



# **PLANNING AND REGULATORY COMMITTEE MEETING**

## **AGENDA**

**29 OCTOBER 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 29 October 2019 commencing at 9.00am for transaction of the enclosed business.*

A handwritten signature in black ink, appearing to be "C. P.", is written over a faint, light-colored signature line.

**CHIEF EXECUTIVE OFFICER**  
24 October 2019

Next Meeting Date: 12.11.19

**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)  
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 24 September 2019

**5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

**6 BUSINESS OUTSTANDING**

Nil

**7 PUBLIC FORUMS/DEPUTATIONS**

Nil

## 8 OFFICERS' REPORTS

### 8.1 D/65-2019 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE

**File No:** D/65-2019

**Attachments:**

1. [Site Plan](#)
2. [Ground Floor Plan](#)
3. [Storage Loft Floor Plan](#)
4. [Elevations Plan](#)
5. [Locality Plan](#)

**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Doug Scott - Manager Planning & Regulatory Services  
Aaron Pont - Acting General Manager Community Services

**Author:** Bevan Koelmeyer - Planning Officer

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#### SUMMARY

*Development Application Number:* D/65-2019

*Applicant:* Wendy Lawrence

*Real Property Address:* Lot 75 on RP603370, Parish of Archer

*Common Property Address:* 608 Montgomerie Street, Lakes Creek

*Area of Site:* 1,012 square metres

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zone:* Rural Residential Zone

*Planning Scheme Overlays:* Airport environs overlay;  
Bushfire hazard overlay;  
Special management area overlay; and  
Steep land overlay.

*Existing Development:* Vacant Land

*Existing Approvals:* Nil Applicable

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

*Level of Assessment:* Impact Assessable

*Submissions:* Nil

*Referral Agency(s):* None Applicable

*Infrastructure Charges Area:* Charge Area 3

*Application Progress:*

<i>Application Lodged:</i>	29 July 2019
<i>Confirmation Notice issued:</i>	8 August 2019
<i>Submission period commenced:</i>	15 August 2019
<i>Submission period end:</i>	4 September 2019
<i>Statutory due determination date:</i>	8 November 2019



**OFFICER'S RECOMMENDATION**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House, made by Wendy Lawrence, located at 608 Montgomerie Street, Lakes Creek, described as Lot 75 on RP603370, Parish of Archer, Council resolves to Approve the application subject to the following conditions:

**1.0 ADMINISTRATION**

- 1.1 The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any Operational Works required by this development approval:
  - 1.3.1 to Council's satisfaction;
  - 1.3.2 at no cost to Council; and
  - 1.3.3 prior to the commencement of the use,  
unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
  - 1.5.1 Operational Works:
    - (i) Access Works.
  - 1.5.2 Plumbing and Drainage Works; and
  - 1.5.3 Building Works.
- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.9 All conditions, works, or requirements of this development approval relating to the existing non-compliant Dwelling House must be undertaken and completed by obtaining the Development Permits:
  - 1.9.1 to Council's satisfaction;
  - 1.9.2 at no cost to Council; and
  - 1.9.3 by lodging the applications within three (3) months of the date of this development approval, and completion of the works within six (6) months from date of the approval of those works,  
unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

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

Drawing/report title	Prepared by	Date	Reference number	Revision /Issue
Cover Page	Plan a Building	8 January 2019	19.01, Sheet 1 of 5	-
Ground Floor Plan	Plan a Building	8 January 2019	19.01, Sheet 2 of 5	-
Storage Loft Floor Plan	Plan a Building	8 January 2019	19.01, Sheet 3 of 5	-
Elevations	Plan a Building	8 January 2019	19.01, Sheet 4 of 5	-
Site Plan	Plan a Building	8 January 2019	19.01, Sheet 5 of 5	-

- 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 commencement of the use or prior to the submission of an application for a Development Permit for Operational Works or Building Works, whichever is the earlier.

3.0 ACCESS WORKS

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

Note: It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Standard *Capricorn Municipal Development Guidelines, Standard Drawings*) may be accepted in place of the application for a Development Permit for Operational Works (access works).

- 3.2 The existing access from Montgomerie Street to the development must be upgraded. All access works must comply with the requirements of the *Capricorn Municipal Development Guidelines* and *Australian Standard AS2890 "Parking facilities"*.

4.0 PLUMBING AND DRAINAGE WORKS

- 4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, and Council's Plumbing and Drainage Policies.
- 4.2 The development must be connected to Council's reticulated water network.
- 4.3 The existing water connection point(s) must be retained, and upgraded if necessary, to service the development.
- 4.4 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.
- 4.5 Structures must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.

## 5.0 ROOF AND ALLOTMENT DRAINAGE WORKS

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

## 6.0 ELECTRICITY AND TELECOMMUNICATIONS

- 6.1 Electricity and telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service providers.

## 7.0 ASSET MANAGEMENT

- 7.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 7.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

## ADVISORY NOTES

### NOTE 1. Aboriginal Cultural Heritage

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

### NOTE 2. General Environmental Duty

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

### NOTE 3. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

### NOTE 4. Property Note (Audit of conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

### NOTE 5. Noise and Odour

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

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

NOTE 6. Infrastructure Charges Notice

Council has resolved not to issue an Infrastructure Charges Notice for this development because the new infrastructure charges arising from the development are less than or equal to the credits applicable for the new development.

## **BACKGROUND**

The proposal is for a Dwelling House located at 608 Montgomerie Street, Lakes Creek. The proposal will convert the existing building located on the site into a Dwelling House. The dwelling is proposed to be a two-storey building with a mezzanine level. The dwelling will have a maximum height above ground level of 5.1 metres to the eaves with a site cover of approximately 121 square metres. The Dwelling House will incorporate a one (1) bedroom/sleeping area, living area, kitchen, bathroom/toilet, office, storage areas and a single-bay garage. The dwelling will have access to Council's water supply and road network whilst being provided with an on-site sewer system.

## **SITE AND LOCALITY**

The subject site has a total area of 1,012 square metres and is designated in the Rural Residential Zone under the *Rockhampton Region Planning Scheme 2015*. The site has a slight fall in topography from the front to the rear of the lot with a gradient of approximately 10%. The subject site is surrounded by land designated in the Rural Residential Zone predominantly used for residential purposes to accommodate single dwellings.

Located approximately 110 metres north of the subject site is land designated in the High Impact Industry Zone. The aforementioned land is primarily used for temporary cattle holding facilities for the Meatworks operating as a Cattle Abattoir with these facilities located approximately 280 metres from the proposed dwelling. Located approximately 330 metres south of the subject site is land also designated in the High Impact Industry Zone used for Asphalt Manufacturing by Boral.

## **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 – (2 August 2019)**

Support, subject to conditions/comments.

### **Public and Environmental Health Comments – (30 July 2019)**

Support, no conditions/comments

## **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 heritage****Biodiversity**

Not Applicable.

**Coastal environment**

Not Applicable.

**Cultural heritage**

Not Applicable.

**Water quality**

Not Applicable.

**4. Planning for safety and resilience to hazards****Emissions and hazardous activities**

Not Applicable.

**Natural hazard, risk and resilience**

Not Applicable.

**5. 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****Rural Residential Zone**

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

- (1) ***The purpose of the rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.***
- (2) The local government purpose of the zone code is to:
  - (a) recognise existing rural residential zoned areas;
  - (b) prevent the establishment of new rural residential areas, but facilitate subdivision within existing zoned areas;
  - (c) prevent the establishment of development which may limit the productive capacity of adjoining rural land.
- (3) The purposes of the zone will be achieved through the following outcomes:
  - (a) ***the zone provides for predominantly dwelling houses on large lots with ancillary small-scale uses that do not compromise the residential amenity of the area;***
  - (b) animal keeping, cropping or home based businesses are appropriate in the zone where:
    - (i) their impacts do not detract from residential amenity or the operation of rural uses in the vicinity; and
    - (ii) they primarily support the day-to-day needs of the immediate residential community;
  - (c) roadside stalls and other sales of produce grown on the site are of a limited scale that is consistent with the rural residential lifestyle;
  - (d) non-residential uses occur within the zone where they:
    - (i) do not compromise the residential character and existing amenity of the surrounding area;
    - (ii) are small-scale and consistent with the surrounding urban form;
    - (iii) primarily function to service the needs of the immediate local residential community;
    - (iv) do not involve commercial, retail or industrial uses;
    - (v) do not detract from the role and function of centres; and
    - (vi) do not result in the expansion of a centre zone;
  - (e) ***rural residential development:***
    - (i) ***does not occur beyond those areas zoned for this purpose;***

- (ii) ***is buffered by appropriate setbacks and landscaping from rural land and incompatible land uses, so that amenity impacts from spray drift, noise and odour are avoided;***
  - (iii) ***enhances and responds to environmental features and topographical features of the site, including creeks, gullies, waterways, wetlands and vegetation and bushland;***
  - (iv) ***does not adversely impact the safety and efficiency of the road network;***
  - (v) ***maximises energy efficiency, water conservation and sustainable energy technologies; and***
  - (vi) ***is serviced by infrastructure that is commensurate with the needs of the use;***
- (f) new subdivisions within rural residential areas must be serviced to an urban standard (including telecommunications, electricity, constructed roads and stormwater drainage); and
- (g) the establishment of one (1) precinct within the zone where particular requirements are identified: Baree and Walterhall precinct.

A Dwelling House established in the Rural Residential Zone is consistent with the intent of the zone. The proposed dwelling has a significant separation distance from ‘incompatible land uses’ which include the established Meatworks operating as a Cattle Abattoir and Boral operating as an Asphalt Manufacturing facility. The Dwelling House is anticipated to avoid potential impacts as a result of air quality, odour and noise emissions. Therefore, the proposed Dwelling House is consistent with the intent of the Rural Residential Zone.

**Rockhampton Regional Planning Scheme Codes**

The following codes are applicable to this application: -

- Rural residential zone code;
- Access, parking and transport code;
- Stormwater management code;
- Water and sewer code.
- Landscape code; and
- Waste management code.
- Airport environs overlay code;
- Bushfire hazard overlay code;
- Special management area overlay code; and
- Steep land overlay 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:

<b>Special management area overlay code</b>	
<b>Performance Outcomes</b>	<b>Officer’s Response</b>
<b>PO1</b> Development does not individually or cumulatively increase the number of people being exposed to the impacts	<b><u>Justified:</u></b> The establishment of a Dwelling House on the subject site does not comply with prescribed Acceptable Outcomes AO1.1 and AO2.1. This

<p>of current or future industrial land uses and existing landfill sites; and</p> <p><b>PO2</b></p> <p>Development does not result in a sensitive land use being exposed to air, noise and odour emissions that impact upon human health, amenity and well-being.</p>	<p>conflict is as a result of established industrial uses in the area and their potential impacts to human health, amenity and well-being as a result of potential air, noise and odour emissions. These land uses are the Meatworks (Cattle Abattoir) and Boral (Asphalt Manufacturing).</p> <p>Boral is located approximately 250 metres south of the subject site which is separated by undulating topography approximately 20 metres above ground level of the subject site. The significant separation distance from Boral in conjunction with the local topography is anticipated to provide an effective natural buffer for the Dwelling House.</p> <p>The Meatworks processing area is located approximately 650 metres northwest of the subject site. The Meatworks temporary cattle holding facilities are located approximately 280 metres northwest of the subject site and this area includes covered anaerobic lagoons used for treating wastewater and controlling odours from the Meatworks operation. The significant separation distance from the Meatworks operation is anticipated to provide an effective natural buffer for the Dwelling House.</p> <p>The dwelling is not anticipated to compromise the existing or future development of the established industrial uses. Furthermore, residents are not anticipated to be exposed to air, light, noise and odour emissions which may detrimentally impact their health, well-being and amenity. In addition, it is noted that there are a number of other dwellings located in closer proximity to these established industrial uses which operate with no known impacts to human health, amenity and well-being being recorded.</p> <p>Therefore the development is considered to achieve the intent of the overarching Performance Outcomes.</p>
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Based on a performance assessment of the above mentioned codes, it is determined that the proposal is acceptable and generally complies with the relevant Performance outcomes and where there is deviation from the codes, sufficient justification has been provided

**INFRASTRUCTURE CHARGES**

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



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

This is based on the following calculations:

- (a) A charge of \$5,000.00 for the Residential Use being a one (1) bedroom dwelling house; and
- (b) An Infrastructure Credit of \$7,000.00 applicable for the existing [one] allotment.

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

### CONSULTATION

The proposal was the subject of public notification between 15 August 2019 and 4 September 2019, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly/not properly made submissions were received.

### STATEMENT OF REASONS

<b>Description of the development</b>	The proposed development is for a Material Change of Use for a Dwelling House
<b>Reasons for Decision</b>	<ul style="list-style-type: none"> <li>a) The Dwelling House is not anticipated to compromise the existing or future development of established industrial uses in the surrounding area;</li> <li>b) The health, amenity and well-being of residents of the Dwelling House are not anticipated to be adversely impacted by air, noise or odour emissions from established industrial uses in the surrounding area;</li> <li>c) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>;</li> <li>d) 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;</li> <li>e) The proposed development does not compromise the relevant <i>State Planning Policy</i>; and</li> <li>f) 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.</li> </ul>

<p><b>Assessment Benchmarks</b></p>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Rural residential zone code;</li> <li>• Access, parking and transport code;</li> <li>• Stormwater management code;</li> <li>• Water and sewer code.</li> <li>• Landscape code; and</li> <li>• Waste management code.</li> <li>• Airport environs overlay code;</li> <li>• Bushfire hazard overlay code;</li> <li>• Special management area overlay code; and</li> <li>• Steep land overlay code.</li> </ul>	
<p><b>Compliance with assessment benchmarks</b></p>	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.</p>	
	<p><b>Assessment Benchmark</b></p>	<p><b>Reasons for the approval despite non-compliance with benchmark</b></p>
	<p>Special management area overlay code</p>	<p>The Dwelling House is not anticipated to compromise the existing or future development of the established industrial uses. Furthermore, residents are not anticipated to be exposed to air, light, noise and odour emissions which may detrimentally impact their health, well-being and amenity.</p>
<p><b>Matters prescribed by regulation</b></p>	<p>(i) The <i>State Planning Policy – Part E</i>;</p> <p>(ii) The <i>Central Queensland Regional Plan</i>;</p> <p>(iii) The <i>Rockhampton Region Planning Scheme 2015</i>;</p> <p>(iv) Surrounding use of adjacent premises in terms of commensurate and consistent development form; and</p> <p>(v) The common material, being the material submitted with the application.</p>	

**CONCLUSION**

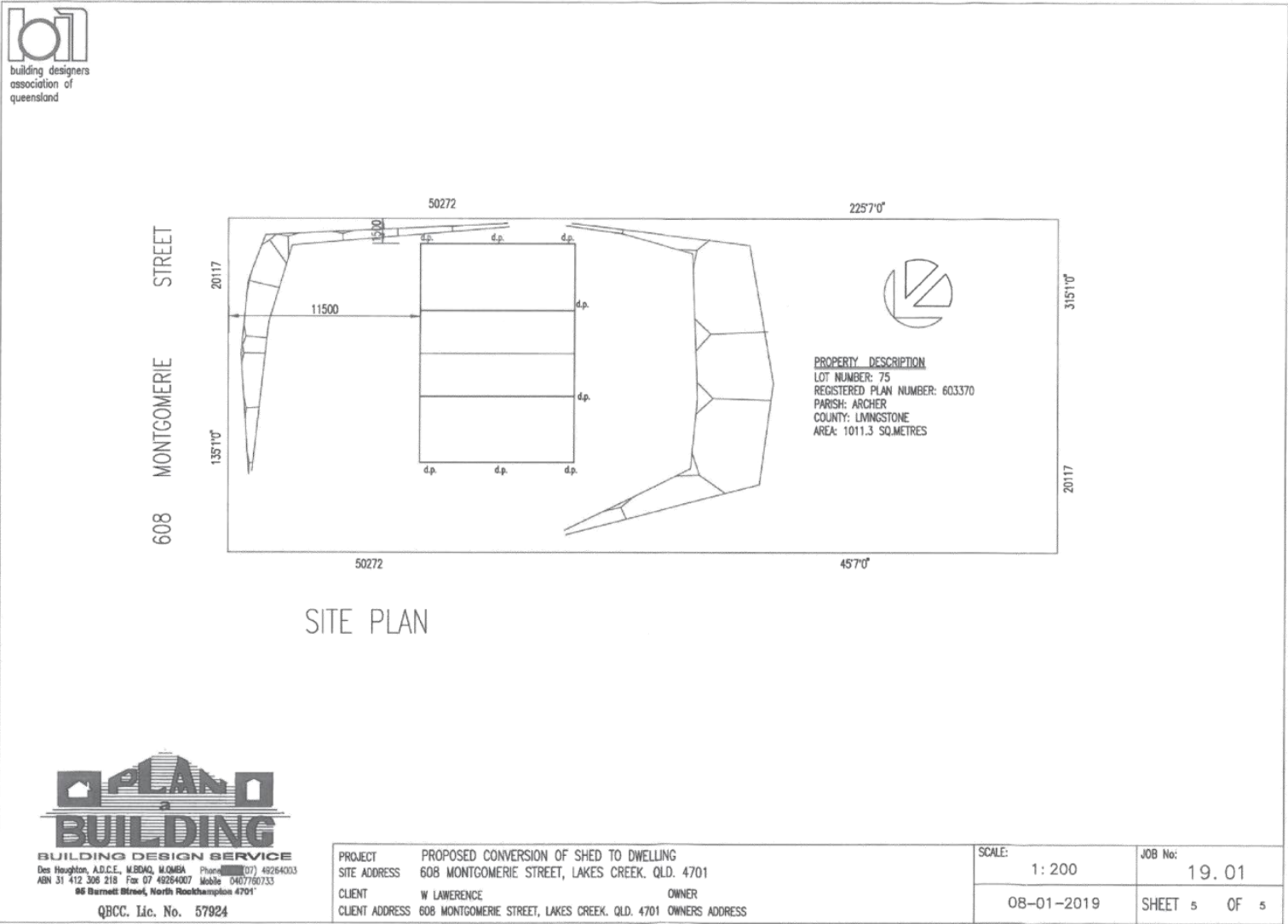
The proposed development is considered to be in keeping with the purpose of the Rural Residential Zone. Furthermore, the proposal generally complies with the provisions included in the applicable codes. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject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

**D/65-2019 - DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR  
A DWELLING HOUSE**

**Site Plan**

**Meeting Date: 29 October 2019**

**Attachment No: 1**



**D/65-2019 - DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR  
A DWELLING HOUSE**

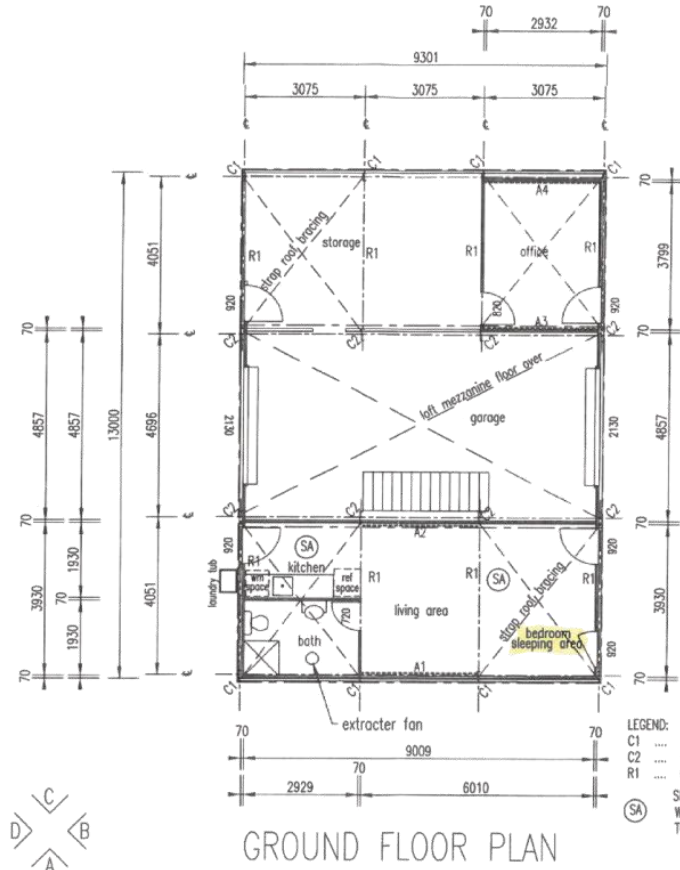
**Ground Floor Plan**

**Meeting Date: 29 October 2019**

**Attachment No: 2**



**PLAN & BUILD**  
**BUILDING DESIGN SERVICE**  
 Des Houghton, A.D.C.E., M.S.P.A., M.Q.M.B.A. Phone: (07) 49264003  
 ABN 31 412 306 218 Fax: 07 49264007 Mobile: 0407763733  
 86 Burnett Street, North Rockhampton 4701  
 QBCC Lic. No. 57924



JHFC1 6mm Hardi flat cement sheet one side fixed  
 150mm maximum on edges, bottom, top and centre studding  
 rated at 5.3kN/m. M12 tie rod each end of bracing panels  
 and at 1200mm centres

Bracing for Direction A				
Resistance in HORIZONTAL direction				
Code	Type	Length	Value	Total
A1	JHFC1	3000	15.90	15.90
A2	JHFC1	3000	15.90	31.80
A3	JHFC1	3000	15.90	47.70
A4	JHFC1	3000	15.90	63.60

LEGEND:  
 C1 .... C20020 portal columns  
 C2 .... C30025 portal columns  
 R1 .... C20020 portal raters  
 (SA) SMOKE ALARM IN ACCORDANCE WITH AS3786 AND CONFORMING TO BUILDING CODE AUSTRALIA



GROUND FLOOR PLAN

PROJECT	PROPOSED CONVERSION OF SHED TO DWELLING	SCALE:	1:100	JOB No:	19.01
SITE ADDRESS	608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701				
CLIENT	W LAWRENCE OWNER				
CLIENT ADDRESS	608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701 OWNERS ADDRESS		08-01-2019	SHEET	2 OF 5

**D/65-2019 - DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR  
A DWELLING HOUSE**

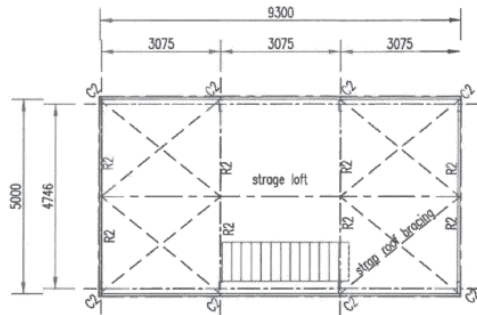
**Storage Loft Floor Plan**

**Meeting Date: 29 October 2019**

**Attachment No: 3**



building designers  
association of  
queensland



STORAGE LOFT FLOOR PLAN

LEGEND:  
C2 ... 30025 portal column  
R2 ... 30025 portal rafter



**BUILDING DESIGN SERVICE**  
Des Houghton, A.D.C.E., M.B.D.A., M.Q.M.B.A. Phone (07) 49264003  
ABN 31 412 306 218 Fax 07 49264007 Mobile 0407760733  
98 Burnett Street, North Rockhampton 4701

QBCC Lic. No. 57924

PROJECT PROPOSED CONVERSION OF SHED TO DWELLING  
SITE ADDRESS 608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701  
CLIENT W LAWRENCE OWNER  
CLIENT ADDRESS 608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701 OWNERS ADDRESS

SCALE:	JOB No:
1: 100	19.01
08-01-2019	SHEET 3 OF 5

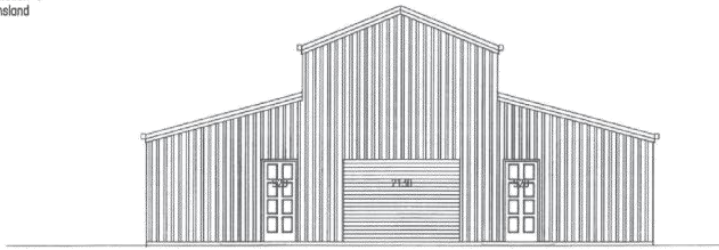


**D/65-2019 - DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR  
A DWELLING HOUSE**

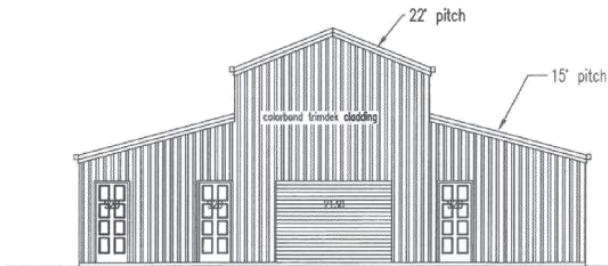
**Elevations Plan**

**Meeting Date: 29 October 2019**

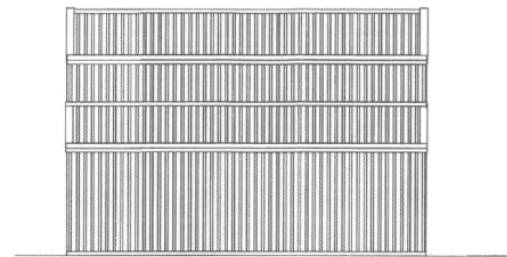
**Attachment No: 4**



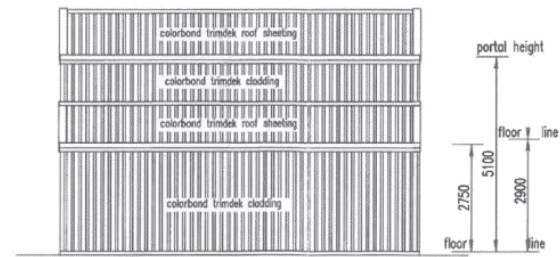
ground line  
ELEVATION D



ground line  
ELEVATION B



ground line  
ELEVATION C



ground line  
ELEVATION A

**PLAN O**  
BUILDING  
BUILDING DESIGN SERVICE  
Des Houghton, A.D.C.E., M.BDQ, M.QMBA Phone (07) 49264003  
ABN 31 412 306 218 Fax 07 49264007 Mobile 0407760733  
88 Burnett Street, North Rockhampton 4701  
QBCC. Lic. No. 57924

PROJECT PROPOSED CONVERSION OF SHED TO DWELLING  
SITE ADDRESS 608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701  
CLIENT W LAWRENCE OWNER  
CLIENT ADDRESS 608 MONTGOMERIE STREET, LAKES CREEK. QLD. 4701 OWNERS ADDRESS

SCALE:	JOB No:
1:100	19.01
08-01-2019	SHEET 4 OF 5

**D/65-2019 - DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR  
A DWELLING HOUSE**

**Locality Plan**

**Meeting Date: 29 October 2019**

**Attachment No: 5**



**8.2 DECISIONS UNDER DELEGATION - SEPTEMBER 2019**

<b>File No:</b>	<b>7028</b>
<b>Attachments:</b>	<b>Nil</b>
<b>Authorising Officer:</b>	<b>Doug Scott - Manager Planning &amp; Regulatory Services Colleen Worthy - General Manager Community Services</b>
<b>Author:</b>	<b>Tarnya Fitzgibbon - Coordinator Development Assessment</b>

**SUMMARY**

*This report outlines the properly made development applications received in September 2019 and whether they will be decided under delegation or decided by Council.*

**OFFICER'S RECOMMENDATION**

THAT this report into the applications lodged in September 2019 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 September 2019. They will be decided in the following manner:

Application type	Applicant	Address	Decision
D/84-2019 – MCU for Low Impact Industry (Machinery and Motor Vehicle Workshop)	Spaceframe Buildings Pty Ltd	155 and 157 Maloney Street, Kawana	Delegation
D/85-2019 – Operational Works for Advertising Device (Billboard)	Bishopp Outdoor Advertising Pty Ltd	59 Fitzroy Street, Rockhampton City	Delegation
D/86-2019 – Operational Works for Advertising Device (Pylon Sign)	Lake Fox Properties Pty Ltd	305 Richardson Road, Kawana	Already decided under delegation
D/87-2019 – MCU for Office	Toonooba Darumbal Pty Ltd	18 Prospect Street, Allenstown	Delegation
D/88-2019 – Operational Works for Stormwater and Roadworks. The primary approval is for MCU for Public Facility (Redevelopment Ergon Energy Depot)	GHD Pty Ltd	63 Glenmore Road, Park Avenue	Delegation
D/89-2019 - Building Works Assessable Against the Planning Scheme –	PJ Taylor	48 Glencoe Street, The Range	Delegation

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Alterations to Dwelling House			
D/90-2019 – MCU for Transport Depot	Aurizon Network Pty Ltd	339-380 Bolsover Street, Depot Hill	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 September 2019 and the manner in which they will be decided.

**8.3 PIG CONTROL OCTOBER 2019**

**File No:** 2557  
**Attachments:** Nil  
**Authorising Officer:** Doug Scott - Manager Planning & Regulatory Services  
Colleen Worthy - General Manager Community Services  
**Author:** Karen Moody - Coordinator Health and Environment

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**SUMMARY**

*This report outlines current activities being undertaken to control feral pigs in the Mt Archer Area of Rockhampton.*

**OFFICER'S RECOMMENDATION**

THAT Council receives this report on pig control.

**COMMENTARY**

Council has received a number of requests recently from residents of the Mt Archer area concerned about feral pig impacts on their property. In the main, feral pigs are leaving state land to the private and Council land, digging up yards and parks.

Council has been working with Queensland Parks and Wildlife (QPWS) on a joint strategy to control feral pigs. Several meetings have been had and positive discussions continue around working together with a coordinated approach to control.

In order for potential control measures to be undertaken, eg trapping and destroying or baiting the pigs must first be prefeed to minimise the risk to the public, domestic animals and native animals in the area. Work has been conducted by both QPWS and Council to attract feral pigs to the prefeed sites.

QPWS have attempted to prefeed the feral pigs in the national park area for a significant period of time, with no recent success. This included identifying wallowing areas and prefeeding nearby, which should have the best chance of success. The feral pigs continue to bypass prefeed areas for natural feed sources. QPWS continue to engage affected landholders.

Whilst Fraser Park was closed to the public, Councils Pest Management Officers had been monitoring the pigs in this area. The pest management team during this time also protected some areas of value with electric fencing. This fencing was removed when the park was reopened to the public. The monitoring found, whilst a small number of pigs were visiting Fraser Park there was no consistency to when they would be there. It also showed that the pigs were bypassing any prefeed and continued to dig up the natural area. These cameras were removed in September 2019 to allow them to be used for the management of the Feral Deer.

Private landholders in this area, traditionally do not have their yards fenced from the national park so the feral pigs have access to a number of private properties. Fencing is a reliable way for private landholders to protect their own properties, and is encouraged by Council officers.

Council adopted a Feral Pig Management Plan in early 2019, this outlines the hierarchy of control that will be used in different situations when feral pigs impact our peri-urban areas. The current activity would be regarded as Category C or D in the plan, whereby feral pigs may be accessible at times. Damage includes wallowing/ rooting in essential infrastructure (parks) or on broad scale and digging in gardens.

Recommended actions from the plan include:

- Intense monitoring and documentation of the damage,
- Monitoring cameras installed and identify sites for potential trapping,
- Control if suitable site found, place trap and free feed,
- Public notification through signage of feral pig sighting in the area.

Currently Pest Management Officers are installing a trap in Fraser Park. Two more traps are planned for the Mt Archer Area, focusing on the First Turkey area. It is envisaged that these two traps will be installed in the near future and will be placed long term in this area. These traps will over time become part of the natural environment and hopefully be more attractive to feral pigs.

Monitoring has occurred however, the cameras were required to be used for a different purpose, these will be repositioned with the traps as required. Documentation of the damage through customer requests and discussions with QPWS is continuing.

## **BACKGROUND**

Invasive animal species, including feral pigs and deer continue to impact the peri-urban area of Rockhampton, mainly in areas adjoining the Mt Archer National Park.

The significant impact currently felt by members of our community is due to the unusually dry conditions which is pushing these animals closer to human settlement.

There has been a population of feral pigs in this area for many years, located on a mixture of private, Rockhampton Regional Council, Queensland Parks and Wildlife and Livingstone Regional Council land.

Feral pigs impact the natural environment by preying on native fauna, wallowing pigs degrade natural water environments, cause erosion, destroy vegetation and damage fences and dam walls. They can spread invasive plant species and ground disturbance from pigs can result in weed seeds germinating rapidly. They are attracted to revegetation projects in natural areas. They carry infectious diseases and internal and external parasites.

The *Biosecurity Act 2014* places obligations on Council, the state and private landholders to ensure that biosecurity risks are managed within our community. Feral pigs are a restricted invasive animal under the Act and must not be moved, fed, given away, sold or released into the environment without a permit. The Act requires a person to take all reasonable and practicable measures to prevent or minimise the risks associated with invasive animals under their control. This is called the General Biosecurity Obligation.

## **PREVIOUS DECISIONS**

In early 2019 Council adopted the Feral Pig Plan, this plan has been used as the basis for feral pig actions in relation to conflict with the community.

## **BUDGET IMPLICATIONS**

Equipment has been purchased for the installation of traps, this is currently being met through the operational budget.

## **LEGISLATIVE CONTEXT**

Council has a legal obligation to control restricted matter, including feral pigs on Council land.

Council also has an obligation under the Act to enforce the relevant provisions on the state and private landholders, including in relation to the management of feral pigs. However, Queensland Parks and Wildlife are discharging their General Biosecurity Obligation as they are attempting to take action to resolve the issue.



### **STAFFING IMPLICATIONS**

Animal control activities take up significant staffing resources and staff hours. Generally, results in the number of animals destroyed do not match the resources invested into the activities. The pest management team has currently a number of competing priorities. These priorities include:

- Feral deer control in the Lakes Creek/Nerimbera area,
- Control of water weeds on the Fitzroy River and the associated anabranches,
- Control of rabbits on Council land,
- Attending to customer requests and spray work on Council land.

Pest Management Officers are also attempting to continue with the Surveillance Program that was recently approved, given these competing priorities, and the current unfavorable weather conditions, this has been temporarily been put on hold. In the future this is required to be a main focus of the unit.

Staff are attempting to use contractors to undertake some invasive weed work on land, within the current budget.

### **CORPORATE/OPERATIONAL PLAN**

Council's operational plan 2019-2020 identifies in section 3.1.3.1 targets Council to achieve the strategy outcomes of the Biosecurity Plan. This action will go towards Council meeting this objective of the operational plan.

The development and implementation of the Feral Pig Management Plan is a key milestone of the Biosecurity Plan and is being used to implement a program to attempt to control the feral pigs in this area.

### **CONCLUSION**

Feral pigs are currently impacting the Mt Archer area, on both Council and Private land. QPWS and Council are aware of this issue and are working collaboratively to undertake a control program. This ensures that both organisations are meeting their obligations under the *Biosecurity Act 2014*. Council officers will continue to work with all parties to control the impacts of feral pigs in this area, but are restricted in viable control programs for as long as the feral pig population does not take prefeed that has been provided.

**8.4 MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - SEPTEMBER 2019**

**File No:** 1464

**Attachments:** 1. **Monthly Operations Report for Planning & Regulatory Services - September 2019**[↓](#)

**Authorising Officer:** **Aaron Pont - Acting General Manager Community Services**

**Author:** **Doug Scott - Manager Planning & Regulatory Services**

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**SUMMARY**

*The Monthly Operations Report for Planning & Regulatory Services for September 2019 is presented for Councillors information.*

**OFFICER'S RECOMMENDATION**

THAT the Planning & Regulatory Services Monthly Operations Report for September 2019 to be 'received'.

**COMMENTARY**

The monthly operations report for Planning & Regulatory Services is attached for Councils consideration.

The performance information contained within the attached report relates directly to the adopted 2019/2020 Operational Plan Key Performance Indicators.

**MONTHLY OPERATIONS REPORT  
PLANNING & REGULATORY  
SERVICES - SEPTEMBER 2019**

**Monthly Operations Report for  
Planning & Regulatory Services -  
September 2019**

**Meeting Date: 29 October 2019**

**Attachment No: 1**

# MONTHLY OPERATIONS REPORT

## PLANNING & REGULATORY SERVICES

### PERIOD ENDED SEPTEMBER 2019



## 1. Operational Summary

### Local Laws

Microchipping & Vaccination Program - the joint initiative between Rockhampton Regional Council, the charity Paws for a Purpose and supporting veterinary service providers commenced on 1 October 2019.

The program has been designed to be a seamless process between Council and Veterinary Surgeries that allows a single application to be made, which transition to a booking with the Veterinary Surgeries without the need for paper based forms or vouchers being provided. This seamless design allows Council to provide a simple, straightforward service to the community whilst striving for environmental sustainability by reducing the paper utilised.

### Development Engineering

The Capricorn Municipal Development Guidelines Steering Committee meeting was held in Gladstone on 12 September. A number of changes have been recommended by the committee to ensure the guidelines reflect current practice and are as up to date as possible. This document review is ongoing.

All civil works associated with the Aldi development have been finalised and accepted by Council. The Aldi store has now opened its doors.

Ellida Infrastructure Agreement negotiations have progressed. Council and Stocklands have arrived at terms and a report will be presented to Council in the coming weeks around this.

### Development Assessment

The Development Assessment Unit completed approximately 400 compliance checks during the month, in addition to the usual assessment and Duty Planner roles.

### Health & Environment

Environmental Health Officer's attended and inspected food vendors at *Oceania Cup* and *Capricorn Food & Wine Festival*. 24 Food vendors in total were inspected prior to trading with only minor issues noted and immediately rectified.

An Environmental Health Officer also attended the *Environmental Health Australia Queensland State Conference* which included presentations on a variety of topics including clandestine labs.

The first deer trap has been assembled and is situated on council land, a second trap has been ordered and is in transit. Deer Report accepted at Committee on 24 September 2019.

Pest Management Officers conducted information sessions about Feral Pigs and Plant identification at the Southside, Northside and Gracemere Libraries. Boris, accompanied the officers and is currently displayed at the Mt Morgan Library.

'Boris the Boar' featured in a storytelling session at the Mount Morgan Library recently with young visitors from Kindy Care.



## 2. Customer Service Requests

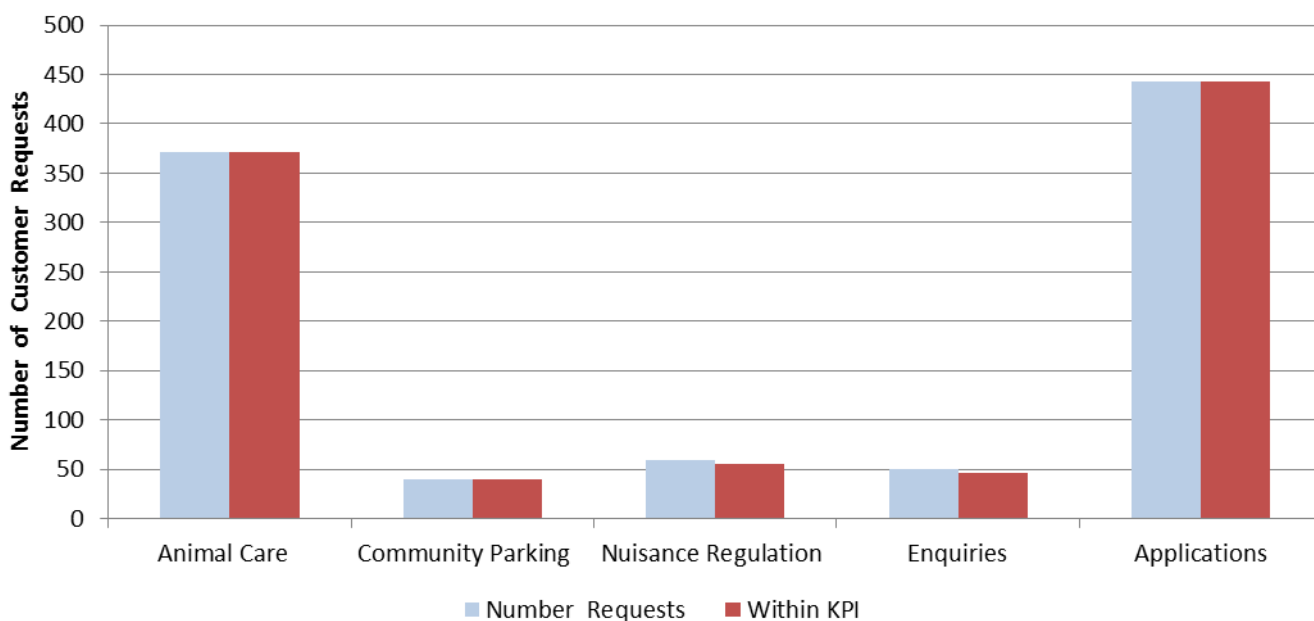
The Planning and Regulatory Services section has received 11,643 customer requests from January 2019 to date. Of these, 10,898 have been completed giving an average completion rate of 93% across the spectrum of operations.

### Local Laws

- The Local Laws unit received 1,275 requests in September resolving 885 requests during the period.
- Response times for completing customer requests in this reporting period of September 2019 are within the set timeframes for our KPIs.
- 161 wandering and restrained for collection customer requests were received during the month with 115 of these resolved.
- 387 dog registration amendment applications received with 322 of these processed.
- 258 responses to Councils Systematic Inspection Program where received with 214 being completed.

Graph 2.1

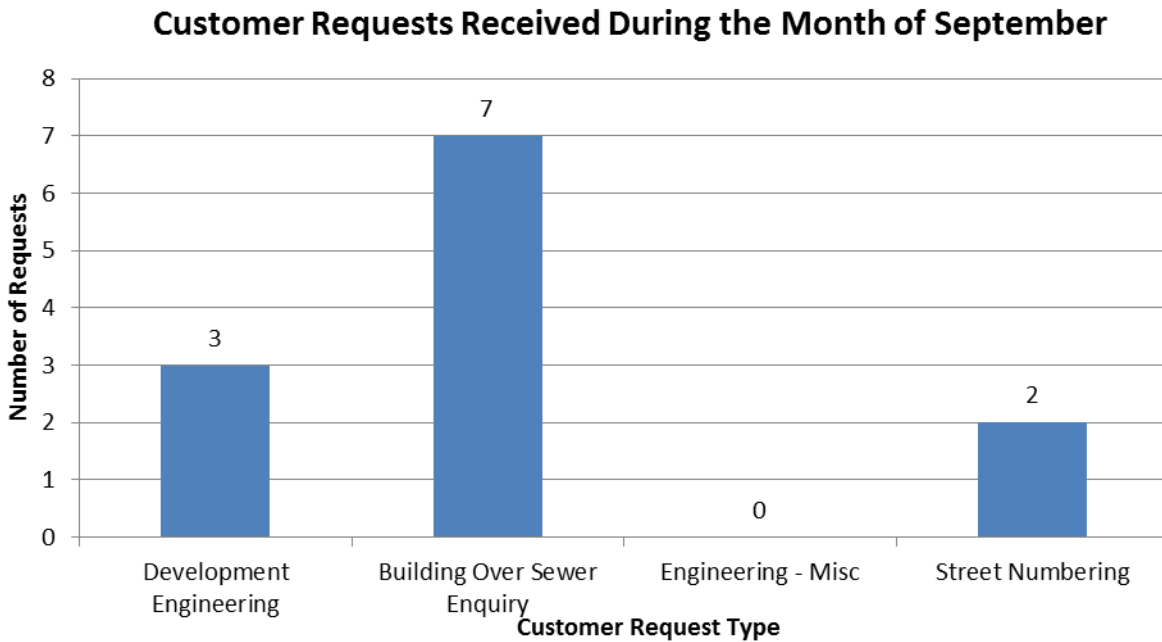
### Initial Customer Request KPI Performance September



**Development Engineering**

Response times for completing customer requests (CRs) in this reporting period are within set timeframes. A number of CRs required investigation however, frequent contact was maintained with the customers.

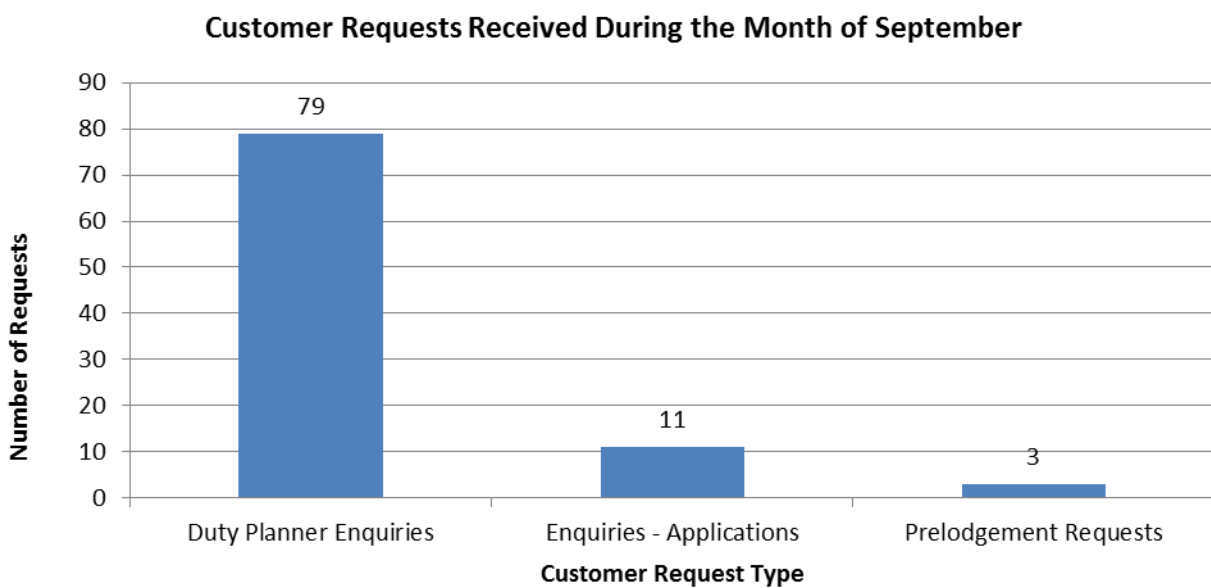
Graph 2.2



**Development Assessment**

The Development Assessment Unit completed 90 customer requests during September. All customer requests were completed within the month. Response times for completing customer requests are within the set timeframes for our KPIs.

Graph 2.3

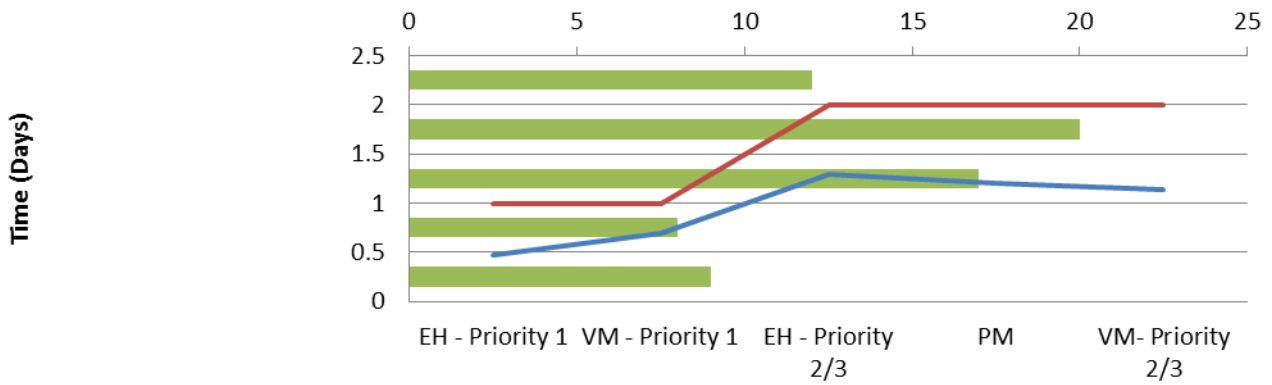


**Health & Environment**

The unit has responded to 66 requests during September. These have been actioned in accordance with the developed service level standard.

Graph 2.4

**Average Time to Contact Customer - All Enquiries and Complaints**



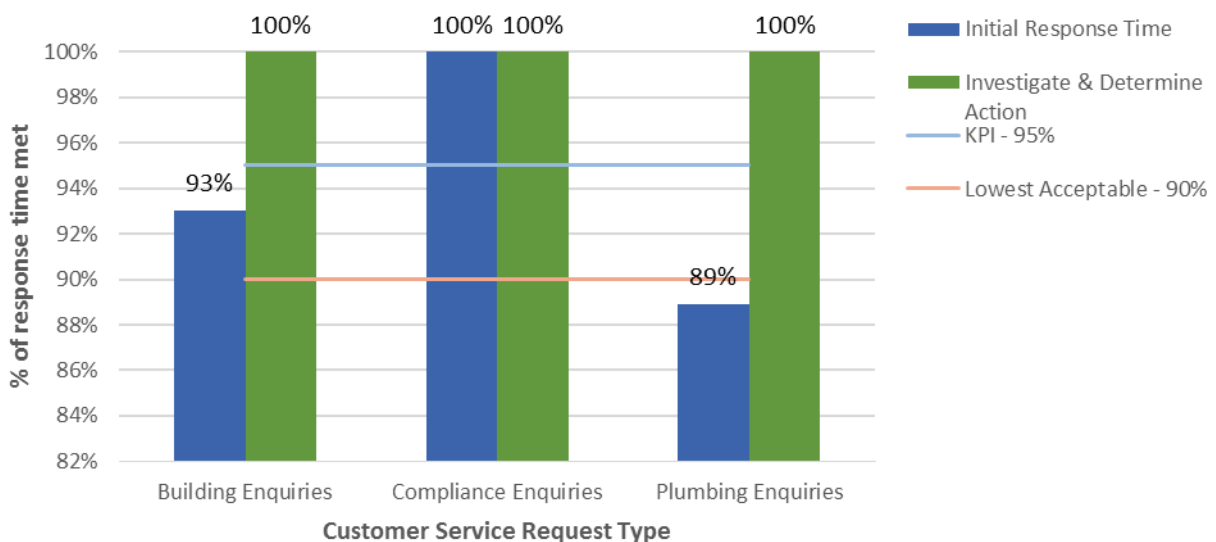
	EH - Priority 1	VM - Priority 1	EH - Priority 2/3	PM	VM - Priority 2/3
Number Requests	9	8	17	20	12
Initial Customer Contact Actual	0.47	0.69	1.3	1.2	1.14
Target Initial Contact Customer	1	1	2	2	2

**Building, Plumbing & Compliance**

The unit has experienced unexpected staff shortages during September. This has resulted in a number of customer requests not meeting our KPIs for the month.

Graph 2.5

**Customer Service Request Service Levels - September**








### 3. Capital Projects

Details of capital projects not reported regularly to Council or a particular Committee in other project specific report updates as at period ended September –25% 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	Budget Estimate	YTD actual (incl committals)
Office Fitout – Level 2 Walter Reid Cultural Centre	June 2019	October 2019		\$180,000	\$113,161.59




Construction commenced in September as anticipated. Minor issues arose with the detection of non-fibrous asbestos and additional structural and cosmetic work which was revealed upon completion of demolition. No impact to budget.

## 4. Operational Projects

As at period ended September – 25% 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)
<b>Local Laws</b>						
<i>Issuing of Dog Registration Renewals</i>	<i>May 19</i>	<i>Nov 19</i>		<i>In Progress</i>	<i>\$20,605</i>	<i>\$21,709.40</i>
<i>Vaccination and Microchip Program</i>	<i>Oct 19</i>	<i>Mar 20</i>		<i>In Progress</i>		
<b>Development Engineering</b>						
<i>Mobile Inspections</i>	<i>Commenced</i>	<i>Oct 19</i>		<i>Progressing well. DEU have been trialling these inspections for a number of weeks. There have been a few issues regarding uploading photos etc. that DEU are working with DAC Officers to resolve.</i>	<i>Operational</i>	<i>Within Budget</i>

5. Budget

End of Month Budget Management Report - (Operating Only) - PLANNING AND REGULATORY SERVICES



As At End Of September

Report Run: 03-Oct-2019 12:44:30 Excludes Nat Accts: 2802,2914,2917,2924

	Adopted Budget	Actuals	EOM Commitments	Total	Variance	On Target
	\$	\$	\$	\$	%	25% of Year Gone
<u>Development Engineering</u>						
Revenues	0	(162)	0	(162)	-	
Expenses	1,148,258	266,805	6,241	273,046	23.2%	
Transfer / Overhead Allocation	(449,589)	(76,049)	0	(76,049)	16.9%	
<b>Total Unit: Development Engineering</b>	<b>698,669</b>	<b>190,593</b>	<b>6,241</b>	<b>196,834</b>	<b>27.3%</b>	
<u>Development Assessment</u>						
Revenues	(741,012)	(199,894)	0	(199,894)	27.0%	
Expenses	1,761,147	318,891	26,010	344,901	18.1%	
Transfer / Overhead Allocation	31,212	(12,310)	0	(12,310)	-39.4%	
<b>Total Unit: Development Assessment</b>	<b>1,051,348</b>	<b>106,687</b>	<b>26,010</b>	<b>132,697</b>	<b>10.1%</b>	
<u>Building, Plumbing and Compliance</u>						
Revenues	(519,901)	(118,512)	0	(118,512)	22.8%	
Expenses	1,170,295	263,947	1,577	265,524	22.6%	
Transfer / Overhead Allocation	(148,286)	(43,310)	0	(43,310)	29.2%	
<b>Total Unit: Building, Plumbing and Compliance</b>	<b>502,108</b>	<b>102,125</b>	<b>1,577</b>	<b>103,702</b>	<b>20.3%</b>	
<u>Health &amp; Environment</u>						
Revenues	(184,107)	(48,088)	87	(48,001)	26.1%	
Expenses	2,484,787	500,975	110,909	611,884	20.2%	
Transfer / Overhead Allocation	360,558	50,245	0	50,245	13.9%	
<b>Total Unit: Health &amp; Environment</b>	<b>2,661,237</b>	<b>503,132</b>	<b>110,996</b>	<b>614,128</b>	<b>18.9%</b>	
<u>Local Laws</u>						
Revenues	(1,149,192)	(383,859)	0	(383,859)	33.4%	
Expenses	3,004,470	667,162	202,027	869,189	22.2%	
Transfer / Overhead Allocation	257,367	52,686	0	52,686	20.5%	
<b>Total Unit: Local Laws</b>	<b>2,112,645</b>	<b>335,989</b>	<b>202,027</b>	<b>538,017</b>	<b>15.9%</b>	
<u>Planning and Regulatory Services Management</u>						
Revenues	(15,000)	0	0	0	0.0%	
Expenses	462,495	132,729	26,730	159,459	28.7%	
Transfer / Overhead Allocation	0	25	0	25	-	
<b>Total Unit: Planning &amp; Regulatory Services Mgmt</b>	<b>447,495</b>	<b>132,754</b>	<b>26,730</b>	<b>159,484</b>	<b>29.7%</b>	
<b>TOTAL SECTION</b>	<b>7,473,502</b>	<b>1,371,280</b>	<b>373,582</b>	<b>1,744,862</b>	<b>18.3%</b>	

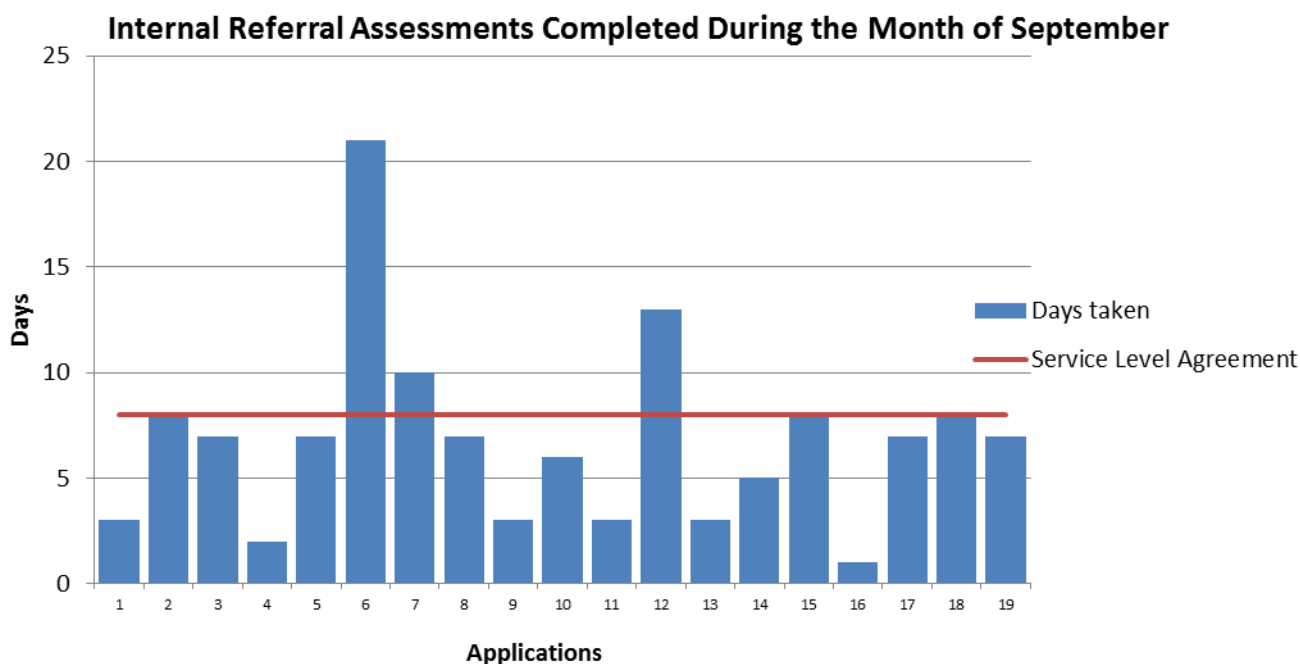
Comments

No major variances to report. The section is tracking slightly under budget due to underspend in wages and contractors/consultants. Local Laws revenue is currently at 33% due to the dog registration renewal period ending in August.

6. Section Statistics

<i>Development Engineering</i>			
Service Level	Target	Current Performance	Service Level Type
Development MCU, ROL completed in 8 days	90%	75%	Operational
Development Operational Works completed in 8 days	90%	100%	Operational

Graph 6.1

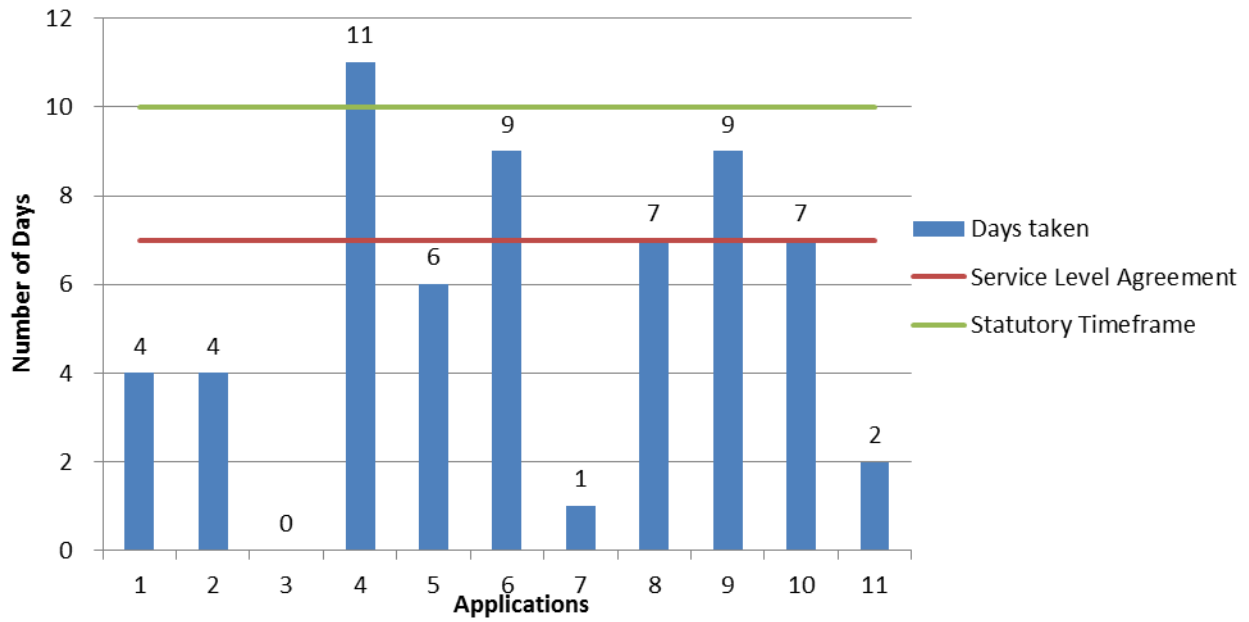


19 referrals to the unit were assessed during the month, these consisted of seven Operational Works applications and 12 MCU/ROL applications. Three of the 19 applications were responded to outside the unit’s KPI of 90% within eight business days (achieved 84%). This is due to insufficient information being provided by the applicant as part of the response to the further information request and Council Officers requiring additional information be provided before conditions can be recommended. It is noted that all applications that were outside the unit’s KPI have complied with the statutory timeframes per the *Planning Act*.

<i>Development Assessment</i>			
Service Level	Target	Current Performance	Service Level Type
Confirmation Notices (where required) sent out within 10 business days of applications lodged	100%	91%	Statutory
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Statutory
Decisions are made within timeframes required under SPA and PA	100%	100%	Statutory
Decision notices are issued within 5 business days of the decision being made	100%	100%	Statutory

Graph 6.2

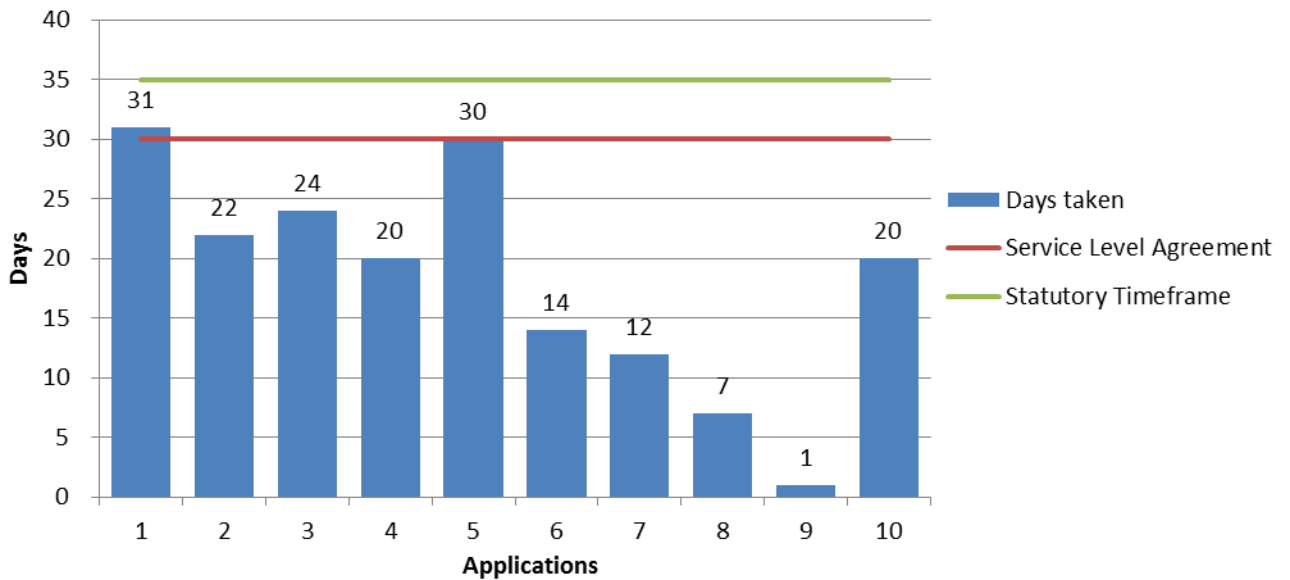
**Confirmation Notices Issued During the Month of September**



One confirmation notice was sent out on day 11, being one day late. All other notices were sent out within the required timeframe.

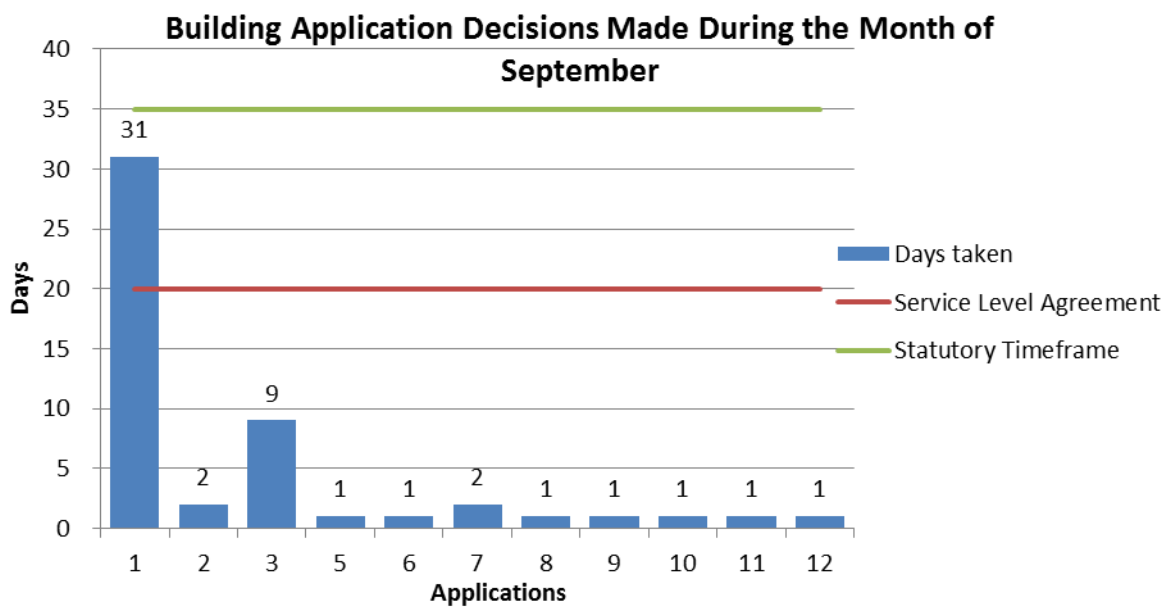
Graph 6.3

**Decisions Made During the Month of September**

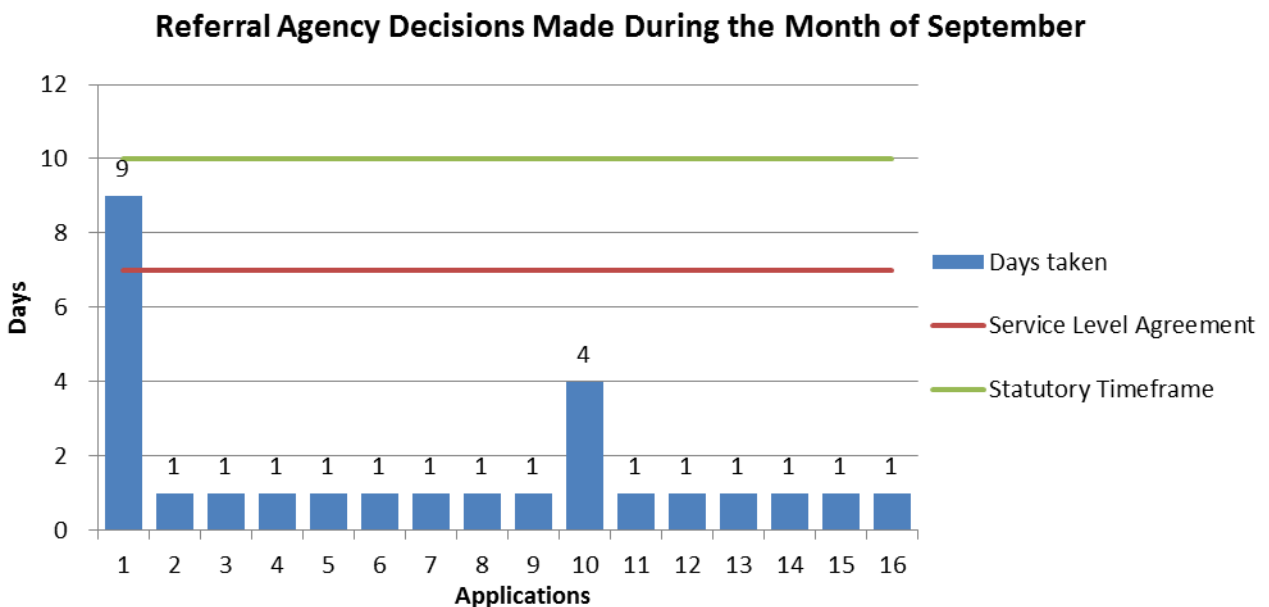


<i>Building</i>			
Service Level	Target	Current Performance	Service Level Type
Action notices and confirmation notices (where required) sent out within 10 business days of applications being lodged	100%	100%	Statutory
Information requests (where required) sent out within timeframes under <i>Planning Act 2016</i>	100%	100%	Statutory
Building approvals – decisions are made within a 35 business day timeframe	100%	100%	Statutory

Graph 6.4



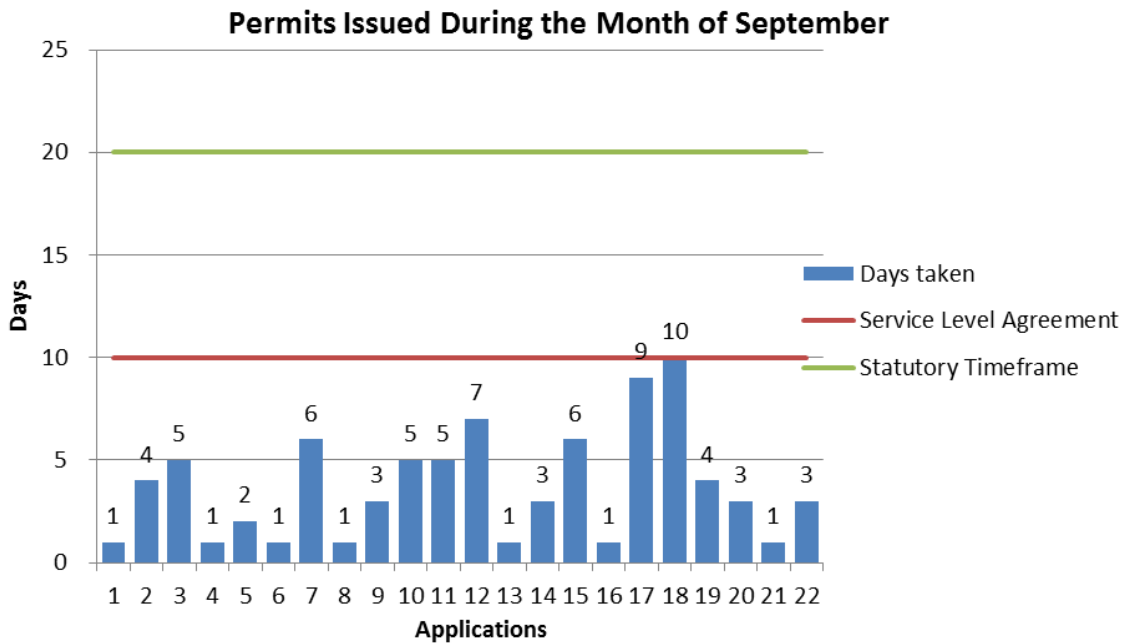
Graph 6.5



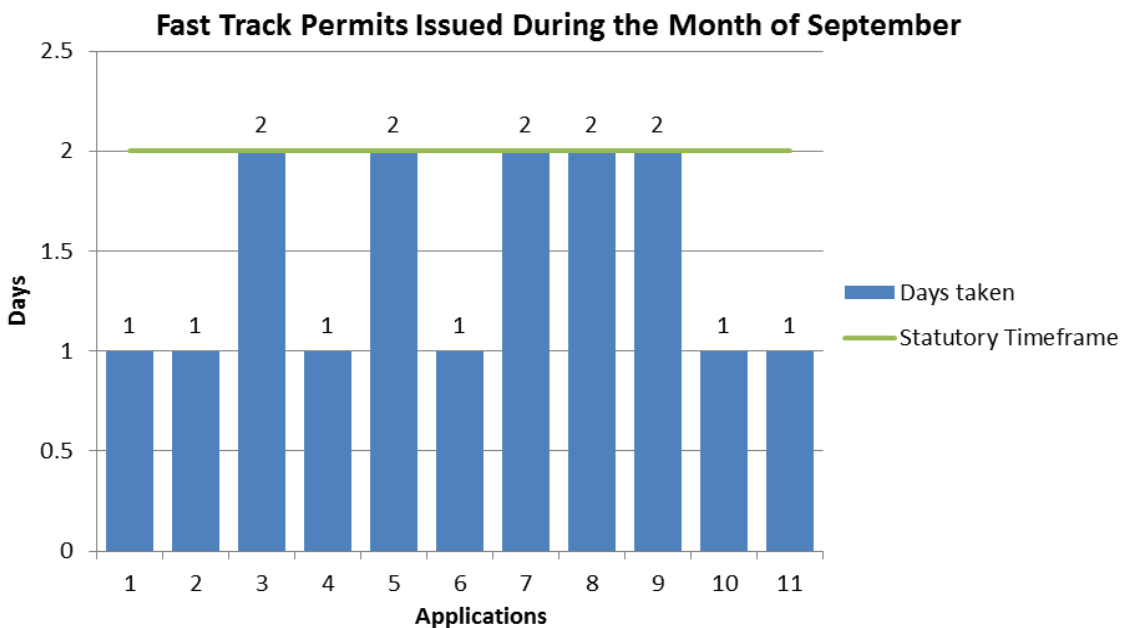
Building applications are remaining steady after the small jump in August. Two applications exceeded the unit’s KPIs; this was due to negotiating a preferred outcome for the applications. All of the applications were completed within legislative timeframes.

<i>Plumbing</i>			
Service Level	Target	Current Performance	Service Level Type
Plumbing and Drainage Approvals – decisions are made within 20 business day timeframes	100%	100%	Operational

Graph 6.6



Graph 6.7



Plumbing applications have remained steady during the last month. All the applications were completed within the Customer Service levels.

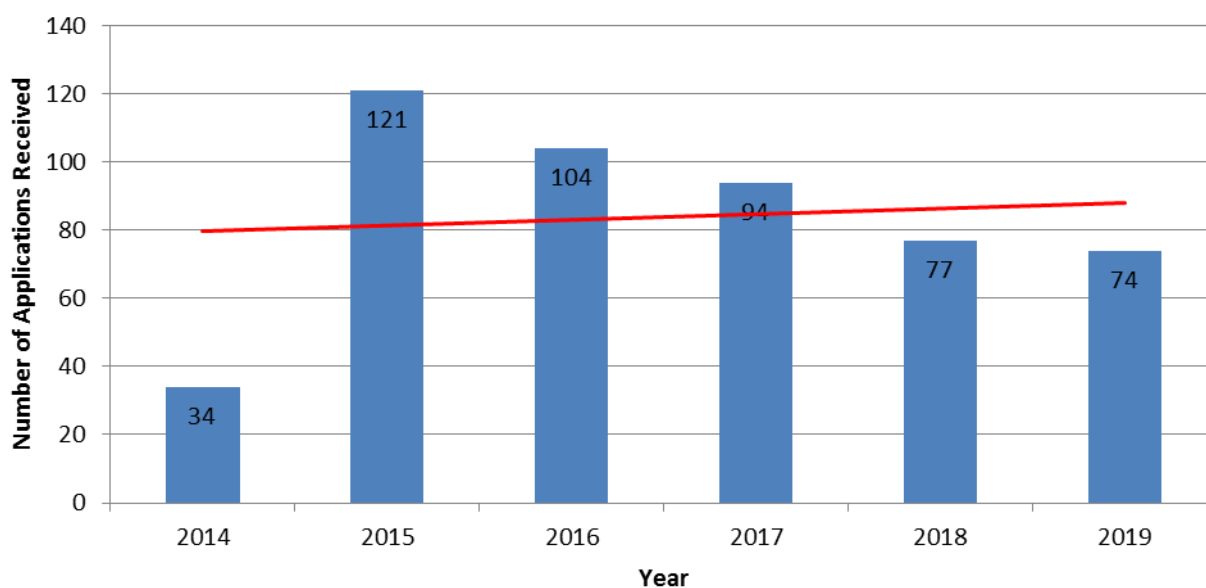
<b>Health and Environment</b>			
<b>Service Level</b>	<b>Target</b>	<b>Current Performance</b>	<b>Service Level Type</b>
Annual inspection of licensed food businesses undertaken	462 premises	20%	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	16 premises	19%	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	6 premises	0%	Operational

<b>Applications/Inspections Received</b>	<b>Sept 19</b>	<b>Comments</b>
Number of Food Business Licence Applications	2	1 approved, 1 under assessment
Number of Short Term Food Business Licence Applications	9	1 under assessment
Number of Mobile Food Business Licence Applications	2	1 under assessment
Total Number of Approved Food Business Licences	465	
<b>Licences/Inspections</b>	<b>Financial YTD</b>	<b>Comments</b>
Total Number of Annual Inspections for Food Business Licences undertaken	93	

<b>Program Activity</b>	<b>Dates/s Held</b>	<b>Inspections</b>	<b>Comments</b>
Surveillance Program - <b>September</b>	1 – 30 Sept 2019	24	Top three prevalent invasive species identified: Prickly Acacia – 31.7% Lantana – 13.4% Rubber Vine – 12.1%
Surveillance Program <b>Entire Program to Date</b>	16 Aug 2019 – To date	82	

Graph 6.8

**Short Term Food Business Licences received YTD**





**Development Engineering**

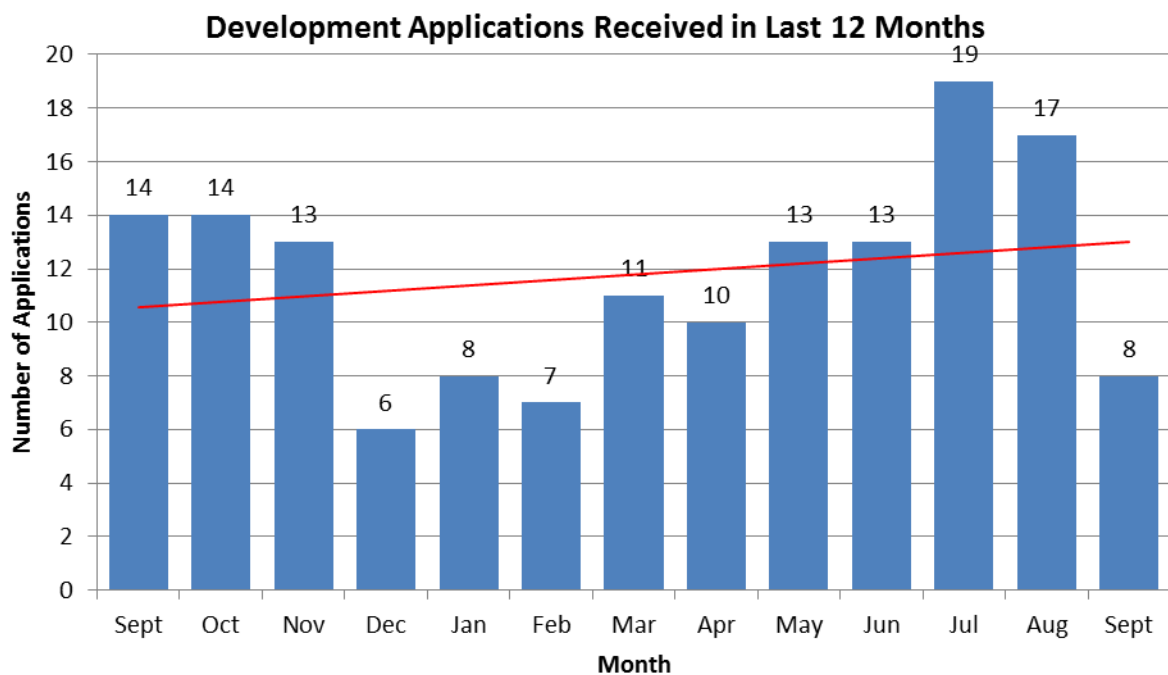
Description	July 19	Aug 19	Sep 19		Financial YTD
MCU & ROL referrals completed	13	13	12		38
Op Works referral completed	11	16	7		34
<b>Total Completed</b>	<b>24</b>	<b>29</b>	<b>19</b>		<b>72</b>

This total includes referrals for all Operational Works, MCU/ROs and responses to information requests made for applications previously submitted, survey plans and compliance checks of conditions of approvals.

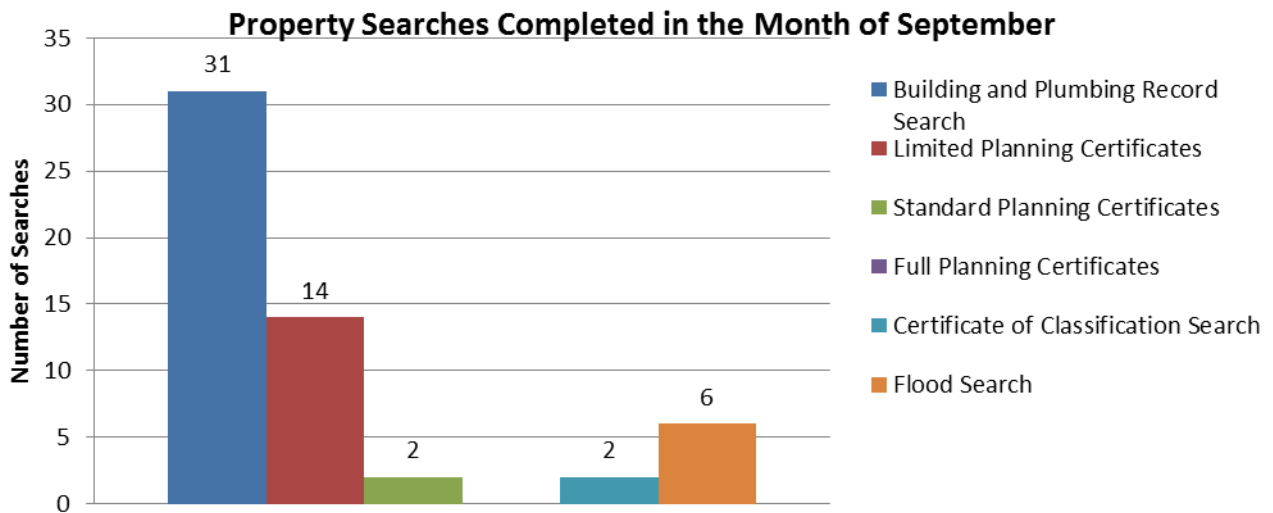
**Development Assessment**

Description	July 19	Aug 19	Sep 19		Financial YTD
New Applications	16	16	7		43
Request to Change Applications	3	1	1		5
Development Incentives Applications	0	0	0		0
<b>Total Received</b>	<b>19</b>	<b>17</b>	<b>8</b>		<b>44</b>
<b>Total Decided</b>	<b>13</b>	<b>14</b>	<b>11</b>		<b>38</b>

Graph 6.9



Graph 6.10



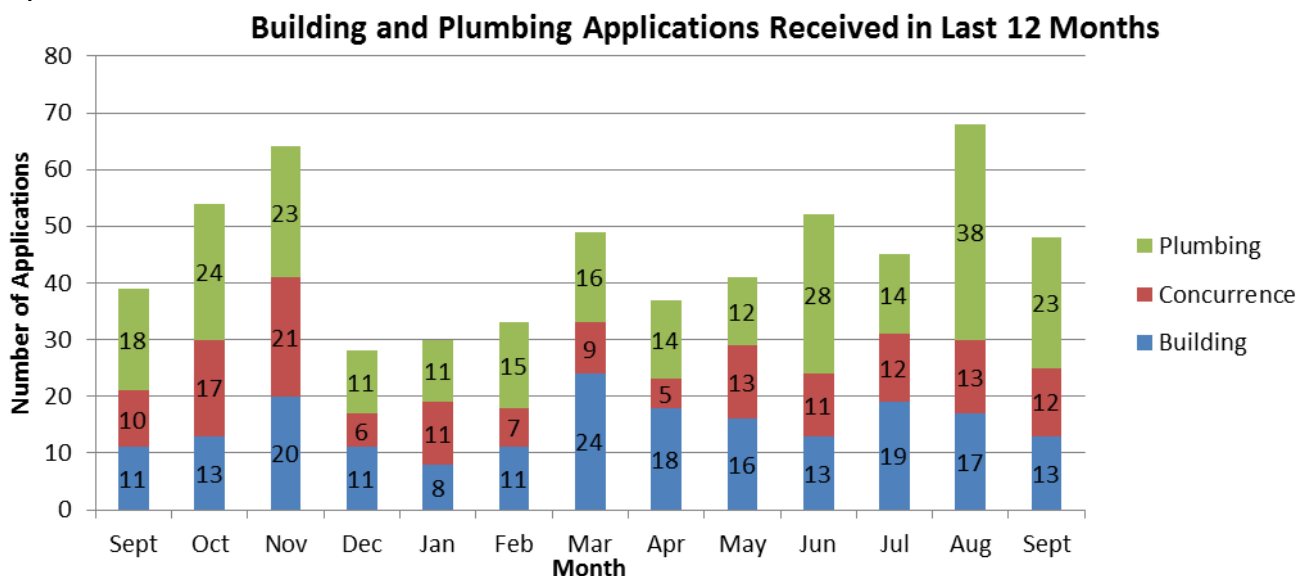
**Building**

Description	July 19	Aug 19	Sep 19	Financial YTD
Concurrence Applications	12	13	12	37
Building Works	19	17	13	49
<b>Total Received</b>	<b>31</b>	<b>30</b>	<b>25</b>	<b>86</b>
<b>Total Decided</b>	<b>33</b>	<b>25</b>	<b>27</b>	<b>85</b>

**Plumbing**

Description	July 19	Aug 19	Sep 19	Financial YTD
New Applications	14	38	23	75
<b>Total Decided</b>	<b>20</b>	<b>22</b>	<b>33</b>	<b>75</b>

Graph 6.11



69 Private Certifier approvals were received during September.

<i>Local Laws</i>		
<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Participant Numbers</i>
'Part of the Pack' - August	1 – 31 August 2019	340
'Part of the Pack' – Entire Program to Date	1 May – To date	585

**Registered Dogs**

Description	July 19	Aug 19	Sept 19		Financial YTD
New Dogs Registered	274	621	357		1,252
Dog Registration Renewals	4,164	11,854	1,577		17,595
<b>Total</b>	<b>4,438</b>	<b>12,475</b>	<b>1,934</b>		<b>18,847</b>

**Declared Dogs**

Description	July 19	Aug 19	Sept 19		Financial YTD
Dangerous Dogs	2	0	2		4
Menacing Dogs	0	2	0		2
Restricted Dogs	0	0	0		0

**Infringements Issued**

Description	July 19	Aug 19	Sept 19		Financial YTD
Parking Infringements	386	945	200		1,531
Animal Infringements	25	14	21		60
Local Law Infringements	1	4	3		8
<b>Total</b>	<b>412</b>	<b>963</b>	<b>224</b>		<b>1,599</b>

Parking infringements for the month of September have reduced due to staff leave.

**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**