



# **ORDINARY MEETING**

## **AGENDA**

**10 MARCH 2026**

*Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 10 March 2026 commencing at 9:00 AM 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**  
3 March 2026

Next Meeting Date: 24.03.26

**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**

- 1.1 Acknowledgement of Country
- 1.2 Opening Prayer

## **2 PRESENT**

Members Present:

The Mayor, Councillor A P Williams (Chairperson)  
Deputy Mayor, Councillor M D Wickerson  
Councillor S Latcham  
Councillor E W Oram  
Councillor C R Rutherford  
Councillor M A Taylor  
Councillor G D Mathers  
Councillor E B Hilse

In Attendance:

Mr E Pardon – Chief Executive Officer

## **3 APOLOGIES AND LEAVE OF ABSENCE**

## **4 CONFIRMATION OF MINUTES**

Minutes of the Ordinary Meeting held 24 February 2026

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

## 6 BUSINESS OUTSTANDING

### 6.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL

**File No:** 10097  
**Attachments:** 1. February 2026 [↓](#)  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Evan Pardon - Chief Executive Officer

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#### SUMMARY

*The Business Outstanding Table is used as a tool to monitor outstanding items resolved at previous Council or Committee meetings. The current Business Outstanding Table for Ordinary Council is presented for Councillors' information.*

#### OFFICER'S RECOMMENDATION

THAT the Business Outstanding Table for Ordinary Council be received.

# **BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL**

## **February 2026**

**Meeting Date: 10 March 2026**

**Attachment No: 1**

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

22/07/2025	Property Matter	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT:</p> <ol style="list-style-type: none"> <li>1. Pursuant to section 236((1)(b)(i) of the <i>Local Government Regulation 2012(Qld)</i>, Council approves the Lease of Lot 46 <u>Waurn Street</u>, Kawana (Lot 4 on CP900382) to The State of Queensland (represented by the Department of Transport and Main Roads) for a term of 3 years with 2 x <u>1 year</u> options; and</li> <li>2. Council authorises the Chief Executive Officer (Coordinator Property &amp; Insurance) to negotiate the terms and conditions of the lease in preparation for the execution by the delegated officer, subject to the conditions outlined in the report.</li> </ol>	Roberts, Kellie	30/04/2026	<p><b>25 Jul 2025</b> Target date changed by Roberts, Kellie from 05 August 2025 to 31 January 2026</p> <p><b>26 Nov 2025 Roberts, Kellie</b> Negotiations still progressing via GM Regional Services to TMR.</p> <p><b>28 Jan 2026</b> Target date changed by Roberts, Kellie from 31 January 2026 to 30 April 2026 - Target extended to allow for negotiations to be finalised.</p>
12/08/2025	Proposed Easement/Sale of Council Land	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT the Chief Executive Officer (Property and Resumptions Officer) be authorised to proceed with Option 1 outlined within the report.</p>	Mills, Michelle	27/03/2026	<p><b>02 Sep</b> Target date changed by Mills, Michelle from 26 August 2025 to 19 December 2025 - Timeframe extended due to the requirements of Council's decision to proceed with option 1.</p> <p><b>26 Nov 2025</b> Target date changed by Mills, Michelle from 19 December 2025 to 27 March 2026 - Timeframe extended due to the requirements of Council's decision to proceed with option 1.</p>
26/08/2025	Leases to State of Queensland - part of 10 Pilbeam Drive and 94-140 Agnes Street	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT:</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 236(1)(b)(i) of the Local Government Regulation 2012 (Qld), Council approve the renewal of the freehold lease to the State of Queensland for the premises located at part of 10 Pilbeam Drive, Mt Archer (Lease 'E' and 'H' on SP271513 in Lot 10 on SP246217) for a term of <u>10 years</u>.</li> </ol>	Roberts, Kellie	31/03/2026	<p><b>28 Aug 2025</b> Target date changed by Roberts, Kellie from 09 September 2025 to 31 December 2025 - To allow time for lease prep, negotiations &amp; registrations</p> <p><b>26 Nov 2025</b> Target date changed by Roberts, Kellie from 31 December 2025 to 31 January 2026 - Awaiting on response from QPS. Allow additional time over the end of year period.</p> <p><b>28 Jan 2026</b> Target date changed by Roberts, Kellie from 31 January 2026 to 31 March 2026 - Target extended due to negotiations of lease terms</p>

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

		<p>2. Pursuant to Section 236(1)(b)(i) of the Local Government Regulation 2012 (Qld), Council grant a trustee lease to the State of Queensland for the premises located at part of 94-140 Agnes Street, The Range (part Lot 322 on LN2810) for a term of 10 years; and</p> <p>3. Council authorises the Chief Executive Officer (Coordinator Property &amp; Insurance) to negotiate the terms and conditions of the lease as outlined in the report, in preparation for execution by the delegated Officer.</p>			
12/11/2025	Sale of Council Land - Lot 2 Yeppoon Road, Limestone Creek (Lot 2 on RP616741)	<p><b>COUNCIL RESOLUTION</b>  <b>THAT Council:</b></p> <ol style="list-style-type: none"> <li>1. Authorises the Chief Executive Officer (Property and Resumptions Officer) to:             <ol style="list-style-type: none"> <li>a. Issue a public tender to dispose of Council land, situated at Lot 2 Yeppoon Road, Limestone Creek (Lot 2 on RP616741) in accordance with section 228(4) of the <i>Local Government Regulation 2012</i>:</li> <li>b. The sale be subject to all costs incurred being paid by the successful tenderer, including but not limited to, stamp duty, purchaser's legal costs (if applicable) and registration fees.</li> </ol> </li> <li>2. Receives a report on the tender submissions for consideration and Council approval.</li> </ol>	Mills, Michelle	02/04/2026	<p><b>26 Nov 2025</b> Target date changed by Mills, Michelle from 26 November 2025 to 27 February 2026 - Time allowed for tender process.</p> <p><b>29 Jan 2026</b> Target date changed by Mills, Michelle from 27 February 2026 to 02 April 2026 - Additional time allowed for tender process.</p>
25/11/2025	Proposed sale of Council land - Lot 10 Lucas Street, Berserker (Lot 10 on RP603435)	<p><b>COUNCIL RESOLUTION</b>  <b>THAT Council:</b></p> <ol style="list-style-type: none"> <li>1. Authorises the Chief Executive Officer (Property and Resumptions Officer) to:             <ol style="list-style-type: none"> <li>a. Dispose of Council land, situated at Lot 10 Lucas Street, Berserker (Lot 10 on RP603435) to the adjoining owner of 4 Lucas Street, Berserker (Lot 8 on RP603435 and Lot 9 on RP603435) in accordance with section 236(1)(c)(iv) of the <i>Local Government Regulation 2012</i>, subject to the following conditions:</li> </ol> </li> </ol>	Mills, Michelle	02/04/2026	<p><b>29 Jan 2026</b> Target date changed by Mills, Michelle from 09 December 2025 to 02 April 2026 - Additional time allowed for settlement of contract after contract is entered into.</p>

BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026

		<p>(i) The sale price will be determined by an independent valuation <u>report</u>.</p> <p>(ii) The purchaser must amalgamate the land situated at Lot 10 Lucas Street, Berserker (Lot 10 on RP603435) with all their adjoining allotments on <u>purchase</u>.</p> <p>(iii) The purchaser must grant Council a four (4) metre wide sewerage easement, in accordance with Council's standard terms document for easement dealing 718579623, over the sewer infrastructure traversing through the Council land (Lot 10 on RP603435) and all their adjoining allotments (Lot 8 on RP603435 and Lot 9 on RP603435); and</p> <p>(iv) All costs incurred will be paid by the purchaser, including but not limited to the valuation report, stamp duty, survey costs, planning application costs (if applicable), purchaser's legal costs (if applicable) and registration fees.</p> <p>2. Delegates, pursuant to section 257(1) of the <i>Local Government Act 2009</i>, to the Chief Executive Officer the power to execute the REIQ Contract of Sale on behalf of Council.</p>			
25/11/2025	Regional Waste Facilities Operations	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT the report be received.</p> <p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council reduce the hours of operation at the Bajool, Bushley and <del>Bouldercombe</del> waste transfer stations to operate on Sunday only from 9:00am to 3:00pm; effective from 1 March <u>2026</u>.</p>	O'Keeffe, Michael	31/03/2026	<b>26 Nov 2025</b> Target date changed from 09 December 2025 to 31 March 2026

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

		<p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council amends the hours of operations at Gracemere waste transfer station on Saturday and Sunday to be from 7:00am to 3:00pm with weekdays from 9:00am to 3:00pm; effective from 1 <u>March 2026</u>;</p> <p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council undertakes a three (3) month trial period to accept Scrap Metal and Cardboard including from commercial customers at the Gracemere waste transfer station from customers using vehicles less than 4.5t GVM; effective from 1 March 2026; and</p> <p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council officers provide a report with options on considerations for accepting Green Waste including from commercial customers at all waste transfer stations from customers using vehicles less than 4.5t GVM.</p>			
25/11/2025	Rockhampton Sports Precinct Land Transfer Contract	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. authorises the Chief Executive Officer to <u>enter into a contract and covenant with the State of Queensland</u> (represented by the Department of State Development, Infrastructure and Planning) for the transfer of land (being part of Lot 70 on SP304746) to Council for the development of the Rockhampton Sports Precinct; and</li> <li>2. delegates, pursuant to section 257(1) of the Local Government Act 2009, to the Chief Executive Officer (or delegate) the authority to negotiate, manage and execute the REIQ Contract of Sale and Form 31 Covenant on behalf of Council.</li> </ol>	Ellis, Steven	31/03/2026	<b>02 Feb 2026</b> Target date changed from 09 December 2025 to 31 March 2026

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

09/12/2025	Commercial Opportunity	<b>COUNCIL RESOLUTION</b> THAT Council adopt the recommendation outlined in the report.	Kann, Justin	23/12/2025	
09/12/2025	Unused Portion of Council's Water Allocation - Fitzroy Barrage Water Supply Scheme	<b>COUNCIL RESOLUTION</b> THAT Council resolves that it will delegate to the Chief Executive Officer to undertake a tender process to pursue water supply agreement opportunities for the unused portion of Council's water allocation, up to a maximum annual allocation of 6,100ML from the Fitzroy Barrage Water Supply Scheme, whilst ensuring long term water security for the region is not compromised.	Taylor, Marnie	28/02/2026	<b>02 Feb 2026</b> Target date changed by Taylor, Marnie from 23 December 2025 to 28 February 2026 - Revised date is to allow for the tender document to be prepared and released.
20/01/2026	2024-27 Works For Queensland (Round 5)	<b>COUNCIL RESOLUTION</b> THAT the matter lay on the table until a more detailed report can be presented.	Collins, Andrew	03/02/2026	
10/02/2026	Petition - Gracemere Community Centre	<b>COUNCIL RESOLUTION</b> THAT the petition from Mr Gavin Archer and 11 others regarding the operation of the Gracemere Community Centre be received and a report be prepared for a future Communities Committee.	Morrison, Damon	24/02/2026	<b>03 Mar 2026 7:57am Dorman, Kerri</b> Report to be presented at Communities Committee 17th March 2026
10/02/2026	ROCKHAVEN - OUTCOME OF COMMUNITY CONSULTATION AND INITIAL SITE PLANNING	<b>COUNCIL RESOLUTION</b> <b>THAT</b> Council:  1. Receives the Community Engagement Outcomes Summary <a href="#">report</a> .  2. Acknowledges the real challenge felt by many across the community to obtain secure housing in <a href="#">Queensland</a> .  3. Acknowledges the need to support rough sleepers in the Rockhampton community with amenities, crisis accommodation and links to support <a href="#">services</a> ;	Kann, Justin	24/02/2026	

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

		<p>4. Acknowledges that all residents should also be able to use local parks and community spaces and feel safe to do so; and</p> <p>5. Convene an urgent roundtable with State and Federal Government representatives to discuss:</p> <ul style="list-style-type: none"> <li>a) Community services, outreach and support</li> <li>b) Possible amenities options</li> <li>c) Innovative and/or fast-tracked funding opportunities to deliver new safe, secure crisis accommodation</li> <li>d) Fast-tracked funding opportunities to deliver social and affordable housing in the Rockhampton region.</li> </ul>			
10/02/2026	SPONSORSHIP OF THE QUEENSLAND STATE SCHOOLS CHAMPIONSHIP - SEPTEMBER 2026	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council:</p> <ul style="list-style-type: none"> <li>1. approves sponsorship of the 2026 Queensland Schools Rowing Championships to be held in Rockhampton in September 2026, consisting of: <ul style="list-style-type: none"> <li>o A cash contribution of \$10,000 (ex GST); and</li> <li>o In-kind support to the value of approximately \$31,800 (ex GST).</li> </ul> </li> <li>2. That Council authorises the Chief Executive Officer (Sports and Active Communities Coordinator) to negotiate, finalise and execute the sponsorship agreement.</li> </ul>	Bulwinkel, Justin	31/03/2026	<b>03 Mar 2026</b> Target date changed by Bulwinkel, Justin from 24 February 2026 to 31 March 2026 - Sponsorship contract is in progress and presently being worked through.

**BUSINESS OUTSTANDING TABLE – COUNCIL – FEBRUARY 2026**

10/02/2026	Sponsorship of the 2026 Westpac Queensland Maroons Fan Day	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. approves a \$15,000 (ex GST) cash sponsorship to Queensland Rugby League to host the “2026 Westpac Queensland Maroons Fan Day” in Rockhampton; and</li> <li>2. authorises the Chief Executive Officer (Sports &amp; Active Communities Coordinator) to negotiate, finalise and execute the sponsorship agreement.</li> </ol>	Bulwinkel, Justin	31/03/2026	<p><b>03 Mar 2026 9:31am Bulwinkel, Justin - Target Date Revision</b></p> <p>Target date changed by Bulwinkel, Justin from 24 February 2026 to 31 March 2026 - Sponsorship contract is in progress and presently being worked through.</p>
10/02/2026	Notice of Motion - Councillor Elliot Hilse - Leucaena Management	<p><b>COUNCIL RESOLUTION</b></p> <p>THAT the Rockhampton Regional Council organise a meeting with the three State Parliament Members of our LGA, Member for Keppel Nigel Hutton MP, Member for Rockhampton Donna Kirkland MP, Member for Mirani Glen Kelly MP plus representatives from Queensland National Parks and Wildlife, Department of Primary Industries, Darumbal Enterprises and The Leucaena Network to discuss the 3 main issues that our Region is facing with the outbreak of Leucaena.</p> <ol style="list-style-type: none"> <li>1. Discuss the impact that Leucaena is currently having on our Region.</li> <li>2. Discuss the impact that Leucaena will have in the future, and</li> <li>3. Discuss possible ways to potentially deal with this problem.</li> </ol>	Kann, Justin	24/02/2026	<p><b>12 Feb 2026 9:11am Walsh, Karen - Reallocation</b></p> <p>Action reassigned to Kann, Justin by Walsh, Karen</p>

**7 PUBLIC FORUMS/DEPUTATIONS**

Nil

**8 PRESENTATION OF PETITIONS**

Nil

**9 COMMITTEE REPORTS**

Nil

**10 COUNCILLOR/DELEGATE REPORTS**

Nil

## 11 OFFICERS' REPORTS

### 11.1 REQUEST FOR MINOR CHANGE TO DEVELOPMENT PERMIT D/153-2023 FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (10 TOWNHOUSES) AND RECONFIGURING A LOT FOR A SUBDIVISION (ONE LOT INTO TWO LOTS)

<b>File No:</b>	<b>D/153-2023</b>
<b>Attachments:</b>	1. <a href="#">Locality Plan</a> 2. <a href="#">Site Plan</a>
<b>Authorising Officer:</b>	<b>Amanda O'Mara - Coordinator Development Assessment</b> <b>Doug Scott - Manager Planning &amp; Regulatory Services</b> <b>Damon Morrison - General Manager Communities and Lifestyle</b>
<b>Author:</b>	<b>Aidan Murray - Senior Planning Officer</b>

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#### SUMMARY

Development Application Number:	D/153-2023
Applicant:	Coles Group Property Developments Ltd
Real Property Address:	Lot 25 on RP610513
Common Property Address:	452-488 Yaamba Road, Norman Gardens
Area of Site:	2.66 hectares
Planning Scheme:	<i>Rockhampton Region Planning Scheme 2015 (v4.4)</i>
Planning Scheme Zone:	Specialised Centre Zone
Planning Scheme Precinct:	Yaamba Road Precinct
Existing Development:	Previously Bunnings Warehouse (Retail Showroom)
Approval Sought:	Amended Decision Notice for a Development Permit for Material Change of Use for Multiple Dwellings (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots)
Affected Entity:	Ergon Energy (Previously an Advice Agency)  Note: Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency Department) was a Concurrence Agency but is not an Affected Entity

#### OFFICER'S RECOMMENDATION

##### RECOMMENDATION A

That in relation to the application for a Minor Change to Development Permit D/153-2023 for Material Change of Use for Multiple Dwellings (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots), made by Coles Group Property Developments Ltd, located at 452-488 Yaamba Road, Norman Gardens, described as Lot 25 on RP610513, Council resolves to provide the following reasons for its decision:

<b>Description of the development</b>	
Material Change of Use a Multiple Dwelling (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots)	
<b>Reasons for Decision</b>	
<p>a) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and</p> <p>b) 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>	
<b>Assessment Benchmarks</b>	
<p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Local Government Infrastructure Plan;</li> <li>• Strategic Framework;</li> <li>• Specialised Centre Zone Code;</li> <li>• Access, Parking and Transport Code;</li> <li>• Landscape Code;</li> <li>• Stormwater Management Code;</li> <li>• Waste Management Code; and</li> <li>• Water and Sewer Code.</li> </ul>	
<b>Compliance with assessment benchmarks</b>	
The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
<b>Assessment Benchmark</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
<b>Strategic Framework</b>	<p><b>3.3 Settlement Pattern</b></p> <p><b>3.3.8.1 (6)</b></p> <p>The proposed Multiple Dwelling is located in Urban Area designation in the Strategic Framework and conflicts with specific outcome 3.3.8.1 (6) because the site is not located on a higher order road.</p> <p>Despite this, specific outcome 3.3.8.1 (5) (f) contemplates a range of housing and lifestyle options in the Urban and New Urban area designation. The proposed development provides housing choice for people seeking to live in low-rise residential development and also assists in softening housing pressures.</p> <p>In addition, the development will not adversely impact on the surrounding road network.</p> <p>Therefore, on balance the proposed development is not anticipated to compromise the Strategic Framework of the <i>Rockhampton Region Planning Scheme 2015</i>.</p>

<b>Special Centre Zone Code</b>	<p><b>6.3.6.2 Purpose</b></p> <p>The proposed development does not comply with the Overall Outcomes of the Specialised Centre Zone, Yaamba Road Precinct Code Purpose which states the zone and precinct is intended for commercial uses.</p> <p>Despite this, the proposed development will effectively complete the residential context of Potts Street and in doing so, form part of the adjoining residential land uses which adjoin the site. Further, as the remainder of the site remains available for future centre uses, the portion of the site fronting the State-controlled Road will provide a highway focussed or convenience shopping function that can service the area.</p> <p>On this basis the proposed development will not compromise the outcomes sought for the precinct as a whole. The proposed development otherwise achieves the outcomes sought for the Specialised Centre Zone in terms of accessibility and built form.</p> <p>To the extent any conflicts are identified with the purpose, regard to relevant matters is considered to outweigh those conflicts.</p>
<b>Relevant Matters</b>	
<p>The proposed development was assessed against the following relevant matters:</p> <ul style="list-style-type: none"> <li>• There is an overriding planning and community need for additional and diverse housing in Rockhampton. Currently there is limited housing stock available, with very low vacancy rates. The proposed development will assist in increasing housing stock and provide more housing choice for existing and future residents.</li> <li>• The proposal regenerates an untenanted, underutilised, however strategically located site in north Rockhampton, well connected by infrastructure and services.</li> <li>• The proposal will not compromise the hierarchy of centres, retaining the balance of the site for future commercial uses.</li> </ul>	
<b>Matters raised in submissions</b>	
<p>The proposal was the subject of public notification between 11 March 2024 and 3 April 2024, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and one (1) submission was received.</p>	
<b>Submitter Comments</b>	
<p>Submitter has interest in the development due to having an investment property adjoining the development site. The submitter is supportive of the development and commented it will service the local area extremely well.</p>	
<b>Matters prescribed by regulation</b>	
<ul style="list-style-type: none"> <li>• The Rockhampton Region Planning Scheme 2015 (version 4.4);</li> <li>• Central Queensland Regional Plan 2013; and</li> <li>• The common material, being the material submitted with the application.</li> </ul>	

## RECOMMENDATION B

That in relation to the application for a Minor Change to Development Permit D/153-2023 for Material Change of Use for Multiple Dwellings (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots), made by Coles Group Property Developments Ltd, located at 452-488 Yaamba Road, Norman Gardens, described as Lot 25 on RP610513, Council resolves to issue an Amended Decision Notice subject to the following conditions:

**Reconfiguring a Lot Conditions****1.0 ADMINISTRATION**

- 1.1 The owner, the owner's successors in title, and any occupier of the premises 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 with condition notice for any operational works required by this development approval:
    - 1.3.1 to Council's satisfaction;
    - 1.3.2 at no cost to Council; and
    - 1.3.3 prior to the issue of the Survey Plan Approval Certificate, unless otherwise stated.
  - 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the issue of the Survey Plan Approval Certificate, unless otherwise stated.
  - 1.5 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) Sewerage Works; and
      - (ii) Water Works.
    - 1.5.2 Building Works:
      - (i) Demolition 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 Street numbering for the development must be in accordance with *Australian/New Zealand Standard for Rural and Urban Addressing (AS4819:2011)*. Council will allocate street numbering to the development in accordance with this standard at the time of issuing the Survey Plan Approval Certificate.
  - 1.9 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* should be read as being non-trunk infrastructure conditioned under section 145 of the *Planning Act 2016*, unless otherwise stated.
  - 1.10 The Survey Plan for Reconfiguring a Lot (one lot into two lots) must be registered at Titles Queensland prior to commencing the use of the Multiple Dwelling (10 townhouses).
- 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>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version / Issue</u>
Site Plan – ROL Application	Thomson Adsett	26 November 2025	A-ROL-020	Rev 6
Sewer Layout Plan	Michael Bale & Associates	15 October 2025	DA07 / G21097	01

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.

### 3.0 SEWERAGE WORKS

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

3.2 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 2018* and the provisions of a Development Permit for Operational Works (sewerage works).

3.3 All lots within the development must be connected to Council's reticulated sewerage network. Each lot must be provided with its own separate sewerage connection point, located wholly within its respective property boundary.

3.4 The existing sewerage connection point located within the development site must be retained to service proposed Lot 251.

3.5 A 150 millimetre diameter non-trunk sewerage main must be constructed from existing access chamber located within the development site. The proposed sewerage main must run along southern boundary and change direction (towards north) at access chamber and terminate with lamphole at south-western corner of proposed Lot 252. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.

3.6 A new sewerage connection point must be provided for proposed Lot 252 from the proposed reticulated sewerage network to be constructed in accordance with condition 3.5.

3.7 A minimum 4.0 metre wide easement must be provided over all sewerage infrastructure located within private property in accordance with the *Capricorn Municipal Development Guidelines*.

### 4.0 WATER WORKS

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

4.2 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, Plumbing and Drainage Act 2018* and the provisions of a Development Permit for Operational Works (water works).

4.3 All lots within the development must be connected to Council's reticulated water network. Each lot must be provided with its own separate water connection point, located wholly within its respective property boundary.

4.4 The existing water connection point located within the development site must be retained to service proposed Lot 251. A new water connection point must be provided for proposed Lot 252 from the existing reticulated water network located eastern side of the Potts Street. An hydraulic engineer or other suitably qualified person must determine the size of connection required.

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## 5.0 PLUMBING AND DRAINAGE WORKS

- 5.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 5.2 Internal Plumbing and Sanitary Drainage of existing buildings located within proposed Lot 251 must be contained within the lot it serves.
- 5.3 Alteration, disconnection or relocation of internal plumbing and sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies.

## 6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 6.1 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.
- 6.2 All roof and allotment runoff from the development (each proposed Lot) must be directed to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines* and must not restrict, impair or change the natural flow of runoff water or cause an actionable nuisance or worsening to surrounding land or infrastructure.

## 7.0 SITE WORKS

- 7.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 7.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.

## 8.0 BUILDING WORKS

- 8.1 Existing buildings on the development site must be removed prior to the issue of the Survey Plan Approval Certificate.
- 8.2 A Development Permit for Building Works must be obtained for the removal and/or demolition of the existing structures on the development site.

## 9.0 ELECTRICITY

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

## 10.0 TELECOMMUNICATIONS

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

## 11.0 ASSET MANAGEMENT

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

markings that may have been removed or damaged.

- 11.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the issue of the Survey Plan Approval Certificate. This information must be provided in accordance with the Asset Design and As Constructed Manual (ADAC).

## 12.0 ENVIRONMENTAL

- 12.1 The Erosion Control and Stormwater Control Management Plan prepared by a suitably qualified person (*Registered Professional Engineer of Queensland or Certified Professional in Erosion and Sediment Control*) in accordance with the *Capricorn Municipal Design Guidelines*:

12.1.1 must be implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped); and

12.1.2 the plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

## 13.0 OPERATING PROCEDURES

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

## **Material Change of Use Conditions**

### 1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises 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:

(iii) Access and Parking Works;

(iv) Stormwater Works;

(v) Roof and Allotment Drainage;

(vi) Site Works;

- 1.5.2 Plumbing and Drainage Works; and
- 1.5.3 Building Works.
- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.9 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* should be read as being non-trunk infrastructure conditioned under section 145 of the *Planning Act 2016*, unless otherwise stated.
- 2.0 APPROVED PLANS AND DOCUMENTS
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

<u>Plan / Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version / Issue</u>
Site Plan – ROL Application	Thomson Adsett	26 November 2025	A-ROL-020	Rev 6
Floor Plan – ROL Application	Thomson Adsett	29 October 2025	A-ROL-100	Rev 3
Roof Plan – ROL Application	Thomson Adsett	29 October 2025	A-ROL-110	Rev 3
Elevations – ROL Application – Sheet 1	Thomson Adsett	29 October 2025	A-ROL-120	Rev 3
Elevations – ROL Application – Sheet 2	Thomson Adsett	29 October 2025	A-ROL-121	Rev 3
Sections – ROL Application – Sheet 1	Thomson Adsett	29 October 2025	A-ROL-130	Rev 3
Stormwater Management Plan	Michael Bale & Associates	25 November 2025	R001-G21097	1
Stormwater Layout Plan	Michael Bale & Associates	20 November 2025	DA03-G21097	03

Stormwater Detention / Treatment Tank Detail	Michael Bale & Associates	18 November 2025	DA04-G21097	02
Sewer Layout Plan	Michael Bale & Associates	15 October 2025	DA07 / G21097	01
Environmental Noise Level Impact Assessment	David Moore & Associates Pty Ltd	24 November 2025	R25100/D3992	0

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.

### 3.0 ACCESS AND PARKING WORKS

3.1 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.

3.2 All access 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).

3.3 All car parking, access and vehicle manoeuvring areas must be concrete paved to Council's satisfaction and in accordance with the approved site plan (refer to condition 2.1).

3.4 All vehicles must ingress and egress the development in a forward gear.

3.5 A minimum of twenty-six (26) parking spaces must be provided on-site. This includes a minimum of six (6) visitor's parking spaces. Visitor's parking spaces must be clearly indicated on the site.

3.6 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).

3.7 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

### 4.0 PLUMBING AND DRAINAGE WORKS

4.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structure on the development site.

4.2 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 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

4.3 The development must be connected to Council's reticulated sewerage and water networks.

4.4 The existing sewerage and water connection point(s) must be retained, and upgraded if necessary, to service the development.

4.5 Adequate domestic and fire-fighting protection must be provided to the development and must be certified by a hydraulic engineer or other suitably qualified person.

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- 4.6 The proposed development must be provided with a master meter at the development site boundary and sub-meters for each sole occupancy building in accordance with the *Queensland Plumbing and Drainage Code* and Council's Sub-metering Policy.
- 4.7 All internal plumbing and sanitary drainage works must be completely independent for each unit/tenancy.
- 4.8 Sewer connections and 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.
- 4.9 The finished sewerage access chamber or lamphole 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.
- 5.0 STORMWATER WORKS
- 5.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 5.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1) subject to ensuring compliance and any alterations required by the *Environmental Protection Act 1992*, *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works)>.
- 5.3 All stormwater must drain to a 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.
- 5.4 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.
- 5.5 The installation of gross pollutant traps must be in accordance with relevant Australian Standards and all maintenance of the proposed gross pollutant traps must be the responsibility of the property owner or body corporate (if applicable).
- 5.6 All proprietary stormwater quality treatment devices must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations. Records of all maintenance activities undertaken must be kept and made available to Council upon request. Where replacement cartridges or other necessary components for the system become unavailable, an alternative system approved by Council, is required to be retrofitted into the development to achieve an equivalent pollutant reduction outcome. All maintenance of the proprietary stormwater quality treatment devices must be the responsibility of the property owner or body corporate (if applicable).
- 6.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 6.1 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.
- 6.2 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).
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- 6.3 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.
- 6.4 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.
- 7.0 SITE WORKS
- 7.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 7.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 7.2.1 the location of cut and/or fill;
  - 7.2.2 the type of fill to be used and the manner in which it is to be compacted;
  - 7.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
  - 7.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
  - 7.2.5 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.
- 7.3 All earthworks must be undertaken in accordance with Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments".
- 7.4 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.
- 7.5 Retaining structures above one (1) metre in height that are not incidental works to a Development Permit for Building Works, must not be constructed unless separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (site works).
- 7.6 Retaining structures close to or crossing sewerage infrastructure must comply with Queensland Development Code, Mandatory Part 1.4 "*Building over or near relevant infrastructure.*" The structure must be self-supporting, and no additional load must be applied to Council's sewerage infrastructure.
- 8.0 BUILDING WORKS
- 8.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.
- 8.2 All building works must be undertaken in accordance with *Queensland Development Code, Mandatory Part 1.4 "Building over or near relevant infrastructure."*
- 8.3 All external elements, such as air conditioners and associated equipment, must be adequately screened from public view.
- 8.4 Dwelling units must be provided with private open space or a balcony directly accessible from a habitable room with:
- 8.4.1 a minimum area of nine (9) square metres;
  - 8.4.2 a minimum dimension of three (3) metres; and
  - 8.4.3 must not accommodate air conditioning units.
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## 9.0 LANDSCAPING WORKS

- 9.1 Landscaping must be constructed and/or established prior to the commencement of the use and generally in accordance with the approved plans (refer to condition 2.1).
- 9.2 Planting types used within the landscaping areas (refer to condition 2.1) must include either trees, shrubs or groundcovers, or any combination of these planting types. These plantings must be established and maintained generally at the following density rates:
- 9.2.1 trees at five (5) metre intervals;
- 9.2.2 shrubs at two (2) metre intervals; and
- 9.2.3 groundcovers at one (1) metre intervals.
- 9.3 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency and must comply with the following requirements:
- 9.3.1 Plant species are chosen from sources recommended in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*; and
- 9.3.2 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 9.4 Shade trees must comply with the following requirements:
- 9.4.1 Be planted clear of services and utilities;
- 9.4.2 Not obstruct pedestrian or bicycle traffic; and
- 9.4.3 Comply with crime prevention through environmental design principles.
- 9.5 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure; small shrubs and groundcover are acceptable.
- 9.6 The landscaped areas must be subject to:
- 9.6.1 a watering and maintenance plan during the establishment moment; and
- 9.6.2 an ongoing maintenance and replanting programme.
- 9.7 The private open space of each unit must be screened with mature vegetation or fence to prevent viewing of the private open space from a public space and adjoining properties.

## ELECTRICITY

- 9.8 Underground electricity services must be provided in accordance with the standards and requirements of the relevant service provider.

## 10.0 TELECOMMUNICATIONS

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

## 11.0 ASSET MANAGEMENT

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

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## 12.0 ENVIRONMENTAL

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

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

for the construction and post-construction phases of work.

12.2 The Erosion Control and Stormwater Control Management Plan prepared by a suitably qualified person (*Registered Professional Engineer of Queensland or Certified Professional in Erosion and Sediment Control*) in accordance with the *Capricorn Municipal Design Guidelines*:

12.2.1 must be implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped); and

12.2.2 the plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

## 13.0 ENVIRONMENTAL HEALTH

13.1 All noise mitigation measures must be constructed and implemented for the development in accordance with the Environmental Noise Level Impact Assessment (refer condition 2.1).

## 14.0 OPERATING PROCEDURES

14.1 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 Yaamba Road, MacArtney Street and Potts Street.

14.2 All waste storage areas must be:

14.2.1 kept in a clean and tidy condition; and

14.2.2 maintained in accordance with *Environmental Protection Regulation 2019*.

## 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 Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism website <https://www.tatsipca.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.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with Council policies. The charges are presented on an Infrastructure Charges Notice.

NOTE 6. Clearing within Road Reserve

Council approval must be obtained prior to the removal of or interference with street trees located on Council land including within Council road reserve.

NOTE 7. Ergon Energy

All easement conditions relevant to Easement A on SP142299 must be maintained.

Natural ground levels on Easement A on SP142299 are not to be disturbed without Ergon approval. Detailed civil design drawings showing any proposed cut and fill levels on the easement and the location of the Ergons assets in relation to the proposed development are to be submitted to Ergon's Town Planning Department for approval prior to the commencement of works on site.

Access to and access along Easement A on SP142299 must be available to Ergon personnel and heavy equipment at all times.

In addition to the above it is noted that the Potts Street road frontage of the site contains overhead 11kV and low voltage cables and associated infrastructure (power poles). The proposal will be required to:

- Ensure satisfactory clearances are maintained between the proposed structure(s) and existing electricity wires in accordance with the *Electrical Safety Regulation 2013*. This assessment must take into consideration the operating parameters applied to the respective lines i.e. conductor blow out.
- Ensure vehicle driveways are appropriately located relevant to existing power poles.

Any network alterations required as a result of the development will be at the cost of the developer.

## COMMENTARY

Council, at its meeting on 12 August 2025, approved a Development Permit for Material Change of Use for a Multiple Dwelling (12 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots) located at 452-488 Yaamba Road, Norman Gardens, described as Lot 25 on RP610513.

The subject site is currently improved by a former Bunnings Warehouse building and associated car parking and hardstand. The site currently includes two access points, a left-in only access from Yaamba Road at the northwestern part of the site, and a left-in, left-out only access from Yaamba Road at the southwestern part of the site.

A Development Application (Council Ref: D/175-2025) seeking to establish a Shop (Coles Supermarket and Liquorland) within the existing (former Bunnings) building on-site has recently been lodged with Council. To allow for appropriate on-site (service) vehicle manoeuvring, the access driveway at the southeast corner of the building is proposed to be widened. That widening conflicts with the design of the current approval and requires the removal of the two townhouses. It also requires an amendment to the lot boundary.

## SITE AND LOCALITY

The site is located at 452-488 Yaamba Road, Norman Gardens, formally described as Lot 25 on RP610513, is a rectangular shaped lot and has a total site area of 26,630 square metres. The site is currently improved by the existing Bunnings Warehouse building.

The subject site is immediately bound by:

- North: Potts Street, classified as an Urban Access Street.
- East: Dwelling Houses, zoned as Low-Density Residential Zone and Offices, zoned as Specialised Centre Zone, Yaamba Road Precinct.
- South: Yaamba Road, classified as a Highway.
- West: Dwelling Houses, zoned as Low-Density Residential Zone and Motel, zoned as Specialised Centre Zone, Yaamba Road Precinct.

The wider area is characterised by the low-density residential area of Norman Gardens to the East and the suburb of Kawana to the West.

## PROPOSAL

In accordance with section 78 of the *Planning Act 2016*, the applicant has applied for a 'Minor Change' to the development approval. The applicant has proposed to make the following changes to the development:

1. Removal of townhouses two and four.
2. Realignment of the shared property boundary between proposed Lots 251 & 252 to reflect the amended townhouse layout.
3. Realignment of infrastructure services as required.

Consequential changes to conditions of approval are detailed herein.

**Tables 1 and 4** includes the conditions that are to be amended for the Reconfiguring a Lot and Material Change of Use components respectively. All conditions to be amended have been requested to or agreed to by the applicant.

**Tables 2 and 5** includes the amended Approved Plans Table for the Reconfiguring a Lot and Material Change of Use components respectively; and

**Tables 3 and 6** includes a list of the changes to conditions for the Reconfiguring a Lot and Material Change of Use components respectively.

**TABLE 1 – PROPOSED CHANGES (RECONFIGURING A LOT)**

<b>Requested By Applicant</b>	<b>Council Officer's Response</b>
<b>Condition 2.1 is to be Amended as shown in Table 2 below.</b>	Changes to the approved plans table reflect the updated design and proposed amendments to the development.
<b>Required By Council</b>	<b>Council Officer's Response</b>
<p><b>Condition 1.10 is to be Amended.</b></p> <p><b>From:</b></p> <p>1.10 The Survey Plan for Reconfiguring a Lot (one lot into two lots) must be registered at Titles Queensland prior to commencing the use of the Multiple Dwelling (12 townhouses).</p> <p><b>To:</b></p> <p>1.10 The Survey Plan for Reconfiguring a Lot (one lot into two lots) must be registered at Titles Queensland prior to commencing the use of the Multiple Dwelling (10 townhouses).</p>	Changes to the development description reflect the updated design and proposed amendments to the development.
<p><b>New Condition 3.7 to be Added:</b></p> <p>A minimum 4.0 metre wide easement must be provided over all sewerage infrastructure located within private property in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	Condition to be added to align with current standard conditions and ensure compliance with <i>Capricorn Municipal Development Guidelines</i> .

**TABLE 2 – CHANGES TO APPROVED PLANS (RECONFIGURING A LOT)**

<u>Plan / Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version / Issue</u>
Site Plan – ROL Application	Thomson Adsett	<del>9 January 2024</del> <b>26 November 2025</b>	A-ROL-020	<del>Rev 4</del> <b>Rev 6</b>
Sewer Layout Plan	Michael Bale & Associates	<del>8 July 2025</del> <b>15 October 2025</b>	<del>DA07 / G23060</del> <b>DA07 / G21097</b>	<del>03</del> <b>01</b>

**TABLE 3 – CHANGES TO CONDITIONS (RECONFIGURING A LOT)**

1) Condition 1.10	Changed
2) Condition 2.1	Changed
3) Condition 3.7	New

**TABLE 4 – PROPOSED CHANGES (MATERIAL CHANGE OF USE)**

Requested By Applicant	Council Officer's Response
<p><b>The development description of the Material Change of Use component to be Amended.</b></p> <p><b>From:</b></p> <p>Material Change of Use a Multiple Dwelling (12 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots)</p> <p><b>To:</b></p> <p>Material Change of Use a Multiple Dwelling (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots)</p>	<p>Changes to the development description reflect the updated design and proposed amendments to the development.</p>
<p><b>Condition 2.1 is to be Amended as shown in Table 5 below.</b></p> <p><b>Additionally, the related note (see below) is to be deleted:</b></p> <p><i>Note:</i></p> <p><i>*Sewer Layout as shown on Stormwater Layout Plan (DA03-G23060), Rev 01, dated 09/02/2024 is not approved.</i></p>	<p>Changes to the approved plans table reflect the updated design and proposed amendments to the development.</p> <p>The related note is to be deleted as the relevant plan has been updated/replaced with a new plan which does not show the sewer layout. Therefore, the note is no longer required and can be removed.</p>
<p><b>Condition 3.5 is to be Amended.</b></p> <p><b>From:</b></p> <p>A minimum of thirty (30) parking spaces must be provided on-site. This includes a minimum of six (6) visitor's parking spaces. Visitor's parking spaces must be clearly indicated on the site.</p> <p><b>To:</b></p> <p>A minimum of <b>twenty-six (26)</b> parking spaces must be provided on-site. This includes a minimum of six (6) visitor's parking spaces. Visitor's parking spaces must be clearly indicated on the site.</p>	<p>The change reflects the reduced number of units and required parking spaces. The proposed number of parking spaces remains in excess of the minimum number required by the planning scheme</p>

**TABLE 5 – CHANGES TO APPROVED PLANS (MATERIAL CHANGE OF USE)**

<u>Plan / Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version / Issue</u>
Site Plan – ROL Application	Thomson Adsett	9 January 2024 <b>26 November 2025</b>	A-ROL-020	Rev 4 <b>Rev 6</b>
Floor Plan – ROL Application	Thomson Adsett	<del>9 November 2023</del> <b>29 October 2025</b>	A-ROL-100	<del>Rev 2</del> <b>Rev 3</b>

Roof Plan – ROL Application	Thomson Adsett	<del>9 November 2023</del> <b>29 October 2025</b>	A-ROL-110	<del>Rev 2</del> <b>Rev 3</b>
Elevations – ROL Application – Sheet 1	Thomson Adsett	<del>9 November 2023</del> <b>29 October 2025</b>	A-ROL-120	<del>Rev 2</del> <b>Rev 3</b>
Elevations – ROL Application – Sheet 2	Thomson Adsett	<del>9 November 2023</del> <b>29 October 2025</b>	A-ROL-121	<del>Rev 2</del> <b>Rev 3</b>
Sections – ROL Application – Sheet 1	Thomson Adsett	<del>9 November 2023</del> <b>29 October 2025</b>	A-ROL-130	<del>Rev 2</del> <b>Rev 3</b>
<del>Stormwater Management Report</del> <b>Stormwater Management Plan</b>	Michael Bale & Associates	<del>9 February 2024</del> <b>25 November 2025</b>	<del>R001-G23060</del> <b>R001-G21097</b>	<del>2</del> <b>1</b>
Stormwater Layout Plan	Michael Bale & Associates	<del>9 February 2024</del> <b>20 November 2025</b>	<del>DA03-G23060</del> <b>DA01-G21097</b>	<del>01</del> <b>03</b>
Stormwater Detention / Treatment Tank Detail	Michael Bale & Associates	<del>10 October 2023</del> <b>18 November 2025</b>	<del>DA04-G23060</del> <b>DA04-G21097</b>	<del>01</del> <b>02</b>
Sewer Layout Plan	Michael Bale & Associates	<del>8 July 2025</del> <b>15 October 2025</b>	<del>DA07 / G23060</del> <b>DA07 / G21097</b>	<del>03</del> <b>01</b>
<b>Environmental Noise Level Impact Assessment</b>	<b>David Moore &amp; Associates Pty Ltd</b>	<b>24 November 2025</b>	<b>R25100/D3992</b>	<b>0</b>

**TABLE 6 – CHANGES TO CONDITIONS (MATERIAL CHANGE OF USE)**

4) Condition 2.1	Changed
5) Condition 3.5	Changed

**PLANNING ASSESSMENT**

The change application has been assessed in accordance with section 81 of the Planning Act. Relevantly in assessing the change application, Council as responsible entity has considered:

- The information the applicant included with the application.
- Any properly made submissions about the development application or other change application that was approved.

- Any pre-request response notice or response notice given in relation to the change application.
- All matters Council, as responsible entity, would or may assess against or have regard to, if the change application were a development application.

The proposed changes wholly comply with the applicable assessment benchmarks contained in the **Rockhampton Region Planning Scheme 2015** and no further assessment is required.

No change to the Statement of Reasons contained in **Recommendation A**.

### INFRASTRUCTURE CHARGES

For a change application (minor), Council must recalculate the levied charges in accordance with the version of the Charges Resolution in effect when the Infrastructure Charges Notice (ICN) was issued.

Charges Resolution (No. 1) of 2022 for **Reconfiguring a Lot** applies to the application. The Infrastructure Charges are as follows:

- A charge of \$61,355.30 for two (2) new allotments; and
- An Infrastructure Credit of \$30,677.65 applicable for the existing allotment.

As at the date of the Decision, it is determined the charge for Reconfiguring a Lot under the Charges Resolution, when automatic indexation is applied in accordance with section 3.1, exceeds the prescribed amount (maximum charge) under Schedule 16 of the Planning Regulation 2017 (the Planning Regulation). Therefore, the maximum charge under Schedule 16 of the Planning Regulation is reflected herein –

The calculations are reflected in the below table:

Column 1 Use	Column 2 Infrastructure Charge (\$)	Column 3 Unit	Column 4 Calculated Charge
Reconfiguring a lot	36,670.70	per lot	\$73,341.40
Total Base Charge			\$61,355.30
Max Charge			\$73,341.40
Total Base Credit			\$30,677.65
Max Credit			\$36,670.70
<b>TOTAL LEVIED CHARGE</b>			<b>\$36,670.70</b>

Therefore, a total charge of **\$36,670.70** is payable for the Reconfiguring a Lot component of the development.

Charges Resolution (No. 1) of 2022 for **residential development** applies to the application. The Infrastructure Charges are as follows:

- A charge of \$184,065.90 for ten (10) x four (4) bedroom townhouses (Multiple Dwelling); and
- An Infrastructure Credit of \$30,677.65 applicable for the existing lot.

In accordance with section 3.1 of Charges Resolution (No. 1) of 2022, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters.

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 2 Adopted Infrastructure Charge for residential development (\$)		Column 3 Unit	Column 4 Calculated Charge
	(a) 2 or less b'room	(b) 3 or more b'room		
Multiple Dwelling	n/a	18,406.59	per dwelling	\$184,065.90
Total Base Charge				\$184,065.90
Charge (including PPI)				\$220,351.95
Total Base Credit				\$30,677.65
Max Credit				\$36,670.70
<b>TOTAL LEVIED CHARGE</b>				<b>\$183,681.25</b>

Therefore, a total charge of **\$183,681.25** is payable for the Material Change of Use component of the development.

### CONSULTATION

The original proposal was the subject of public notification between 11 March 2024 and 2 April 2024, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and one (1) properly made submission was received. The comments raised at that time are outlined in the Statement of Reasons in **Recommendation A** of this Report.

The Minor Change application does not introduce additional impacts compared to the original proposal and Council officers are satisfied the proposed changes would not result in any additional submissions being received.

### REFERRALS

The original application was referred to the Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency Department) as a Concurrence Agency. The Department assessed the application and provided a Referral Agency Response without conditions on 24 January 2024. As per the *Planning Act 2016*, the Department is not an Affected Entity and the Applicant must submit a separate minor change to amend the Department's Referral Agency Response.

The original application was also referred to Ergon Energy as an Advice Agency. The Agency assessed the application and provided a Referral Agency Response with conditions on the 15 January 2024. Ergon Energy is an Affected Entity for the Minor Change application and provided an Affected Entity Response on 8 December 2025.

### CONCLUSION

The Applicant's minor change request is considered reasonable and recommended for approval.

**REQUEST FOR MINOR CHANGE TO  
DEVELOPMENT PERMIT D/153-2023  
FOR MATERIAL CHANGE OF USE  
FOR A MULTIPLE DWELLING  
(10 TOWNHOUSES) AND  
RECONFIGURING A LOT  
FOR A SUBDIVISION  
(ONE LOT INTO TWO LOTS)**

**Locality Plan**

**Meeting Date: 10 March 2026**

**Attachment No: 1**

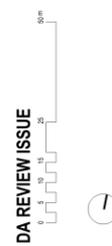
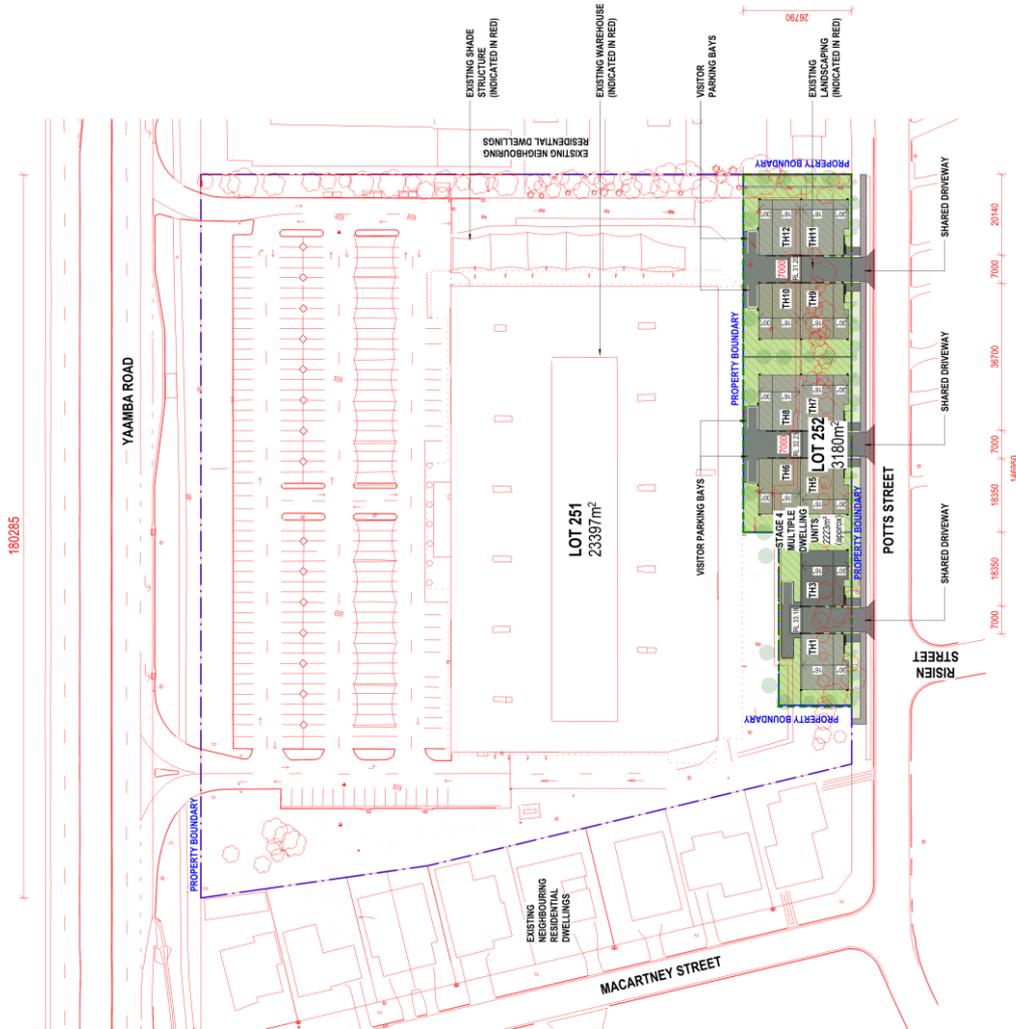


**REQUEST FOR MINOR CHANGE TO  
DEVELOPMENT PERMIT D/153-2023  
FOR MATERIAL CHANGE OF USE  
FOR A MULTIPLE DWELLING  
(10 TOWNHOUSES) AND  
RECONFIGURING A LOT  
FOR A SUBDIVISION  
(ONE LOT INTO TWO LOTS)**

**Site Plan**

**Meeting Date: 10 March 2026**

**Attachment No: 2**



1 SITE PLAN - STAGE 4  
1:500

**NORMAN GARDENS RESIDENTIAL**  
452-468 YAAMBA ROAD (GRUCE HIGHWAY), NORTH ROCKHAMPTON,  
QUEENSLAND  
COLES GROUP PROPERTY DEVELOPMENTS LTD

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TA # 21.0279.17  
A-ROL-020  
1:500 @ A1  
2025-11-26  
rev. 6

**11.2 FITZROY RIVER WATER - SPECIALISED SUPPLIERS REPORT**

<b>File No:</b>	<b>11760</b>
<b>Attachments:</b>	<b>Nil</b>
<b>Authorising Officer:</b>	<b>Dan Toon - Manager Water and Wastewater Peter Kofod - General Manager Regional Services</b>
<b>Author:</b>	<b>Abby Carolan - Coordinator Engineering</b>

**SUMMARY**

*This report details several items of equipment and services that are important to Fitzroy River Water's water and sewerage operations. Council approval is sought for these items to be provided by the listed specialised suppliers in accordance with s235(b) of the Local Government Regulation (2012).*

**OFFICER'S RECOMMENDATION**

THAT pursuant to s235(b) of the *Local Government Regulation 2012*, Council approves the use of the following nominated suppliers without the need to seek additional quotes or tenders:

1. Xylem (or its authorised resellers) for the supply of immersible and submersible pumps for all wastewater applications.

This resolution will supersede sole supplier resolution dated 5/12/2017 for "Xylem (or authorised reseller)" for "Wet Well Submersible Sewerage Pumps – Flygt".

2. Schneider Electric (or an authorised reseller) for the supply, installation, maintenance, servicing, and repair of electrical equipment, including but not limited to variable speed drives, active harmonic filters, circuit breakers, communication equipment, and electrical instrumentation associated with low and high voltage power infrastructure.

This resolution will supersede sole supplier resolution dated 23/06/2020 for "Schneider Electric Australia" for "Ethernet radios for SCADA telemetry".

**COMMENTARY**

Fitzroy River Water relies on specialised items in many of its water and sewerage assets to ensure standardisation of design, operation and maintenance, and to help ensure optimal efficiency and reliability of services.

Table 1 lists items of such equipment and the respective suppliers. Seeking of quotes for these items is not an efficient or effective use of Council and the Supplier's time and resources, as these suppliers are continually selected due to the specialist nature of the equipment, compatibility with existing infrastructure and the ability of the supplier and their equipment to meet Fitzroy River Water's operational needs.

**Table 1. Items of equipment or products for water and sewerage operations and their suppliers**

<b>Item</b>	<b>Suppliers</b>	<b>Justification</b>
Immersible and submersible style wastewater pumps	Xylem	<p>This request seeks to supersede sole supplier resolution dated 5/12/2017 for "Xylem (or authorised reseller)" for "Wet Well Submersible Sewerage Pumps – Flygt".</p> <p>FRW currently utilises Xylem immersible and submersible style pumps for the majority its wastewater sites including but not limited to:</p> <ul style="list-style-type: none"> <li>- Wet well installations within sewage pumpstations (almost all)</li> </ul>

		<ul style="list-style-type: none"> <li>- Dry well installations within sewage pumpstations (portion of)</li> <li>- Wet and dry mounted installations at sewage treatment plants (portion of)</li> </ul> <p>Based on the above, and in an effort to continue to standardize equipment across water and wastewater assets, it is recommended that Xylem (or its authorised resellers) be engaged as specialised suppliers for the supply of immersible and submersible pumps for all wastewater applications.</p> <p>The estimated annual expenditure for Capital replacements is approximately \$100,000 (ex GST).</p>
Electrical equipment including (variable frequency drives and other instrumentation)	Schneider Electric	<p>This request seeks to supersede sole supplier resolution dated 23/06/2020 for “Schneider Electric Australia” for “Ethernet radios for SCADA telemetry”.</p> <p>Electrical equipment supplied by Schneider Electric – including, but not limited to, air circuit breakers, moulded case circuit breakers, variable speed drives, active harmonic filters, auto-changeover switches, protection relays, TRIO radio and communication systems – is currently deployed across multiple FRW sites, including Glenmore Water Treatment Plant, North Rockhampton Sewage Treatment Plant, various water pumping stations, and sewage pumping stations.</p> <p>Based on the above, and in an effort to standardize equipment across water and wastewater assets, it is recommended that Schneider Electric (or an authorised reseller) be engaged for the supply, installation, maintenance, servicing, and repair of electrical equipment, including but not limited to variable speed drives, active harmonic filters, circuit breakers, communication equipment, and electrical instrumentation associated with low and high voltage power infrastructure.</p> <p>The estimated annual expenditure is highly variable. This financial year the estimated expenditure, inclusive of both capital and operational costs is approximately \$400,000 (ex GST).</p>

### PREVIOUS DECISIONS

In recent years, Council approved the establishment of specialised item suppliers for Fitzroy River Water. This report seeks to add to this list of specialised item suppliers to further improve the efficiency of procurement activities for these important items and improve the reliability and performance of water and sewerage assets.

### BUDGET IMPLICATIONS

No budget implications expected.

### LEGISLATIVE CONTEXT

Local Government Regulation (2012) –

#### 235 Other exceptions

“A local government may enter into a medium-sized contractual arrangement or large- sized contractual arrangement without first inviting written quotes or tenders if—“

“(b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders”

Consideration has been given to the human rights protected under the Human Rights Act 2019 and the application of these rights to this matter. The assessment has determined that no human rights are impacted by the proposed decision.

### LEGAL & RISK IMPLICATIONS

There are no identified legal implications to Council relevant to this matter.

The following key risks have been identified with respect to proceeding with this recommendation:

Risk	Commentary
Supplier ceases trading during the life of the asset	The nominated suppliers have long-standing operational histories, significantly reducing the risk of business discontinuity.

### CORPORATE/OPERATIONAL PLAN

Engagement of the above supplier as sole supplier of the stated items aligns with the below goals / sections of Council’s Corporate and Operational Plans.

Operational Plan 2025 / 2026

- 1.1.1.3 Deliver water and sewerage services in accordance with Fitzroy River Water 2025-2026 Performance Plan.
- 1.1.2.3 Undertake a series of reviews to find opportunities for improvement in productivity and efficiency for Council-delivered services, programs and projects in support of Council’s long-term financial forecast and budget

Corporate Plan 2022-2027:

- Provide high-quality, safe, reliable and cost-effective water and sewerage services;
- Operate in an efficient and financially sustainable manner and provide Council with an appropriate rate of return;
- Responsibly manage, improve and augment infrastructure;
- Optimise costs;
- Undertake other commercial activities with a profit motive.

### CONCLUSION

Approving the nominated suppliers as a specialised supplier for their respective equipment and services will streamline procurement of critical items by Fitzroy River Water that have consistently demonstrated the ability to meet our operational needs in an efficient and timely manner. This recommendation supports FRW’s commitment to proactive asset management and working towards operational excellence.

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**11.3 HOUSING INDUSTRY ASSOCIATION - INDUSTRY OUTLOOK 2026  
SPONSORSHIP PROPOSAL**

**File No:** 11715  
**Attachments:** Nil  
**Authorising Officer:** Amanda Hinton - Senior Advisor Economic Development  
Wade Clark - Economic Development Manager  
John Webb - Acting General Manager Advance Rockhampton  
**Author:** Jack Barnett - Economic Development & Industry Engagement Advisor

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**SUMMARY**

*Housing Industry Association (HIA) is seeking sponsorship to deliver an industry engagement in the Rockhampton Region.*

**OFFICER'S RECOMMENDATION**

THAT Council sponsors HIA's Rockhampton Industry Outlook 2026 on 22 April 2026 at a total cost of \$3,500 (incl. GST).

**COMMENTARY**

The Housing Industry Association (HIA) Rockhampton Industry Outlook provides Council with an important opportunity to stay connected to the region's construction sector and gain a clearer understanding of the issues influencing local housing supply. Rockhampton continues to face significant pressure in its housing market with growing demand for new dwellings and recent Council resolutions calling for additional social and affordable housing options. In this context strong engagement with industry remains essential.

As housing availability becomes one of the region's most pressing social and economic concerns, the Industry Outlook 2026 event offers an appropriate event for aligning Council's priorities with understanding industry capability. The 2025 event highlighted the value of these discussions with industry sharing clear data on rising land costs, longer approval timeframes and continued labour shortages. Maurice Tapang, a HIA Senior Economist, will once again deliver this valuable information and provide an updated 2026 version of this data, continuing to prove useful for understanding the housing and construction market.

The sponsorship offers benefits by increasing Council's visibility and influence. It includes:

- Branding as a Headline Partner on all promotional materials
- Council logo will appear on all promotional material available
- Acknowledgement as Headline Partner during presentation
- Opportunity to address the audience for 10 minutes
- Invitation for key representatives to sit at the speaker's table
- Opportunity to provide product and promotional materials to attendees at the event
- Static or product display in function room
- 3 x Complimentary tickets
- Updated 2026 HIA presentation with data & trends

Supporting this event also aligns closely with Council's broader economic development work.

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It compliments Advance Rockhampton's efforts to foster strong relationships with builders and industry bodies. Together these actions help create the conditions needed to support ongoing housing growth and regional economic development.

HIA will undertake all relevant logistics in the organisation of the event with Advance Rockhampton undertaking additional operational in-kind marketing to support and attend the event.

While this will be only the second year of Council's involvement with the HIA Rockhampton Industry Outlook, Officers consider it premature to enter a multi-year sponsorship arrangement at this stage. A further year of partnership will allow Council to better assess the long-term value of the event. Should the 2026 event again demonstrate strong benefits, Officers will explore the merits of transitioning to a multi-year sponsorship agreement. This would reduce administrative effort associated with Council reports and may provide a basis for negotiating a discounted sponsorship rate.

Last year's inaugural Rockhampton Industry Outlook 2025 event highlighted the value of this partnership. The Mayor opened the session with a keynote address signalling Council's strong support for housing growth and collaboration with local industry. A total of 35 attendees, drawn from 15 different businesses across the building, supply and planning sectors participated in the session. This positive response has encouraged HIA to scale up the 2026 event by securing a larger venue and aiming to reach a broader audience.

HIA Senior Economist Maurice Tapang's 2025 presentation delivered a clear and evidence-based assessment of the construction landscape. His economic modelling covering the influence of mining cycles on the Real Wage Index, regional land availability challenges, skilled labour shortages and projected dwelling commencements, highlighted several constraints shaping Central Queensland's housing pipeline. This data reinforced the importance of continuous conversations between Council and industry stakeholders

## **PREVIOUS DECISIONS**

### **COUNCIL RESOLUTION**

THAT Council sponsors HIA's Rockhampton Industry Outlook on 9 July 2025 at a total cost of \$3,500 (incl. GST).

Moved by: Councillor Mathers

Seconded by: Councillor Wickerson

*MOTION CARRIED UNANIMOUSLY*

## **BUDGET IMPLICATIONS**

The Rockhampton Industry Outlook 2026 event will cost Council \$3,500 (incl. GST), noting that this will be allocated from the Advance Rockhampton Economic Development budget.

## **LEGISLATIVE CONTEXT**

No related legislative context.

## **LEGAL AND RISK IMPLICATIONS**

In accordance with Council's sponsorship policy where tickets are offered as part of a sponsorship arrangement, the CEO is responsible for approving their distribution prior to the event. The three complimentary tickets will first be allocated to the Mayor and Councillors, consistent with the provision that the Mayor or CEO may allocate tickets to Councillors and PSA's, with all allocations recorded in the appropriate Gifts and Hospitality Register. Tickets will then be offered to the CEO and senior Advance Rockhampton staff.

Officers wishing to attend can purchase additional tickets. This ensures appropriate representation at the event while enabling broader staff participation where beneficial and remains compliant with the requirements for declaring and recording tickets under the Employee Gifts, Benefits and Hospitality Procedure.

No risk assessment required.

**CORPORATE/OPERATIONAL PLAN****Corporate Plan**

Our Economy Goal 3.2: Our work attracts business and industry to our region. We facilitate business development and capacity building.

**Rockhampton Economic Action Plan**

Pillar: Regional Collaboration & Partnerships

Goal: Increase collaborative networking

Outcome: Local businesses are engaged with B2B networking opportunities and collaboratively drive regional priority industry areas.

**CONCLUSION**

The HIA Rockhampton Industry Outlook remains a key opportunity for Council to engage directly with the construction sector at a time of rising housing demand and ongoing supply constraints. Insights from last year's economic data highlight the need for continued collaboration to support housing delivery and industry confidence and to receive updated 2026 economic data. Continued sponsorship reinforces Council's leadership in supporting local industry and driving regional economic growth.

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**11.4 MASTER BUILDERS ROADSHOW 2026 - SPONSORSHIP PROPOSAL**

**File No:** 12534

**Attachments:** 1. Sponsorship Proposal [↓](#)

**Authorising Officer:** Amanda Hinton - Senior Advisor Economic Development  
Wade Clark - Economic Development Manager  
John Webb - Acting General Manager Advance Rockhampton

**Author:** Jack Barnett - Economic Development & Industry Engagement Advisor

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**SUMMARY**

*Master Builders Queensland (MBQ) is seeking sponsorship to deliver the Master Builders Roadshow 2026 in the Rockhampton Region.*

**OFFICER'S RECOMMENDATION**

THAT Council sponsors the Master Builders Queensland Roadshow on 18 May 2026 at a total cost of \$1,200 (excl. GST).

**COMMENTARY**

The Rockhampton Region continues to experience strong demand for housing and construction services, making support for the local construction sector essential. Recent Economy ID data shows that 26 new construction businesses were established in the region during the 24/25 financial year, bringing the total to 1,085 operating construction businesses in 2025. Across CQ there are also 438 Master Builders Queensland (MBQ) members, demonstrating the organisation's strong regional footprint and industry influence.

In addition, the construction industry contributed \$331.4 million in value added to the Rockhampton Region in the 23/24 financial year. Value added measures how effectively an industry converts its inputs into economic output and is a *key indicator* of productivity.

According to the proposal, the 2026 MBQ Roadshow is expected to attract around 70 attendees (refer to Attachment 1). However, based on Advance Rockhampton's observations, approximately 100 people attended the 2025 event (which also expected 70), suggesting that the projected figure is conservative and actual attendance is likely to be higher.

Sponsoring and participating in the MBQ Roadshow presents a continued opportunity for Council and Advance Rockhampton to engage directly with a broad section of construction professionals. Many who may not yet be familiar with the support and connections Advance Rockhampton offers. The Roadshow enables Advance Rockhampton to raise awareness of upcoming regional projects, connect businesses with relevant project proponents and link them into broader industry networks. In doing so, it provides a valuable space to reach an otherwise untapped segment of construction focused businesses and individuals who could benefit from local procurement opportunities and industry development support.

Sponsoring the MBQ Roadshow provides Council with promotional and engagement benefits such as:

*Exposure Prior*

- ✓ Logo inclusion on regional event promotional material

*During Event*

- ✓ Opportunity to exhibit products / services at one trade display area
- ✓ Display two pull up banners (supplied by the sponsor)
- ✓ Opportunity to provide lucky door prize
- ✓ Opportunity to include promotional gift in 'Roadshow Attendee Bag'
- ✓ Two event registrations

*Post Event*

- ✓ Copy of the attendee list

Council Officers have raised the question with MBQ regarding the potential for a multi-year sponsorship agreement, including the option to lock in a set number of years and attempt to secure a discounted sponsorship rate. However, an answer has not yet been provided as of writing this report. Given Council's ongoing involvement with the Roadshow in 2021, 2024 and 2025, Officers consider MBQ to be a strong and reliable regional partner that consistently delivers value to the local construction sector.

MBQ will manage all event logistics, while Advance Rockhampton will provide additional in-kind marketing support and allocate two staff members to manage the trade display area during the event.

Advance Rockhampton has participated in previous Master Builders Roadshows in 2021, 2024, and 2025, with consistently strong engagement from attendees. The Roadshow spans major centres from Cairns to the Gold Coast, demonstrating MBQ's wide regional reach and the value of engaging with industry stakeholders across Queensland.

Advance Rockhampton has participated in previous Master Builders Roadshows in 2021, 2024, and 2025, with consistently strong engagement from attendees. The Roadshow spans major centres from Cairns to the Gold Coast, demonstrating MBQ's wide regional reach and the value of engaging with industry stakeholders across Queensland.

**PREVIOUS DECISIONS****COUNCIL RESOLUTION**

THAT Council sponsors the Master Builders Queensland Roadshow on 12 May 2025 at a total cost of \$1,100 (excl. GST).

Moved by: Councillor Wickerson

Seconded by: Councillor Taylor

**MOTION CARRIED UNANIMOUSLY**

**BUDGET IMPLICATIONS**

The Master Builders Queensland Roadshow 2026 will cost Council \$1,200 (excl. GST), noting that this will be allocated from the Advance Rockhampton Economic Development budget.

**CORPORATE/OPERATIONAL PLAN****Corporate Plan**

Our Economy Goal 3.2: Our work attracts business and industry to our region. We facilitate business development and capacity building.

**Rockhampton Economic Action Plan**

Pillar: Regional Collaboration & Partnerships

Goal: Increase collaborative networking

Outcome: Local businesses are engaged with B2B networking opportunities and collaboratively drive regional priority industry areas.

**CONCLUSION**

Sponsoring the MBQ Roadshow will strengthen Council's engagement with the region's construction sector and create new pathways for local businesses to participate in upcoming major projects. The event offers meaningful visibility and aligns with Council's commitment to supporting a productive and growing construction industry.

# **MASTER BUILDERS ROADSHOW 2026 - SPONSORSHIP PROPOSAL**

## **Sponsorship Proposal**

**Meeting Date: 10 March 2026**

**Attachment No: 1**



**CONNECT.  
SHOWCASE.  
AMPLIFY.**

**ADVANCE ROCKHAMPTON**  
INDUSTRY INFO SESSION & ROADSHOW OPPORTUNITIES – 2026



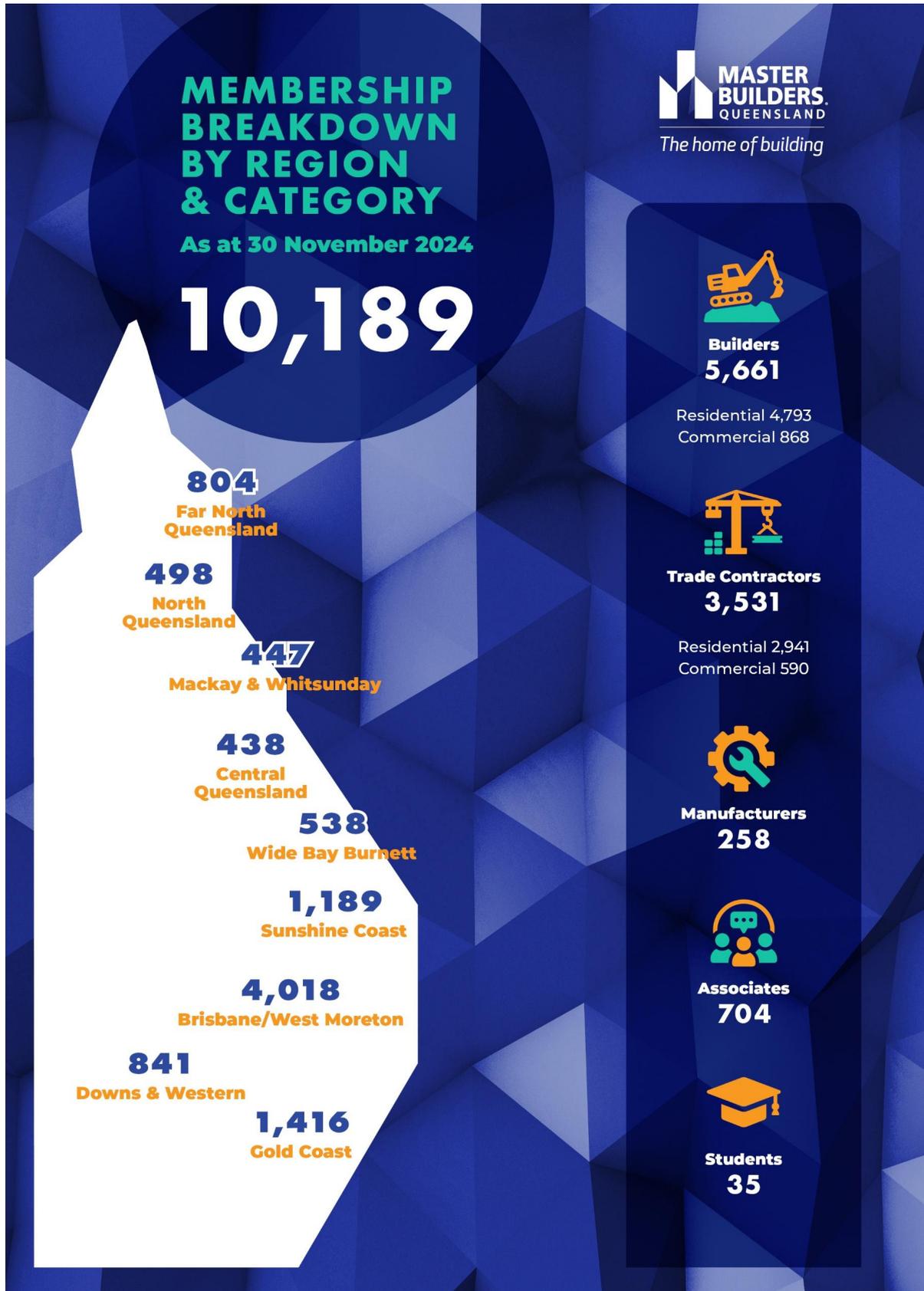
## WELCOME TO MASTER BUILDERS QUEENSLAND

Master Builders is the home of building. With more than 9,800 members across nine regions in Queensland, we're the peak industry association representing building and construction in the state since 1882.

We support our members across all sectors to operate innovative, professional and profitable businesses that deliver superior quality outcomes for their customers.

As the number one source of practical and relevant building information, we keep our members informed with regular updates on changes to laws, codes and regulations, employment and wages, and health, safety and environment.





# INDUSTRY INFO SESSIONS

Make the right move

Industry Info sessions are a series of events promoted across the state as a unified schedule of events. Held twice yearly, these events are designed to keep members ahead of the pack when it comes to the latest industry developments and are regarded as a vital part of the ongoing communication, information and education program delivered by Master Builders. Research tells us the sessions are also rated as a primary reason why members join the Association. Designed as targeted events, they provide an excellent opportunity to access a willing and highly-engaged target audience, making for the perfect opportunity to network and promote your products and/or services.

Regions	Anticipated audience	Date	Feature sponsor
Rockhampton	30 +	16 Feb 26	\$650 + gst
Yeppoon	15 +	3 March 26	\$600 + gst
Gladstone	15 +	4 March 26	\$600 + gst

## BENEFITS:

### Feature Speaker:

- Note package available to support multiple regions

#### Exposure prior

- Logo inclusion on event promotional material

#### During the event

- **Opportunity to give a five-minute presentation**
- Opportunity to exhibit one trade table with display material
- Display pull-up banner at the event (sponsor to supply)
- MC recognition during the event proceedings
- Opportunity to provide a lucky door prize
- Opportunity for two company representatives to attend event

#### Post event

- Copy of attendee list

## ROADSHOW 2026

Drive your engagement through Queensland!

<b>Target Audience:</b>	Residential and commercial builders as well as trade contractors (members and non-members)
<b>Attendees:</b>	Target audience 1000+ across ten events
<b>Dates:</b>	May / June 2026 (10 regional events across Queensland)

Amongst the almost 160 events Master Builders host every year, the standout on our calendar is Roadshow, held in ten key regions throughout Queensland. A much-anticipated event, Roadshow sees Master Builders travel across Queensland to each of our regional centres, bringing the latest industry news and showcasing exciting and innovative products and services for members.

At each event, industry experts discuss the latest topics, while attendees have the opportunity to browse the trade exhibition as they network with a mix of local and statewide industry professionals and other members.

Our members mark Roadshow on their calendars as a not-to-be-missed free annual networking event and a one-stop-shop for updates about critical issues shaping our industry. We regularly receive feedback from our members that they want to keep up with the latest products, information, technology and trends available to implement in their business, and this event has it all. It's the perfect chance for them to engage with you as you showcase your innovative products and services.

The 2026 Roadshow presentation topic will be based on a topical and timely issue, which will be confirmed closer to the event date.

Dates	Location	Venues	Estimated Audience	Investment
12 May 2026	Brisbane	Kedron Wavell Services Club	150	\$1400 + gst
14 May 2026	Toowoomba	Rumours Convention Centre	120	\$1300 + gst
<b>18 May 2026</b>	<b>Rockhampton</b>	<b>Frenchville</b>	<b>70</b>	<b>\$1200 + gst</b>
19 May 2026	Mackay	Souths Leagues Club	80	\$1200 + gst
20 May 2026	Townsville	Townsville RSL	80	\$1200 + gst
21 May 2026	Cairns	Hilton Hotel	80	\$1200 + gst
26 May 2026	Gold Coast	Gold Coast Turf Club – Aquis Park	130	\$1300 + gst
2 June 2026	Sunshine Coast	Venue 114	120	\$1300 + gst
3 June 2026	Hervey Bay	The Club House Hervey Bay	100	\$1200 + gst
4 June 2026	Bundaberg	Bundaberg Multiplex Convention Centre	100	\$1200 + gst

# ROADSHOW 2026

Package Breakdown:

## 2026 Exhibitor investment:

- \$1200 + gst (Rockhampton event)

## Benefits:

### Exposure Prior

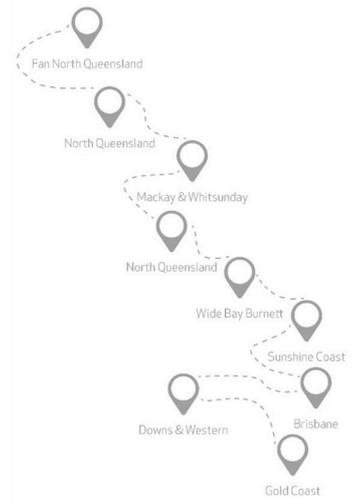
- Logo inclusion on regional event promotional material

### During each Event

- Opportunity to exhibit products / services at one trade display area
- Display two pull up banners (supplied by the sponsor)
- Opportunity to provide lucky door prize and receive a copy of the attendee list
- Opportunity to include promotional gift in 'Roadshow Attendee Bag'
- Two event registrations

### Post Event

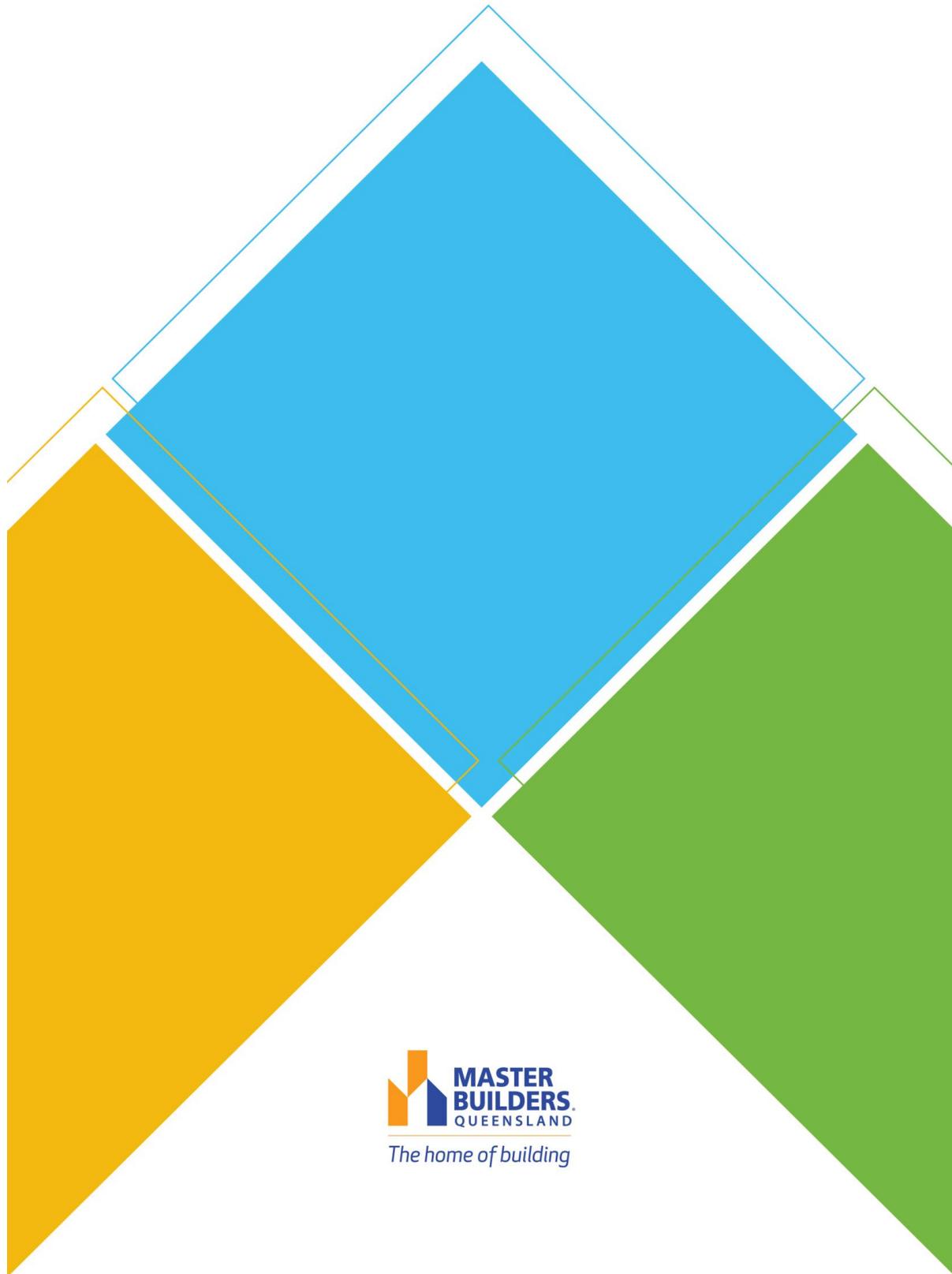
- Copy of the attendee list
- (Subject to terms and conditions)



## THE FINE PRINT

1. All prices exclude GST.
2. Sponsorship applications are managed on a first come, first served basis. However, right of first refusal is given to previous sponsors, where possible.
3. Master Builders reserves the right to reject any sponsor that it deems inappropriate, without explanation.
4. Master Builders reserves the right to terminate a sponsorship arrangement at any time with 14 days' written notice.
5. All sponsorship opportunities are subject to availability. Master Builders reserves the right to change the suite of business sponsorship opportunities. The absence of notice of termination by you will constitute your binding acceptance of the change, modification or addition.
6. Master Builders reserves the right to terminate a sponsorship agreement in the event of payment default, without prejudice to this order.
7. Unless specifically stated, Master Builders offers no exclusive arrangements for sponsorship.
8. Sponsorship entitlements are subject to production schedules and booking dates. All sponsorship material must be submitted within agreed production schedules. If failure of sponsor to submit material means entitlements cannot be met, Master Builders will not provide a refund.
9. Sponsors will be issued with a single invoice to cover a 12-month business sponsorship package. Normal 30-day credit terms apply. Alternative payment arrangements are at the discretion of the Sponsorship Manager.
10. If an Exhibitor or Sponsor cancels exhibitor space or sponsorship after an agreement has been signed, they must immediately inform Master Builders in writing and the following penalties apply:
  - 60+ days out: A full refund will be offered, or the sponsorship can be moved to another mutually agreed upon event
  - 59 – 31 days out: 50% of the total agreed amount will be refunded, or the sponsorship can be moved to a mutually agreed upon event
  - From 30 days out: The full agreed upon sponsorship amount will be retained by Master BuildersExemptions will be made in the event of force majeure .
11. This offer is exclusive to you and is released in commercial confidence.
12. Please refer to Master Builders' Privacy Policy at [www.mbqlld.com.au/privacy](http://www.mbqlld.com.au/privacy), which tells you how we use any personal information we may collect from you.
13. All agreements shall be subject to Master Builders' Advertising and Editorial Policy.
14. Master Builders reserves the right to amend these terms and conditions at any time.
15. Master Builders supplies attendee data to sponsors as part of a negotiated sponsorship contract. All attendees agree to the supply of their personal information via the Master Builders' event terms & conditions. Data supplied should only be used in the context of an event follow up and should not be added to sponsor databases without additional permission from individuals. Data should also be used in accordance with the Australian Privacy Principles and Spam Laws.
16. Master Builders reserves the right to provide feedback to sponsors regarding their presentations. Master Builders has a limit on the number of slides supporting presentations and will work with the sponsor to ensure the presentation is in line with the allocated time.
17. Master Builders will be responsible for the selection of the block of category awards allocated as part of the Category Award Sponsor. This will be done in consultation with the sponsor where possible. We cannot guarantee the sponsor will be aligned to specific award categories.
18. All Covid-19 related postponement and/or cancellation of events will be managed individually. Master Builders will contact sponsors to discuss options on a case-by-case basis.

Copies of entry attendee information, golf day team list or business card draw entries details, will only be issued if a prize has been provided.



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**11.5 DISPOSAL OF COUNCIL OWNED LAND (OLD NIGHT CART LANE) TO ROAD RESERVE - 162A KENT STREET, ROCKHAMPTON CITY (LOT 7 ON RP600122)**

<b>File No:</b>	<b>1680</b>
<b>Attachments:</b>	<b>1. Aerial map</b> <a href="#">📄</a>
<b>Authorising Officer:</b>	<b>Megan Younger - Manager Corporate and Technology Services</b> <b>Marnie Taylor - General Manager Organisational Services</b>
<b>Author:</b>	<b>Michelle Mills - Property and Resumptions Officer</b> <b>Kellie Roberts - Coordinator Property and Insurance</b>

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**SUMMARY**

*Reporting on request to use Council owned land situated at 162A Kent Street, Rockhampton City (Lot 7 on RP600122), an old night cart lane, for access purposes and the dedication of the land as road reserve.*

**OFFICER'S RECOMMENDATION**

THAT Council authorises the Chief Executive Officer (Property and Resumptions Officer) to:

1. Dispose of Council owned land, situated at 162A Kent Street, Rockhampton City described as Lot 7 on RP600122 (approximately 132m<sup>2</sup>) to be dedicated as road reserve in accordance with section 236(1)(b)(i) of the *Local Government Regulation 2012*; and
2. Negotiate the terms of the Deed of Agreement to Dedicate Land for Public Use (Road) Purposes with the adjoining owner of 70 Denham Street, Rockhampton City, (Lot 3 on RP600122 and Lot 4 on RP600122), BT6 Holdings Pty Ltd, as outlined in the report, in preparation for execution by the delegated Officer.

**COMMENTARY**

Council received a request to use Council owned land situated at 162A Kent Street, Rockhampton City described as Lot 7 on RP600122 ("the Property") for access purposes from Capricorn Survey Group on behalf of BT6 Holdings Pty Ltd, the adjoining owner of 70 Denham Street, Rockhampton City, described as Lot 3 on RP600122 and Lot 4 on RP600122 (the former Wah Hah Chinese Restaurant).

The Property (see attachment 1) is approximately 132m<sup>2</sup> and it is zoned low-medium density residential and is an old night cart lane. The Property has been used for access and parking by multiple adjoining properties for a number of years.

Comments were sought from relevant Council Officers in relation to the dedication of the Property as road reserve, resulting in no objections.

Other options were considered, including the possibility of disposing of the entire parcel as an "all-or-nothing" arrangement via a closed tender to adjoining owners only, with any required access easements to be negotiated between the adjoining owners, as well as an easement in favour of Council over the sewer infrastructure. However, coordinating multiple adjoining owners to jointly purchase the land via a closed tender process would be overly complex and carries a significant risk of the land transfer not proceeding. Council Officers have also determined that this option would impose an unreasonable administrative burden on Council for minimal return on the sale of the lot given its low value.

A further option available to Council, also not supported by Officers, is to leave the land in its current state, with no access easements granted, no sale, and no conversion to road reserve. Under this option, Council's Local Laws would be relied upon to address unauthorised parking and access on Council land.

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The Property was acquired by Council in 2002 due to rates arrears. Due to its size and characteristics, the Property holds very low value and has no practical use to Council other than accommodating existing underground infrastructure.

### PREVIOUS DECISIONS

Relating to a similar property with access requirements from an adjoining owner, on 13 August 2024, Council resolved the following:

THAT

1. Pursuant to section 236(1)(b)(i) of the *Local Government Regulation 2012*, Council authorises the Chief Executive Officer (Coordinator Property & Insurance) to dispose of 64 Cowie Street, Kawana described as Lot 101 on RP900393 (10m<sup>2</sup> in size) to be dedicated as road reserve; and

2. Council authorises the Chief Executive Officer (Coordinator Property & Insurance) to negotiate the terms of a Deed of Agreement with CQCR Pty Ltd A.C.N 636 812 041, as outlined in the report, in preparation for execution by the delegated Officer.

Moved by: Councillor Taylor

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

### BUDGET IMPLICATIONS

As per Council's Land Asset Valuation Schedule, the fair value for the Property is \$1,030.50.

Should Council resolve to dedicate the Property as road reserve, BT6 Holdings Pty Ltd, the adjoining owner of 70 Denham Street who is making this request, must enter into a Deed with Council to pay the fair value of \$1,030.50 + GST for the Property to be dedicated as road. In addition, all costs incurred for the dedication of the Property as road reserve will be paid by BT6 Holdings Pty Ltd, including but not limited to titles registration fees.

### LEGISLATIVE CONTEXT

Section 236 of the *Local Government Regulation 2012* details a series of exceptions when disposing of a valuable non-current asset (land). Section 236(1)(b)(i) describes the process for disposal of land to a government agency. As the proposal is to convert Council owned land to road reserve, which becomes State land, the transaction is considered a disposal to a government agency.

*Section 236 Exceptions for valuable non-current asset contracts*

*(1) Subject to subsections (2) to (5), a local government may dispose of a valuable non-current asset other than by tender or auction if—*

*(b) the valuable non-current asset is disposed of to—*

*(i) a government agency*

*(2) An exception mentioned in subsection (1) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.*

Consideration has been given to the human rights protected under the Human Rights Act 2019 and the application of these rights to this matter. The assessment has determined that no human rights are impacted by the proposed decision.

### LEGAL AND RISK IMPLICATIONS

BT6 Holdings Pty Ltd, the adjoining owner of 70 Denham Street will be required to enter into a Deed of Agreement to Dedicate Land for Public Use (Road) Purposes.

### CORPORATE/OPERATIONAL PLAN

Goal 1.1 – We are fiscally responsible.

**CONCLUSION**

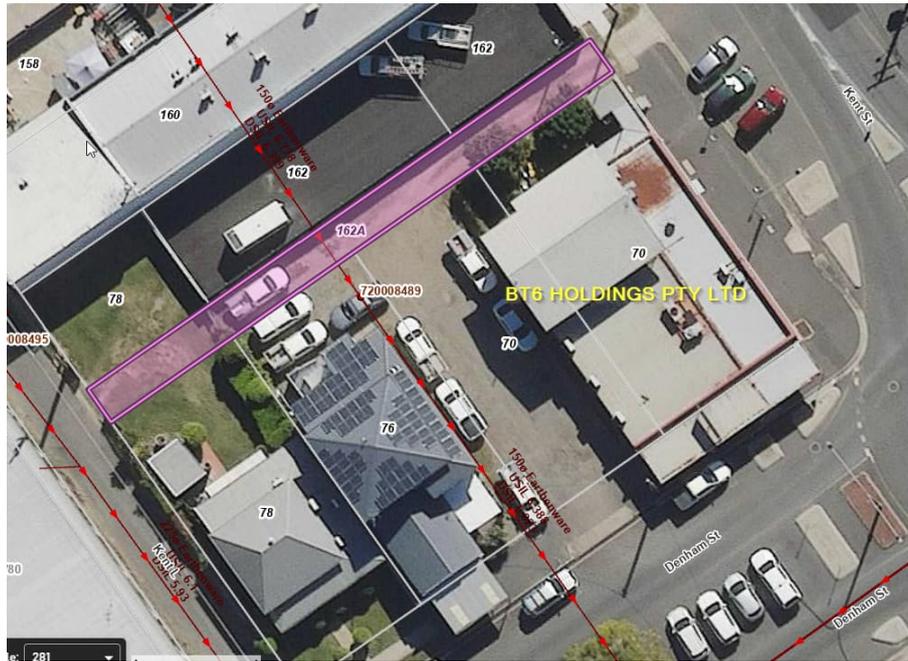
162A Kent Street, Rockhampton City (Lot 7 on RP600122) is of no strategic value or use to Council, however it does contain infrastructure which is still protected if the land is converted to road reserve. It is recommended that Council dispose of the land to be dedicated as road reserve, as outlined in the report as the purpose of the existing and proposed continuing use is for access purposes. Road reserve is considered the most appropriate tenure.

**DISPOSAL OF COUNCIL OWNED LAND  
(OLD NIGHT CART LANE) TO ROAD  
RESERVE - 162A KENT STREET,  
ROCKHAMPTON CITY  
(LOT 7 ON RP600122)**

**Aerial map**

**Meeting Date: 10 March 2026**

**Attachment No: 1**



**11.6 PROPOSED TENURE FOR MOUNT MORGAN SQUASH COURTS**

<b>File No:</b>	<b>12534</b>
<b>Attachments:</b>	<b>Nil</b>
<b>Authorising Officer:</b>	<b>Marnie Taylor - General Manager Organisational Services</b>
<b>Author:</b>	<b>Emma-Jane Dwyer - Manager Fleet and Facilities Kellie Roberts - Coordinator Property and Insurance</b>

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**SUMMARY**

*This report presents two (2) options for Council to consider regarding the establishment of a tenure agreement for the Mount Morgan Squash Courts building located at 36 Thompson Avenue.*

**OFFICER'S RECOMMENDATION**

THAT Council:

1. Authorises the Chief Executive Officer (Manager Fleet & Facilities and Coordinator Property & Insurance) to issue a public tender to lease the old Squash Court building situated at 36 Thompson Avenue, Mount Morgan (part Lot 1 on SP187981) in accordance with section 228(4) of the *Local Government Regulation 2012*; and
2. Receives a report on the tender submissions for consideration and Council approval

**COMMENTARY**

The old Squash Court building at Mount Morgan, located at Boyd Park, 36 Thompson Avenue, was constructed in the early 1970's. The building has not been used for a number of years.

The old Squash Court building is located in a prime recreational precinct surrounded by a playground, skate park and swimming pool. A decision was made in the design phase of the Mount Morgan Swimming Pool to retain the Squash Courts. The facility is in relatively good condition requiring only minor works to be utilised. A new kitchenette has been recently installed.

An Expression of Community Interest (ECI) was released on the 11 December 2025 and closed on the 9 February 2026 for eligible non-profit community organisations to take on the lease of the former squash courts. No submissions were received; one enquiry was received from a commercial organisation.

36 Thompson Avenue is freehold land and is zoned for sport and recreation. However, for a use such as a commercial gym (Indoor Sport and Recreation) it would be subject to a code assessable development application.

There are two options presented for consideration:

***Option 1 – Tender the building for Commercial Use***

Call for tenders from Commercial organisations for a leasing opportunity of the old Squash Court Building located at Boyd Park, 36 Thompson Avenue, Mount Morgan.

This call for tenders aims to identify organisations ready to maximise the potential of this community asset in accordance with the land use. Where the proposed use does not comply with the current zoning, a development application may be required.

**Option 2 – Restore the building for casual hire**

An option also exists to utilise the building for casual bookings similar to the green shed in Mount Morgan. This would mean no permanent tenant and the ongoing management is undertaken by Council.

This option would require initial repairs to be undertaken by Council and the installation of a Gallagher card system being required.

Internal photos of the building:

**PREVIOUS DECISIONS**

On 15 July 2025 Council resolved that the matter lay on the table pending a site inspection.

On 18 November 2025 Council resolved to release an ECI for the use of the building at 36 Thompson Avenue, Mount Morgan.

**BUDGET IMPLICATIONS**

This building is currently owned and maintained by Council.

There is sufficient 25/26 FY operational budget to undertake the repairs to the building. A further \$5,000 Capital budget allocation would be required to install Gallagher swipe system. This budget allocation would be offset by savings on already completed projects for the 25/26 FY.

**LEGISLATIVE CONTEXT**

The lease of the building via a public tender will be in accordance with section 227 and 228(4) of the *Local Government Regulation 2012*.

Consideration has been given to the human rights protected under the Human Rights Act 2019 and the application of these rights to this matter. The assessment has determined that no human rights are impacted by the proposed decision.

**LEGAL AND RISK IMPLICATIONS**

A Freehold Lease of building and land (building site +1 metre) will be issued for a period of up to 6 years to the successful organisation.

**CORPORATE/OPERATIONAL PLAN**

2.1 – Our places and spaces enhance the livability and diversity of our communities

2.2 – We support our communities through our activities and programs.

5.1 – Our Region has Infrastructure that meets current and future needs

**CONCLUSION**

It is recommended that Council proceed with Option 1 as detailed in the report and call for tenders for a lease of the building. This Option will ensure a transparent and impartial approach that maximises the property's full potential with a commercial return to Council.

**12 NOTICES OF MOTION**

Nil

**13 QUESTIONS ON NOTICE**

Nil

**14 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*

## 15 CLOSED SESSION

### RECOMMENDATION

THAT Council move into Closed Session pursuant to section 254J(1) of the *Local Government Regulation 2012* and the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J(3) of the *Local Government Regulation 2012*, for the reasons indicated.

#### 16.1 Mount Morgan Former Commonwealth Bank Building Options

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

#### 16.2 Proposed Assignment of Sub Lease

In accordance with section 254J(3)(g) (i) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government; AND a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

## 16 CONFIDENTIAL REPORTS

### 16.1 MOUNT MORGAN FORMER COMMONWEALTH BANK BUILDING OPTIONS

**File No:** 13866  
**Attachments:** 1. Commonwealth Bank Valuation Report  
**Authorising Officer:** Marnie Taylor - General Manager Organisational Services  
**Author:** Emma-Jane Dwyer - Manager Fleet and Facilities  
Kellie Roberts - Coordinator Property and Insurance

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

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#### **SUMMARY**

*The purpose of this report is to present options for the Mount Morgan former Commonwealth Bank Building.*

**16.2 PROPOSED ASSIGNMENT OF SUB LEASE**

**File No:** 4244  
**Attachments:** 1. Letter  
**Authorising Officer:** Megan Younger - Manager Corporate and Technology Services  
Marnie Taylor - General Manager Organisational Services  
**Author:** Kellie Roberts - Coordinator Property and Insurance

In accordance with section 254J(3)(g) (i) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government; AND a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

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**SUMMARY**

*Coordinator Property & Insurance reporting on a request from a current tenant to assign their lease to a new tenant.*

**17 CLOSURE OF MEETING**