



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

27 AUGUST 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 27 August 2019 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", written in a cursive style.

CHIEF EXECUTIVE OFFICER
21 August 2019

Next Meeting Date: 10.09.19

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 30 July 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/22-2019 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE

File No: D/22-2019

Attachments:

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

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

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/22-2019

Applicant: Imran Muhammad

Real Property Address: Lot 49 on RP603376, Parish of Archer

Common Property Address: 9A Reynolds Street, Lakes Creek

Area of Site: 2,979 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Rural Residential Zone

Planning Scheme Overlays: Steep Land Overlay
Special Management Area Overlay

Existing Development: Vacant Land

Existing Approvals: Not Applicable

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

Level of Assessment: Impact Assessable

Submissions: Nil

Infrastructure Charges Area: Charge Area 3

Application Progress:

<i>Application Lodged:</i>	25 March 2019
<i>Confirmation Notice issued:</i>	2 April 2019
<i>Request for Further Information sent:</i>	3 April 2019
<i>Request for Further Information responded to:</i>	18 June 2019
<i>Submission period commenced:</i>	26 June 2019
<i>Submission period end:</i>	17 July 2019
<i>Last receipt of information from applicant:</i>	24 July 2019
<i>Statutory due determination date:</i>	10 September 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 Imran Muhammad on land located at 9A Reynolds Street, Lakes Creek, described as Lot 49 on RP603376, Parish of Archer, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Certificate of Classification for the Building Works, unless otherwise stated.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Operational Works:
 - (i) Access Works;
 - (ii) Roof and Allotment Drainage Works;
 - 1.4.2 Plumbing and Drainage Works; and
 - 1.4.3 Building Works.
- 1.5 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.6 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.7 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.8 An easement in favour of Council must be established over the entire one percent annual exceedance probability (1% AEP) flowpath inundation area prior to the issue of the Certificate of Classification for the Building Works

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Plan of Proposed Dwelling and Shed	190993-02	12 June 2019
Investigation and Design for On-Site Sewerage Facility	CQ15980, Rev A	20 May 2019
Overland Flowpath Assessment		29 May 2019

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of an application for a Development Permit for Operational Works/Building Works.
- 3.0 ACCESS WORKS
- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the development site.
- 3.2 All access works must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines, Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access works).
- 3.3 All vehicles must ingress and egress the development in a forward gear.
- 4.0 PLUMBING AND DRAINAGE WORKS
- 4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2002*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 4.2 The development must be connected to Council's reticulated water network.
- 4.3 Adequate domestic and fire fighting protection must be provided to the development, and must be certified by an hydraulic engineer or other suitably qualified person.
- 4.4 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 4.5 On-site sewerage treatment and disposal must be provided in accordance with the approved plans and documents (refer to condition 2.1), *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies. The on-site sewerage treatment and disposal area must not be located within the existing water course or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.
- 4.6 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 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 5.2 All roof and allotment drainage works must be designed and constructed in

accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).

- 5.3 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

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

7.0 TELECOMMUNICATIONS

- 7.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.

8.0 ASSET MANAGEMENT

- 8.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

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

9.0 ENVIRONMENTAL

- 9.1 An Erosion Control and Stormwater Control Management Plan in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

10.0 OPERATING PROCEDURES

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

ADVISORY NOTES

NOTE 1. General Environmental Duty

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

NOTE 2. 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 3. Works in Road Reserve Permit

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

NOTE 4. 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**PROPOSAL IN DETAIL**

The proposal is for a development permit for a Dwelling House located at 9A Reynolds Street, Lakes Creek. The Dwelling house is proposed to have three (3) bedrooms, dining, kitchen and living area, two (2) bathrooms, study, rumpus room, and a large family deck.

SITE AND LOCALITY

The subject site is located in the Rural Residential Zone under the *Rockhampton Region Planning Scheme 2015* and has an area of 2,972 square metres and is affected by the Special Management Area Overlay. The adjoining land is zoned Rural Residential with most lots being improved by single Dwelling Houses. The proposed location of the Dwelling House on the site will be approximately 415 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and approximately (1) kilometre away to the north from a High Impact Industry use (meatworks).

PLANNING ASSESSMENT**MATTERS FOR CONSIDERATION**

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the assessment process provisions of the Development Assessment Rules, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments – 25 June 2019

Support, subject to conditions / comments.

Public and Environmental Health Comments – 28 March 2019

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.

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**Strategic framework**

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

(i) Settlement pattern

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty (20) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.

- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.
- (16) The productive capacity of all rural land is protected.
- (17) Rural lands and natural areas are maintained for their rural and landscape values.
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies – The proposed Dwelling House is located in the Rural Residential Zone under the *Rockhampton Region Planning Scheme 2015* and will reinforce the pattern of settlement in accordance with Strategic Framework.

(ii) **Natural environment and hazards**

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

Not applicable - The proposal is not affected by any natural hazards and will not increase the risk to human life or property across the surrounding area.

(iii) **Community identity and diversity**

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

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

Not applicable – The proposal is for a Dwelling House on an existing lot in the Rural Residential Zone.

(iv) **Access and mobility**

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

Not applicable – The proposal will not impact the transport network.

(v) **Infrastructure and services**

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

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

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

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

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

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

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

Rural Residential Zone

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

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

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

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

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

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

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

Special Management Area Overlay Code		
Performance Outcome/s		Officer’s Response
P01	Development does not individually or cumulatively increase the number of people being exposed to the impacts	The proposed use will increase the number of people situated within the Special Management Area Overlay. However, the

	of current or future industrial land uses and existing landfill sites.	proposal will be approximately 415 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and over one (1) kilometre from the Meatworks. Due to the significant separation distances it is not anticipated that the operations of the Meatworks and BORAL depot will have any impact on the proposed dwelling. In addition, it is noted that there are a number of other dwellings located within the area which operate with no known impacts to human health, amenity and well-being.
P02	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.	Although the proposed Dwelling House is located within the Special Management Area Overlay, the proposal maintains a reasonable separation distance from the Meatworks and BORAL depot, and is not anticipated to be exposed to air, noise and odour emissions that impact upon human health, amenity and well-being. In addition, it is noted that there are a number of other dwellings located within the area which operate with no known impacts to human health, amenity and well-being.

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

INFRASTRUCTURE CHARGES

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

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

This is based on the following calculations:

- (a) A charge of \$7,000.00 for a Residential use for a three (3) or more bedroom dwelling in Charge Area 3; and

(b) An Infrastructure Credit of \$7,000.00 applicable for the existing allotment.

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

CONSULTATION

The proposal was the subject of public notification between 28 June 2019 and 23 July 2019, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly made submissions were received.

REFERRALS

There were no referrals associated with this application.

STATEMENT OF REASONS

Description of the development	The proposed development is for Material Change of Use for a Dwelling House	
Reasons for Decision	<p>a) The proposed Dwelling House maintains a reasonable separation distance from nearby industrial uses to ensure the health, well-being, amenity and safety of communities and individuals are protected;</p> <p>b) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>;</p> <p>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity;</p> <p>d) The proposed development does not compromise the relevant State Planning Policy; and</p> <p>e) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Rural residential zone code; • Special management area overlay code; • Access, parking and transport code; • Landscape code; • Stormwater management code; • Waste management code; • Water and sewer code; and • Works code. 	
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	Reasons for the approval despite

	Benchmark	non-compliance with benchmark
	Special Management Area Overlay Code	The proposed use will increase the number of people situated within the Special Management Area Overlay. However, the proposal will be approximately 415 metres from the boundary of the Rockhampton depot for BORAL asphalt and bitumen and over one (1) kilometre from the Meatworks. Due to significant separation distances it is not anticipated that the operations of the meatworks and BORAL depot will have any impact on the proposed dwelling. In addition, it is noted that there are a number of other dwellings located within the Special Management Area which operate with no known impacts to human health, amenity and well-being.
Matters prescribed by regulation	<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 proposal for a Dwelling house within the Rural Residential zone is considered to be a consistent use and can be supported by the *Rockhampton Region Planning Scheme 2015*. Further, while the subject site is affected by the Special Management Area Overlay the Dwelling House will be designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions that could result from locating in proximity to industrial or landfill uses.

Therefore, the proposal for a Dwelling House at 9A Reynolds Street, Lakes Creek, is recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/22-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A DWELLING
HOUSE**

Locality Plan

Meeting Date: 27 August 2019

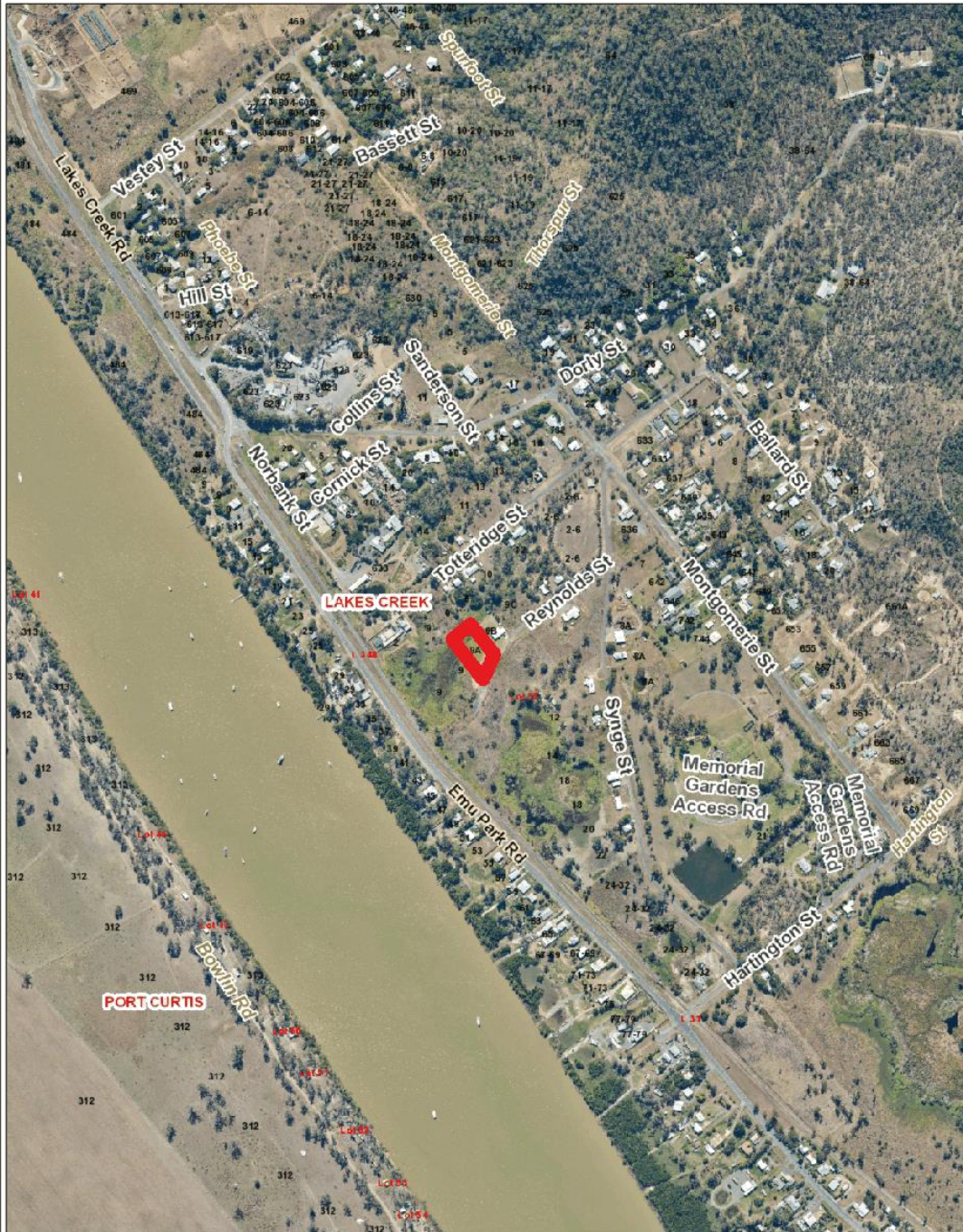
Attachment No: 1

Locality Plan - 9A Reynolds Street, Lakes Creek



A4 scale at 1: 8,625.73

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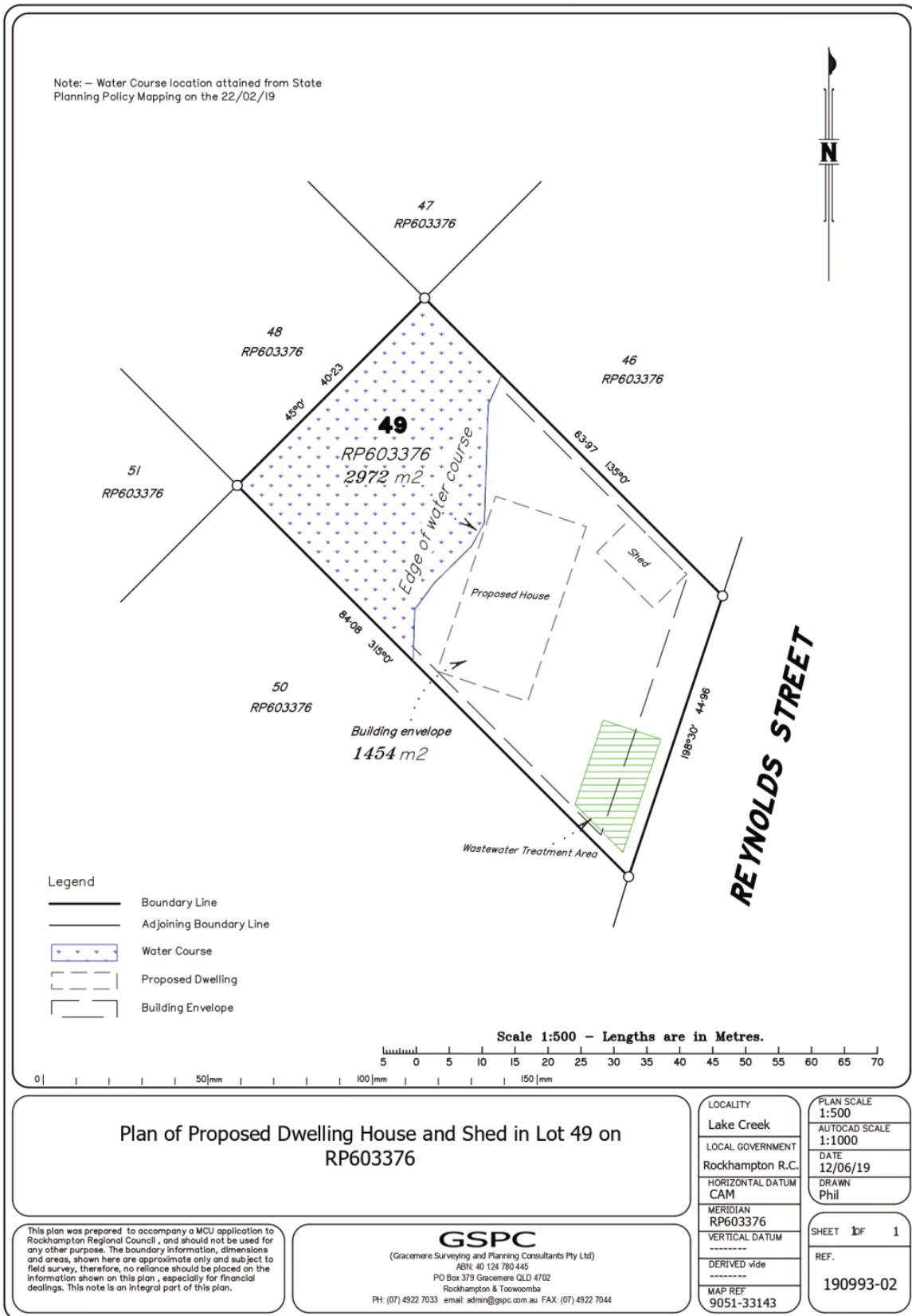


**D/22-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A DWELLING
HOUSE**

Site Plan

Meeting Date: 27 August 2019

Attachment No: 2



8.2 D/49-2019 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR HEALTH CARE SERVICES

File No: D/49-2019

Attachments:

1. [Locality Plan](#)
2. [Site Plan](#)
3. [Floor Plan](#)
4. [Elevations](#)

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

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/49-2019

Applicant: Wheatmen Pty Ltd

Real Property Address: Lots 1 and 3 on RP602024 and Lot 2 on RP619288, Parish of Rockhampton

Common Property Address: 112-114 Denham Street, Rockhampton City

Area of Site: 1,230 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Specialised Centre Zone

Planning Scheme Overlays: Not Applicable

Existing Development: Dwelling House and Vacant Land

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for Health Care Services

Level of Assessment: Impact Assessable

Submissions: Nil

Referral Agency(s): Department of State Development, Manufacturing, Infrastructure and Planning

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	11 June 2019
<i>Confirmation Notice issued:</i>	19 June 2019
<i>Submission period commenced:</i>	10 July 2019
<i>Submission period end:</i>	2 August 2019
<i>Government Agency Response:</i>	17 July 2019
<i>Last receipt of information from applicant:</i>	5 August 2019
<i>Statutory due determination date:</i>	17 September 2019

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Material Change of Use for Health Care Services, made by Wheatmen Pty Ltd, located at 112-114 Denham Street, Rockhampton City, described as Lots 1 and 3 on RP602024 and Lot 2 on RP619288, Parish of Rockhampton, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use, unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.5.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Sewerage Works;
 - (iv) Stormwater Works;
 - (v) Site Works;
 - 1.5.2 Plumbing and Drainage Works;
 - 1.5.3 Building Works:
 - (i) Demolition Works; and
 - (ii) 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 Lot 1 and 3 RP602024 and Lot 2 RP619288 must be amalgamated and registered as

one lot prior to the commencement of the use.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Existing site and demolition plan	A0001, Rev A	11 June 2019
Proposed site plan	A0002, Rev A	11 June 2019
Proposed cut & fill, waste & site management plan (during construction)	A0003, Rev A	11 June 2019
Proposed site analysis	A0004, Rev A	11 June 2019
Proposed floor plan	A1101, Rev A	11 June 2019
Proposed Roof Plan	A1102, Rev A	11 June 2019
Area Diagram	A1103, Rev A	11 June 2019
Elevations	A2001, Rev A	11 June 2019
Elevations 2	A2002, Rev A	11 June 2019
Sections	A3001, Rev A	11 June 2019
Perspectives and Finishes Schedule	A7001, Rev A	11 June 2019
Landscape Concept Plan	909-LCP01, Rev A	April 2019

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

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

3.0 ROAD WORKS

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

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

- 3.3 George Lane must be widened for the full frontage of the development site to match the existing construction to property boundary of the development site.

4.0 ACCESS AND PARKING WORKS

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

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

- works).
- 4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
 - 4.4 A new access to the development must be provided at George Lane.
 - 4.5 All vehicular access to and from the development must be via George Lane only.
 - 4.6 Direct vehicle access to the development from Denham Street is prohibited.
 - 4.7 All vehicles must ingress and egress the development in a forward gear.
 - 4.8 A minimum of thirteen (13) parking spaces must be provided on-site. This includes nine (9) covered car parking spaces, three (3) uncovered parking spaces and one (1) parking space for people with disabilities (PWD) (refer to condition 2.1).
 - 4.9 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
 - 4.10 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
 - 4.11 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
 - 4.12 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
 - 4.13 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 5.0 SEWERAGE WORKS
- 5.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
 - 5.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2002* and the provisions of a Development Permit for Operational Works (sewerage works).
 - 5.3 The development must be connected to Council's reticulated sewerage network.
 - 5.4 The existing sewerage access chamber and 150mm diameter gravity sewerage mains must be removed in accordance with the approved plans (refer to condition 2.1).
 - 5.5 A new sewerage access chamber, sewerage lamp hole and 150mm diameter gravity sewerage mains must be constructed in accordance with the approved plans (refer to condition 2.1).
 - 5.6 A new sewerage connection point must be provided for the neighbouring building (located on Lot 2 RP602024) via a new lamp hole. All existing sanitary drainage for the neighbouring building must be relocated to this new connection point.
 - 5.7 The finished sewerage access chamber/lamp hole surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy duty trafficable lid must be provided in the trafficable area.
 - 5.8 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
 - 5.9 The development must comply with Council's Building Over/Adjacent to Local

Government Sewerage Infrastructure Policy. Any permit associated with the Building Over/Adjacent to Local Government Sewerage Infrastructure Policy must be obtained prior to the issue of a Development Permit for Building Works.

- 5.10 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.

6.0 WATER WORKS

- 6.1 All water 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*, and *Plumbing and Drainage Act 2002*.
- 6.2 The development must be connected to Council's reticulated water network.
- 6.3 The existing water connection point(s) must be retained and upgraded, if necessary, to service the development.
- 6.4 Adequate domestic and fire fighting protection must be provided to the development, and must be certified by an hydraulic engineer or other suitably qualified person.
- 6.5 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

7.0 PLUMBING AND DRAINAGE WORKS

- 7.1 A Development Permit for Plumbing and Drainage Works must be obtained for the demolition of any existing structure and for new structures on the development site.
- 7.2 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 2019*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

8.0 STORMWATER WORKS

- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 8.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 8.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 8.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 8.5 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with details of any new drainage systems including retention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.

9.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 9.1 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban*

Drainage Manual, Capricorn Municipal Development Guidelines, and sound engineering practice.

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

10.0 SITE WORKS

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

- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:

10.2.1 the location of cut and/or fill;

10.2.2 the type of fill to be used and the manner in which it is to be compacted;

10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;

10.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and

10.2.5 the maintenance of access roads to and from the development site so that they are free of all cut and/or fill material and cleaned as necessary.

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

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

11.0 BUILDING WORKS

- 11.1 A Development Permit for Building Works must be obtained for the development site.

- 11.2 The existing structures on the subject land must be demolished and a Development Permit for Building Works (demolition) must be obtained prior to the commencement of demolition works on the development site.

- 11.3 All building works must be undertaken in accordance with Council's *Building Over/Adjacent to Local Government Sewerage Infrastructure Policy* and any permit obtained in respect of this policy.

12.0 LANDSCAPING WORKS

- 12.1 All landscaping must be established generally in accordance with the approved plans (refer to condition 2.1). The landscaping must be constructed and/or established prior to the commencement of the use and the landscape areas must predominantly contain plant species that have low water dependency.

- 12.2 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.

- 12.3 Landscaping, or any part thereof, upon reaching full maturity, must not:

(i) obstruct sight visibility zones as defined in the *Austrroads 'Guide to Traffic Engineering Practice'* series of publications;

(ii) adversely affect any road lighting or public space lighting; or

(iii) adversely affect any Council infrastructure, or public utility plant.

- 12.4 Council approval must be obtained prior to the removal of or interference with street trees located on Council land in accordance with Council's *Street Tree Policy*.

13.0 ELECTRICITY

-
- 13.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 14.0 TELECOMMUNICATIONS
- 14.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 15.0 ENVIRONMENTAL HEALTH
- 15.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- 15.2 Noise emitted from the activity must not cause an environmental nuisance.
- 15.3 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.
- 16.0 OPERATING PROCEDURES
- 16.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Denham Street or George Lane.
- 16.2 The hours of operations for the development site must be limited to 0700 hours to 1900 hours on Monday to Friday, with no operations on Sundays or Public Holidays.
- 16.3 The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Friday, with no loading/unloading to occur on Sundays or Public Holidays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
- 16.4 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 16.5 All waste storage areas must be:
- 16.5.1 kept in a clean and tidy condition; and
 - 16.5.2 maintained in accordance with *Environmental Protection Regulation 2008*.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

Torres Strait Islander and Partnerships website www.datsip.qld.gov.au.

NOTE 2. Asbestos Removal

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

NOTE 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

PROPOSAL IN DETAIL

The proposal is for a health care services facility to accommodate a new orthodontic practice at 112-114 Denham Street, Rockhampton City. The proposal supports the relocation of a nearby long established orthodontic practice into a new state-of-the-art facility which accommodates the following:

- Reception and Admin rooms;
- Waiting Area and Kids Play Area;
- Treatment Area (including eight (8) treatment chairs)
- 2 x Consultation Rooms;
- 2 x Surgical Rooms;
- Sterilisation Room;
- 2 x Lab;
- Offices; and
- Staff Kitchen and Lunch Room Area.

The design of the building is of high quality taking into account the physical characteristics of the site and surrounding uses, offering a unique design that has been influenced by the traditional Queensland and Victorian style homes.

The proposed use will be accessed by vehicles and pedestrians from an existing vehicle crossover located on the George Lane frontage as well as a pedestrian only entry on the Denham Street frontage. The proposal incorporates 13 car parking spaces of which nine (9) are covered spaces and four (4) uncovered spaces including one (1) disabled space. Hours of operation will generally be between the hours of 8.00am and 5.00pm with no emergency or weekend emergency work to be undertaken at the facility. All services will be by appointment only with an average of eight (8) staff (including part-time and occasional specialists) servicing the practice.

SITE AND LOCALITY

The subject site is located at 112-114 Denham Street, Rockhampton City over three (3) allotments. The site is rectangular in shape with a frontage to Denham Street of

approximately 25 metres and frontage to George Lane of approximately 40 metres. The combined lots provide a total site area of 1,230m².

The site currently accommodates a small unused brick single storey building and a shed with the remainder of the site being vacant land. The site is located in a mixed land use area whereby surrounding uses are predominantly commercial uses. Specifically the site is surrounded by:

- To the East across George Lane is a fast food outlet (Hungry Jacks) and retail and storage sheds beyond which lies George Street (Bruce Highway);
- To the South across Denham Street is a large open space park identified as Central Park;
- Directly to the West is a retail use operating as a furniture showroom, with residential uses located beyond this; and
- To the North of the site are predominantly residential uses in the form of single storey units/apartments.

PLANNING ASSESSMENT

MATTERS FOR CONSIDERATION

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the assessment process provisions of the Development Assessment Rules, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments – 15 July 2019

Support, subject to conditions / comments.

Public and Environmental Health Comments – 14 June 2019

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.

1. Planning for liveable communities and housing

Housing supply and diversity

Not Applicable.

Liveable communities

Not Applicable.

2. Planning for economic growthAgriculture

Not Applicable.

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

3. Planning for environment and heritageBiodiversity

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

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

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

5. InfrastructureEnergy and water supply

Not Applicable.

Infrastructure integration

Not Applicable.

Transport infrastructure

Not Applicable.

Strategic airports and aviation facilities

Not Applicable.

Strategic ports

Not Applicable.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Urban Infill and Intensification designation under the scheme's strategic framework map. The strategic framework themes and their strategic

outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable:

(i) **Settlement pattern**

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty (20) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.

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

Complies. The proposal for a Health Care Service (Orthodontist) is considered consistent with the settlement pattern of the *Rockhampton Region Planning Scheme 2015* as it will not affect the viability, role and function of Rockhampton's specialised centres. The subject site is appropriately suited for a Health Care Service (Orthodontist) given its ability to service the needs of nearby residential communities and its location in close proximity to essential services including the Rockhampton Base Hospital and Hillcrest Private Hospital.

Natural environment and hazards

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

Not applicable. The proposal is not impacted by any natural hazards or located within any environmentally significant areas.

(ii) **Community identity and diversity**

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.

- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.
- (5) Crime prevention through environmental design is achieved in urban areas including public spaces to improve public safety.

Complies. The proposed development will contribute positively to the quality of life for residents by providing a state-of-the-art orthodontic practice within the Rockhampton Region which will primarily function to service the needs of the surrounding residential community.

(iii) **Access and mobility**

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

Complies. The proposal is located on a Major Urban Collector road (Denham Street) which directly services a large residential catchment and higher order centres within the Rockhampton's Central Business District. The proposal will contribute positively to active living within the region through the inclusion of pedestrian walkways and close access to public transport infrastructure.

(iv) **Infrastructure and services**

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

Not applicable. The proposal does not incorporate any major infrastructure or services.

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

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

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

Complies. The proposed Health Care Service (Orthodontist) is a new state-of-the-art facility which will facilitate additional staffing requirements for local residents and create opportunities for professionals from outside of the region to visit and practice from the facility on a casual basis. This will strengthen Rockhampton's role as the primary health care provider for the broader Central Queensland catchment.

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

Specialised Centre Zone

The subject site is situated within the Specialised Centre Zone 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;*

Gladstone Road and George Street precinct – residential and food services sub-precinct

- a) *development includes short-term accommodation, fast food outlets, restaurants and other facilities for travellers including visitor information facilities, service stations and parks;*
- b) *intensification of residential uses in this precinct is supported (including at ground level);*
- c) *only small-scale, convenience retail uses serving the local catchment and highway users locate in this sub-precinct. Retail uses (including shops, supermarkets, shopping centres and showrooms) larger than 300 square metres in gross floor area will not occur; and*
- d) *industrial uses are not supported due to the proximity to the adjoining residential area and the intent to allow further residential development within the sub-precinct.*

This application is not considered consistent with the purpose of the Zone given it will accommodate a Health Care Services facility within the Specialised Centre Zone (residential and food services sub-precinct). The proposal will however, provide an attractive state-of-the-art facility that will directly service the needs of the Rockhampton region and wider communities. The proposal will not undermine the viability, role or function of other centres and has been designed to reflect the traditional Queenslander and Victorian style homes, visually integrating with the site and enhancing the visual appeal of the development within the Specialised Centre Zone.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Specialised Centre Zone Code;
- Access, Parking and Transport Code;
- Landscape Code;
- Stormwater Management Code;
- Waste Management Code; and
- Water and Sewer Code.

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

Specialised Centre Zone Code	
Performance Outcome/s	Officer’s Response
PO11 Development is located, designed and operated so that adverse	The proposal’s architectural design and built form have taken into account the

	impacts on privacy and the amenity of nearby land in a residential zone are minimised.	surrounding character and amenity ensuring minimal impacts to nearby residents. Specifically, the proposed building has been set back approximately 13 metres from the boundary adjoining a residential use and has also incorporated a 1.8 metre solid colourbond fence and dense landscaping buffers to ensure impacts are either reduced or mitigated.
Access, Parking and Transport Code		
Performance Outcome/s		Officer's Response
PO5	<p>Provision is made for on-site vehicle parking:</p> <p>a) to meet the demand likely to be generated by the development; and</p> <p>b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p>The proposed development will incorporate a total of 13 car parking spaces (nine (9) covered, three (3) uncovered and one (1) PWD) which falls short of the required 18 spaces.</p> <p>Given the layout and size of the site it is not considered practical to accommodate 18 parking spaces as it would significantly reduce the useability of the premises for its intended purpose. It is noted that much of the proposal's Gross Floor Area includes common areas such as waiting areas, garages and wet areas all of which could be considered 'double-count' areas within the car parking calculation. Removing these areas from the count would result in a total of only 12 parking spaces being required and the proposal could comply. It is also noted that the Denham Street frontage could also accommodate roughly three (3) to four (4) vehicles as an overflow option.</p> <p>In addition, the Planning Scheme's standard for a Health Care Service includes the provision of one (1) space for special use vehicles and one (1) space for emergency vehicles. Given the operations of the proposal as an orthodontic practice, the age profile of patients, the dominant pattern of patient arrivals/departures, and the applicants experience in the industry over the past 40 years, the provision for these spaces is not deemed necessary for this proposal.</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.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1. The Infrastructure Charges are as follows:

Column 1		Colum	Column 3	Column 4	Calculated
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Use Schedule		n 2 Charge Area	Adopted Infrastructure Charge		Adopted Infrastructure Charge for stormwater network		Charge
			(\$)	Unit	(\$)	Unit	
Essential Services	All uses as per AICN 4/14 Table 2.2.1	Areas 1 and 2	119	per m ² of GFA			\$53,431.00
					8.50	per m ² of impervious area	\$8,552.79
Total							\$61,983.79
Less credit							\$63,000.00
TOTAL CHARGE							\$0.00

This is based on the following calculations:

- (a) A charge of \$53,431.00 for Gross Floor Area being 449 square metres (medical centre);
- (b) A charge of \$8,552.79 for Impervious Area being 1,000.61 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$63,000.00 for the existing three allotments.

Therefore, Infrastructure Charges are not considered payable for this development.

CONSULTATION

The proposal was the subject of public notification between 10 July 2019 and 2 August 2019, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly made submissions were received.

REFERRALS

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning as a Concurrence Agency given the development involves land located adjacent to a road that intersects with a state-controlled road and within 100 metres of the intersection. The Department has provided a response with conditions on 17 July 2019.

STATEMENT OF REASONS

Description of the development	The proposed development is for Material Change of Use - Health Care Services
Reasons for Decision	<ul style="list-style-type: none"> a) The site’s locational characteristics provide an appropriate opportunity to accommodate a service related land use that is designed and sited to complement and not adversely impact on nearby residential and commercial land uses; b) The proposed development will provide an attractive state-of-the-art facility that will directly service the needs of the Rockhampton Region and wider communities and will not undermine the viability, role or function of other centres. c) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>;

	<p>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;</p> <p>e) The proposed development does not compromise the relevant State Planning Policy; and</p> <p>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.</p>							
<p>Assessment Benchmarks</p>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Specialised Centre Zone Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; and • Water and Sewer Code. 							
<p>Compliance with assessment benchmarks</p>	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p> <table border="1" data-bbox="531 1193 1404 2078"> <thead> <tr> <th data-bbox="531 1193 855 1294"> <p>Assessment Benchmark</p> </th> <th data-bbox="855 1193 1404 1294"> <p>Reasons for the approval despite non-compliance with benchmark</p> </th> </tr> </thead> <tbody> <tr> <td data-bbox="531 1294 855 1731"> <p>Specialised Centre Zone Code</p> </td> <td data-bbox="855 1294 1404 1731"> <p>The proposal’s architectural design and built form have taken into account the surrounding character and amenity ensuring minimal impacts to nearby residents. Specifically, the proposed building has been set back approximately 13 metres from the boundary adjoining a residential use and has also incorporated a 1.8 metre solid colourbond fence and dense landscaping buffers to ensure impacts are either reduced or mitigated.</p> </td> </tr> <tr> <td data-bbox="531 1731 855 2078"> <p>Access, Parking and Transport Code</p> </td> <td data-bbox="855 1731 1404 2078"> <p>The proposed development will incorporate a total of 13 car parking spaces (nine (9) covered, three (3) uncovered and one (1) PWD) which falls short of the required 18 spaces.</p> <p>Given the layout and size of the site it is not considered practical to accommodate 18 parking spaces as it would significantly reduce the useability of the premises for its intended purpose.</p> </td> </tr> </tbody> </table>		<p>Assessment Benchmark</p>	<p>Reasons for the approval despite non-compliance with benchmark</p>	<p>Specialised Centre Zone Code</p>	<p>The proposal’s architectural design and built form have taken into account the surrounding character and amenity ensuring minimal impacts to nearby residents. Specifically, the proposed building has been set back approximately 13 metres from the boundary adjoining a residential use and has also incorporated a 1.8 metre solid colourbond fence and dense landscaping buffers to ensure impacts are either reduced or mitigated.</p>	<p>Access, Parking and Transport Code</p>	<p>The proposed development will incorporate a total of 13 car parking spaces (nine (9) covered, three (3) uncovered and one (1) PWD) which falls short of the required 18 spaces.</p> <p>Given the layout and size of the site it is not considered practical to accommodate 18 parking spaces as it would significantly reduce the useability of the premises for its intended purpose.</p>
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		<p>It is noted that much of the proposal's Gross Floor Area includes common areas such as waiting areas, garages and wet areas all of which could be considered 'double-count' areas within the car parking calculation. Removing these areas from the count would result in a total of only 12 parking spaces being required and the proposal could comply. It is also noted that the Denham Street frontage could also accommodate roughly three (3) to four (4) vehicles as an overflow option.</p> <p>In addition, the Planning Scheme's standard for a Health Care Service includes the provision of one (1) space for special use vehicles and one (1) space for emergency vehicles. Given the operations of the proposal as an orthodontic practice, the age profile of patients, the dominant pattern of patient arrivals/departures, and the applicants experience in the industry over the past 40 years, the provision for these spaces is not deemed necessary for this proposal.</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 development is considered to conflict with the purpose of the Specialised Centre Zone. However, the proposal will provide an attractive state-of-the-art facility that will directly service the needs of the Rockhampton region and wider communities which will not impact on the viability, role or function of the surrounding commercial area or other higher-order centres. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/49-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR HEALTH CARE
SERVICES**

Locality Plan

Meeting Date: 27 August 2019

Attachment No: 1

Locality Plan



A4 Page scale at 1: 2,341.41
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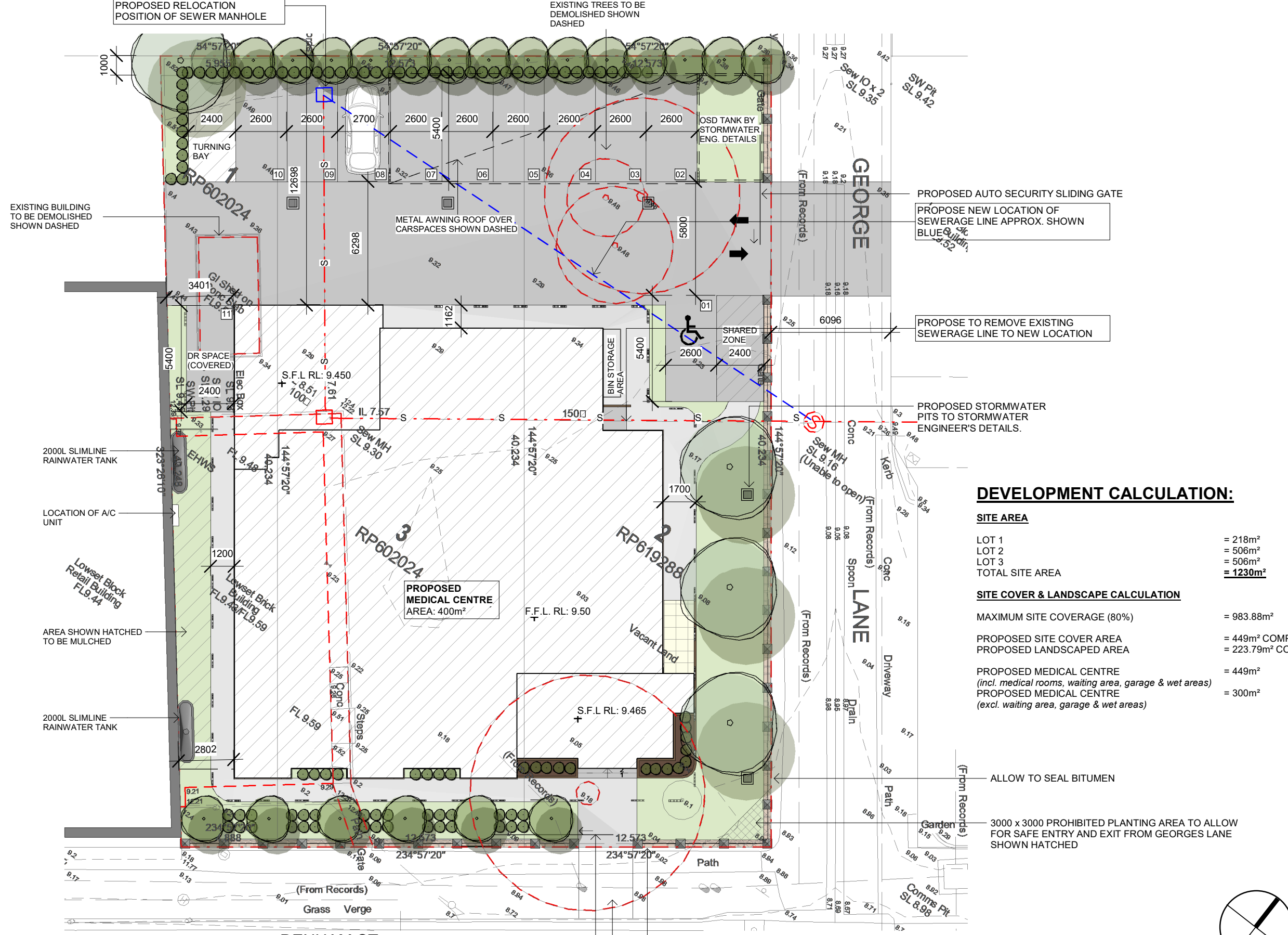


**D/49-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR HEALTH CARE
SERVICES**

Site Plan

Meeting Date: 27 August 2019

Attachment No: 2



- SERVICES LEGEND:**
- EO--- ELECTRICITY OVERHEAD
 - EU--- ELECTRICITY UNDERGROUND
 - FO--- FIBRE OPTIC
 - G--- GAS
 - S--- SEWER
 - SW--- STORMWATER
 - T--- TELSTRA
 - W--- WATER

TERMITE NOTE:
 ALL TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660. GRANITGUARD OR SIMILAR AS PER MANUFACTURERS SPECIFICATION.

DEVELOPMENT CALCULATION:

SITE AREA		SETBACKS	
LOT 1	= 218m ²	FRONT SETBACK (avg. front setback)	= 3.50m COMPLIES
LOT 2	= 506m ²	SIDE SETBACK GROUND FLOOR	= 2.7 & 5.50m COMPLIES
LOT 3	= 506m ²	REAR SETBACK	= 14.2m COMPLIES
TOTAL SITE AREA	= 1230m²	HEIGHT RESTRICTION 12m MAX.	= 5.83m COMPLIES
SITE COVER & LANDSCAPE CALCULATION			
MAXIMUM SITE COVERAGE (80%)	= 983.88m ²		
PROPOSED SITE COVER AREA	= 449m ² COMPLIES		
PROPOSED LANDSCAPED AREA	= 223.79m ² COMPLIES		
PROPOSED MEDICAL CENTRE (incl. medical rooms, waiting area, garage & wet areas)	= 449m ²		
PROPOSED MEDICAL CENTRE (excl. waiting area, garage & wet areas)	= 300m ²		

DRAWINGS APPROVED

APPROVAL	TENDER	CONSTRUCTION
CHECKED BY:	DATE	SIGNATURE
PROJECT MANAGER		
DESIGNER		
APPROVED BY:	DATE	SIGNATURE
OWNER / CLIENT		

PRELIMINARY

1
PROPOSED SITE PLAN
 1 : 200

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DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT & CLIENT
 DR NICHOLAS MANNING
 PROPOSED HEALTH CARE SERVICES
 112-114 DENHAM ST,
 ROCKHAMPTON CITY QLD
 4700 LOT 1&3 SP602024 &
 LOT 2 SP619288

DRAWN BY: SP
CHECKED BY: HC
PROJECT MGR: As indicated

JOB NO: 1191 (19288)
DATE: 11.06.2019
SCALE @ A3: As indicated

REV: A
TOTAL PAGES: 12
DRAWING NO: A0002

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REV.	DESCRIPTION	BY	DATE
8	DRAFT DA ISSUE - MINOR CHANGES	HC	31.03.2019
9	DRAFT DA ISSUE & CONSULTANT COORDINATION	SP	12.04.2019
10	ISSUE TO LANDSCAPE CONSULTANT	SP	7.05.2019
11	DRAFT DA ISSUE	SP	6.06.2019
A	DA ISSUE	HC	11.06.2019

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**D/49-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR HEALTH CARE
SERVICES**

Floor Plan

Meeting Date: 27 August 2019

Attachment No: 3



- SERVICES LEGEND:**
- EO--- ELECTRICITY OVERHEAD
 - EU--- ELECTRICITY UNDERGROUND
 - FO--- FIBRE OPTIC
 - G--- GAS
 - S--- SEWER
 - SW--- STORMWATER
 - T--- TELSTRA
 - W--- WATER

- ABBREVIATION:**
- AJ ARTICULATION JOINT
 - BSN BASIN
 - DP DOWNPIPES
 - FW FLOOR WASTE
 - HP HOT PLATE
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - SHR SHOWER
 - TUB LAUNDRY TUB
 - VB VANITY BASIN
 - WC WATER CLOSET
 - WM WASHING MACHINE
 - SD SMOKE DETECTOR
 - TRH HARDWIRED TO MAIN TOILET ROLL HOLDER
 - DTR DOUBLE TOWEL RAIL
 - TH TOWEL HOOK
 - MH MAN HOLE

TERMITE NOTE:
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PROPOSED FLOOR PLAN

PROJECT & CLIENT
 DR NICHOLAS MANNING
 PROPOSED HEALTH CARE SERVICES
 112-114 DENHAM ST,
 ROCKHAMPTON CITY QLD
 4700 LOT 1&3 SP602024 &
 LOT 2 SP619288

DRAWN BY: SP
CHECKED BY: HC
PROJECT MGR:

JOB NO: 1191 (19288)
DATE: 11.06.2019
SCALE @ A3: 1 : 100

REV: A
TOTAL PAGES: 12
DRAWING NO: A1101

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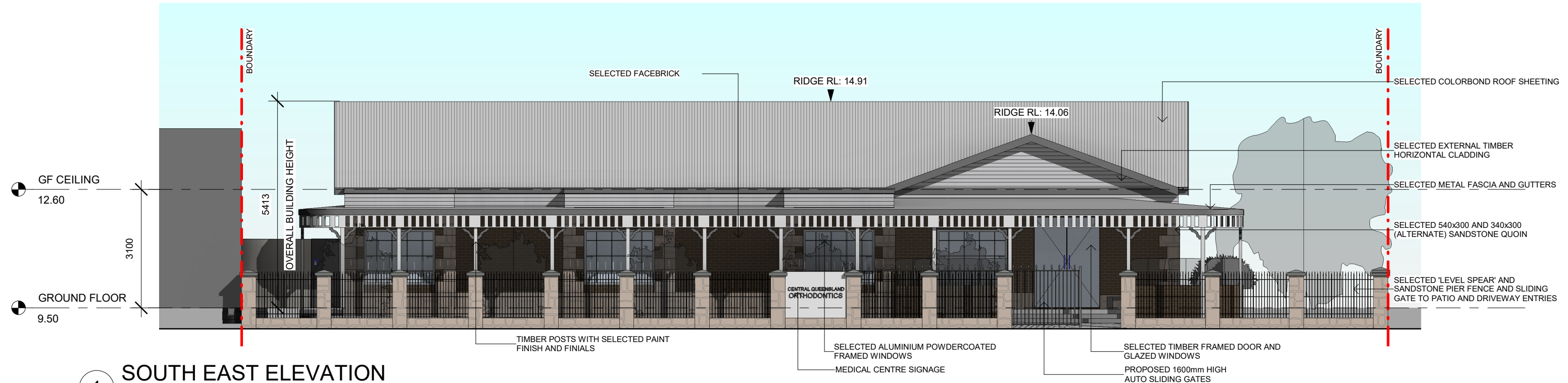
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**D/49-2019 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR HEALTH CARE
SERVICES**

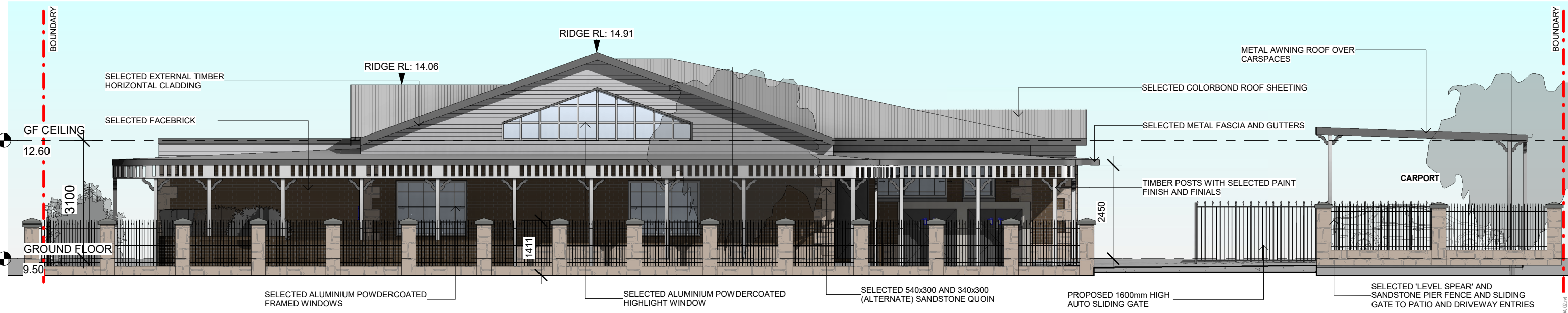
Elevations

Meeting Date: 27 August 2019

Attachment No: 4



1 SOUTH EAST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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DESIGNER		
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DRAWING TITLE:
ELEVATIONS 1

PROJECT & CLIENT
DR NICHOLAS MANNING
PROPOSED HEALTH CARE SERVICES
112-114 DENHAM ST,
ROCKHAMPTON CITY QLD
4700 LOT 1&3 SP602024 &
LOT 2 SP619288

DRAWN BY: SP
CHECKED BY: HC
PROJECT MGR:

JOB NO: 1191 (19288)
DATE: 11.06.2019
SCALE @ A3: 1 : 100

REV: A
TOTAL PAGES: 12
DRAWING NO: A2001

ABN 80 621 185 064
L1, SUITE 3, 233 CANLEY VALE ROAD
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REV.	DESCRIPTION	BY	DATE
8	DRAFT DA ISSUE - MINOR CHANGES	HC	31.03.2019
9	DRAFT DA ISSUE & CONSULTANT COORDINATION	SP	12.04.2019
10	ISSUE TO LANDSCAPE CONSULTANT	SP	7.05.2019
11	DRAFT DA ISSUE	SP	6.06.2019
A	DA ISSUE	HC	11.06.2019

File Path: H:\Temp\Job Folder - Vok from home\1506-11 Rockhampton\12-114 Denham St, Rockhampton City - DA 02.rvt

8.3 D/75-2015/A - REQUEST FOR EXTENSION TO THE RELEVANT PERIOD FOR DEVELOPMENT INCENTIVES APPLICATION FOR A BULK STORE

File No:	D/75-2015/A
Attachments:	1. Locality Plan 2. Applicant Request Letter
Authorising Officer:	Tarnya Fitzgibbon - Coordinator Development Assessment Karen Moody - Acting Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services
Author:	Thomas Gardiner - Planning Officer

SUMMARY

<i>Development Application Number:</i>	<i>D/75-2015</i>
<i>Applicant:</i>	<i>J & S Drilling</i>
<i>Real Property Address:</i>	<i>Lot 68 on RP604012, Parish of Gracemere</i>
<i>Common Property Address:</i>	<i>89 Douglas Street, Gracemere</i>
<i>Planning scheme zoning:</i>	<i>Gracemere-Stanwell Zone – Medium Impact Industry Precinct</i>
<i>Type of Approval:</i>	<i>Development Permit for a Material Change of Use for a Bulk Store</i>
<i>Date of Decision:</i>	<i>28 July 2015</i>
<i>Application Lodgement Fee:</i>	<i>\$1,635.00</i>
<i>Infrastructure Charges:</i>	<i>\$11,662.00</i>
<i>Infrastructure charges incentive:</i>	<i>Precinct 2 – 50% discount</i>
<i>Incentives sought:</i>	<i>Development facilitation</i> <i>Refund of Development Application Fees</i> <i>Refund of service and connection fees</i>

OFFICER'S RECOMMENDATION

THAT in relation to the extension to the relevant period for Development Incentives Application for D/75-2015/A, located at 89 Douglas Street, Gracemere, described as Lot 68 on RP604012, Parish of Gracemere, Council resolves to choose Option 1.

BACKGROUND

On 10 November 2015, Council approved an application under the Development Incentives Policy for a Material Change of Use for a Bulk Store. On 21 August 2018, the Planning and Regulatory Committee resolved to approve an extension to the relevant period by 12 months, until 21 August 2019.

The applicant has requested a further extension to the relevant period for the Development Incentives approval by a further 12 months until 21 August 2020. The further extension is sought for the following reasons:

- Council recently approved an extension to both the Material Change of Use (D/75-2015) and Operational Works (D/60-2016), which relate to this approval, by a further 12 months;
- Issues engaging a contractor to finalise works for the construction of the access and internal driveway; and
- Personal health issues suffered both by the applicant and consulting Engineer which have prevented the commencement of the use within the appropriate timeframe.

CONCLUSION

That the relevant period for the Development Incentives approval be:

- Option 1: extended by a further 12 months until 21 August 2020. This will be the final extension granted; or
- Option 2: not extended.

**D/75-2015/A - REQUEST FOR
EXTENSION TO THE RELEVANT
PERIOD FOR DEVELOPMENT
INCENTIVES APPLICATION FOR A
BULK STORE**

Locality Plan

Meeting Date: 27 August 2019

Attachment No: 1

Locality Plan



A4 Page scale at 1: 9,781.81
Printed from GeoCortex on 08/08/2019



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**D/75-2015/A - REQUEST FOR
EXTENSION TO THE RELEVANT
PERIOD FOR DEVELOPMENT
INCENTIVES APPLICATION FOR A
BULK STORE**

Applicant Request Letter

Meeting Date: 27 August 2019

Attachment No: 2



(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
E-mail: admin@gspc.com.au

Head Office:
PO Box 18146 Clifford Gardens QLD 4350
PH: (07) 4634 8703 FAX: (07) 4634 0158
Email: jagsarwan@smartchat.net.au

Our Ref: 150714

31st July 2019

Council Ref: D/75-2015

Chief Executive Officer
Rockhampton Regional Council
P. O. Box 1860
Rockhampton QLD 4700

Attention: Thomas Gardiner

Dear Sir/Madam,

Seeking Extension to the Relevant Period – Development Incentives Approval for Development Permit D/75-2015 for a Material Change of Use for a Bulk Store – Situated at 89 Douglas Street, Gracemere – Described as Lot 68 on RP604012, Locality of Gracemere.

We humbly seek Council's considerations to extend the relevant period in line with extension already granted by Council to the MCU Approval currency period until 30 July 2020.

We graciously thank Council for the prevailing "*extension to the relevant period by 12 months, until 21 August 2019*". This extension had been sought due to the landowner:- John McLellan's previous ill health, from which he is now recovered. Since the recovery, and in the past 12 months, John has been working towards compliance with Council's Conditions of Approval for the subject Material Change of Use for a Bulk Store. John has satisfactorily attended to all of the conditions except one. The only condition not yet satisfactorily complied with is Condition:- 3.3 "*Both the existing driveways within the road reserve must be concrete paved or asphalted*".

John has engaged consultant engineer, Austin Grillmeier RPEQ; and together they had organised a local Gracemere contractor to carry out approved operational works to satisfy Condition 3.3. All works had been programmed to be completed by 30 July 2019 to align with the MCU and Operational Works approval currency periods. Accordingly, John came from Western Australia to commission and commence works in early July. However, and unfortunately, on the 10th of July 2019, the nominated contractor pulled out of carrying out the works. This has placed the whole works programme into disarray; and John & Austin are engaging another contractor to do the works. Finding another contractor to commence works immediately is difficult as a lot of Infrastructure works are now in progress in and around the region; and contractors are already otherwise engaged.

John has also had an on-site meeting on 12 July 2019 with the Council's Gracemere Industry Co-ordinator, Louise Ward and very senior Council Officers, Jamie McCaul and Thomas Gardiner. A couple of issues have come to light during this meeting where Council's representatives are trying to assist John towards the satisfactory completion of works to achieve compliance with the only remaining condition of the MCU approval.

G S P C

Ref: 150714

July 2019

The Operational Works Approval is also related to an ROL Approval, which is for the subdivision of the same land into 2 allotments. Therefore, 2 constructed driveways would be required. However, John has not been able to act on the ROL Approval yet because of his earlier illness and the severe downturn of economic activity in the recent years. It is noted that the ROL Approval (D/139-2015) is current until 29 September 2020.

Therefore, to relieve the financial burden on John, Council representatives have agreed with John that to comply with 'commencement of use' (in respect of the MCU Approval) of his 'Bulk Store' premises, he only needs to construct one driveway cross-over.

However, to achieve Council's formal acknowledgement of construction of one driveway cross-over to facilitate the 'commencement of use', 4 official steps needs to be taken, and each step incurs its own Council Application fees, as follows:-

- (1) Extension of MCU Approval D/75 - 2015 with Application fee of \$960
- (2) Extension of Op Works Approval D/60 - 2016 with Application fee of \$960
- (3) Change Application to amend condition of MCU Approval with Application fee of \$960
- (4) Change Application to amend condition of Op Works Approval with Application fee of \$960

Total = \$3,840

The need to outlay these additional costs have been brought about by the following extenuating circumstances:-

- (1) The nominated contractor abandoning the project in the second week of July, making it no longer feasible for completion of works by the deadline of 30 July 2019;
 - (2) The need to separate requirements of the Op Works for MCU from ROL, as the ROL still has about a year and half of currency period left. The MCU may then be completed more efficiently to facilitate full compliance with all its pertinent conditions;
 - (3) The ROL and its related Op Works have not been able to be carried out because of the severe downturn in economic activity in the years of the recent past. Whereby John's personnel and drilling equipment have had to be on standby for 6 weeks at a time, with the projects not eventuating on a number of occasions.
 - (4) The process, to separate the MCU Op Works requirements from the ROL Op Works requirements, needs to go through Council's Application process with applicable fees.
- The applications to extend the currency period of the MCU and Op Works Approvals have already been made to Council.
 - The currency period of the MCU approval has already been extended by Council until 30 July 2020.
 - The application to extend the currency period of the Op Works approval, was lodged to Council at the same time as above; however, this application is still being assessed – although we have received an email from Council on 19 July 2019 that "Council will agree to a one (1) year extension."

We are now able to make 'Change Application' to seek change to Condition 3.3 of the MCU Approval D/75-2015. However, we have to await Council's issuing of the extension to the Op Works Approval before we are able to make 'Change Application' to seek change to the appropriate Condition(s) of the Op Works Approval.

Our project engineer, Austin Grillmeier (RPEQ) is currently very ill in hospital.

We seek Council's considerations towards:-

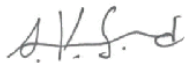
- J & S Drilling to have preserved through the harsh economic times and in the last 12 months, complied with all, except one, MCU Conditions of Approval;
- Contractor abandoning the project only a few weeks before completion deadline;
- Works supervising registered practising engineer, RPEQ Austin Grillmeier, now very ill in hospital; and
- At least around \$4,000 of additional fees now payable to Council to extend and amend the MCU and Op Works Approvals.

Therefore, considering the afore described extenuating circumstances, we are no longer able to complete the single remaining works required to show full compliance with the MCU conditions of Approval by 21 August 2019.

Hence, we most humbly seek Council's considerations towards Extension to the Relevant Period – Development Incentives Approval for Development Permit D/75 - 2015. We request that this extension be granted to 30 July 2020 to align with extension already granted to the related MCU Approval D/75 – 2015.

Please advise if this information is satisfactory to your requirements.

Yours sincerely,
GSPC



Sunil Govind
Registered Planner

8.4 DECISIONS UNDER DELEGATION - JULY 2019

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

SUMMARY

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

OFFICER'S RECOMMENDATION

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

<i>Application type</i>	<i>Applicant</i>	<i>Address</i>	<i>Decision</i>
D/52-2019 – ROL (2 into 8 lots)	Parkhurst Holdings Pty Ltd	777 Yaamba Road, Parkhurst	Delegation
D/53-2019 – ROL (3 into 6 lots)	Keppel Developments Pty Ltd	62, 64 and 66 Geoff Wilson Drive, Norman Gardens	Already decided under delegation
D/54-2019 – Operational Works – Road Work, Drainage Work, Stormwater and Earthworks. There is no primary approval.	Rockhampton Regional Waste and Recycling	211 Sandy Creek Road, Bushley	Delegation
D/55-2019 – Operational Works – Road Work, Stormwater, Earthworks, Drainage and Water and Sewerage Infrastructure and Clearing Vegetation. The primary approval is for a MCU for Veterinary Services.	McMurtrie Consulting Engineers	339 Dean Street, Frenchville	Delegation

D/57-2019 – ROL (2 lots into 2 lots) and access easement	Gregory John Perry	319 Cunningham Road, Nine Mile	Already decided under delegation
D/58-2019 – ROL (1 into 2 lots)	RJE Goudie	12 Carroll Lane, Bouldercombe	Delegation
D/59-2019 – Operational Works for Prescribed Tidal Works. There is no primary approval.	Rockhampton Regional Council	1 The Bend, Depot Hill	Delegation
D/60-2019 – MCU for Dwelling House	GP Janse Van Rensburg	Lot 164 Toonda Road, Marmor	Already decided under delegation
D/61-2019 – ROL (2 into 2 lots)	Pixwood Pty Ltd	10A and 12 Mason Avenue, Parkhurst	Delegation
D/62-2019 – ROL (1 into 2 lots)	Glen and Rhonda Fraser	Lot 340 Nicholson Road, Alton Downs	Delegation
D/63-2019 – ROL (2 into 2 lots)	IR and VT Long	43 Jessie Street and 6 Craiglee Street, The Range	Already decided under delegation
D/64-2019 – MCU for Community Use – Hindu Cultural Centre	Hindu Temple Central Queensland Pty Ltd	8-16 Nuttall Street, Parkhurst	Delegation
D/65-2019 – MCU for Dwelling House	WA Lawrence	608 Montgomerie Street, Lakes Creek	Impact assessable so may go to Committee if there are submissions
D/66-2019 – Preliminary Approval varying the effect of the planning scheme	Aurizon Operations Limited	338-380 Bolsover Street, Depot Hill	Committee
D/67-2019 – MCU for Multiple Dwelling (4 units) and ROL (5 into 4 lots)	RK Sweeney	107 Talford Street and 148 and 150 Fitzroy Street, Allentown	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 July 2019 and the manner in which they will be decided.

8.5 MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - JULY 2019

File No: 1464

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

Authorising Officer: Colleen Worthy - General Manager Community Services

Author: Karen Moody - Acting Manager Planning and Regulatory Services

SUMMARY

The monthly operations report for Planning & Regulatory Services for July 2019 is presented for Councillors information.

OFFICER'S RECOMMENDATION

THAT the Planning & Regulatory Services monthly operations report for July 2019 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 FOR
PLANNING & REGULATORY
SERVICES - JULY 2019**

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

Meeting Date: 27 August 2019

Attachment No: 1

MONTHLY OPERATIONS REPORT

PLANNING & REGULATORY SERVICES

PERIOD ENDED JULY 2019



1. Operational Summary

Local Laws

Delivery of the *Part of the Pack* education program has been particularly well received by childcare and early learning centres. The program was delivered at Guppy's Early Learning Centre in July with four more childcare/early learning centre presentations booked in August.

The unit is currently developing a Good Neighbour program for Year 12 students. This program aims to educate and prepare these young adults on their roles and responsibilities when living independently from their parents in the community. Topics to be covered in the program will include:

- Keeping noise in check
- Waste and recycling
- Parking
- Lawn and yard maintenance
- Responsible pet ownership

Development Engineering

Officers within the unit have been working with Development Support Officers in trialling mobile inspections. The implementation of mobile inspections within the unit will streamline the current manual process by eliminating the need to manually register documents and scan certificates etc.

The Capricorn Municipal Development Guidelines review has commenced in preparation for the steering committee meeting to be held in September. A number of guidelines and standard drawings are being reviewed in consultation with industry.

Development Assessment

The Development Assessment unit attended two Planning Institute of Australia webinars in July on legal matters and density. A Planning Institute of Australia event is being held in Rockhampton on 23 August 2019. There have been no non-compliances or under performances in July.

Health & Environment

Environment & Public Health

Environmental Health Officer's attended the recent River Festival and inspected 40 food vendors, all of whom were licensed.

A number of food business licences failed to renew their licence, these were sent an Application for Restoration of Food Business Licence.

Vector Management

Vector Management Officers and Environmental Health Officers have continued to respond to the Dengue notifications in the region in conjunction with Queensland Health. As of 3 August, there has been 13 confirmed cases of Dengue (type 2) in Rockhampton. The response (until the 30 July) includes:

- 1044 properties inspected;
- 849 properties sprayed;
- Aedes Aegypti breeding has been detected at 95 properties; and
- 436 properties have had lethal ovitraps set.

Pest Management

Stage one of the Weed Surveillance program commences next month. Affected landholders have been issued correspondence advising of same and a public notice placed in the Morning Bulletin. Information on the program can be found on council's website.

A letter of support was issued to the Wycarbah Landcare Group in support of their funding application for a quick spray unit to the Fitzroy Basin Association.

Building, Plumbing & Compliance

The unit has been developing a Newsflash which will provide updates, news and changes within Council and the industry to key stakeholders. Stakeholders will receive the Newsflash quarterly in their inbox and the broader community via handout at various locations within the Rockhampton region. The Newsflash will be ready for distribution by the end of August.

The building and plumbing applications associated with the second artificial playing field at the Rockhampton Hockey club is coming to completion. The new facilities and the playing surface have been designed to Olympic regulations and standards ready for the Oceania Cup qualifier for the 2020 Tokyo Olympics between Australia and New Zealand.

2. Customer Service Requests

The Planning and Regulatory Services section has received in the vicinity of 8,628 customer requests from January 2019 to date. Of these, 7,827 have been completed giving an average completion rate of 83% across the spectrum of operations.

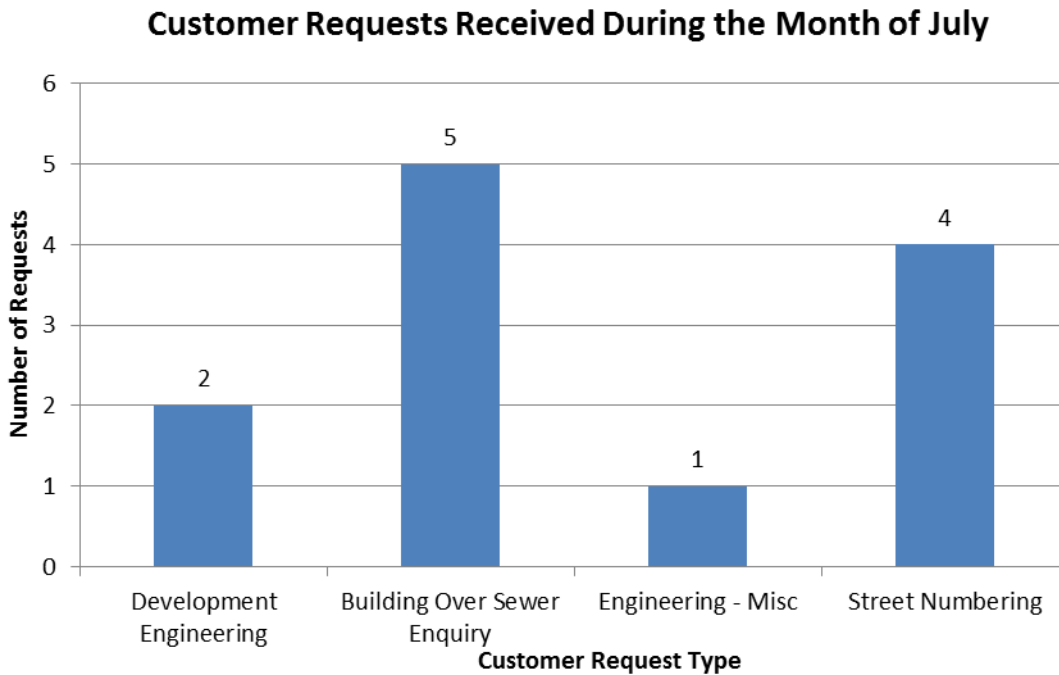
Local Laws

- The Local Laws unit received 983 requests in July resolving 548 requests during the period.
- Response times for completing customer requests in this reporting period of July 2019 are within the set timeframes for our KPIs.
- 211 wandering and restrained for collection customer requests were received during the month with 175 of these resolved.

Development Engineering

Response times for completing customer requests in this reporting period are within set timeframes.

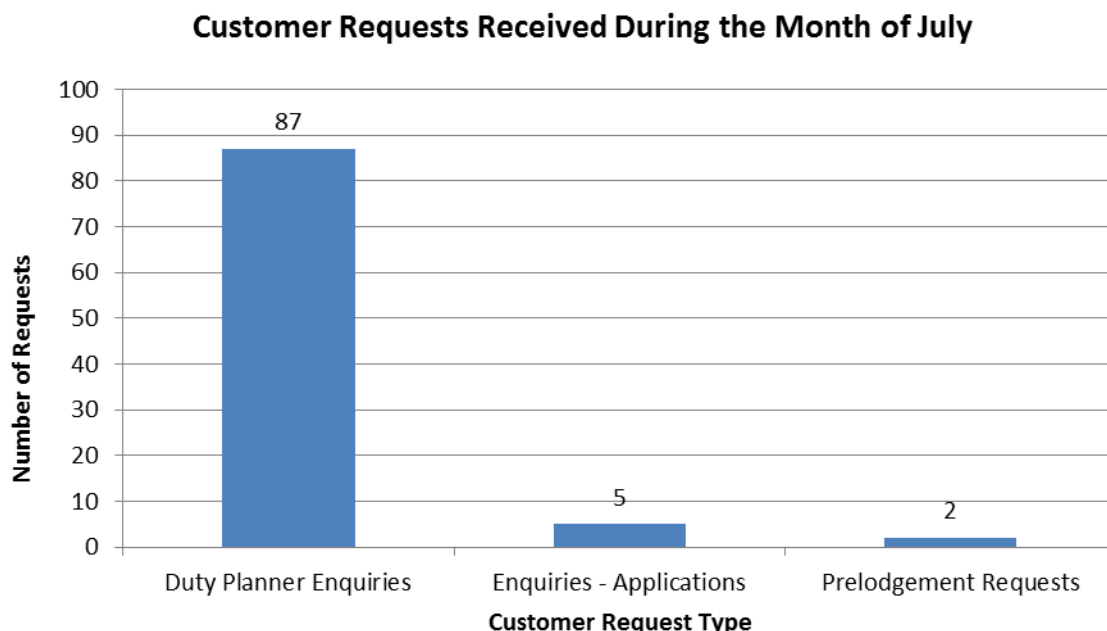
Graph 2.1



Development Assessment

There were 92 customer requests and duty planner enquiries received for July. Of these only one remained incomplete as at 1 August 2019. Response times for completing customer requests in this reporting period are within set timeframes.

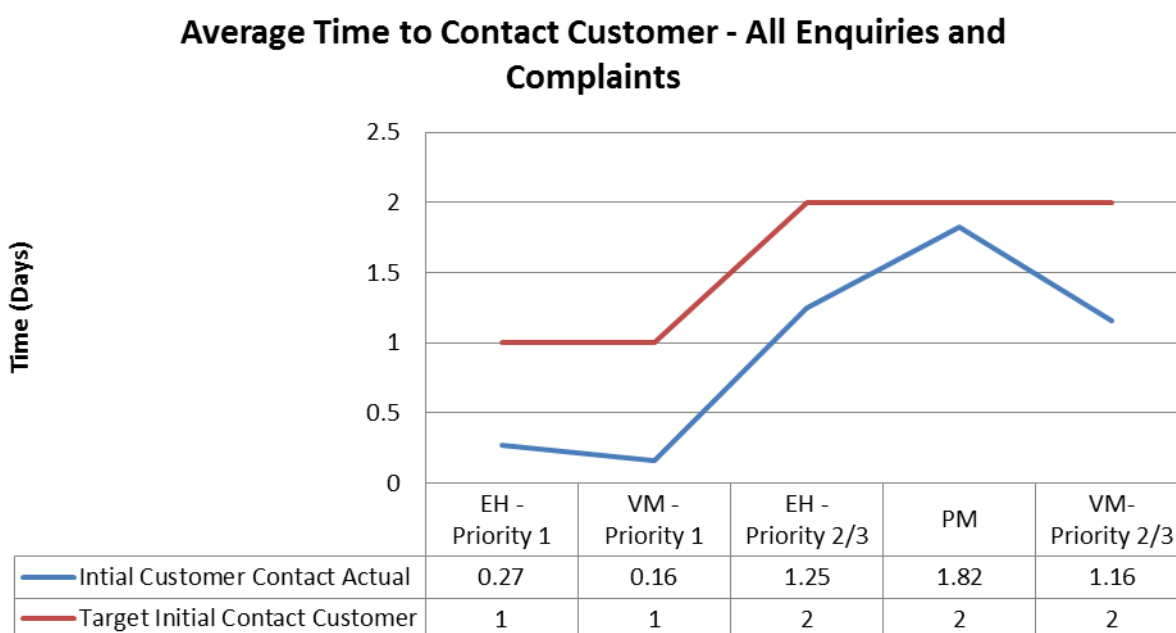
Graph 2.2



Health & Environment

The Environment and Health Unit have responded to 75 requests during July, most were completed within the customer service timeframes. The most common requests were food enquiries, pest plant and pest animal complaints.

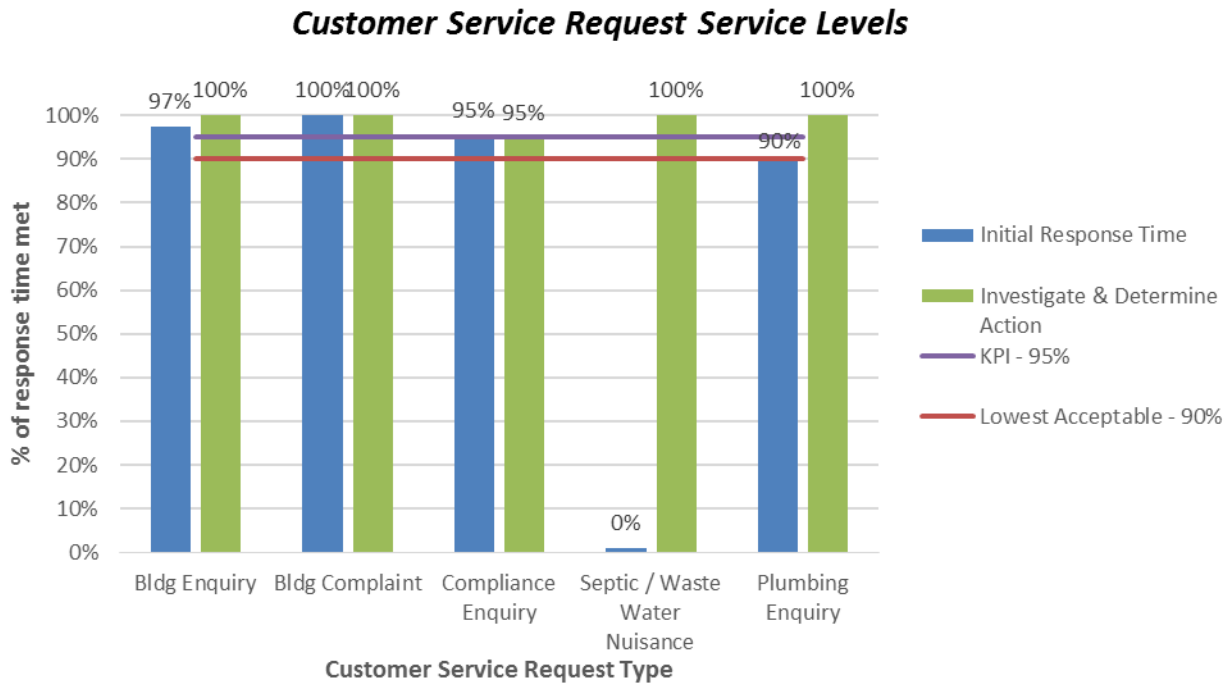
Graph 2.3



Building, Plumbing & Compliance

The unit have had another busy month with 122 customer requests received during the month. Of these, 84% were completed. Overall, the service level KPIs were met for the reporting period. The one exception was septic/waste water nuisance; the requestor was attempted to be contacted however the appropriate actions were not completed.




Graph 2.4




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 July – 0.91% 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	\$1,479.77
Currently out to tender.					

4. Operational Projects

As at period ended July – 0.91% 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>May 19</i>	<i>Nov 19</i>		<i>In Progress</i>	<i>\$20,605</i>	<i>\$17,632.88</i>
Development Engineering						
<i>Mobile Inspections</i>	<i>Commenced</i>	<i>Sept 19</i>		<i>In Progress</i>	<i>Operational</i>	<i>Within Budget</i>
Building, Plumbing & Compliance						
<i>Mobile Inspections</i>	<i>Commenced</i>	<i>To be determined</i>		<i>Completed</i>	<i>Operational</i>	<i>Within Budget</i>

5. Budget

Financial performance is as expected for the reporting period.

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



As At End Of July

Report Run: 06-Aug-2019 12:55:15 Excludes Nat Accts: 2802,2914,2917,2924

	Adopted Budget \$	Actuals \$	EOM Commitments \$	Total \$	Variance %	On Target 8.3% of Year Gone
<u>Development Engineering</u>						
Revenues	0	(41)	0	(41)	-	
Expenses	1,148,258	65,990	6,495	72,485	6.3%	
Transfer / Overhead Allocation	(449,589)	(27,218)	0	(27,218)	6.1%	
Total Unit: Development Engineering	698,669	38,731	6,495	45,226	6.5%	
<u>Development Assessment</u>						
Revenues	(741,012)	(48,766)	0	(48,766)	6.6%	
Expenses	1,761,147	76,788	25,431	102,219	5.8%	
Transfer / Overhead Allocation	31,212	(7,491)	0	(7,491)	-24.0%	
Total Unit: Development Assessment	1,051,348	20,530	25,431	45,961	4.4%	
<u>Building, Plumbing and Compliance</u>						
Revenues	(519,901)	(53,175)	0	(53,175)	10.2%	
Expenses	1,170,295	74,580	3,546	78,126	6.7%	
Transfer / Overhead Allocation	(148,286)	(13,645)	0	(13,645)	9.2%	
Total Unit: Building, Plumbing and Compliance	502,108	7,760	3,546	11,306	2.3%	
<u>Health & Environment</u>						
Revenues	(184,107)	(29,394)	0	(29,394)	16.0%	
Expenses	2,484,787	126,224	119,494	245,718	9.9%	
Transfer / Overhead Allocation	360,558	16,466	0	16,466	4.6%	
Total Unit: Health & Environment	2,661,237	113,296	119,494	232,790	8.7%	
<u>Local Laws</u>						
Revenues	(1,149,192)	63,594	0	63,594	-5.5%	
Expenses	3,004,470	110,072	247,329	357,401	11.9%	
Transfer / Overhead Allocation	257,367	17,564	0	17,564	6.8%	
Total Unit: Local Laws	2,112,645	191,230	247,329	438,559	20.8%	
<u>Planning and Regulatory Services Management</u>						
Revenues	(15,000)	0	0	0	0.0%	
Expenses	462,495	27,665	21,924	49,589	10.7%	
Total Unit: Planning & Regulatory Services Mgmt	447,495	27,665	21,924	49,589	11.1%	
Total Section: PLANNING & REGULATORY SERVICES	7,473,502	399,213	424,220	823,433	11.0%	

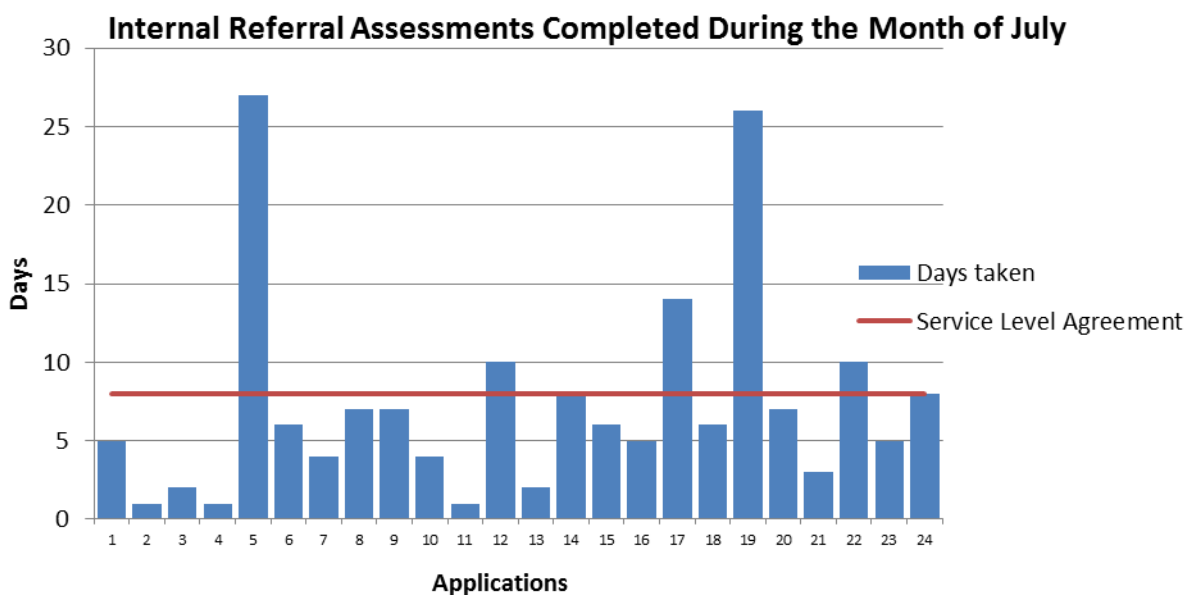
Comments

The 20% variance shown against Local Laws is due to the raising of purchase orders and committal of funds for the financial year.

6. Section Statistics

<i>Development Engineering</i>			
Service Level	Target	Current Performance	Service Level Type
Development MCU, ROL completed in 8 days	90%	85%	Operational
Development Operational Works completed in 8 days	90%	73%	Operational

Graph 6.1

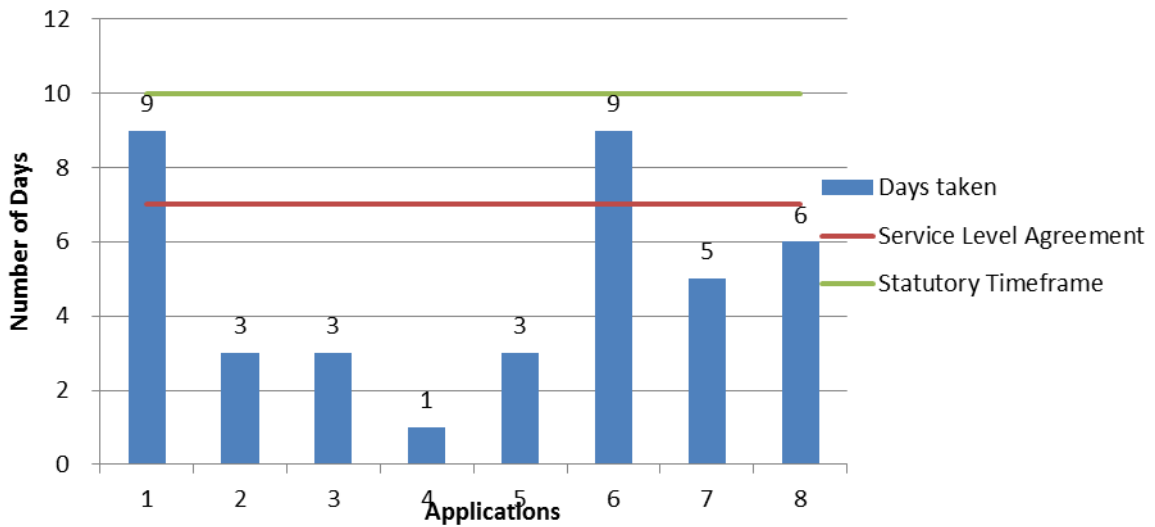


24 referrals to the unit were assessed during the month which consisted of 11 Operational Works applications and 13 MCU/ROL applications. Five of the 24 applications were responded to outside the unit’s KPI of 90% within eight business days. This is due to insufficient information being provided by the 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%	100%	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

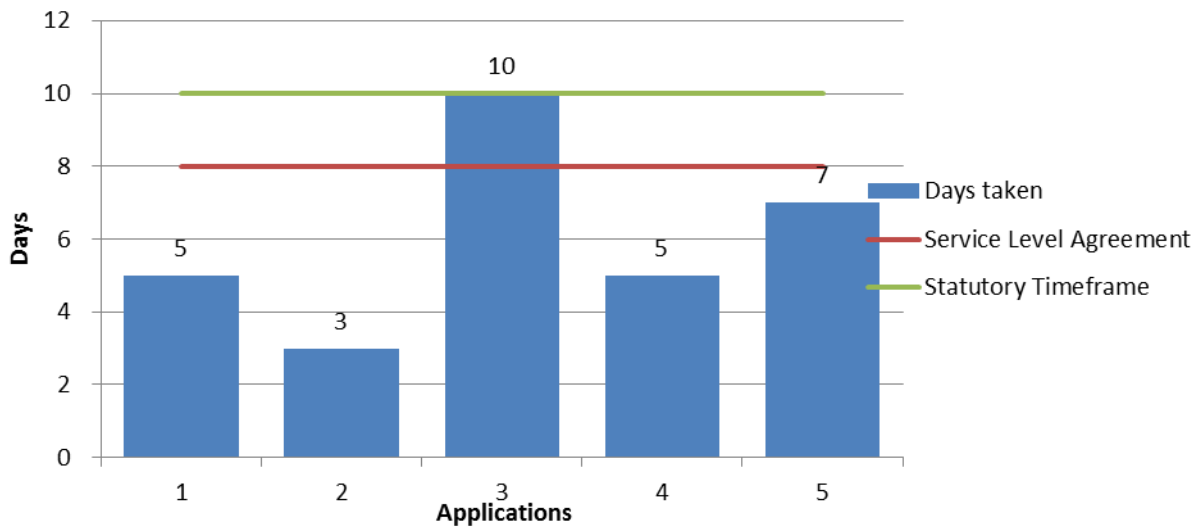
Graph 6.2

Confirmation Notices Issued During the Month of July



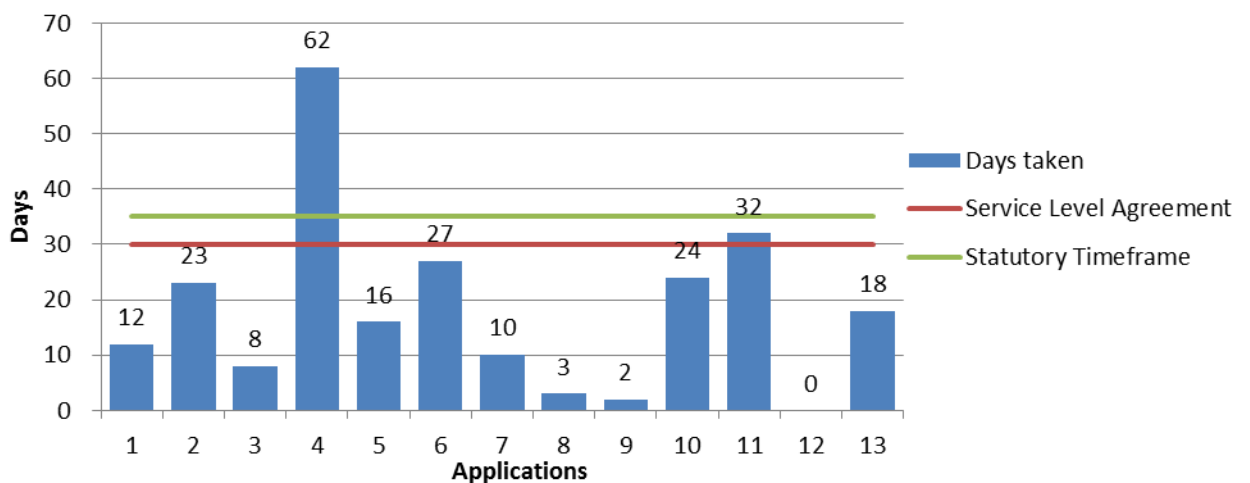
Graph 6.3

Information Request Issued During the Month of July



Graph 6.4

Decisions Made During the Month of July



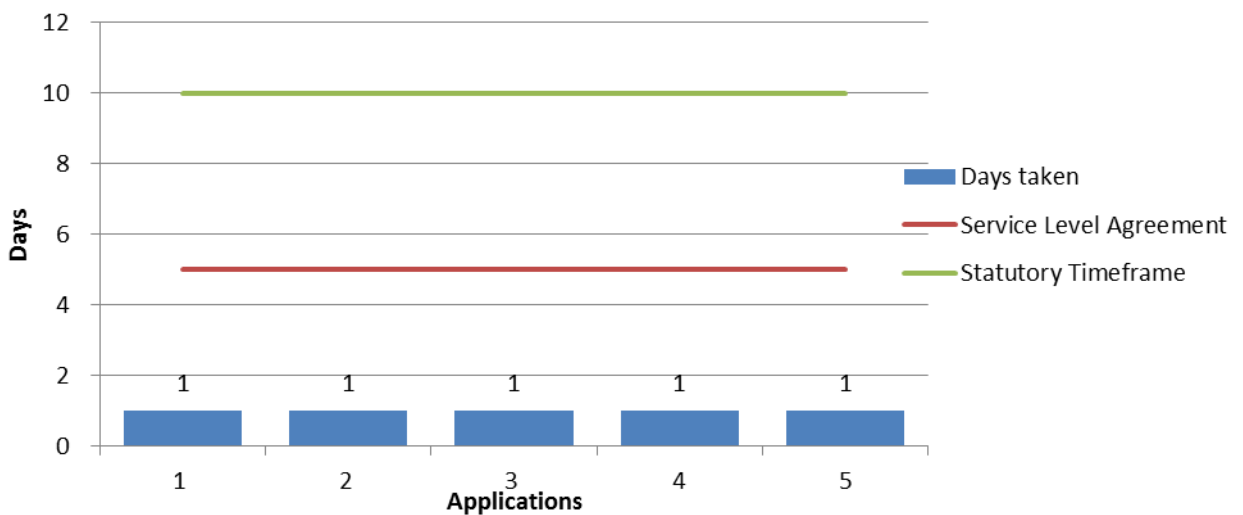
All but one decision went out within the 35 business day timeframe. This application took 62 days and was extended by agreement in accordance with the *Planning Act*.

Building			
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%	94%	Statutory

Building Applications

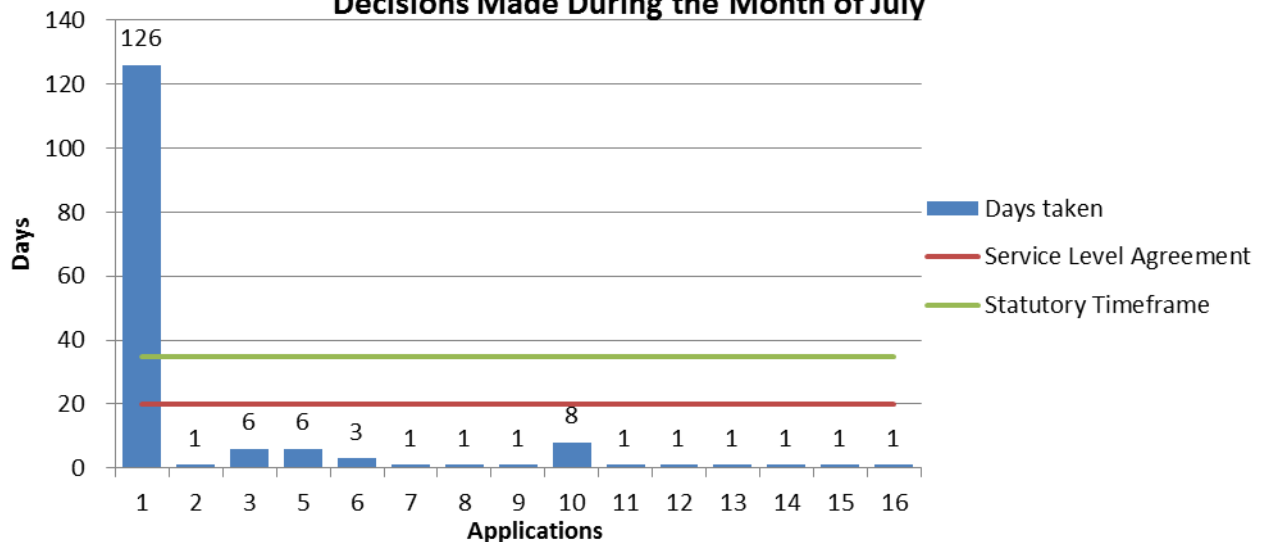
Graph 6.5

Information Request Issued During the Month of July



Graph 6.6

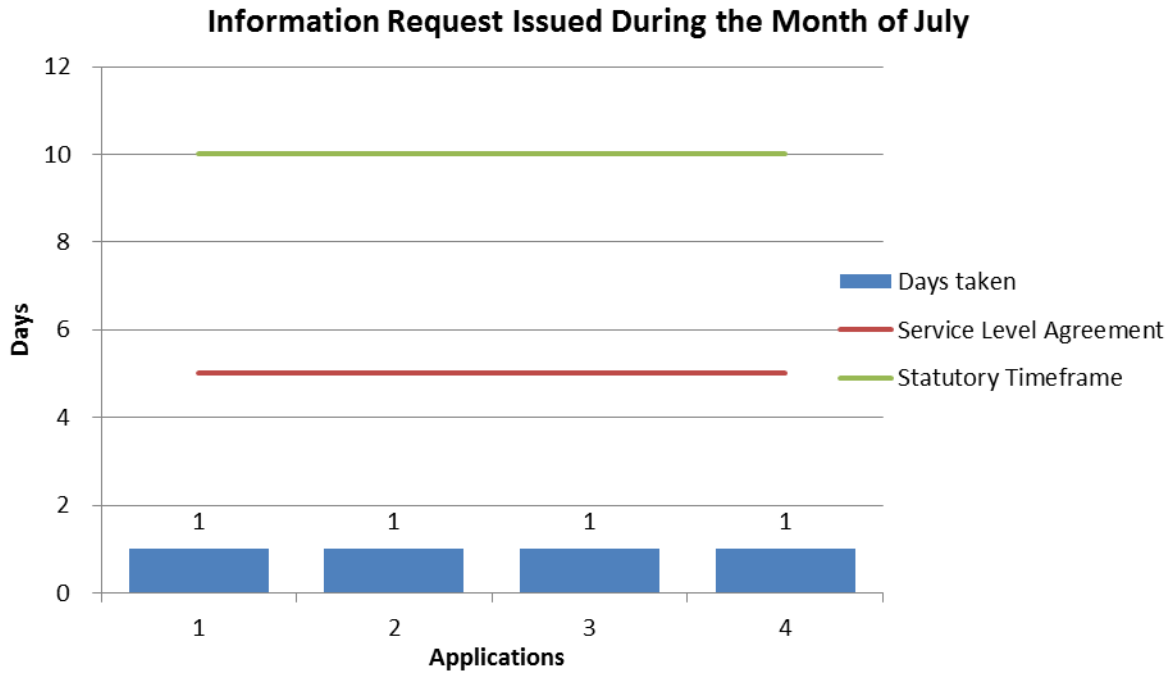
Decisions Made During the Month of July



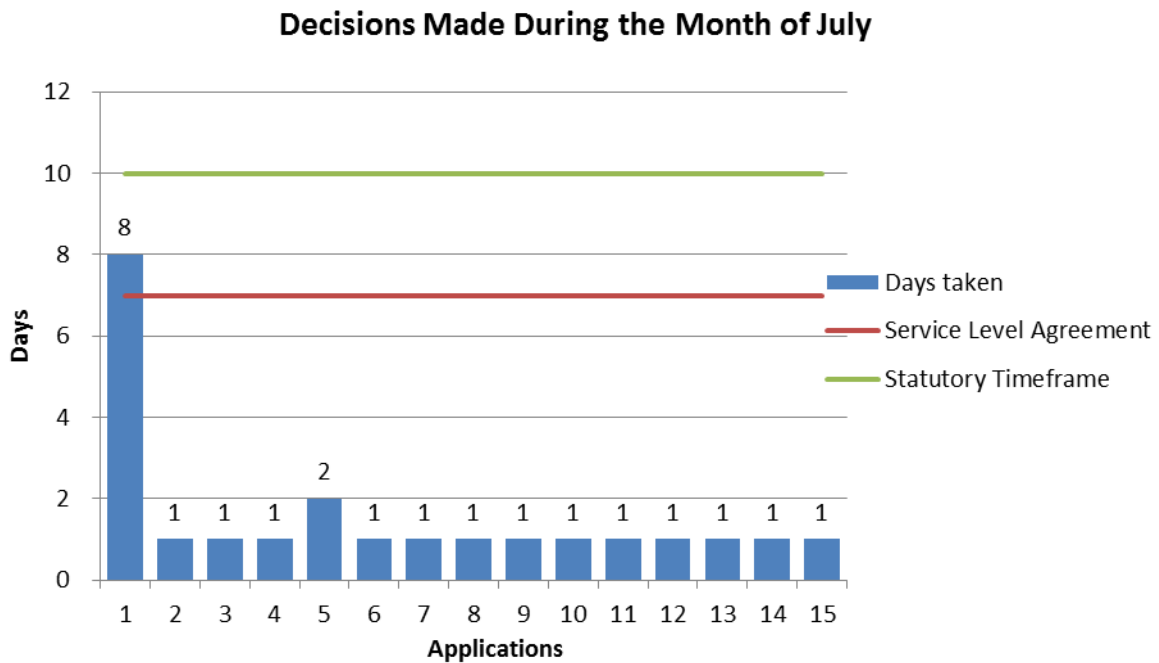
All building applications have been delivered within the statutory timeframes, the anomaly in the graph is for an application that had the decision time extended to allow the applicant to provide additional information from a referral agency.

Referral Agency Applications

Graph 6.7



Graph 6.8

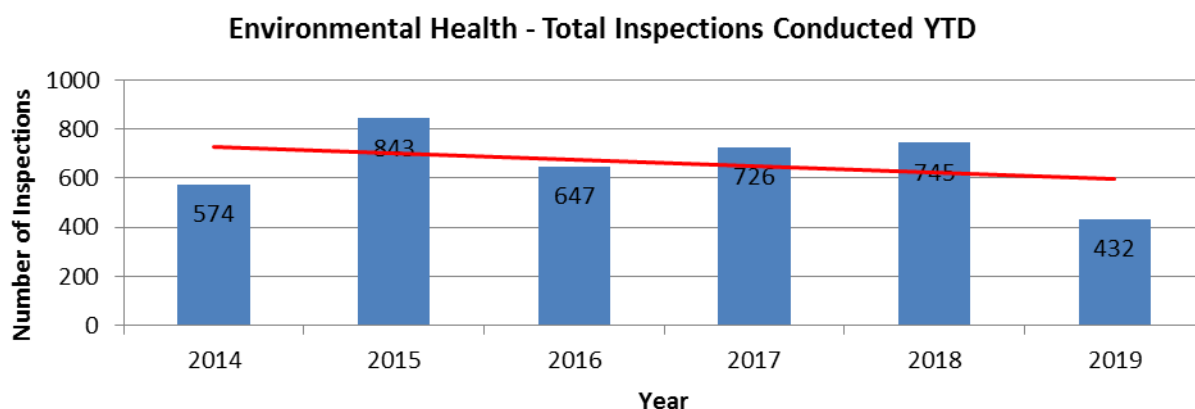


Health and Environment			
Service Level	Target	Current Performance	Service Level Type
Annual inspection of licensed food businesses undertaken	462 premises	7%	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	16 premises	13%	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	6 premises	0%	Operational

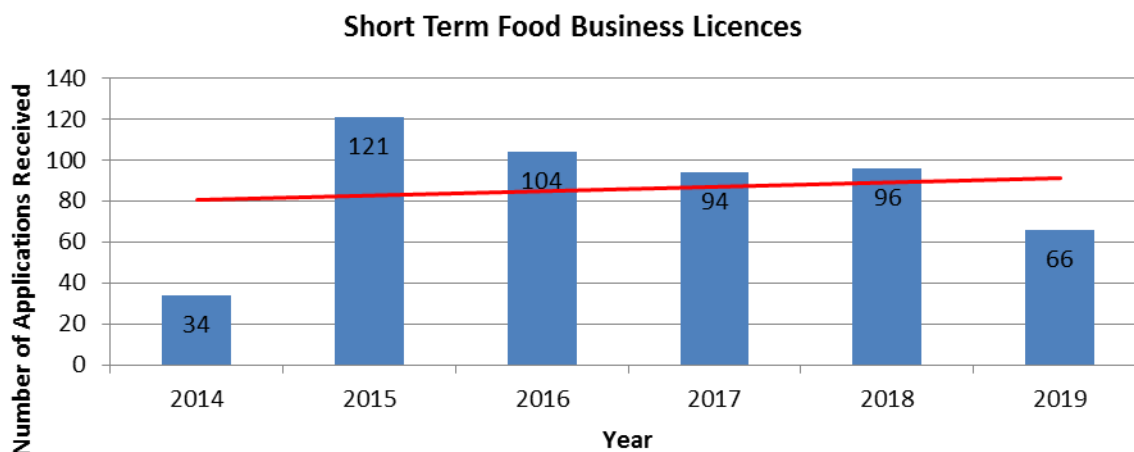
Applications/Inspections Received	July 19	Comments
Number of Food Business Licence Applications	0	
Number of Short Term Food Business Licence Applications	13	7 Approved in July 1 Withdrawn 5 Under assessment
Number of Mobile Food Business Licence Applications	0	

Licences/Inspections	Financial YTD	Comments
Total Number of Approved Food Business Licences	440	22 Restoration applications not yet received
Total Number of Annual Inspections for Food Business Licences undertaken	32	

Graph 6.9



Graph
6.10



Development Engineering

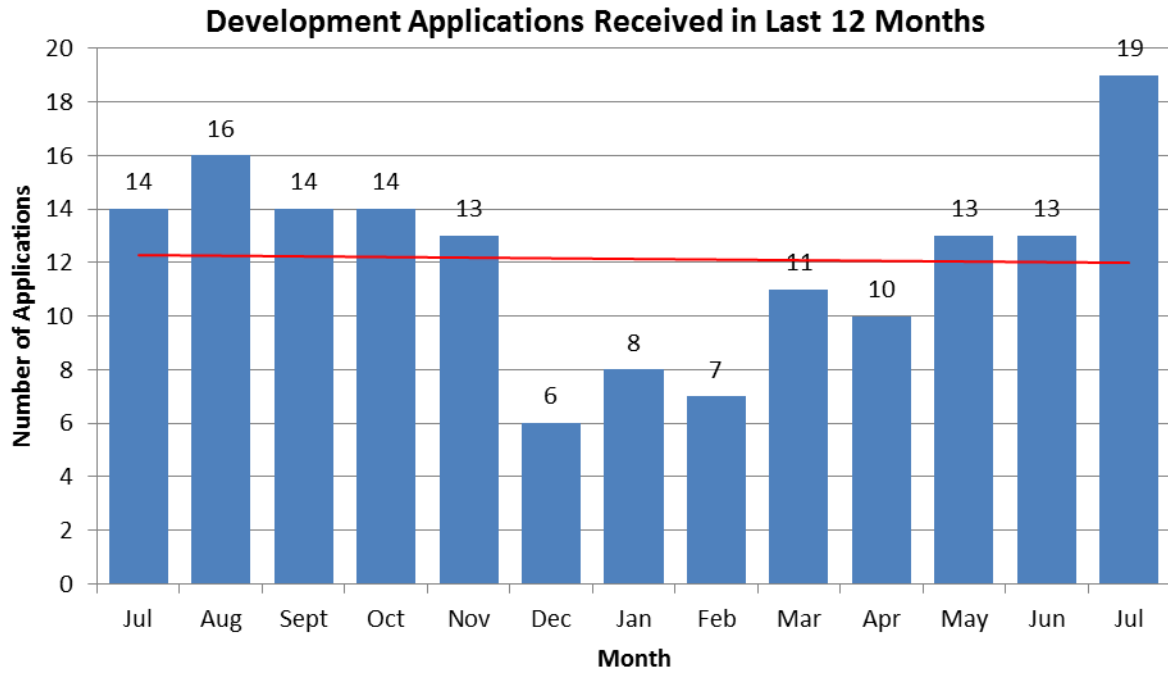
Description	July 19				Financial YTD
MCU & ROL referrals completed	13				13
Op Works referral completed	11				11
Total Completed	24				24

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, survey plans and compliance checks of conditions of approvals.

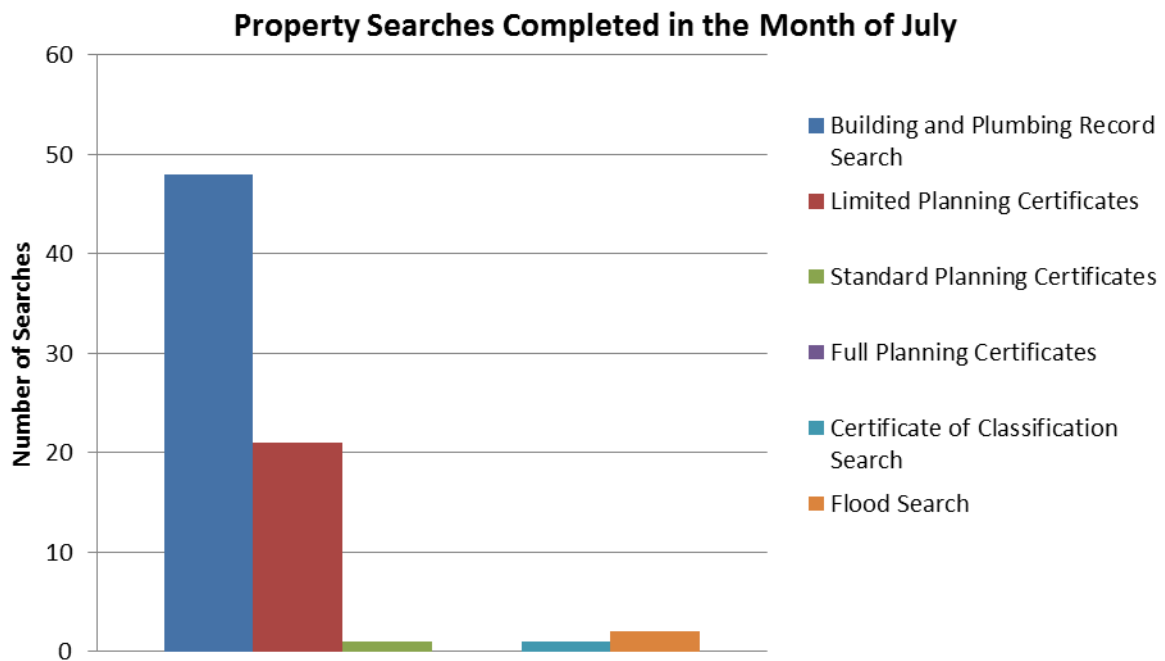
Development Assessment

Description	July 19				Financial YTD
New Applications	16				16
Request to Change Applications	3				3
Development Incentives Applications	0				0
Total Received	19				19
Total Decided	13				13

Graph 6.11



Graph 6.12



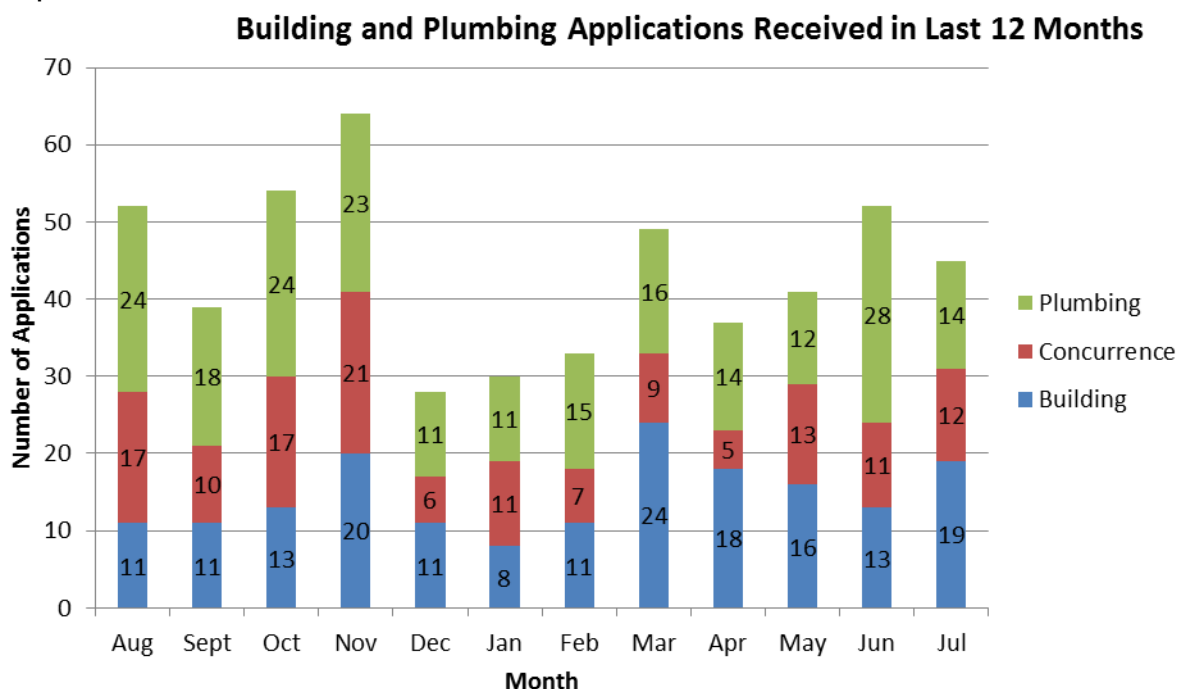
Building

Description	July 19				Financial YTD
Concurrence Applications	12				12
Building Works	19				19
Total Received	31				31
Total Decided	33				33

Plumbing

Description	July 19				Financial YTD
New Applications	14				14
Total Decided	20				20

Graph 6.13



Registered Dogs

Description	July 19				Financial YTD
New Dogs Registered	274				274
Dog Registration Renewals	4164				4164
Total	4438				4438

Declared Dogs

Description	July 19				Financial YTD
Dangerous Dogs	2				2
Menacing Dogs	0				0
Restricted Dogs	0				0

Infringements Issued

Description	July 19				Financial YTD
Parking Infringements	386				386
Animal Infringements	23				23
Local Law Infringements	1				1
Total	410				410

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