and local customers (convenience function being similar to a neighbourhood centre);*
- (c) *development does not undermine the viability, role or function of other centres;*
- (d) *stand-alone, purpose built office buildings which exceed a 200 square metre gross floor area threshold are not to be established. This includes large-scale offices of the government and the private sector;*
- (e) *development is consolidated within the defined zone boundaries;*
- (f) *development is designed for the local climate, and includes sustainable practices for maximising energy efficiency, water conservation and public/active transport use;*
- (g) *development does not impact on the existing level of amenity of the surrounding residential areas and does not encourage additional traffic through nearby urban access streets and urban access places;*
- (h) *the height and scale of buildings create an attractive, pedestrian-friendly environment at street level with awnings that are orientated towards the primary street frontage;*
- (i) *building design includes a combination of materials, recesses and variations in horizontal and vertical planes to create visual interest;*
- (j) *primary pedestrian areas are activated by shop fronts, doorways, awnings, interesting external wall treatments, street trees and kerbside activities;*
- (k) *development is landscaped to assist with the greening of the city and the creation of shady, safe and well connected pedestrian and public places;*

- (l) *the provision of infrastructure services, car parking and access is commensurate with the type and scale of development;*
- (m) *development includes uses that operate at different times of the day to ensure specialised centres have vitality and reduce the potential for crime through activation and passive surveillance;*
- (n) *development involving a significant increase in gross floor area (greater than 3,000 square metres) is accompanied by a master plan that demonstrates how the expansion integrates with the balance of the centre and with the surrounding urban areas; and*
- (o) *the establishment of three (3) precincts and four (4) sub-precincts within the zone where particular requirements are identified:*
 - (i) *Gladstone Road and George Street precinct;*
 - (A) *outdoor sales and services sub-precinct; and*
 - (B) *residential and food services sub-precinct;*
 - (ii) *Musgrave Street precinct;*
 - (A) *mixed use sub-precinct; and*
 - (B) *outdoor sales and services sub-precinct; and*
 - (iii) *Yaamba Road precinct.*

This application is consistent with the purpose of the Zone given that the proposal is located above a retail complex which provides a range of businesses that operate day and night and are highway focused, providing a strategic setting for an Advertising Device. The proposed Advertising Device will complement the intent of encouraging mixed-use, highway focussed development, through its digital display of local businesses. The design of the sign, with its curved screen mirroring the curved elements of the building will integrate well with the existing built form and enhance the building’s presentation to the streetscape.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Advertising Devices Code;
- Specialised Centre Zone 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:

Advertising Devices Code	
Performance Outcome/s	Officer’s Response
PO1 The advertising device is designed and sited in a manner that: <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 	The proposed device will be placed on the parapet of the existing building and as such, is defined as a Roof Sign, which is not a preferred sign type in table 9.3.2.3.3 of the Advertising Devices Code. The building contains two roof levels, with the sign being placed on the lower roof level (being the parapet) in front of the upper roof level wall. As a result of this, the majority of the sign is back dropped by the wall of the upper roof level, and the upper most point of the sign only partially exceeds the overall

	<ul style="list-style-type: none"> 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 reduced safety levels; f) Does not resemble traffic or road signs; and g) Does not result in the proliferation of unnecessary advertising. 	<p>building height. The sign's curved shape will follow the curvature of the parapet and building. In this sense, the proposal is not a typical roof sign, as defined, as it does not sit atop of the main roof and therefore, does not result in the undesirable visual amenity outcomes that are typically associated with a roof sign. Due to the sign's position on the parapet and contemporary design features, the proposal will integrate well with the existing built form, and result in acceptable visual amenity outcomes for the streetscape.</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>It is noted that the proposed luminance levels will be in accordance with DTMR's Road Advertising Manual and as such can be considered to maintain a safe operating environment for all road users. In addition, the device is orientated away from residential uses in the broader area, so there is negligible risk that sensitive uses will be adversely affected.</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
<p>SC6.2 Advertising Devices Planning Scheme Policy</p>	<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>The proposed sign will have a total advertising area of approximately 24 square metres which is compliant with both calculation methods.</p>

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

REFERRALS

The proposal did not trigger referral as per the requirements of the *Planning Act 2016*. The application was referred to the Department of Transport and Main Roads for third party advice. Comments were provided on 11 December 2018.

STATEMENT OF REASONS

Description of the development	The proposed development is for Operational Works for an Advertising Device (Third Party Digital Roof Sign)	
Reasons for Decision	<p>a) The proposed sign is of a scale and height that respects the existing qualities of the building and adjacent buildings;</p> <p>b) The proposed sign is set within a commercial/retail environment and is positioned so as not to compromise landscape, street features or safety in proximity to the site;</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"> • Specialised Centre Zone Code; and • Advertising Devices 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
	Advertising Devices Code	The proposed device will be placed on the parapet of the existing building and as such, is defined as a roof sign, which is not a preferred sign type in table 9.3.2.3.3 of the Advertising Devices Code. The building contains two roof levels, with the sign being placed on the lower roof level (being the parapet) in front of the upper roof level wall. As a result of this, the majority of the sign is back dropped by the wall of the upper roof level, and the upper most point of the sign only partially exceeds the overall building height. The sign's curved shape will follow the curvature of the parapet and building. In this sense, the proposal is not a typical roof sign, as

		<p>defined, as it does not sit atop of the main roof and therefore, does not result in the undesirable visual amenity outcomes that are typically associated with a roof sign. Due to the sign's position on the parapet and contemporary design features, the proposal will integrate well with the existing built form, and result in acceptable visual amenity outcomes for the streetscape.</p> <p>It is noted that the proposed luminance levels will be in accordance with DTMR's Road Advertising Manual and as such can be considered to maintain a safe operating environment for all road users. In addition, the device is orientated away from residential uses in the broader area, so there is negligible risk that sensitive uses will be adversely affected.</p>
<p>Matters prescribed by regulation</p>	<ul style="list-style-type: none"> • The <i>State Planning Policy – Part E</i>; • The <i>Central Queensland Regional Plan</i>; • The <i>Rockhampton Region Planning Scheme 2015</i>; • Surrounding use of adjacent premises in terms of commensurate and consistent development form; and • The common material, being the material submitted with the application. 	

CONCLUSION

The proposed Advertising Device is considered to be in keeping with the intent of the Specialised 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.

**D/127-2018 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (THIRD PARTY DIGITAL ROOF
SIGN)**

Locality Plan

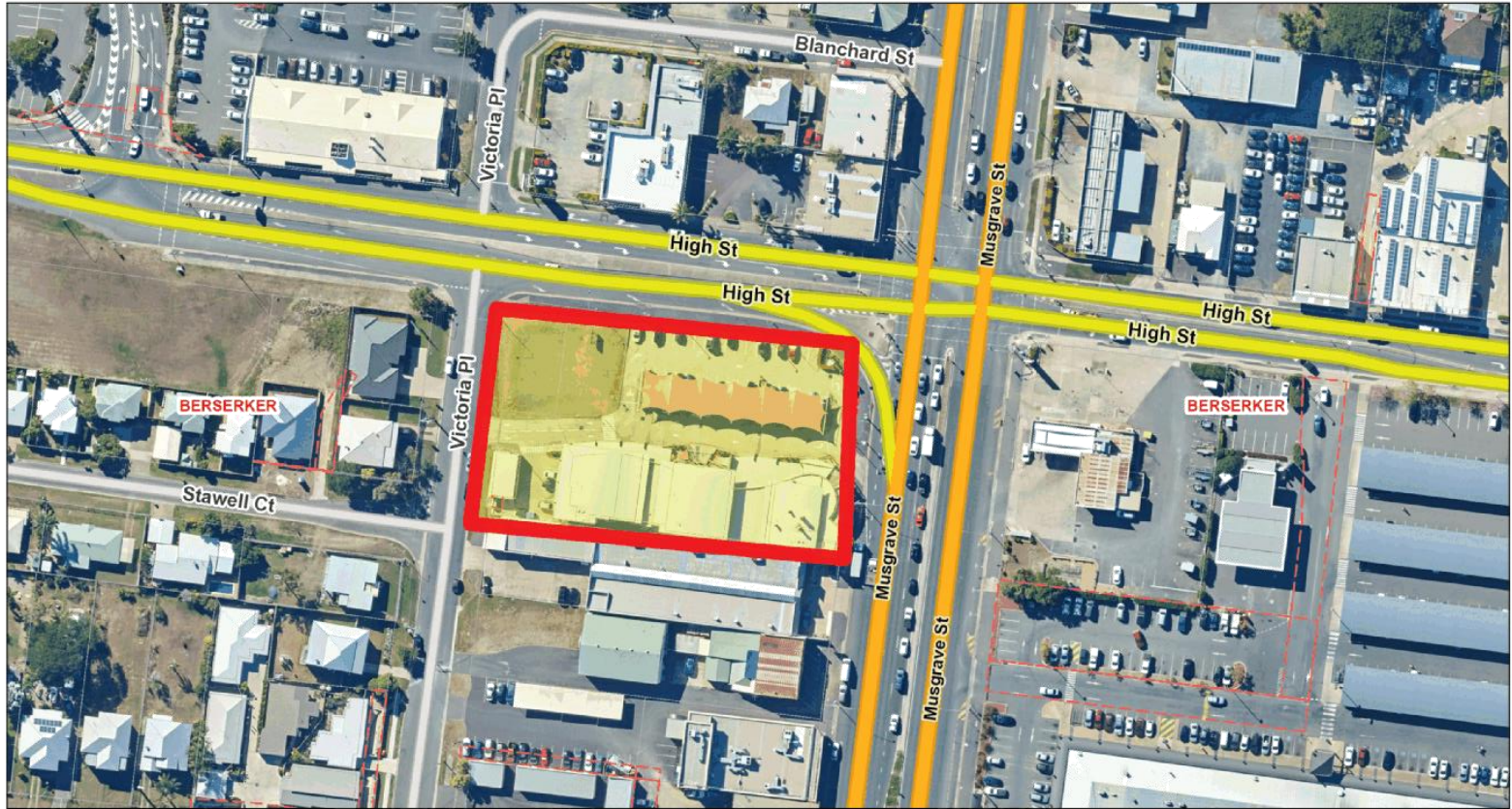
Meeting Date: 12 February 2019

Attachment No: 1

D/127-2018 - Locality Plan



A4 Page scale at 1: 1,381.40
Printed from GeoCortex on 29/01/2019



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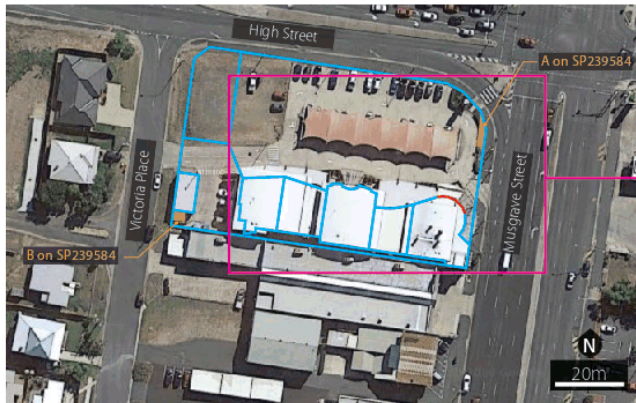
**D/127-2018 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR AN ADVERTISING
DEVICE (THIRD PARTY DIGITAL ROOF
SIGN)**

**Site Plan/Elevation
(26826 Rev 1, pg. 2 of 3)**

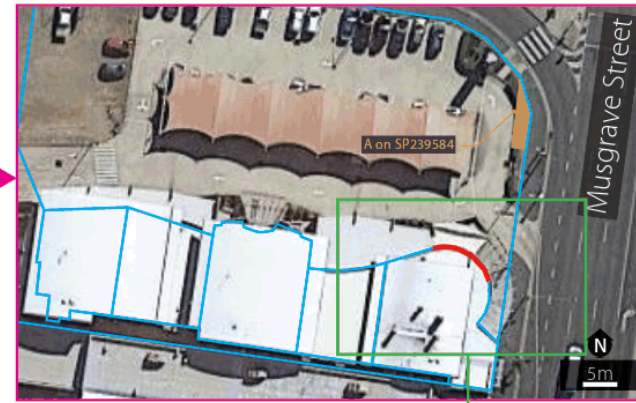
Meeting Date: 12 February 2019

Attachment No: 2

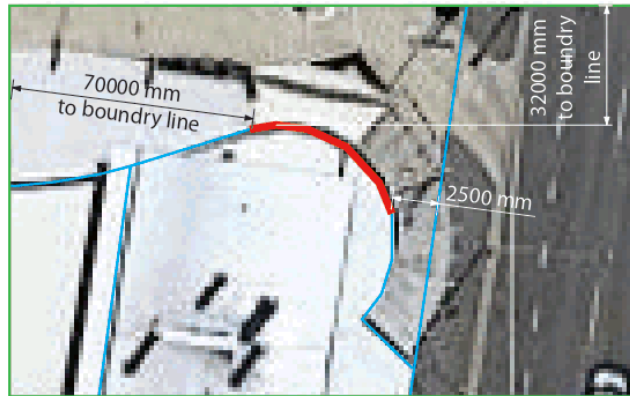
PROPOSED DIGITAL ROOF SIGN LOCATION: 1/235-239 Musgrave Street, Berserker. Lot 1 & 0 on SP239584, QLD 4701.



PLAN ELEVATION:



SECTIONAL ELEVATION:



DIGITAL ROOF SIGN PLAN ELEVATION LOCATION:

Designed for concept visualisation purposes only.
All sizes may vary slightly due to Engineering & on site conditions.

- LEGEND:**
- INDICATES BOUNDARY LINE.
 - INDICATES VISUAL AREA.
 - INDICATES EASEMENTS.
 - INDICATES PROPOSED DIGITAL ROOF SIGN LOCATION.

Colours
- CMYK: (None Specified).

Materials
- Steel Structure framing.

Description
Proposed Digital Roof Sign and estimated location of the Digital Roof Sign to existing site boundary.

Luminosity:
6500 cd/m²

Digital Display:
24 m²

Dwell Time:
Recommended 8 seconds.

Quantity Page
1 1 of 3

Scale
NOT TO SCALE

File Location
MYCLOUDPR4100\Public\Jobs\NlnkSpin
\26826 - OR-100273 - Nando's -
Rockhampton\5 - Proofs

Client
Nando's Rockhampton

Project
Digital Roof Sign

Work Order #
26826

Item #
1

Version #
1

Date
23-10-2018

Designer
DT

Checked
N/A

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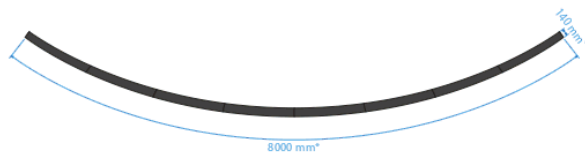
PROPOSED DIGITAL ROOF SIGN LOCATION: 1/235-239 Musgrave Street, Berserker. Lot 1 & 0 on SP239584, QLD 4701.



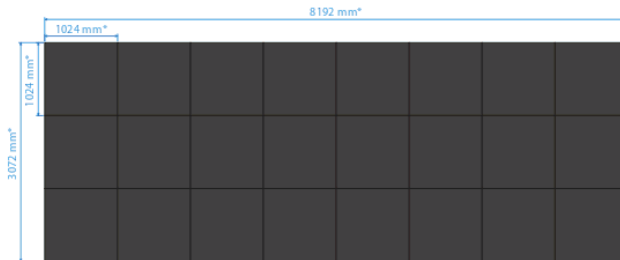
Existing Site Image



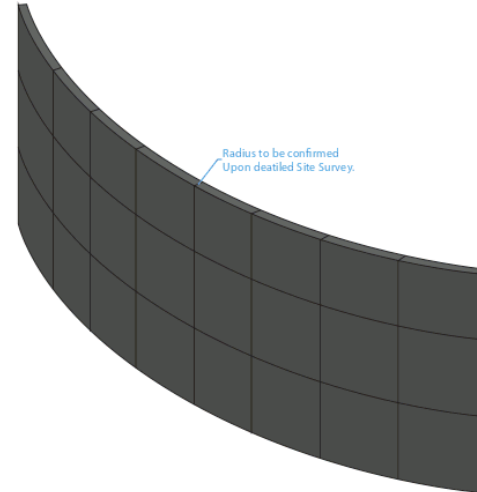
Example of installation



NTS 01 TYPICAL PLAN ELEVATION:
GENERAL OVERVIEW
* Dimensions & Specification TBC on product selection.



NTS 02 TYPICAL FRONT ELEVATION:
GENERAL OVERVIEW
* Dimensions & Specification TBC on product selection.



NTS 03 TYPICAL ISOMETRIC ELEVATION:
GENERAL OVERVIEW
* Dimensions & Specification TBC on product selection.

Radius to be confirmed Upon detailed Site Survey.

Colours
- CMYK: (None Specified).

Materials
- Steel Structure framing.

Description
Proposed Digital Roof Sign and estimated location of the Digital Roof Sign to existing site boundary.

Luminosity:
6500 cd/m2

Digital Display:
24 m2

Dwell Time:
Recommended 8 seconds.

Quantity 1 Page 2 of 3

Scale
NOT TO SCALE

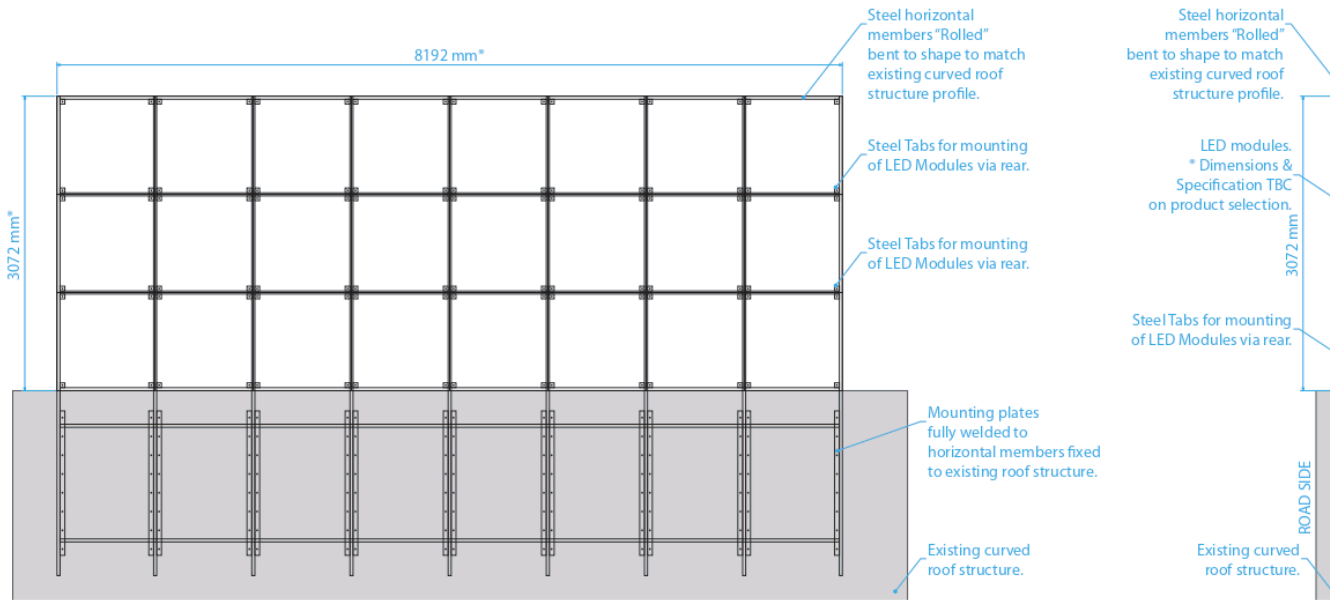
File Location
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\26826 - OR-100273 - Nando's -
Rockhampton\5 - Proofs

Client
Nando's Rockhampton
Project
Digital Roof Sign
Work Order #
26826
Item #
1
Version #
1
Date
23-10-2018
Designer
DT
Checked
N/A

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PROPOSED DIGITAL ROOF SIGN LOCATION: 1/235-239 Musgrave Street, Berserker. Lot 1 & 0 on SP239584, QLD 4701.

Designed for concept visualisation purposes only.
All sizes may vary slightly due to Engineering & on site conditions.



NTS TYPICAL FRONT ELEVATION:
SUB FRAME GENERAL OVERVIEW
* Dimensions & Specification TBC on product selection.

NTS TYPICAL SIDE ELEVATION:
SUB FRAME GENERAL OVERVIEW
* Dimensions & Specification TBC on product selection.

Colours - CMYK: (None Specified).	
Materials - Steel Structure framing.	
Description Proposed Digital Roof Sign and estimated location of the Digital Roof Sign to existing site boundary.	
Luminosity: 6500 cd/m2	
Digital Display: 24 m2	
Dwell Time: Recommended 8 seconds.	
Quantity 1	Page 3 of 3
Scale NOT TO SCALE	
File Location MYCLOUDPR4100\Public\Jobs\WnkSpin \26826 - OR-100273 - Nando's - Rockhampton\5 - Proofs	

Client	Nando's Rockhampton
Project	Digital Roof Sign
Work Order #	26826
Item #	1
Version #	1
Date	23-10-2018
Designer	DT
Checked	N/A

8.4 PRICKLY ACACIA ON ROCKHAMPTON FLOODPLAIN

File No:	1880
Attachments:	1. Map of Proposed Prickly Acacia Surveillance Program ↓ 2. Prickly Acacia - Information Booklet ↓
Authorising Officer:	Steven Gatt - Manager Planning and Regulatory Services
Author:	Karen Moody - Coordinator Health and Environment

SUMMARY

This report outlines the current and desired future activities conducted by Council's Pest Management Officers in controlling invasive plants in the Yeppen Floodplain area, targeting Prickly Acacia.

OFFICER'S RECOMMENDATION

1. THAT Council receives this report.
2. THAT the Health and Environment Unit prepares a Surveillance Program for the localities of Pink Lily, Alton Downs, Nine Mile, Fairy Bower, Gracemere, Kabra, Boldercombe, Midgee, Port Curtis, Depot Hill, Lakes Creek, Koongal, The Common, Stanwell, Kalapa and Bushley (as per attached map) to be conducted under the *Biosecurity Act 2014* during 2019 for Councils future consideration.
3. That the Health and Environment Unit commences consultation with the appropriate State Government Departments for approval of the proposed Surveillance Program.

COMMENTARY

The Yeppen floodplain area has extensive Prickly Acacia infestations on both Council and private land.

The areas listed in the recommendation hold particular significance as these landscapes lie on a floodplain and the passage of water has high potential to mobilise seeds considerable distances across the region. A five year study conducted by Fitzroy Basin Association (FBA) identified that a long term commitment from the landholders in managing this problem has proven vital in achieving tangible results.

The study covered the 2013-2017 period, during which it was reported a conservative estimate of over 22 trillion seeds were prevented from resupplying the seed stocks in the area, based on research that showed each medium sized plant creates 145,000 viable seeds per year.

The success of the FBA project has required substantial labour, amounting to 10,065 hours thus far. While the time and span have been considerable, those figures are truly surpassed by the extraordinary results.

BACKGROUND

Prickly Acacia is a tree, originally introduced to Queensland for shade and fodder. It is a declared restricted invasive species under the *Biosecurity Act 2014* (the Act), and is widespread throughout Queensland including in the Rockhampton Regional Council area.

It is a thorny shrub or small tree that encourages erosion, threatens biodiversity, decreases pastures and forms in dense, thorny thickets that interfere with stock movement. Under the Act all landholders must take reasonable and practicable steps to minimise the risk associated with Prickly Acacia under their control. Prickly Acacia has been recognised in Australia as a Weed of National Significance.

Council has been working collaboratively with FBA who has recently completed a five year project targeting Prickly Acacia in the Pink Lily, Fairy Bower and Port Curtis areas. This

project finished in June 2018. This program has delivered success in reducing Prickly Acacia in these areas and provides a base for Council to continue work.

Council officers have been targeting Prickly Acacia in this area by treating Council land over the past six months including in Lion Creek and in conjunction with Rockhampton Airport, Council owned airport land.

Council officers have also been following up on complaints in relation to private landholders not controlling their invasive plants including Prickly Acacia in this area.

To date the majority of landholders have begun work, however have not completely controlled the invasive species. Council continues to engage the Department of Main Roads and Transport to conduct work on their land in this area.

For the program to continue a dedicated Surveillance Program will be required to be established.

BUDGET AND STAFF IMPLICATIONS

If approved the surveillance program would be undertaken within the 2019 financial year period with a continuation of programmed activities until 2024 to enforce and measure the land management improvements. This would require an additional Pest Management Officer on a 5 year contract.

Work on Council land and under current programs would continue within current staffing levels on a priority basis within current budget approvals to conduct mechanical work or target infestations as required.

LEGISLATIVE CONTEXT

The requirement for all landholders, including Council, to manage Prickly Acacia, is a requirement of the *Biosecurity Act 2014*.

LEGAL IMPLICATIONS

Under the *Biosecurity Act 2014* the main function of a local government is to ensure that invasive biosecurity matter is managed within our area in compliance with the Act. This includes enforcing the Act on private landholders but also ensuring that we meet the outcomes of the Act on Council land.

RISK ASSESSMENT

This plant reproduces by seed, which can remain dormant in the soil for long periods.

Seeds can be dispersed long distances by livestock as large animals such as cattle readily eat mature seedpods and pass the seeds 50% intact leading to distribution across the property. Transportation of livestock means species can be dispersed very long distances.

There is a high risk of seed spread during flood events in this area as seeds can be spread significant distances by water during high rainfall and flood events.

Seeds may also be dispersed in mud adhering to animals and machinery, if correct wash down processes are not complied with.

CORPORATE/OPERATIONAL PLAN

Councils Operational Plan section 3 (Environment), reference 3.1.3.1 has an action to achieve the strategy outcomes of the Biosecurity Program.

Councils Biosecurity Plan 2017-2021 was adopted in late 2017 as part of the objective to provide effective weed, pest management and environmental health programs.

This program has Prickly Acacia in the containment management objective of the plan. This is to prevent spread to pest free areas and minimise the impact on particular assets by containing and managing impacts on and risk to surrounding land use.

CONCLUSION

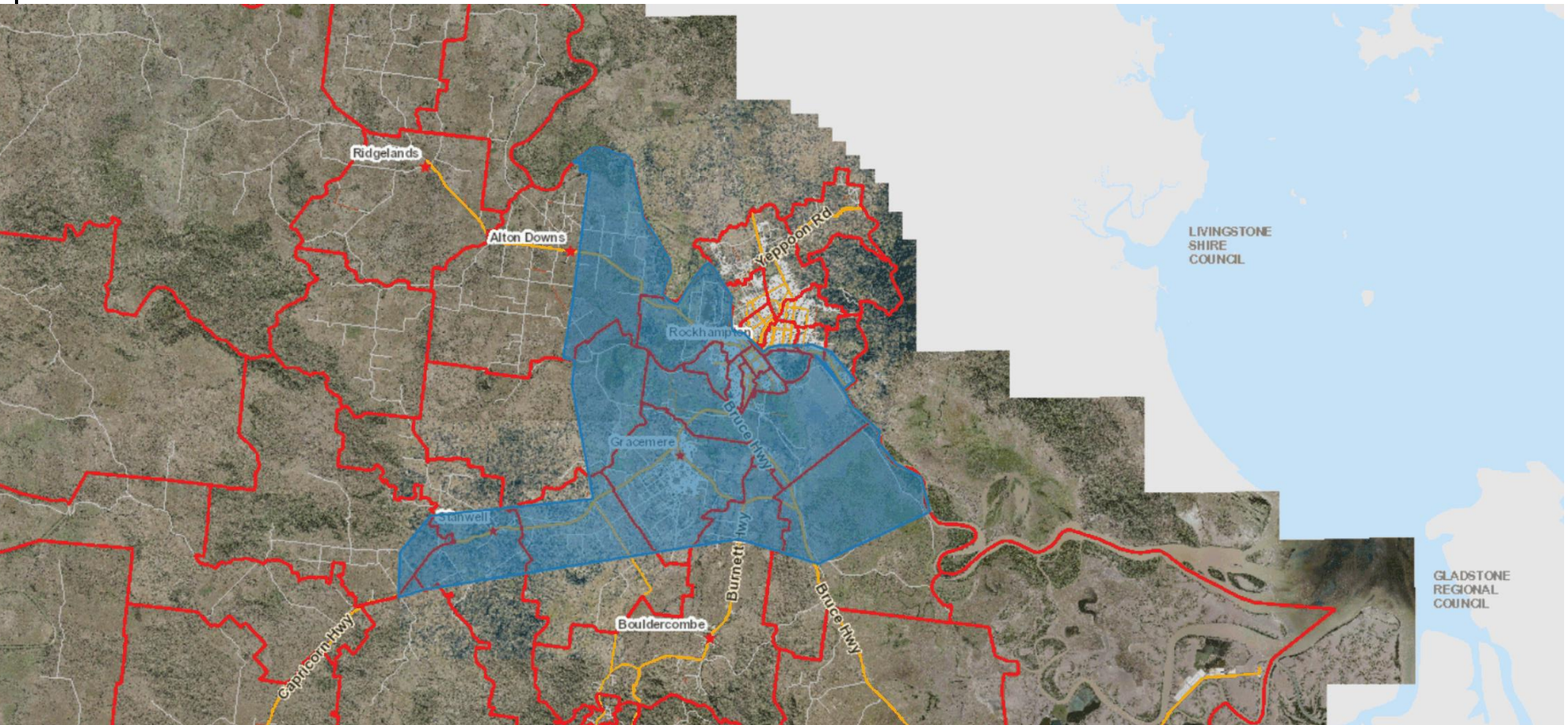
Work has already commenced in controlling Prickly Acacia in the Yeppen Floodplain area. This work can be enhanced by the adoption of a Surveillance Program following the five year study conducted by FBA. Undertaking these actions in conjunction with dedicated work programs on Council land will ensure Council continues to meet the objectives of Councils Operational Plan, Biosecurity Plan and the *Biosecurity Act 2014*.

PRICKLY ACACIA ON ROCKHAMPTON FLOODPLAIN

Map of Proposed Prickly Acacia Surveillance Program

Meeting Date: 12 February 2019

Attachment No: 1



PRICKLY ACACIA ON ROCKHAMPTON FLOODPLAIN

Prickly Acacia - Information Booklet

Meeting Date: 12 February 2019

Attachment No: 2

Department of Agriculture and Fisheries
Biosecurity Queensland

Restricted invasive plant

Prickly acacia

Vachellia nilotica subsp. *indica* (Benth) Kyal and Boatwr



Prickly acacia was introduced into Queensland for shade and fodder. Prickly acacia infestations favour bore drains and water courses where trees spread out onto adjacent grassland. Trees along bore drains use valuable water, make maintenance of bore drains more costly, and provide seed to further increase the spread of prickly acacia. As a tree increases in size it outcompetes pasture for water.

Thorny thickets interfere with mustering, movement of stock and access to water.

Prickly acacia is a threat to biodiversity through the transformation of natural grasslands into thorny scrub and woodlands. Prickly acacia also causes soil degradation by facilitating erosion.

Prickly acacia has been recognised in Australia as a Weed of National Significance.



Queensland
Government

Legal requirements

Prickly acacia is a restricted invasive plant under the *Biosecurity Act 2014*. It must not be given away, sold, or released into the environment without a permit. The Act requires everyone to take all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This is called a general biosecurity obligation (GBO). This fact sheet gives examples of how you can meet your GBO.

At a local level, each local government must have a biosecurity plan that covers invasive plants and animals in its area. This plan may include actions to be taken on certain species. Some of these actions may be required under local laws. Contact your local government for more information.

Description

Prickly acacia is a thorny shrub or small tree that typically grows 4–5 m high and up to 10 m. The umbrella shape and pods are characteristic features.

The young shrubs form dense thorny thickets, while mature trees are usually single stemmed, with spreading branches that have lost most of their thorns.

Bark on saplings are orange and/or green tinged. Older trees have dark, rough bark.

Leaves are finely divided and fern-like, with four to ten pairs of leaf branches and ten to twenty pairs of small, narrow, green leaves on each branch. Pairs of stout thorns, usually 1–5 cm long, grow at the base of the leaves.

Flowers are golden-yellow, ball-shaped, about 1 cm across, grow on stems from leaf joints with two to six flowers per group. Pods are 10–15 cm or longer, flat, with narrow constrictions between the seeds, grey when ripe.

Life cycle

Flowering generally occurs late February and continues through to June. Pods ripen and fall from late October through to January. Seeds germinate after significant rainfall in late spring and summer. Seedling growth can be rapid and trees flower and set seed with two to three years after germination under ideal conditions.

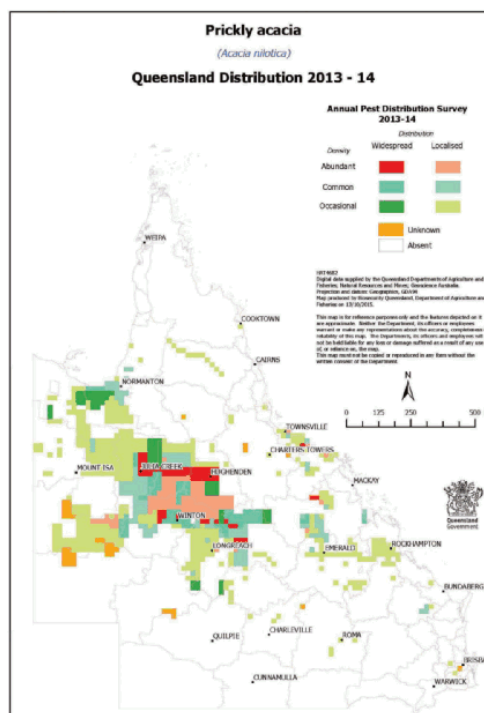
Methods of spread

Stock, particularly cattle, are the main agents for dispersing seed. The seed takes six days to travel through the gut so stock moved by road transportation can disperse seed over large distances. Water can also disperse pods during floods.

Habitat and distribution

There are widespread infestations of prickly acacia in areas of north-west and central-west Queensland. The variety *Vachellia nilotica* has been cultivated in many parts of tropical Queensland for its shade and the fodder value of leaves and pods, and is now naturalised in many areas.

Map 1. Distribution of prickly acacia in Queensland



Several million hectares of the Mitchell grass plains are infested with prickly acacia. Major areas of infestation occur from Barcaldine north to Hughenden and west to Longreach, Winton and Julia Creek.

Prickly acacia is also found in the lower Gulf of Carpentaria region between Burketown and Normanton, at coastal locations including Bowen, Ayr and Rockhampton, in the Central Highlands and isolated occurrences elsewhere.

Prickly acacia has the potential to grow in most areas of Queensland, and about one-third of the state is well-adapted for prickly acacia growth.

Control

Managing prickly acacia

The GBO requires a person to take reasonable and practical steps to minimise the risks posed by prickly acacia. This fact sheet provides information and some options for controlling prickly acacia.

The following strategies are recommended for landholders to limit the spread of prickly acacia.

Map prickly acacia areas on your property before commencing control:

- a coordinated management strategy can then be devised.

1. **Try to eliminate all prickly acacia along bore drains, creeks and dams:**
 - these trees will produce seeds in most years
 - one medium-sized tree can produce 175 000 viable seeds per year
 - seeds can remain viable in the soil for at least seven years.
2. **Consider replacing open bore drains with piped water:**
 - trees along bore drains are the main seed producers
 - additional advantages of controlled waters are that supplements can be administered to animals via water.
3. **Clean up either least infested paddocks or seeding trees first:**
 - preventing the problem is easier than curing it
 - good management involves keeping some paddocks clean.
4. **Do not let cattle or sheep graze where mature pods are available (pods ripen from October onwards):**
 - insects can destroy much of the seed on the ground
 - cattle relish pods and spread the seed throughout paddocks and properties.
 - sheep and goats also spread prickly acacia by regurgitating seed.
5. **Incorporate strategic fencing to contain prickly acacia:**
 - seeds are primarily spread by stock.
6. **Run sheep instead of cattle in prickly acacia-infested paddocks, wherever possible:**
 - sheep graze seedlings more heavily than cattle.
7. **Quarantine cattle and sheep when moving them from infested paddocks to clean areas:**
 - prickly acacia seed can take up to six days or more to pass through an animal
 - seed also travels in mud packs on animals' feet.
8. **Do not let trees become thick:**
 - trees reduce grass production
 - as many as six plants per m² may be lying dormant in the soil underneath prickly acacia stand.
9. **Do not overgraze:**
 - conserve perennial grasses
 - a good stand of grass should reduce establishment of prickly acacia seedlings by competing for soil moisture and nutrients.
10. **Supplement animals with nitrogen at critical stages (e.g. lambing, weaning or in drought)**
 - dry Mitchell grass pastures usually have inadequate levels of protein for optimum production, especially in the case of pregnant and lactating animals. When prickly acacia is removed, consider providing supplements of non-protein nitrogen such as urea.

Mechanical control

Grubbing

Grubbing is ideal for large areas of scattered to medium density infestations. Wheeled tractors are usually used with a scoop or grubbing attachment. This method requires a tractor of around 80 hp. Trees greater than 15 cm in diameter can be difficult to grub out. Grubbing is best undertaken from May to September or before pod drop.

Pushing

Pushing with dozers or loaders is useful for large areas of medium density infestation. Timing of this method should be restricted to May-September to lessen the establishment of seedling regrowth or during drought conditions. Massive seedling emergence may occur in areas around permanent waters and drainage lines.

Stickraking

This technique utilises a stickrake with cutter bars attached to the bottom of the tines. Timing should be restricted to May-September or during drought conditions. Costs vary depending on the density of plants, terrain, operator skills and machinery used. This method gives immediate results and clean country.

Double chain pulling

This method is adopted by those with high density prickly acacia. It is effective against established stands but not plants below 40 mm in basal diameter.

Timing is important and the technique is best applied in the second year of drought, or before the first pod drop coming out of drought. Chaining along drainage lines and waterways is not recommended due to the high seed loads and the high probability of re-establishment.

Biological control

Six insects have been introduced into Australia as biological control agents against prickly acacia with two of these establishing and providing some benefit. The beetle *Bruchidius sahlbergi* established successfully and is now widespread. Seed predation is generally low but may reach up to 80% where mature pods are available. The leaf-feeding caterpillar *Chiasmia assimilis* has not established in western Queensland but is exerting pressure on prickly acacia in coastal locations. Recent surveys in India have identified potential new agents which will be subject to host-testing studies prior to release.

Native insect attack and dieback

Prickly acacia is attacked by native insects associated with Australian native acacias and other native plants. Generally, leaf-feeding, sap-sucking, root, pod and seed feeding insects attack actively growing prickly acacia. Bark and wood-feeding insects (including borers and twig-girdlers) prefer stressed and dying plants. Native insects can weaken prickly acacia and can contribute to the death of plants when other stresses are involved.

Since the 1970s, dieback of large areas of prickly acacia has occurred throughout western Queensland infestations. The causal factors remain unclear but may involve: water stress during dry seasons and drought, high salt concentrations in soils, root predation by cicada nymphs, and attack by insects and fungal diseases on stressed plants. The University of Queensland is currently undertaking dieback trials using fungal pathogens.

Herbicide control

Basal bark spray

For stems up to 10 cm diameter, carefully spray around the base of the plant to a height of about 30 cm above ground level. Thoroughly spray into all crevices. Large trees may be controlled by spraying to a height of up to 100 cm above ground level. The best time for treatment is autumn.

Cut stump treatment

At any time of the year, cut stems off horizontally as close to the ground as possible and immediately swab or spray the cut surface and stem with the herbicide mixture.

Soil-applied treatments

Soil-applied herbicides are taken up by the roots of plants after rainfall. The major benefit of this method is the speed and ease of application and suppression of new seedlings in treated area. Prickly acacia is a deep rooted plant with the canopy acting as a funnel for rainfall. It is best to apply these herbicides as close to the trunk as possible, preferably when rainfall is likely to occur within a few months. October to January is the best application period.

Foliar (overall) spraying

Foliar spraying of seedlings and young plants to 2 m high may be undertaken with Starane Advanced® mixed with water and a wetting agent. This method is a useful and relatively cheap follow-up control option.

Bore drains (Desert channels)

A bore drain is generally a man-made open earth channel that carries water from a bore to a particular point such as a stock trough or turkey's nest dam. Heaviest infestations of prickly acacia plants normally occur along bore drains tending to produce a large number of pods annually. When treating a bore drain the water needs to be temporarily diverted away from the channels or dam for 24 hours prior to herbicide application. Diuron is then sprayed along a 1-m strip of mud along the sides of the bore drains. The artesian water source is to be returned slowly to the drain 72 hours after initial diuron application. Water flowing past treated drains must also bypass house rainwater tanks and desirable trees for seven days after reopening the drain. To allow maximum uptake of the diuron by prickly acacia roots the drains should not be delved for a minimum of two weeks after treatment.

Further information

Further information is available from your local government office, or by contacting Biosecurity Queensland on 13 25 23 or visit www.biosecurity.qld.gov.au.



4 Prickly acacia *Vachellia nilotica*

Table 1. Herbicides for the control of prickly acacia

Situation	Herbicide	Rate	Comments
Agricultural non-crop areas, commercial and industrial areas, forests, pastures and rights-of-way	Fluroxypyr 200 g/L (e.g. FMC Starane 200) Fluroxypyr 333 g/L (e.g. Starane Advanced®) Fluroxypyr 400 g/L (e.g. Comet® 400)	Refer to product label for rate for specific formulation	Basal bark/cut stump Basal bark only when plant is actively growing and up to 10 cm basal diameter; or cut stump at any time of year and all plant sizes (swab or spray stump within 15 seconds of cutting)
	Triclopyr 600 g/L (e.g. Garlon 600®)	500 mL/60L diesel	
	Triclopyr 240 g/L+ picloram 120 g/L (e.g. Access®)	1 L/60L diesel	Any time of year Basal bark plants up to 10cm basal diameter; or cut stump and all plant sizes (swab or spray stump within 15 seconds of cutting)
Around agricultural buildings and in pasture situations	Hexazinone 250 g/L (e.g. Velpar L®, Bobcat SL®)	4 mL/spot, 1 spot for each metre of height	Soil applied (hand application) Apply October-March for best results For seedlings/bushes/trees up to 5 m tall Avoid damage to off target species – refer to product label for product restraints and critical comments
Grazing land	Tebuthiuron (e.g. Clearview 200GR® Tebulan 200GR®)	1.5 g/m ²	Avoid damage to off target species – refer to product label for product restraints and critical comments
Agricultural non-crop areas, commercial and industrial areas, forests, pastures and rights-of-way	Fluroxypyr 200 g/L (e.g. FMC Starane 200) Fluroxypyr 333 g/L (e.g. Starane Advanced®) Fluroxypyr 400 g/L (e.g. Comet® 400)	Refer to product label for rate for specific formulation	Foliar (overall) spraying For seedlings and young plants up to 2 m high Add uptake spraying oil
Grazing land	Tebuthiuron 200 g/kg registered for aerial application (e.g. Clearview)	10–15 kg/ha	Aerial application Use the high rate on dense growth or heavy clay soils Refer to product label for product restraints and critical comments
	Diuron 500 g/L (e.g. Diuron 500SC®) Diuron 900 g/kg (e.g. Diuron 900WG)	64 L/ha 36.5 kg/ha Consult label for details	Bore drains (Desert Channels) DO NOT apply between 1 December and 30 March each year DO NOT apply more than once per calendar year DO NOT open drains for 72 hours following treatment DO NOT apply if heavy rains are predicted within three days of application Application should be limited to 1 m strips along the sides of bore drains Withholding period – do not allow animals to drink water from treated bore drains for three days, before slaughter for human consumption

Landholders and contractors should check if the property is situated in a hazardous area. This prevents the use of some herbicides, as defined in the *Agricultural Chemicals Distribution Control Act 1966*.

Read the label carefully before use. Always use the herbicide in accordance with the directions on the label.



This fact sheet is developed with funding support from the Land Protection Fund.

Fact sheets are available from Department of Agriculture and Fisheries (DAF) service centres and our Customer Service Centre (telephone 13 25 23). Check our website at www.biosecurity.qld.gov.au to ensure you have the latest version of this fact sheet. The control methods referred to in this fact sheet should be used in accordance with the restrictions (federal and state legislation, and local government laws) directly or indirectly related to each control method. These restrictions may prevent the use of one or more of the methods referred to, depending on individual circumstances. While every care is taken to ensure the accuracy of this information, DAF does not invite reliance upon it, nor accept responsibility for any loss or damage caused by actions based on it.

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07/16



8.5 MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - NOVEMBER AND DECEMBER 2018**File No:** 1464**Attachments:** 1. **Monthly Operations Report for Planning & Regulatory Services - November & December 2018**[↓](#)**Authorising Officer:** Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning and Regulatory Services

SUMMARY

The Monthly Operations Report for the Planning & Regulatory Services Section for November and December 2018 is presented for Councillor's information.

OFFICER'S RECOMMENDATION

THAT the Planning & Regulatory Services Monthly Operations Report for November and December 2018 be 'received'.

COMMENTARY

The monthly operations report for Planning & Regulatory Services is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2018/2019 Operational Plan Key Performance Indicators.

**MONTHLY OPERATIONS REPORT FOR
PLANNING & REGULATORY
SERVICES - NOVEMBER AND
DECEMBER 2018**

**Monthly Operations Report for
Planning & Regulatory Services -
November & December 2018**

Meeting Date: 12 February 2019

Attachment No: 1

MONTHLY OPERATIONS REPORT

PLANNING & REGULATORY SERVICES

PERIOD ENDED NOVEMBER & DECEMBER 2018



1. Operational Summary

Development Engineering

Two officers within the unit have been offered and have accepted senior positions. This affords the officers professional development however will contribute to a more efficiently functioning unit.

Development Assessment

The Development Assessment team was successful in obtaining grant money from the Innovation and Improvement Fund. The project will see a mobile DAC platform created to give the general public greater access to planning information.

Environmental Health

The Pest Management team has completed invasive plant control of the creeks around Rockhampton; this includes Lion Creek, Frenchman's Creek, Thozet Creek and Splitters Creek.

The Vector Management unit has responded to an increase in misting requests during November and December, this is in line with seasonal trends.

2. Customer Service Requests

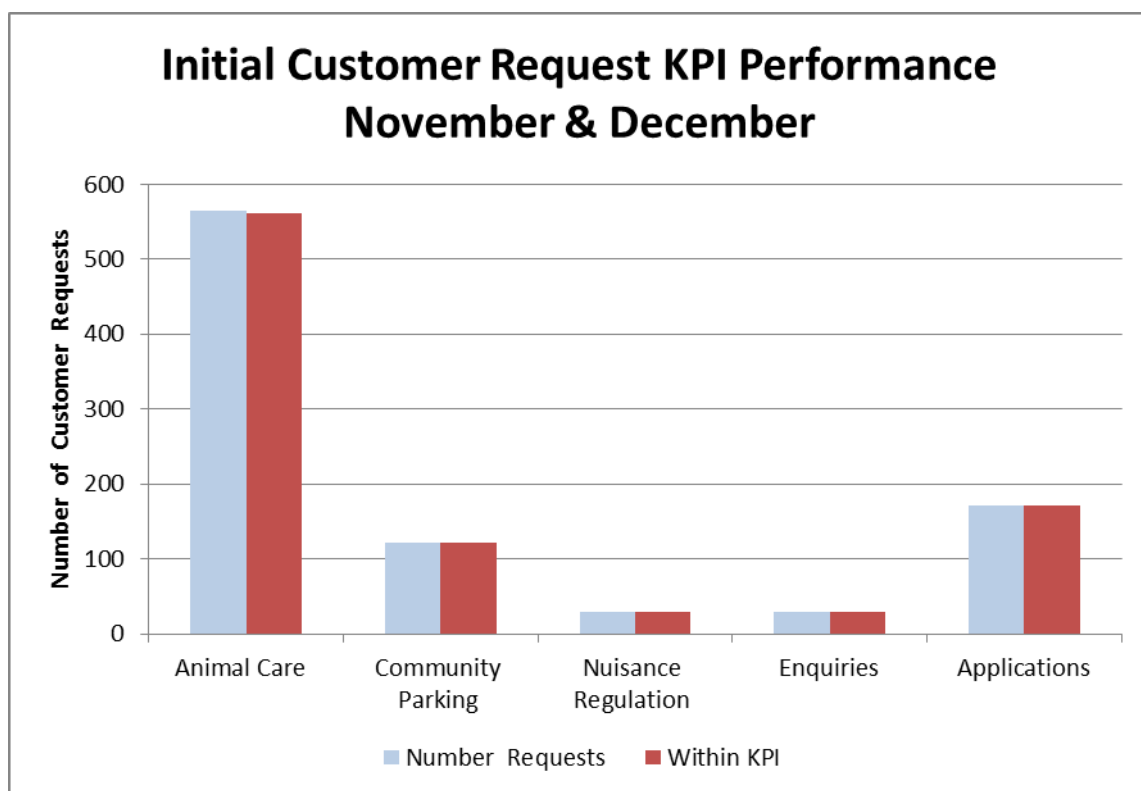
The Planning and Regulatory Services section has received in the vicinity of 13,462 customer requests from January 2018 to 31 December 2018. Of these, 12,932 have been completed giving an average completion rate of 96% across the spectrum of operations.

Local Laws

The Local Laws unit received 657 requests in November resolving 395 requests in the November period. In the month of December, 460 requests were received with 285 resolved.

Response times for completing customer requests in this reporting period for November and December are within the set timeframes.

Graph 2.1



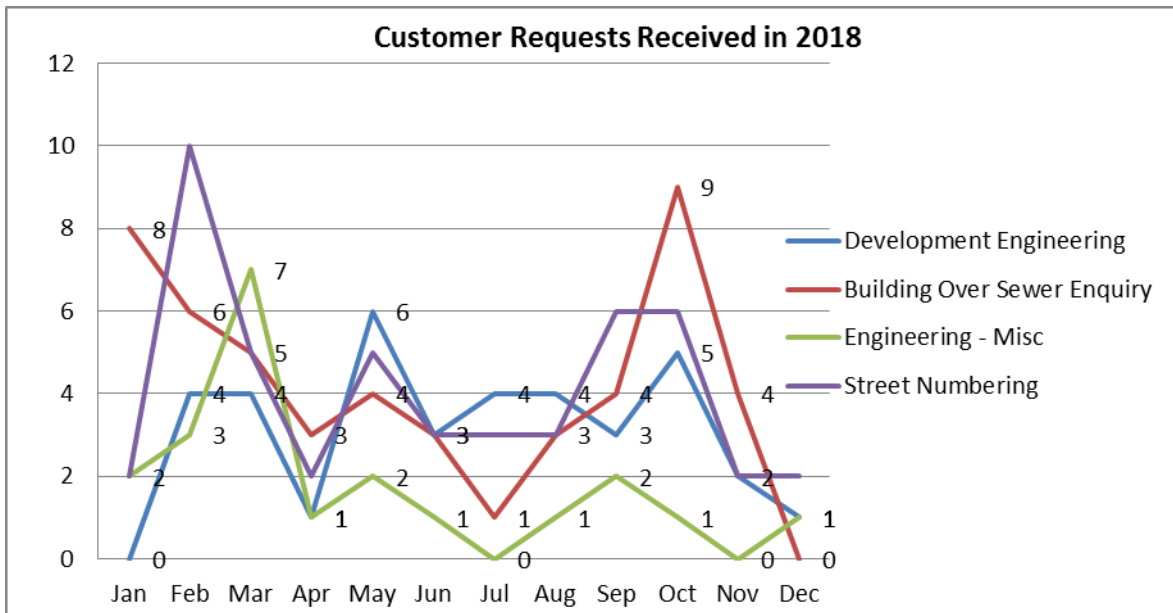
Development Engineering (DEU)

Response times for completing customer requests in this reporting period for November and December are within the set timeframes.

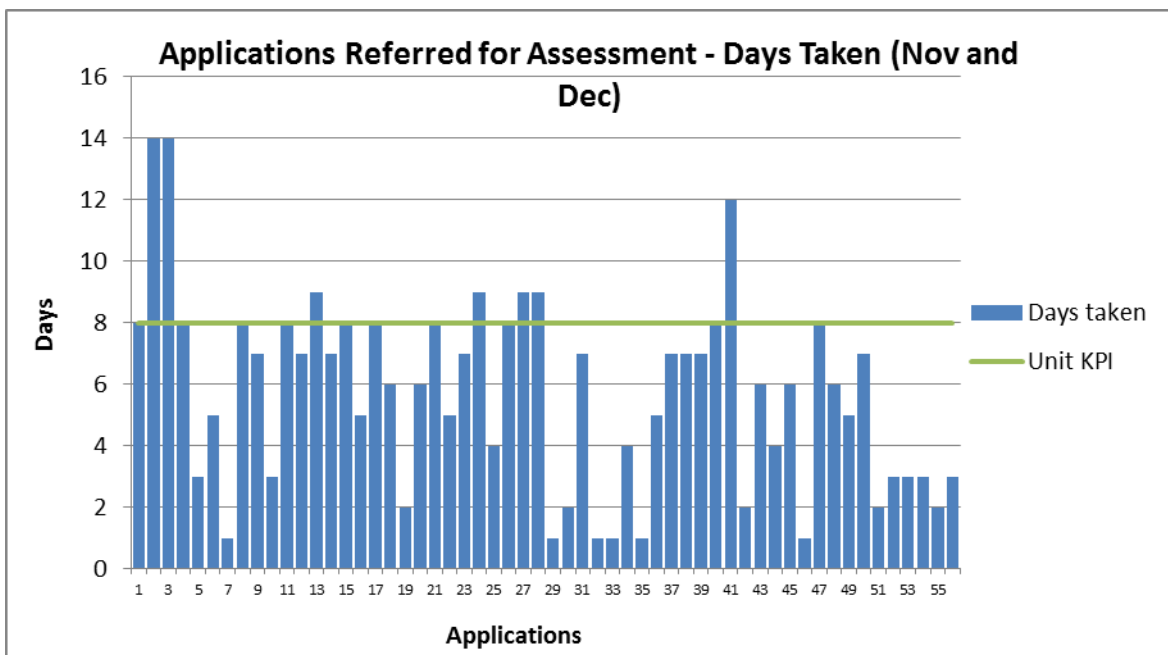
The development applications referred to DEU for the period of November and December was 56. The units KPI for completing the assessment of applications is 90% within 8 business days of receiving the application. Seven applications were not completed within the units established KPI achieving an overall of 87.5%. The assessing officers were not provided with sufficient information to decide the application for the majority of the seven applications. Therefore, DEU officers requested additional time from the assessment manager so that further information could be provided.

It is noted that all applications were decided within the statutory timeframes, which exceeds DEU's current KPIs.

Graph 2.2



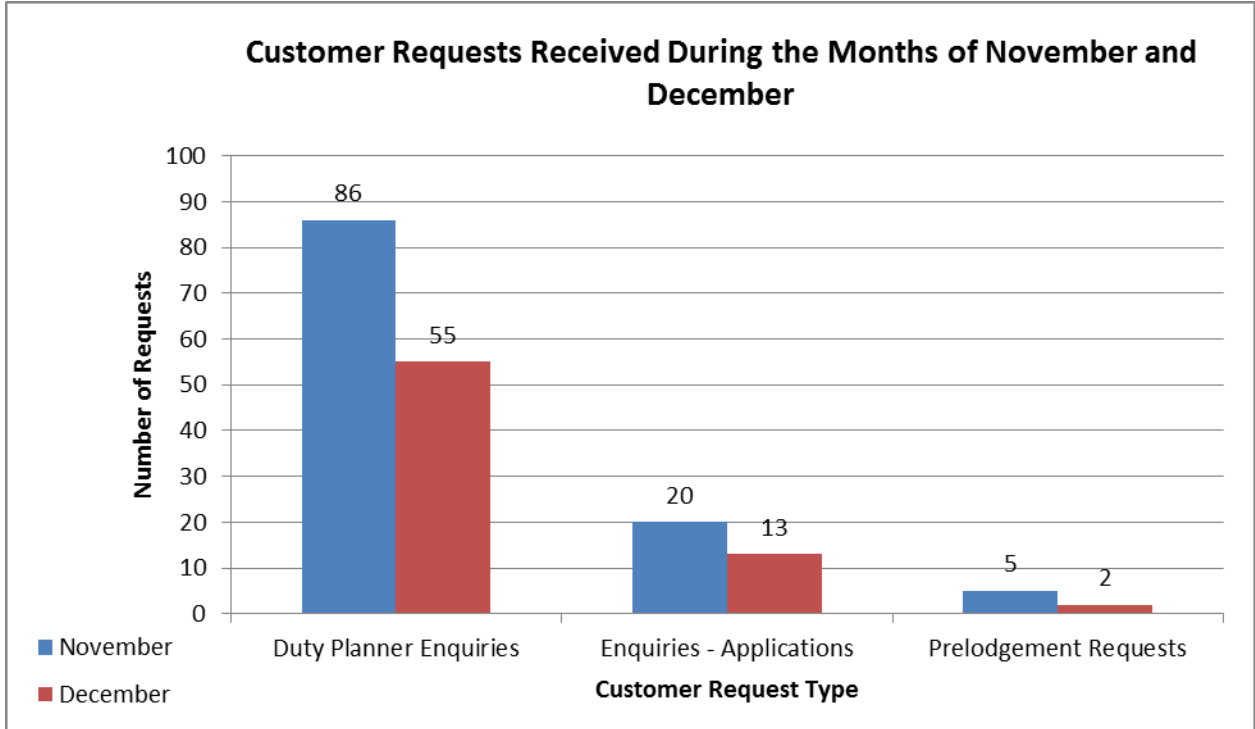
Graph 2.3



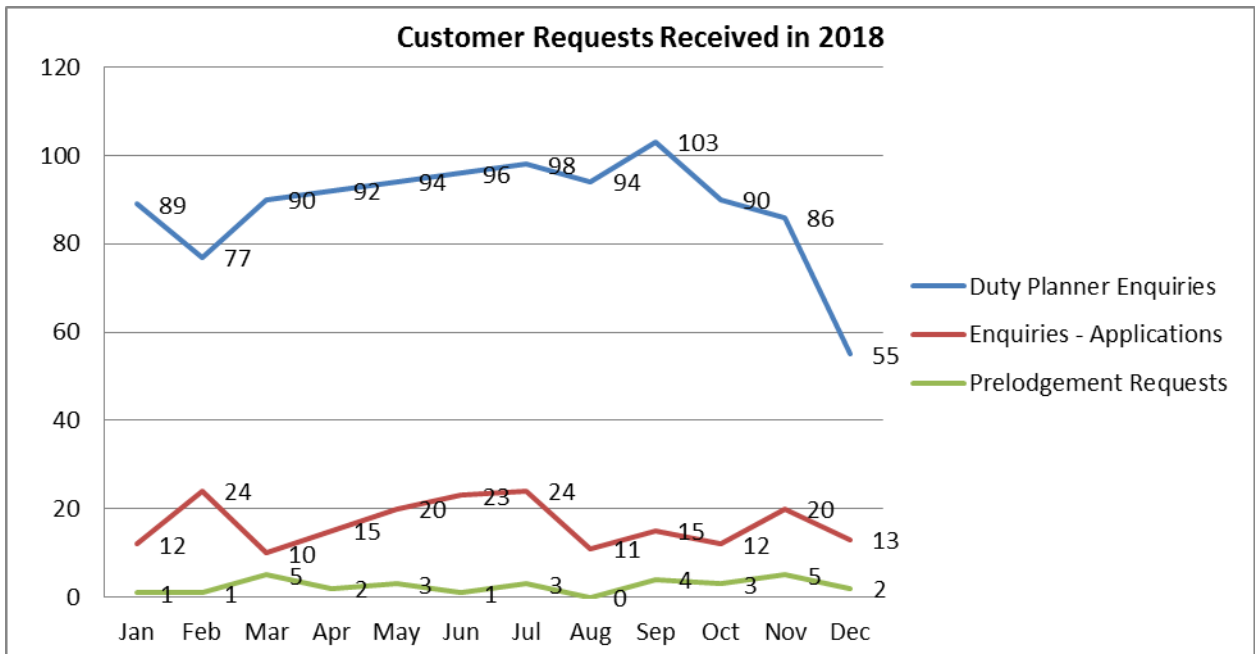
Development Assessment

Response times for completing customer requests in this reporting period for November and December 2018 are within the set timeframes. The team responded to 106 duty planner requests in November 2018 and 67 customer requests in December 2018. There was only one incomplete customer request as at 1 January 2019.

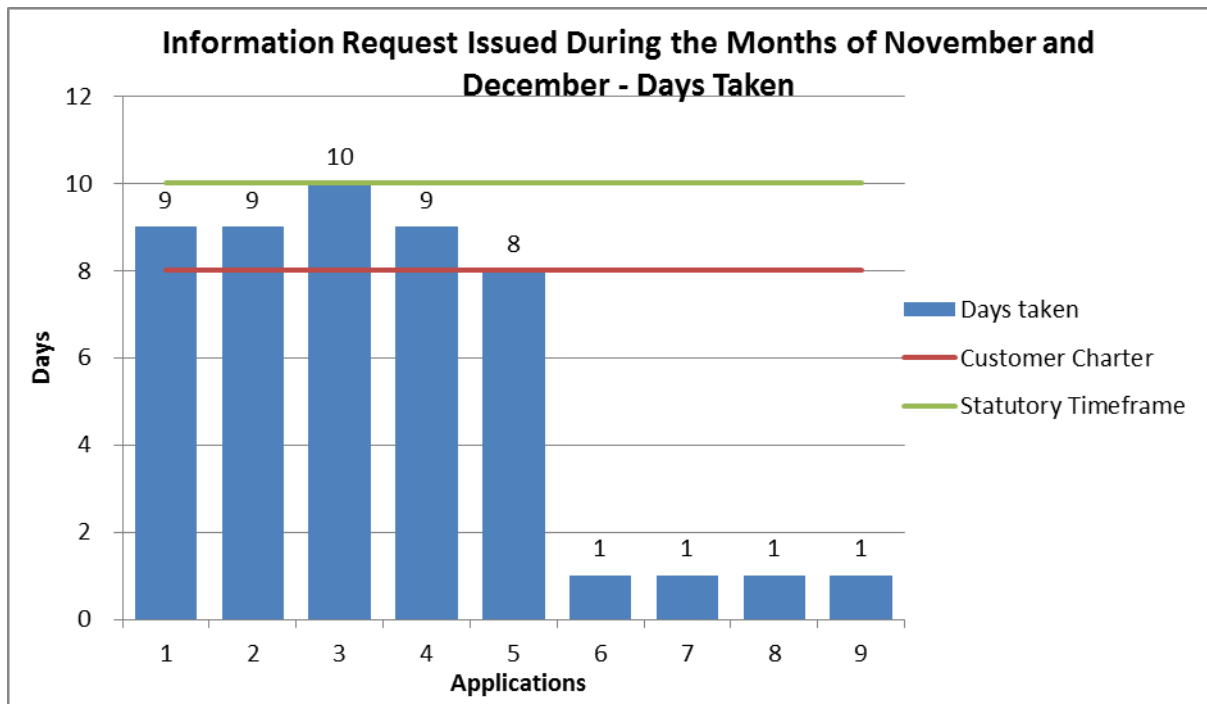
Graph 2.4



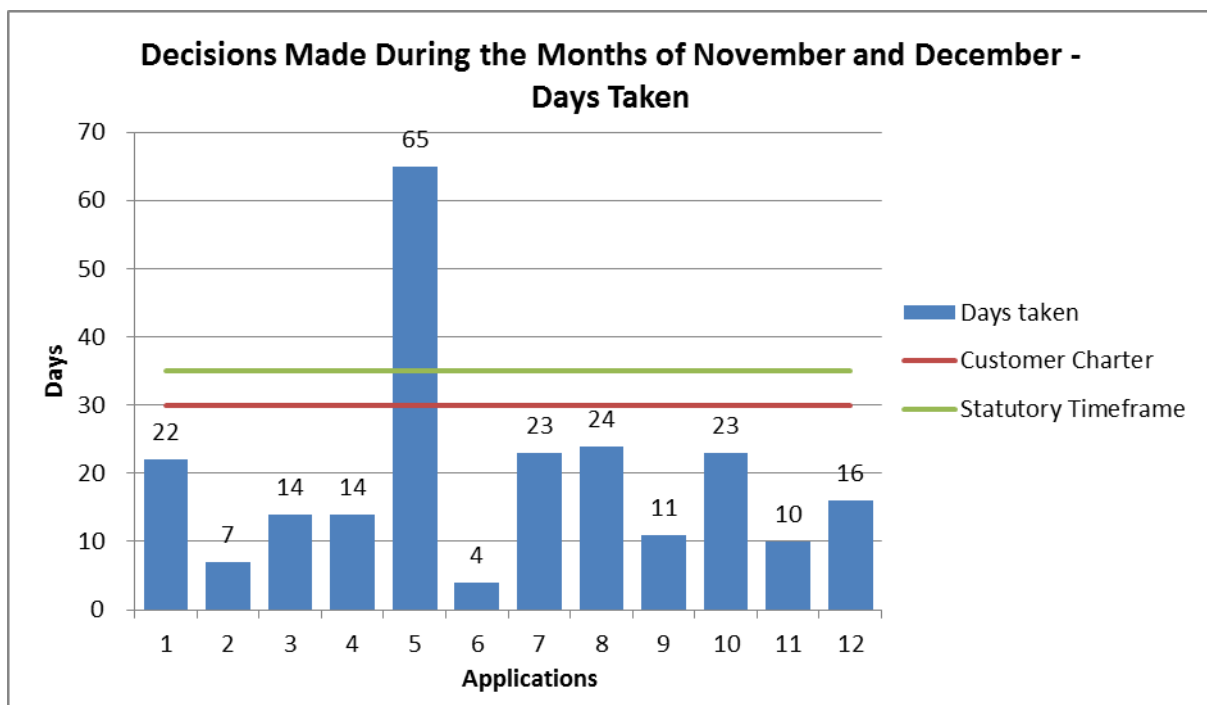
Graph 2.5



Graph 2.6



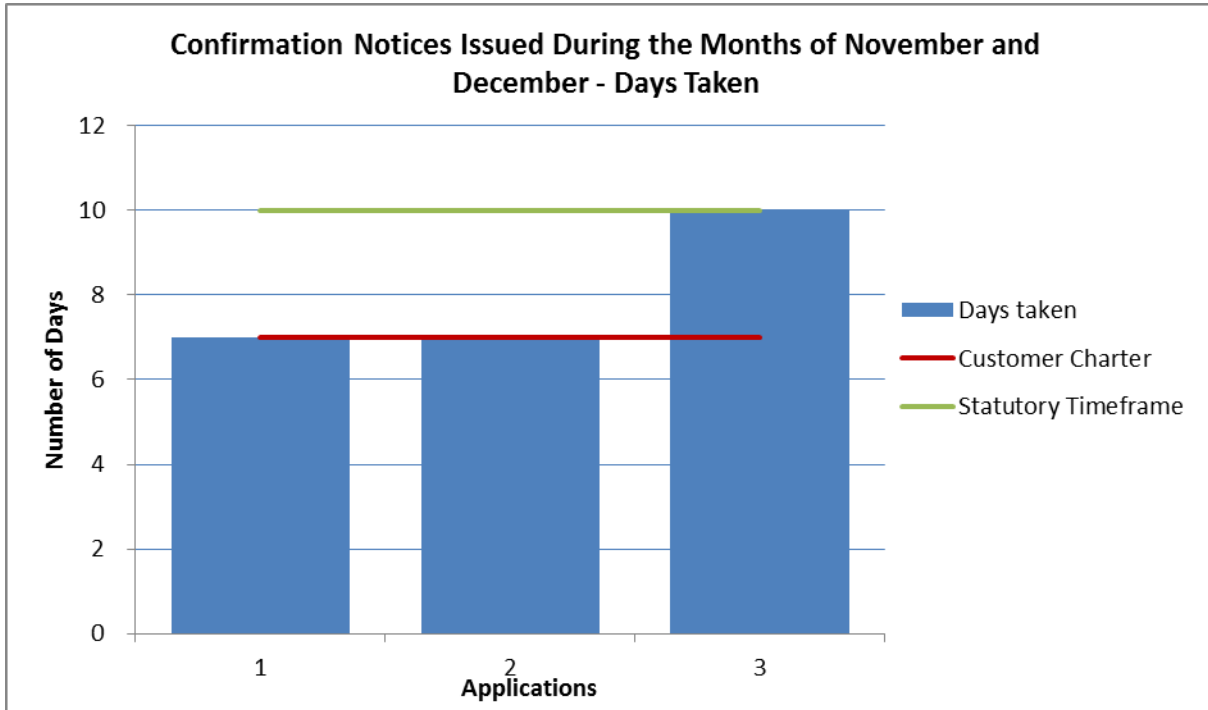
Graph 2.7



Building, Plumbing & Compliance

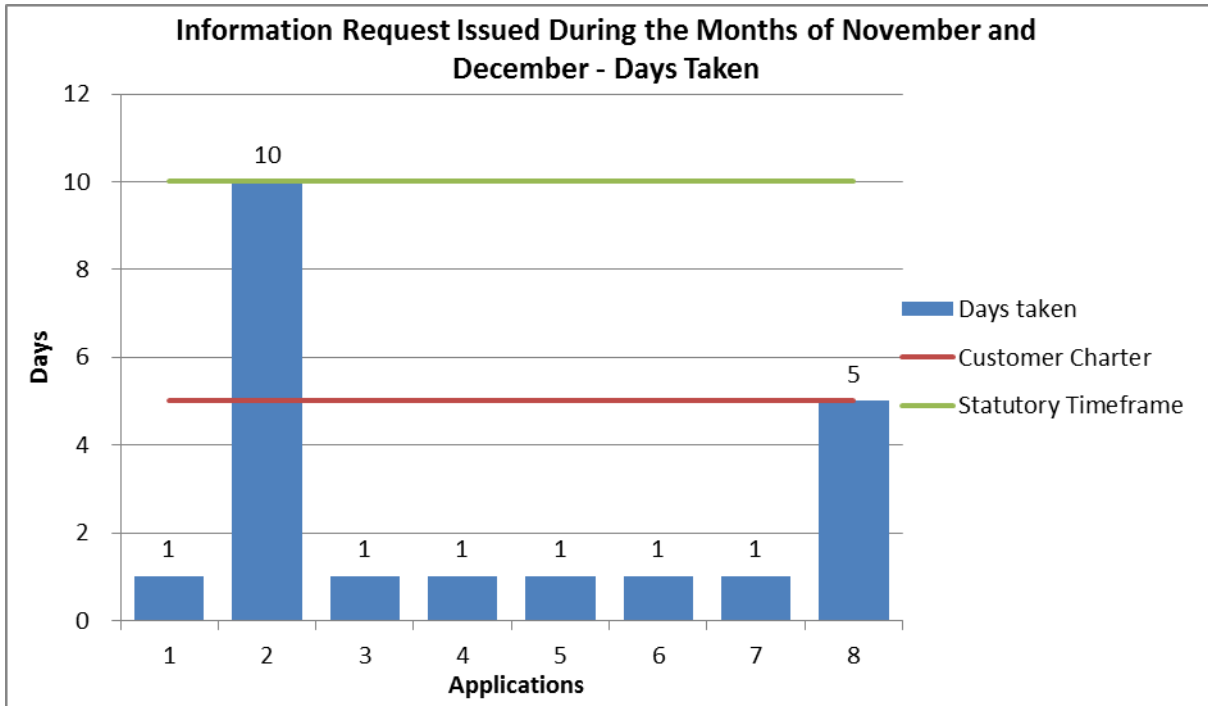
Building Applications

Graph 2.8



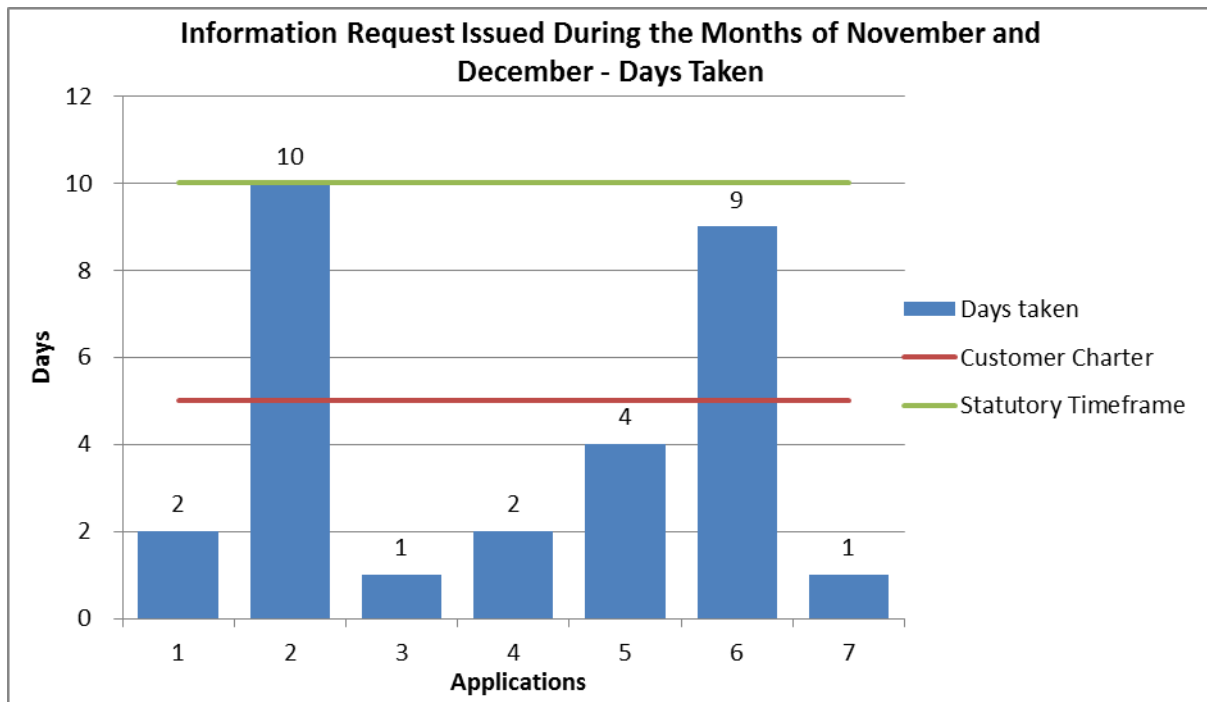
Referral Agency Applications

Graph 2.9



Plumbing

Graph 2.10

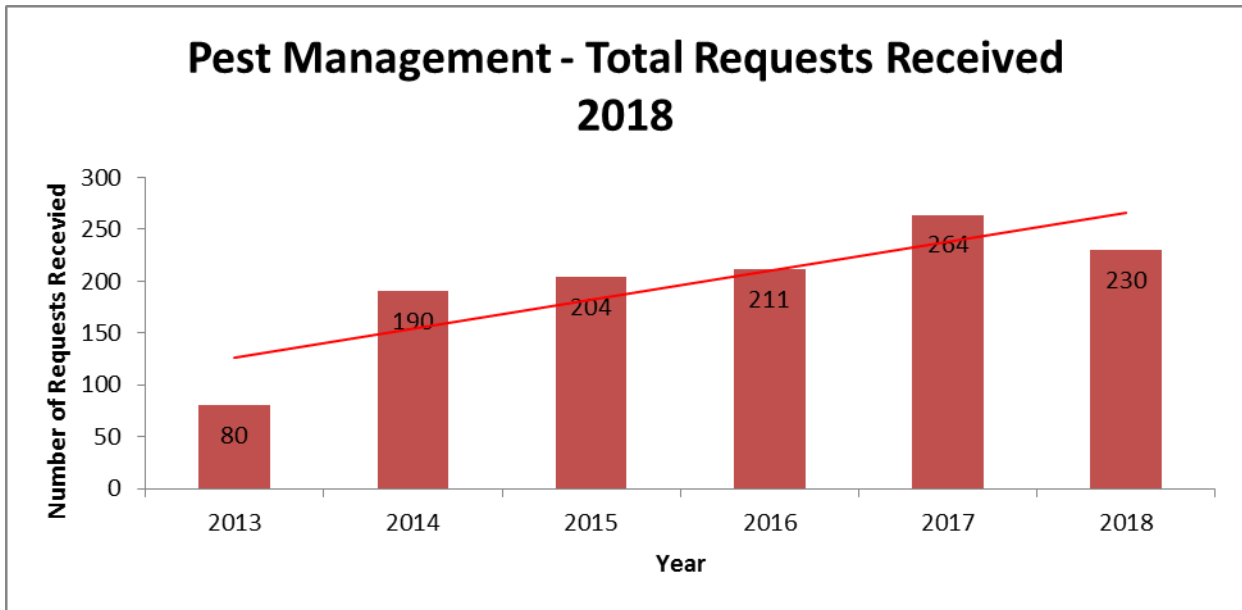


Environmental Health

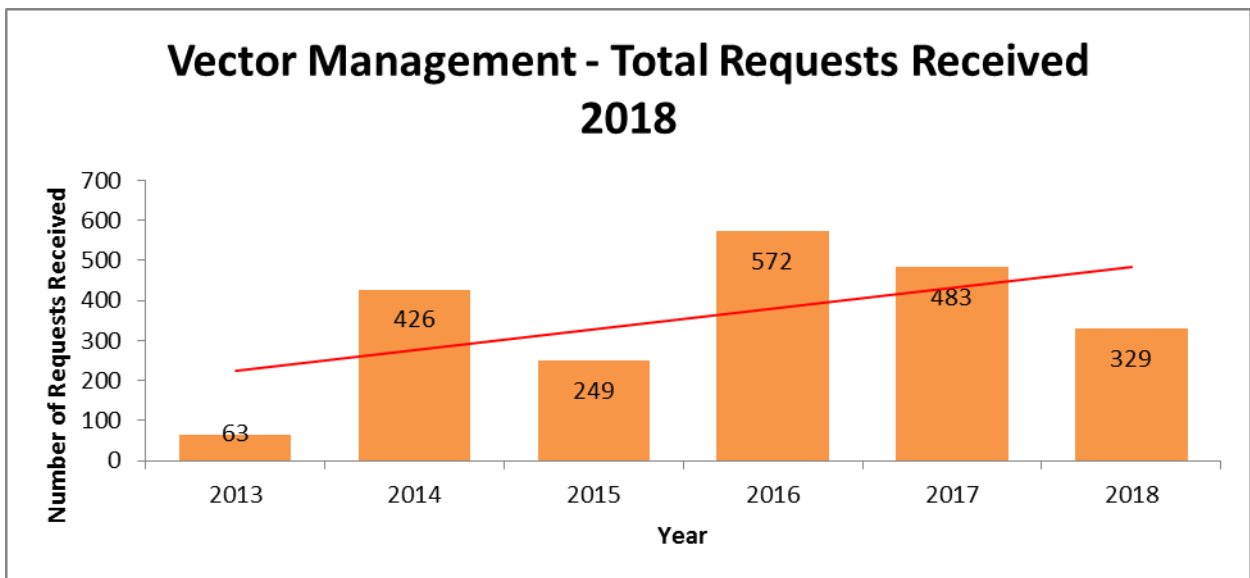
The Health and Environment Unit responded to 111 requests in November and 61 in December, with the most requests being received for misting (61 requests).

Response times for completing customer requests in this reporting period for November and December are within the set timeframes generally. One health enquiry was not completed within the expected timeframe of five days, as staff were waiting on a response from another unit to complete.

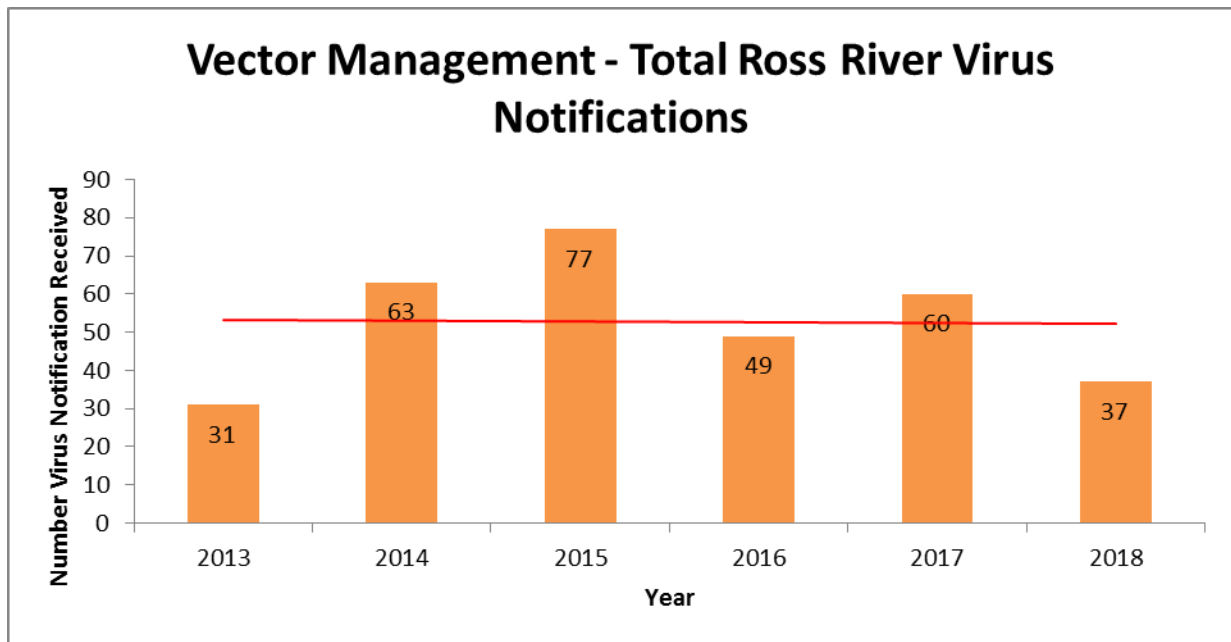
Graph 2.11



Graph 2.12






Graph 2.13











3. Operational Projects

As at period ended December 2018 – 50% of year elapsed.

In terms of scope, schedule and budget, the project is;

		
on track	generally on track, with minor issues	off track

Project	Planned Start Date	Planned End Date	On Track	Comment	Budget Estimate	YTD actual (incl committals)
Local Laws						
<i>Issuing of Dog Registration Renewals</i>	<i>Jun 18</i>	<i>Sept 19</i>			<i>\$20,000</i>	<i>\$15,431.94</i>
<i>Puppy/Dog Microchipping & Vaccination Drive</i>	<i>Oct 18</i>	<i>Feb 19</i>			<i>Operational</i>	<i>\$2,999.00</i>
<i>Approved Inspection Program</i>	<i>May 19</i>	<i>Jun 19</i>			<i>Operational</i>	
Health and Environment						
<i>Enforcement Guideline</i>	<i>Commenced</i>	<i>Yet to be determined</i>			<i>Operational</i>	
Development Assessment						
<i>Outstanding Infrastructure Charges</i>	<i>Jun 17</i>	<i>Dec 18</i>		<i>Project nearing completion.</i>	<i>Operational</i>	<i>Within Budget</i>
Development Engineering						
<i>Capricorn Municipal Development Guideline -</i>	<i>Commenced</i>	<i>Jun 19</i>		<i>In progress.</i>	<i>Operational</i>	<i>Within</i>

Project	Planned Start Date	Planned End Date	On Track	Comment	Budget Estimate	YTD actual (incl committals)
Governance Strategy Document						<i>Budget</i>
Adopted Infrastructure Charges Resolution No.6	<i>Commenced</i>	<i>To be determined</i>		<i>Given other priorities work has not progressed.</i>	<i>Operational</i>	<i>Within Budget</i>
<i>Building, Plumbing & Compliance</i>						
Mobile Inspections	<i>Commenced</i>	<i>To be determined</i>		<i>In progress.</i>	<i>Operational</i>	<i>Within Budget</i>

4. Budget



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

As At End Of December

Report Run: 15-Jan-2019 15:56:36 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget FULL \$	YTD Actual \$	EOM Commitments \$	Commit + Actual \$	Variance %
COMMUNITY SERVICES					
PLANNING AND REGULATORY SERVICES					
<u>Development Engineering</u>					
Revenues	(2,624)	(440)	0	(440)	17%
Expenses	1,108,422	538,110	26,700	564,810	51%
Transfer / Overhead Allocation	(448,589)	(217,650)	0	(217,650)	49%
Total Unit: Development Engineering	657,265	320,026	26,700	346,726	53%
<u>Development Assessment</u>					
Revenues	(861,928)	(257,430)	0	(257,430)	30%
Expenses	1,533,026	844,844	55,737	900,581	59%
Transfer / Overhead Allocation	31,212	(33,337)	0	(33,337)	-107%
Total Unit: Development Assessment	762,316	554,077	55,737	663,814	87%
<u>Building, Plumbing and Compliance</u>					
Revenues	(747,266)	(271,384)	0	(271,384)	36%
Expenses	1,359,712	599,907	3,269	603,176	44%
Transfer / Overhead Allocation	(106,419)	(58,005)	0	(58,005)	55%
Total Unit: Building, Plumbing and Compliance	566,027	270,518	3,269	273,767	54%
<u>Health & Environment</u>					
Revenues	(192,052)	(67,788)	0	(67,788)	35%
Expenses	2,611,869	1,020,932	66,397	1,087,329	42%
Transfer / Overhead Allocation	360,558	145,782	0	145,782	40%
Total Unit: Health & Environment	2,768,374	1,098,926	66,397	1,165,323	42%
<u>Local Laws</u>					
Revenues	(1,456,385)	(632,926)	0	(632,926)	43%
Expenses	2,784,876	1,306,423	159,324	1,465,747	53%
Transfer / Overhead Allocation	260,367	128,041	0	128,041	49%
Total Unit: Local Laws	1,568,858	861,538	159,324	860,863	60%
<u>Planning and Regulatory Services Management</u>					
Expenses	530,958	260,943	42,442	303,385	57%
Total Unit: Planning and Regulatory Services Management	530,958	260,943	42,442	303,385	57%
Total Section: PLANNING AND REGULATORY SERVICES	6,765,736	3,306,022	353,869	3,658,891	54%
Total Department: COMMUNITY SERVICES	6,765,736	3,306,022	353,869	3,659,891	54%

Comments

Development Assessment has exceeded its legal budget of \$120,000. There have been two matters which have gone to hearing. One of these matters has been appealed to the Court of Appeal by another party and the third party to the proceedings has filed an originating application in the Planning and Environment Court for the same matter. Both of these proceedings are likely to go to hearing.

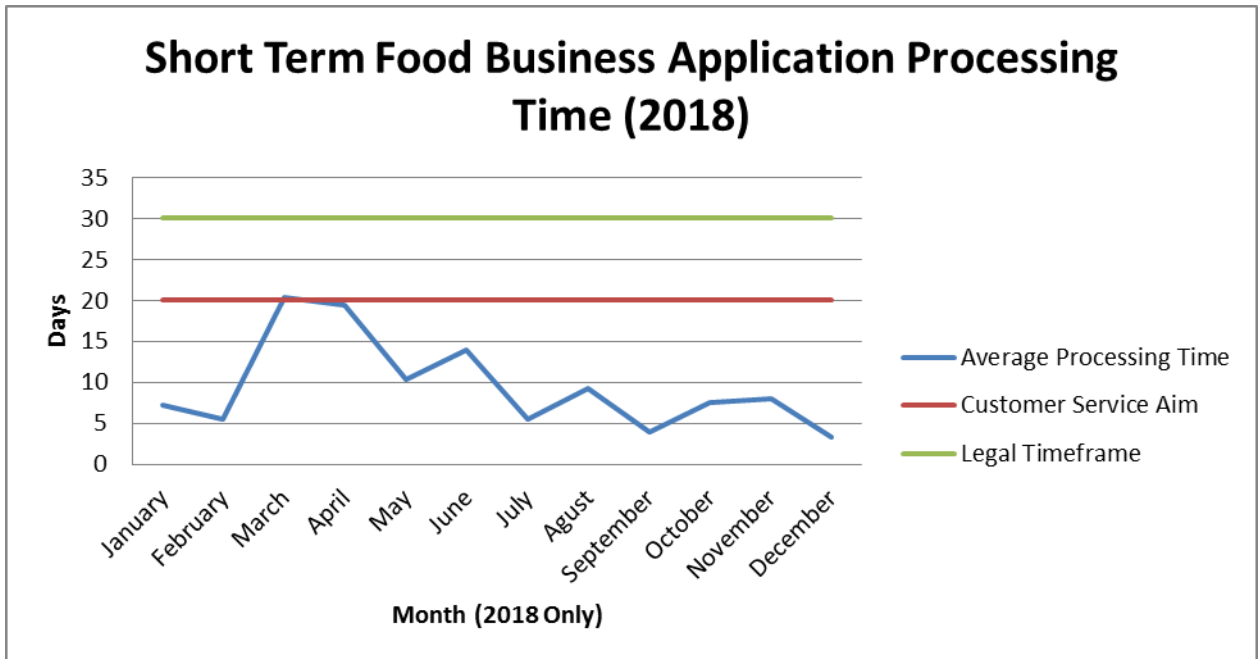
Health and Environment is generally on track and within budget requirements. Overtime for Vector Management Officers is currently at 61%, this is due to increased surveillance activities during November and December.

Development Engineering and Local Laws is generally on track and within budget allocations. Including all committals to date, the unit's budget is therefore tracking well.

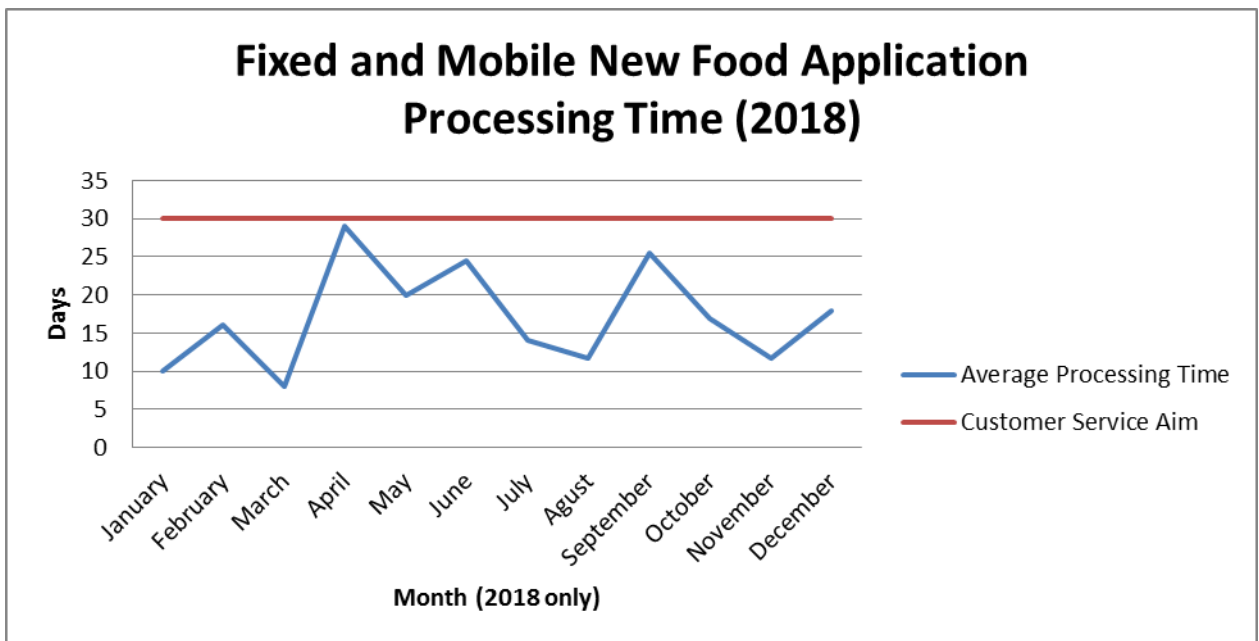
5. Section Statistics

<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Visitor/Participant Numbers</i>	<i>Comments</i>
Local Laws			
Vaccination & Microchipping Clinic	4 Nov 2018	- 75 Vaccinated - 50 Microchipped	
Vaccination & Microchipping Clinic	2 Dec 2018	N/A	Cancelled due to unavailability of venue due to fire event.
Health and Environment			
Surveillance Program under Biosecurity Act – Nov 18	1 Nov – 30 Nov 2018	0	Unfavourable weather conditions have resulted in no Inspections for the past 4 months of the program.
		0	
Surveillance Program under Biosecurity Act – Completed Nov 18	1 Dec 2017 – 30 Nov 2018	77	Rubber vine (61.84%), Lantana (61.84%) and Harissa Cactus (47.36%) have been the most prevalent invasive plants identified throughout the program.
Applications/Inspections		Nov/Dec 18	Comments
Number of Food Business Licence Applications		7	Two still under assessment
Number of Short Term Food Business Licence Applications		8	Two still under assessment
Number of Mobile Food Business Licence Applications		0	
Total Number of Approved Food Business Licences		480	Does not include short term FBLs
Number of Annual Inspections for Food Business Licences financial YTD		207	

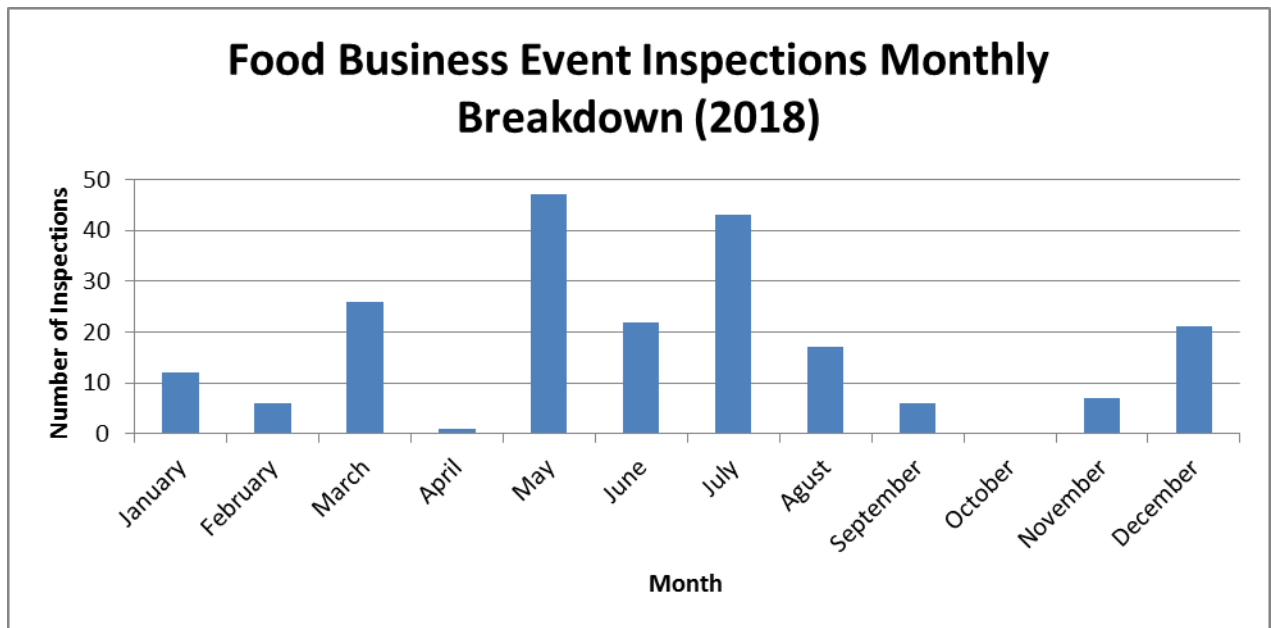
Graph 5.1



Graph 5.2



Graph 5.3



Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Health and Environment			
Annual inspection of licensed food businesses undertaken	474 premises	42% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	11 premises	44% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	19% completed	Operational
Development Assessment			
Confirmation Notices (where required) sent out within 10 business days of applications lodged	100%	100%	Operational
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Operational
Decisions are made within timeframes required 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 within 20 business day timeframes	100%	100%	Operational
Development Engineering			
Development MCU, ROL Completed in 8 days	90%	86%	Operational
Development Operational Works Completed in 8 days	90%	89%	Operational

The Development Engineering Unit has not quite achieved the operational target set for the unit. The additional time required was necessary to ensure adequate information was provided to be able to appropriately assess the application. It is noted that all applications were decided within the statutory timeframes. Refer the Development Assessment section in the above table.

Development Engineering

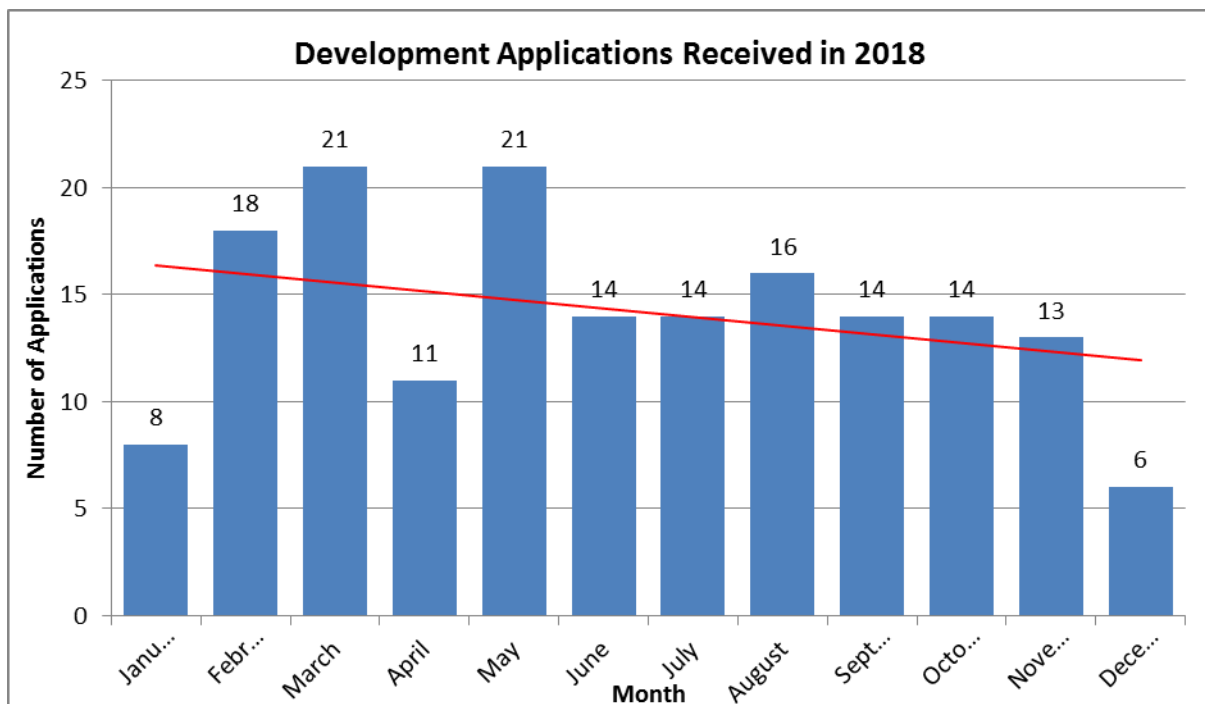
Description	Sep 18	Oct 18	Nov 18	Dec 18	Financial YTD
MCU & ROL referrals completed	19	21	12	9	100
Op Works referral completed	16	12	24	13	118
Total Completed	35	33	36	22	218

This total includes referrals for all Operational Works, MCU/ROLs and As-constructed Plans but also responses to information requests made for applications previously submitted.

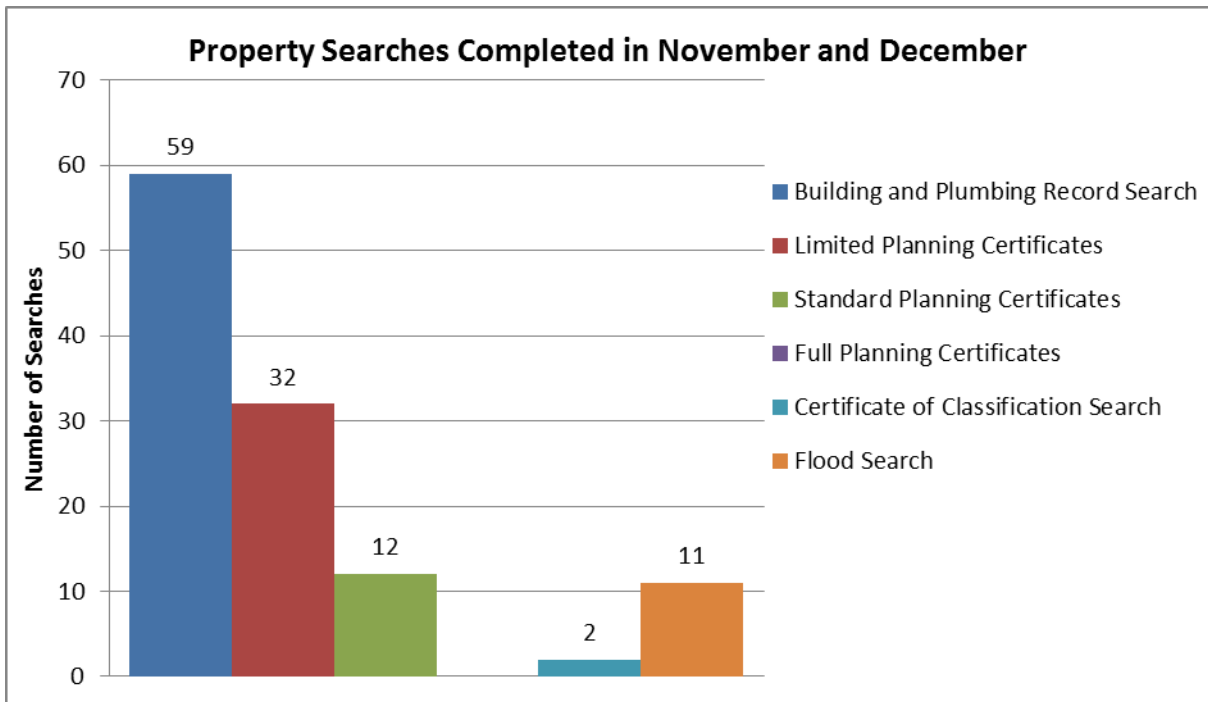
Development Assessment

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
New Applications	9	12	12	6	62
Request to Change Applications	4	2	1	0	12
Development Incentives Applications	1	0	0	0	3
Total Received	14	14	13	6	77
Total Decided	15	15	8	15	89

Graph 5.4



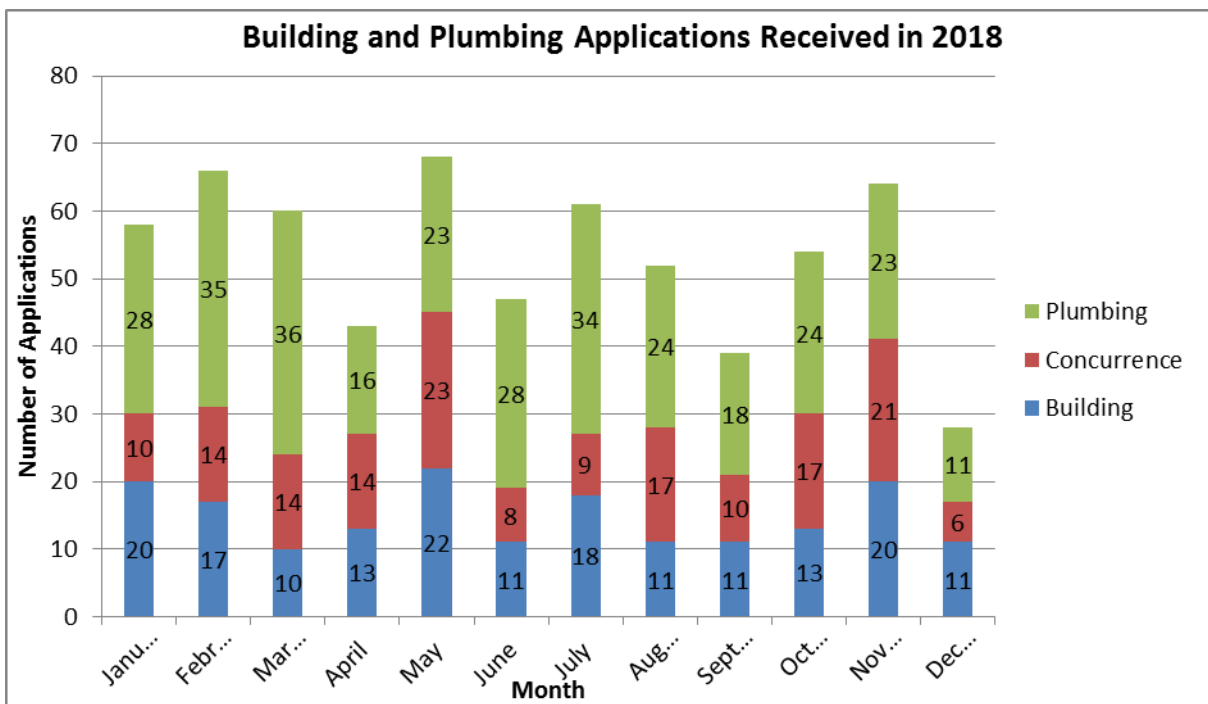
Graph 5.5



Building, Plumbing & Compliance

Building & Plumbing applications remain steady for this financial year.

Graph 5.6



Building

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
Concurrence Applications	10	17	21	6	80
Building Works	11	13	20	11	84
Total Received	21	30	41	17	164
Total Decided	23	22	34	22	162

Plumbing

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
New Applications	18	24	23	11	136
Total Decided	24	27	18	12	129

Local Laws

Registered Dogs

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
New Dogs Registered	176	229	196	170	1,269
Dog Registration Renewals	926	253	76	41	9,938
Total	1,102	482	272	211	11,207

Declared Dogs

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
Dangerous Dogs	6	1	3	0	15
Menacing Dogs	0	1	0	0	2
Restricted Dogs	0	0	0	0	0

Infringements Issued

Description	Sept 18	Oct 18	Nov 18	Dec 18	Financial YTD
Parking Infringements	57	304	199	17	1,372
Animal Infringements	10	17	17	10	88
Local Law Infringements	0	1	3	0	10
Total	67	322	219	27	1,470

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