



ORDINARY MEETING

MINUTES

8 DECEMBER 2020

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MEETING ATTACHMENTS

ANNEXURE A - Documents presented for reference to Item 10.4

ANNEXURE B - Documents presented for reference to Item 10.5

**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 8 DECEMBER 2020 COMMENCING AT 9:09AM**

1 OPENING

- 1.1 Acknowledgement of Country
- 1.2 Opening prayer presented by Pastor David Hood from Peace Christian Church

2 PRESENT

Members Present:

Acting Mayor, Councillor N K Fisher (Chairperson)
Councillor S Latcham
Councillor A P Williams
Councillor C E Smith
Councillor C R Rutherford
Councillor D Kirkland

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Ms A Cutler – General Manager Community Services
Mr G Bowden – Executive Manager Advance Rockhampton
Mr M Clerc – Acting Chief Financial Officer
Mr J Wallace – Chief Audit Executive
Mr D Morrison – Manager Office of the Mayor
Mr M O'Keeffe – Manager Rockhampton Regional Waste and Recycling
Ms T Fitzgibbon – Coordinator Development Assessment
Mr R Palmer – Senior Executive Industry Engagement
Mr T Gardiner – Senior Planning Officer
Mr J Weir – Senior Program Manager
Ms K Ramm – Senior Risk and Assurance Advisor
Mr B Koelmeyer – Planning Officer
Ms L Leeder – Senior Committee Support Officer
Ms K Walsh – Committee Support Officer

Via Webex:

Mr P Kofod – General Manager Regional Services
Ms T Sweeney – Executive Manager Workforce and Governance
Mr A Russell – Manager Strategy and Planning
Mr J Webb – Manager Communities and Culture
Ms A Pearce – Manager Tourism, Events and Marketing
Mr D Stevenson – Manager Corporate and Technology Services
Mr C Swadling – Coordinator Local Laws
Mr M Paudyal – Acting Coordinator Development Engineering
Mr J Bulwinkel – Supervisor Sports and Administration

3 APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence for the meeting was previously granted to Councillor Drew Wickerson

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 24 November 2020 be confirmed.

Moved by: Councillor Smith
Seconded by: Councillor Kirkland
MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

9:13AM

"I, Councillor Neil Fisher inform this meeting of a declarable conflict of interest in the Housing Construction Grant Program, the matter to be discussed in **Item 10.15 – Housing Construction Grant – Extension of Time for Payment**, as my family business, Fishers Nursery, currently has some tenders pending. I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on."

"I, Councillor Neil Fisher inform the meeting of a prescribed conflict of interest in **Item 10.16 Tender Consideration Plan for Print, Radio and Television Advertising for Council**, with the nature of my interest being that:

- I am a weekly garden presenter on Seven News Central Queensland
- I conduct a talk-back garden show for Grant Media
- I am an online garden columnist for NewsCorp
- I am a garden columnist for CQ Today

I will leave the meeting and stay away from the meeting while this matter is discussed and voted on."

"I, Councillor Shane Latcham inform this meeting that I have a declarable conflict of interest in **Item 6.1 – Business Outstanding – Lifting Matters from the Table** and **Item 10.7 – Extension of Current Trustee Lease – Tennis Rockhampton Limited**. This declarable interest arises because I am Trustee for a Trust that has a tennis or sporting club. I propose to leave and stay away from the place where the meeting is being held while these matters are discussed and voted on."

I, Councillor Ellen Smith inform this meeting that I have a declarable conflict of interest in **Item 6.1 – Business Outstanding – Lifting Matters from the Table** and **Item 10.7 – Extension of Current Trustee Lease – Tennis Rockhampton Limited**. This declarable interest arises because my nephew Rhett McKinnon is a delegate to and the Chairperson of Central Regional Assembly, he is Rockhampton Junior Tennis Vice President and delegate, also an employee of Rockhampton Tennis Limited. I propose to leave and stay away from the place where the meeting is being held while these matters are discussed and voted on."

6 BUSINESS OUTSTANDING

9:16AM

Councillor Latcham and Councillor Smith, having earlier informed the meeting of a declarable conflict of interest and their decision to voluntarily not participate in the decision, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

6.1 LIFTING MATTERS FROM THE TABLE

File No: 11979
Attachments: Nil
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Items laid on the table require a report to be lifted from the table before being dealt with. This report is designed to lift the reports that have been laid on the table at previous meetings.

COUNCIL RESOLUTION

THAT following matters be lifted from the table and dealt with accordingly:

- Extension of Current Trustee Lease – Rockhampton Tennis Limited
- Rotary West Trustee Permit Walter Pierce Kitchen

Moved by: Councillor Rutherford

Seconded by: Councillor Kirkland

MOTION CARRIED

Councillors Fisher, Kirkland, Rutherford and Williams voted for the motion

9:17AM

Councillor Latcham and Councillor Smith returned to the meeting room.

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COUNCILLOR/DELEGATE REPORTS

Nil

10 OFFICERS' REPORTS

10.1 RENEWAL OF DEVELOPMENT INCENTIVES POLICY

File No: 13674

Attachments: 1. New Development Incentives Policy
1 January 2021 to 31 December 2021

Authorising Officer: Greg Bowden - Executive Manager Advance
Rockhampton

Author: Rick Palmer - Senior Executive Industry Engagement

SUMMARY

This report provides details of and proposal for a continuation and improvement of the current Development Incentives Policy.

9:21AM Chief Executive Officer left the meeting

9:24AM Chief Executive Officer returned to the meeting

COUNCIL RESOLUTION

THAT a new Development Incentives Policy be approved to apply from 1 January 2021 until 31 December 2021.

Moved by: Councillor Smith

Seconded by: Councillor Kirkland

MOTION CARRIED

10.2 SPECIALISED SUPPLIER ROCKHAMPTON AIRPORT - LIME INTELLIGENCE

File No: 8572, 1689
Attachments: Nil
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marcus Vycke - Manager Airport

SUMMARY

Further to the report presented to Council on 12 September 2017, the purpose of this report is to seek a Council resolution that Strategic Energy Pty Ltd ("Lime Intelligence") is deemed a specialised supplier in accordance with Section 235(b) of the Local Government Regulation 2012.

COUNCIL RESOLUTION

THAT pursuant to s235(b) of the *Local Government Regulation 2012* Council approve Strategic Energy Pty Ltd as a specialised supplier for an online reporting tool.

Moved by: Councillor Williams
Seconded by: Councillor Latcham

MOTION CARRIED

10.3 ROTARY WEST TRUSTEE PERMIT WALTER PIERCE KITCHEN

File No: 12273
Attachments: Nil
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: John Webb - Manager Communities and Culture
Previous Items: 11.3 - Rotary West Trustee Permit Walter Pierce Kitchen
- Ordinary Council - 25 Aug 2020 9:00am

SUMMARY

This matter was laid on the table at the Ordinary Council meeting on 25 August 2020.

This report is notifying Council of the winding up of the Rockhampton West Rotary Club and recommends not entering into a permit for the Walter Pierce Kitchen at the Rockhampton Showgrounds.

COUNCIL RESOLUTION

THAT Council:

1. Authorise the Chief Executive Officer (Manager Communities and Culture) to establish which equipment owned by Fitzroy Rotary would support continued operation of the kitchen and purchase equipment in accordance with Council procurement guidelines.
2. Approve a fee for hire of the Walter Pierce Kitchen consistent with the application of all Rockhampton Showground Fees and Charges as \$150 Commercial Fee and \$75 Community Fee per day.
3. Authorise the Chief Executive Officer (Manager Tourism, Events and Marketing) to establish a list of Community Food service providers for Council to provide to event partners and venue hirers.

Moved by: Councillor Kirkland

Seconded by: Councillor Latcham

MOTION CARRIED

COUNCIL RESOLUTION

THAT Item 10.6 on the agenda be dealt with next.

Moved by: Councillor Williams

Seconded by: Councillor Kirkland

MOTION CARRIED

10.6 SURRENDERED AND UNCLAIMED ANIMALS POLICY

File No: 1464

Attachments:

1. Surrendered and Unclaimed Animals Policy
2. Final Draft Surrendered and Unclaimed Animals Policy - Tracked

Authorising Officer: Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services

Author: Jon Buckenham - Supervisor Local Laws

SUMMARY

The Manager Planning and Regulatory Services presents the report on the draft Animal Management – Surrendered and Unclaimed Animals Policy for adoption.

COUNCIL RESOLUTION

THAT Council resolves to adopt the Animal Management - Surrendered and Unclaimed Animals Policy.

Moved by: Councillor Smith

Seconded by: Councillor Williams

MOTION CARRIED

COUNCIL RESOLUTION

THAT Item 10.4 on the agenda be dealt with next.

Moved by: Councillor Williams

Seconded by: Councillor Latcham

MOTION CARRIED

10.4 D/30-2019 - REQUEST FOR A MINOR CHANGE TO DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A RESIDENTIAL CARE FACILITY, RETIREMENT FACILITY AND COMMUNITY USE

File No: D/30-2019

Attachments: 1. Locality Plan
2. Staging Plans

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services

Author: Thomas Gardiner - Senior Planning Officer

SUMMARY

Development Application Number: D/30-2019

Applicant: Rockhampton Benevolent Homes Society Incorporated C/- ADAMS + SPARKES Town Planning and Development

Real Property Address: Lot 2 on CP890319 and Lot 4 SP220782, Parish of Rockhampton

Common Property Address: 60 West Street, The Range

Area of Site: 1.35 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.1)

Planning Scheme Zone: Low Density Residential Zone

Planning Scheme Overlays: Steep Land Overlay

Airport Environs Overlay

Approval Sought: Amended Decision Notice for a Development Permit for a Material Change of Use for a Residential Care Facility, Retirement Facility and Community Use

Infrastructure Charges Area: Charge Area 1

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the request for a Minor Change to Development Permit D/30-2019 for a Material Change of Use for Residential Care Facility, Retirement Facility and Community Use, Council resolves that:

1. Condition 2.1 be amended and replaced with the following condition:

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Basement Site Master Plan	SD-0101	24 September 2019
Ground Level Site Master Plan	SD-0102	24 September 2019
Level 1 Site Master Plan	SD-0103	24 September 2019
Level 2 Site Master Plan	SD-0104	16 July 2019
Basement Staging Plan	AS-CD-0301, DA01	29 September 2020
Ground Level MS Plan	AS-CD-0901, DA1	17 November 2020
Level 1 MS Plan	AS-CD-0902, DA1	17 November 2020
Level 2 MS Plan	AS-CD-0903, DA1	17 November 2020
Building A (RAC) Ground Level GA Plan	A-SD-1001	16 July 2019
Building A (RAC) Level 1 GA Plan	A-SD-1002	16 July 2019
Building A (RAC) Level 2 GA Plan	A-SD-1003	16 July 2019
Building A (RAC) Level 3 GA Plan	A-SD-1004	16 July 2019
Building A (RAC) Roof Plan	A-SD-1005	16 July 2019
Building A (RAC) North East Elevation and South East Elevation	A-SD-2001	16 July 2019
Building A (RAC) North West Elevation and South West Elevation	A-SD-2002	16 July 2019
Building B (ILU) Basement GA Plan	B-SD-1001	24 September 2019
Building B (ILU) Ground Level GA Plan	B-SD-1002	24 September 2019
Building B (ILU) Ground Level Kitchen / Laundry GA	B-SD-1003	21 March 2019

Building B (ILU) Level 1 GA Plan	B-SD-1004	24 September 2019
Building B (ILU) Level 2 GA Plan	B-SD-1005	8 March 2019
Building B (ILU) Level 3 GA Plan	B-SD-1006	8 March 2019
Building B (ILU) Level 4 GA Plan	B-SD-1007	8 March 2019
Building B (ILU) Roof Plan	B-SD-1008	8 March 2019
Building B (ILU) North East Elevation	B-SD-2001	24 September 2019
Building B (ILU) Cambridge Street Elevation	B-SD-2002	24 September 2019
Building B (ILU) South West Elevation	B-SD-2003	8 March 2019
Building B (ILU) North West Elevation	B-SD-2004	8 March 2019
Building C (RAC) Car Park Level GA Plan	C-SD-1001	8 March 2019
Building C (RAC) Ground / Street Level GA Plan	C-SD-1002	8 March 2019
Building C (RAC) Level 1 GA Plan	C-SD-1003	8 March 2019
Building C (RAC) Level 2 GA Plan	C-SD-1004	8 March 2019
Building C (RAC) Roof Plan	C-SD-1005	8 March 2019
Building C (RAC) North West and South West Elevations	C-SD-2001	8 March 2019
Building C (RAC) South East and North East Elevations	C-SD-2002	8 March 2019
West and Cambridge Street Elevations	SD-0201	24 September 2019
Lennox and Voss Park Elevations	SD-0202	16 July 2019
Site Sections	SD-0301	16 July 2019
Landscape Concept	1018050	4 April 2019
Engineering Infrastructure Report	18-001613	8 April 2019
Traffic Engineering Report	DA RFI V02b	September 2019
Waste Management Plan	-	August 2019
RE: 60 West Street, The Range – Benevolent Aged Care, Rockhampton Airport Obstacle Limitation Surfaces Study	062701-01	No date.

Condition 3.1 be amended and replaced with the following condition:

This development approval is for a development to be undertaken in three (3) discrete stages, namely:

3.1.1 Stage 1;

3.1.2 Stage 2a and 2b; and

3.1.3 Stage 3.

in accordance with the approved plan (refer to condition 2.1).

The stages are not required to be undertaken in any chronological order.

RECOMMENDATION B

THAT to reflect the above changes, Rockhampton Benevolent Homes Society Incorporated C/- ADAMS + SPARKES Town Planning and Development, be issued with an amended Decision Notice:

1.0 **ADMINISTRATION**

1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:

1.3.1 to Council's satisfaction;

1.3.2 at no cost to Council; and

1.3.3 prior to the commencement of the use,
unless otherwise stated.

1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use unless otherwise stated.

1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:

1.5.1 Operational Works:

(i) Road Works;

(ii) Access and Parking Works;

(iii) Sewerage Works;

(iv) Stormwater Works;

(v) Roof and Allotment Drainage;

(vi) Site Works;

1.5.2 Plumbing and Drainage Works;

1.5.3 Building Works:

(i) Demolition Works; and

(ii) Building Works.

- 1.6 Lot 2 on CP890319 and Lot 4 on SP220782 must be amalgamated and registered as one lot prior to the commencement of the use.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Basement Site Master Plan	SD-0101	24 September 2019
Ground Level Site Master Plan	SD-0102	24 September 2019
Level 1 Site Master Plan	SD-0103	24 September 2019
Level 2 Site Master Plan	SD-0104	16 July 2019
Basement Staging Plan	AS-CD-0301, DA01	29 September 2020
Ground Level MS Plan	AS-CD-0901, DA1	17 November 2020
Level 1 MS Plan	AS-CD-0902, DA1	17 November 2020
Level 2 MS Plan	AS-CD-0903, DA1	17 November 2020
Building A (RAC) Ground Level GA Plan	A-SD-1001	16 July 2019
Building A (RAC) Level 1 GA Plan	A-SD-1002	16 July 2019
Building A (RAC) Level 2 GA Plan	A-SD-1003	16 July 2019
Building A (RAC) Level 3 GA Plan	A-SD-1004	16 July 2019
Building A (RAC) Roof Plan	A-SD-1005	16 July 2019
Building A (RAC) North East Elevation and South East Elevation	A-SD-2001	16 July 2019
Building A (RAC) North West Elevation and South West Elevation	A-SD-2002	16 July 2019
Building B (ILU) Basement GA Plan	B-SD-1001	24 September 2019
Building B (ILU) Ground Level GA Plan	B-SD-1002	24 September 2019
Building B (ILU) Ground Level Kitchen / Laundry GA	B-SD-1003	21 March 2019

Building B (ILU) Level 1 GA Plan	B-SD-1004	24 September 2019
Building B (ILU) Level 2 GA Plan	B-SD-1005	8 March 2019
Building B (ILU) Level 3 GA Plan	B-SD-1006	8 March 2019
Building B (ILU) Level 4 GA Plan	B-SD-1007	8 March 2019
Building B (ILU) Roof Plan	B-SD-1008	8 March 2019
Building B (ILU) North East Elevation	B-SD-2001	24 September 2019
Building B (ILU) Cambridge Street Elevation	B-SD-2002	24 September 2019
Building B (ILU) South West Elevation	B-SD-2003	8 March 2019
Building B (ILU) North West Elevation	B-SD-2004	8 March 2019
Building C (RAC) Car Park Level GA Plan	C-SD-1001	8 March 2019
Building C (RAC) Ground / Street Level GA Plan	C-SD-1002	8 March 2019
Building C (RAC) Level 1 GA Plan	C-SD-1003	8 March 2019
Building C (RAC) Level 2 GA Plan	C-SD-1004	8 March 2019
Building C (RAC) Roof Plan	C-SD-1005	8 March 2019
Building C (RAC) North West and South West Elevations	C-SD-2001	8 March 2019
Building C (RAC) South East and North East Elevations	C-SD-2002	8 March 2019
West and Cambridge Street Elevations	SD-0201	24 September 2019
Lennox and Voss Park Elevations	SD-0202	16 July 2019
Site Sections	SD-0301	16 July 2019
Landscape Concept	1018050	4 April 2019

Engineering Infrastructure Report	18-001613	8 April 2019
Traffic Engineering Report	DA RFI V02b	September 2019
Waste Management Plan	-	August 2019
RE: 60 West Street, The Range – Benevolent Aged Care, Rockhampton Airport Obstacle Limitation Surfaces Study	062701-01	No date.

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

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

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in three (3) discrete stages, namely:

3.1.1 Stage 1;

3.1.2 Stage 2a and 2b; and

3.1.3 Stage 3.

in accordance with the approved plan (refer to condition 2.1).

The stages are not required to be undertaken in any chronological order.

4.0 ROAD WORKS

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

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

4.3 On-street parking spaces along Lennox Street and West Street must be lined marked for the full frontage of the development site. Appropriate line marking must be provided to this effect in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities and the provisions of a Development Permit for Operational Works (Road Works)*.

Note: No on-street parking will be approved on West Street between the proposed new driveway access to Building B and West Street/Cambridge Street intersection.

4.4 The existing 'Loading Zone' signs on Lennox Street must be removed and the pavement area must be utilised for rear-in angled parking spaces.

4.5 A concrete pathway, with a minimum width of 1.2 metres, must be constructed to match the existing pathway of Cambridge and Lennox Street for the full frontage of the development site.

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

- 4.7 All pathways located within a road reserve or Public use land must be provided with public space lighting in accordance with *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 4.8 All pathways must incorporate kerb ramps at all road crossing points.
- 4.9 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.
- 5.0 **ACCESS AND PARKING WORKS**
- 5.1 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.
- 5.2 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).
- 5.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 5.4 The existing accesses to the development at Lennox Street must be consolidated to one access location.
- 5.5 Two (2) new accesses to the development must be provided at West Street (refer to condition 2.1).
- 5.6 Service and delivery vehicles, including refuse collection vehicles must be via Cambridge Street access only.
- 5.7 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 5.8 All vehicles must ingress and egress the development in a forward gear.
- 5.9 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 5.10 A minimum of 75 parking spaces must be provided on-site.
- 5.11 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 5.12 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).
- 5.13 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 5.14 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.

- 5.15 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 5.16 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 5.17 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

6.0 SEWERAGE WORKS

- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
- 6.2 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 2017* and the provisions of a Development Permit for Operational Works (sewerage works).
- 6.3 The development must be connected to Council's reticulated sewerage network.
- 6.4 The existing sewerage connection point(s) must be retained and upgraded, if necessary, to service the development.
- 6.5 A section of existing 150 millimetre diameter Gravity Sewerage Main must be diverted around proposed Building B in accordance with the approved plans (refer to condition 2.1). This non-trunk infrastructure is conditioned under section 128 of the *Planning Act 2016*.
- 6.6 The finished sewerage access chamber 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.
- 6.7 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 6.8 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 6.9 Amended sewerage/Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.
- 6.10 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.

7.0 WATER WORKS

- 7.1 All water works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, and Plumbing and Drainage Act 2002*.
- 7.2 The development must be connected to Council's reticulated water network.
- 7.3 The existing water connection point(s) must be retained and upgraded, if necessary, to service the development.
- 7.4 Adequate domestic and firefighting protection must be provided to the development, and must be certified by a hydraulic engineer or other suitably qualified person.
- 7.5 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

8.0 PLUMBING AND DRAINAGE WORKS

- 8.1 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.
- 8.2 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.
- 8.3 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.

9.0 STORMWATER WORKS

- 9.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 9.2 All stormwater drainage works must be designed and constructed in accordance with the approved Engineering Infrastructure Report (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 9.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 9.4 Easements must be provided over any other land required to accommodate the flows associated with the subject development.
- 9.5 Easements must be provided over all land assessed to be within the inundation area in a one per cent (1%) Annual exceedance probability flood event.
- 9.6 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).
- 9.7 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 cost must be borne by the site owner.

10.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 10.1 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.
- 10.2 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).

- 10.3 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.
- 11.0 SITE WORKS
- 11.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 11.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 11.2.1 the location of cut and/or fill;
 - 11.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 11.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 11.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 11.2.5 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.
- 11.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 11.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 11.5 Any 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).
- 11.6 All site works must be undertaken to ensure that there is:
- 11.6.1 no increase in upstream or downstream flood levels for all levels of immunity up to a one per cent (1%) Annual exceedance probability flood event;
 - 11.6.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 11.6.3 a lawful point of discharge to which the approved works drain during construction phase.
- 12.0 BUILDING WORKS
- 12.1 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structures and proposed structures on the development site.
- 12.2 Any additional structures proposed on top of the approved buildings which have not been identified on the approved plans (refer to condition 2.1) must be referred to the Rockhampton Regional Airport for approval prior to construction to ensure that there is no obstruction into the Obstacle Limitation Surface.
Note: This includes any additional masts, aerials, satellites, chimneys or the like.
- 12.3 There must be no light sources or reflective surfaces installed on any of the proposed buildings which may generate a distraction to pilots during both construction and throughout the commencement of the use.

12.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2008* and must be:

12.4.1 of a sufficient size to accommodate commercial type 2 x 6m³ Skip Bins, 4 x 200L Recycle Bins, 10 x 240L Recycle Bins, 1 x small Bin and 1 x 8m³ large Skip Bin that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;

12.4.2 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018*.

Note: As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.

13.0 LANDSCAPING WORKS

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

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

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

14.0 ENVIRONMENTAL HEALTH

14.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as to not cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.

14.2 Noise emitted from the activity must not cause an environmental nuisance.

14.3 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.

15.0 ELECTRICITY

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

16.0 TELECOMMUNICATIONS

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

17.0 ASSET MANAGEMENT

- 17.1 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.
- 17.2 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.
- 17.3 '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 commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC)*.

18.0 OPERATING PROCEDURES

- 18.1 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 West Street, Cambridge Street or Lennox Street.
- 18.2 The Rockhampton Regional Airport must be notified of any temporary obstacles that may infringe the Obstacle Limitation Surface (OLS), prior to the commencement of any construction works on the site. If the obstacle does infringe, a "Notice to Airmen" (NOTAM) must be lodged with the relevant aviation authority to notify aircraft pilots of the obstacle, prior to works taking place.

ADVISORY NOTES**NOTE 1. Aboriginal Cultural Heritage**

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

NOTE 2. Asbestos Removal

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

NOTE 3. General Environmental Duty

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

NOTE 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the development site, Council's Environment and Public Health Unit must be consulted to determine whether any approvals are required. Such activities may include food preparation, storage of dangerous goods or environmentally relevant activities. Approval for such activities is required before 'fit out' and operation.

NOTE 5. 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 6. Infrastructure Charges Notice

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

Moved by: Councillor Smith

Seconded by: Councillor Williams

MOTION CARRIED

10.5 D/88-2020 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE

File No: D/88-2020

Attachments:

1. Locality Plan
2. Site Plan
3. Floor Plan
4. Elevation Plans

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services

Author: Bevan Koelmeyer - Planning Officer

SUMMARY

Development Application Number: D/88-2020

Applicant: Dale Hall

Real Property Address: Lot 5 on RP603370

Common Property Address: 4 Phoebe Street, Lakes Creek

Area of Site: 1,214 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.1)

Planning Scheme Zone: Rural Residential Zone

Planning Scheme Overlays: Acid Sulfate Soils Overlay
Airport Environs Overlay
Special Management Area Overlay
Steep Land Overlay

Existing Development: Domestic Shed

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

Level of Assessment: Impact Assessable

Submissions: Nil

Referral Agency: Nil

Infrastructure Charges Area: Charge Area 3

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House, made by Dale Hall, located at 4 Phoebe Street, Lakes Creek, described as Lot 5 on RP603370, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	The proposed development is for a Material Change of Use for a Dwelling House	
Reasons for Decision	<p>a) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i> (version 2.1);</p> <p>b) The development is not anticipated to be detrimental to the existing operation or any potential future expansion of High Impact Industry land uses located in the surrounding area which are recognised as key, regionally significant, economic assets;</p> <p>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and</p> <p>d) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; • Rural Residential Zone Code; • Acid Sulfate Soils Overlay Code; • Airport Environs Overlay Code; • Special Management Area Overlay Code; • Steep Land Overlay Code; • Access, Parking And Transport Code; • Filling and Excavation Code; • Landscape Code; • Stormwater Management Code; and • Water and Sewer Code. 	
Compliance with assessment benchmarks	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Special Management Area Overlay Code (PO1) and Strategic	The proposal to establish a new Dwelling House does not comply with PO1 of the Special Management Area Overlay Code, as the development is an additional

	Framework	<p>sensitive land use into this area.</p> <p>However, the Strategic Framework is supportive of a Dwelling House being established within the Rural Residential designation. Furthermore, the house is located with a significant separation distance from established High Impact Industry land uses operating in the surrounding area such as the Lakes Creek Meatworks and Boral Asphalt Plant. This is anticipated to provide an effective natural buffer for residents to mitigate any potential air, light, noise or odour emissions that may be generated from these industrial uses. In turn, the development is not anticipated to be detrimental to the viability of the existing industrial uses or to their future potential growth. Therefore, the development is not anticipated to be detrimental to the continued protection of Lakes Creek Meatworks and Boral which are identified as key, regionally significant, economic assets.</p>
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.1); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House, made by Dale Hall, located at 4 Phoebe Street, Lakes Creek, described as Lot 5 on RP603370, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

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

- 1.6 All Development Permits for 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.

2.0 APPROVED PLANS AND DOCUMENTS

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

Drawing/report title	Prepared by	Date	Reference number	Revision
Site Plan	Chris Warren Homes	19 May 2020	CWH-19106-A-001	D
Floor Plan	Chris Warren Homes	19 May 2020	CWH-19106-A-100	D
Elevations	Chris Warren Homes	19 May 2020	CWH-19106-A-200	D
Elevations	Chris Warren Homes	19 May 2020	CWH-19106-A-201	D
3D Views	Chris Warren Homes	19 May 2020	CWH-19106-A-400	D

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of an application for a Development Permit for Building Works.

3.0 ACCESS WORKS

- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the development site.
- 3.2 The existing access from Phoebe Street to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 3.3 All access 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 works).

4.0 PLUMBING AND DRAINAGE WORKS

- 4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

- 4.2 The existing water connection point must be retained, and upgraded if necessary, to service the development.
- 4.3 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.
- 5.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 5.1 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 6.0 SITE WORKS
- 6.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 7.0 BUILDING WORKS
- 7.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 7.2 Structures must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.
- 8.0 ELECTRICITY
- 8.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 9.0 TELECOMMUNICATIONS
- 9.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 10.0 ASSET MANAGEMENT
- 10.1 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.
- 10.2 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.
- 11.0 ENVIRONMENTAL
- 11.1 An Erosion Control and Stormwater Control Management Plan in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.
- 12.0 OPERATING PROCEDURES
- 12.1 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 Phoebe Street or Vestey Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety Of Public During Construction

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

NOTE 4. Works in Road Reserve Permit

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

NOTE 5. Infrastructure Charges Notice

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

NOTE 6. Noise and Odour

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

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

NOTE 7. Rating Category

Please note, a Material Change of Use approval may result in an adjustment to a property's rating category, particularly in residential and rural zones. Please contact Council's Rates Department should you require further information.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House, made by Dale Hall, located at 4 Phoebe Street, Lakes Creek, described as Lot 5 on RP603370, Council resolves not to issue an Infrastructure Charges Notice.

Moved by: Councillor Smith
Seconded by: Councillor Williams
MOTION CARRIED

9:44AM

Councillor Latcham and Councillor Smith, having earlier informed the meeting of a declarable conflict of interest and their decision to voluntarily not participate in the decision, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

10.7 EXTENSION OF CURRENT TRUSTEE LEASE - TENNIS ROCKHAMPTON LIMITED

File No: 374
Attachments: Nil
Authorising Officer: Aaron Pont - Manager Parks
Alicia Cutler - General Manager Community Services
Author: Justin Bulwinkel - Supervisor - Sports and Administration
Previous Items: 11.3 - Extension of Current Trustee Lease - Rockhampton Tennis Limited - Ordinary Council - 27 Oct 2020 9:00am

SUMMARY

This matter was laid on the table at the Ordinary Council meeting on 27 October 2020.

Supervisor Sports & Administration reporting on the proposed renewal of the Trustee Lease and extension of the Operation Agreement to the Tennis Rockhampton Limited (TRL) for a period of 6 months for the purpose of re-tendering the Facility (Victoria Park Tennis Centre).

COUNCIL RESOLUTION

THAT the matter lay on the table until later in the meeting pending additional wording to be added to the recommendation.

Moved by: Councillor Fisher

MOTION CARRIED

Councillors Fisher, Kirkland, Rutherford and Williams voted for the motion.

No Councillors voted against the motion.

9:50AM Councillor Latcham and Councillor Smith returned to the meeting room

10.8 TRUSTEE LEASE RENEWAL FOR LEASE OF KIOSK AT BOTANIC GARDENS

File No: 374
Attachments: Nil
Authorising Officer: Aaron Pont - Manager Parks
Alicia Cutler - General Manager Community Services
Author: Justin Bulwinkel - Supervisor - Sports and Administration

SUMMARY

Supervisor Sports and Administration reporting on the proposed renewal of the Trustee Lease to Marianne Williams for the kiosk at the Botanic Gardens.

COUNCIL RESOLUTION

THAT

1. Pursuant to Section 236(1)(c)(iii) of the Local Government Regulations 2012 (Qld), Council approve the renewal of the Trustee Lease to Marianne Williams over Lease 'D' on SP290206 in Lot 521 on SP300242, for period of 3 years; and
2. Council authorises the Chief Executive Officer (Curator Botanic & Kershaw Gardens) to negotiate the terms and conditions of the agreements between Council and Marianne Williams in preparation for execution by the delegated officer.

Moved by: Councillor Rutherford
Seconded by: Councillor Williams
MOTION CARRIED

10.9 CEDRIC ARCHER PARK - TOUCH OF PARADISE STAGE 2 WORKS

File No: 7028
Attachments: Nil
Authorising Officer: Peter Kofod - General Manager Regional Services
Alicia Cutler - General Manager Community Services
Author: Jacob Weir - Senior Program Manager

SUMMARY

Design works for Stage 2 of Touch of Paradise are complete and the project is ready to proceed into construction. This report summarises the scope, budget and schedule for the Stage 2 works, including civil, structural, landscaping, planting and irrigation works.

COUNCIL RESOLUTION

THAT Council:

1. Accepts this report as the latest status update for the project.
2. Accepts the amended scope of works for Stage 2 of Touch of Paradise.
3. Approves the transfer of \$375,000 from the Tree Planting Program for this project into the next Monthly Budget Review.

Moved by: Councillor Rutherford

Seconded by: Councillor Smith

MOTION CARRIED

Councillor Latcham recorded his vote against the motion

10.10 WASTE TRANSFER STATION OPERATIONS**File No:** 7284**Attachments:** 1. Transaction Numbers for Waste Transfer Stations**Authorising Officer:** Peter Kofod - General Manager Regional Services**Author:** Michael O'Keeffe - Manager Rockhampton Regional Waste and Recycling

SUMMARY

The purpose of this report is to present a number of options to change the operational hours for Council's Waste Transfer Stations. The options aim to provide sufficient operating hours based on current patronage. The key objective being a reduction in the cost of the service, whilst providing sufficient access to the community.

COUNCIL RESOLUTION

THAT Council resolve to undertake the following:

1. Amend the operational hours of the Waste Transfer Stations in line with Option 4 in the report, commencing from 1 February 2021;
2. A review of the operational hours for Bouldercombe, Bajool, Alton Downs, Bushley Waste Transfer Stations in 12 months;
3. As part of the review of operational hours, include a review on the feasibility of unstaffed Waste Transfer Stations; and
4. Options for cost recovery for this service be considered as part of the development of the annual budget.

Moved by: Councillor Latcham**Seconded by:** Councillor Kirkland**MOTION CARRIED UNANIMOUSLY**

10:34AM

Councillor Latcham and Councillor Smith, having earlier informed the meeting of a declarable conflict of interest and their decision to voluntarily not participate in the decision, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

COUNCIL RESOLUTION

THAT Item 10.7 on the agenda be dealt with next.

Moved by: Councillor Williams

Seconded by: Councillor Kirkland

MOTION CARRIED

COUNCIL RESOLUTION

THAT Item 10.7 be lifted from the table to be dealt with.

Moved by: Councillor Kirkland

Seconded by: Councillor Rutherford

MOTION CARRIED

10.7 EXTENSION OF CURRENT TRUSTEE LEASE - TENNIS ROCKHAMPTON LIMITED

File No: 374

Attachments: Nil

Authorising Officer: Aaron Pont - Manager Parks
Alicia Cutler - General Manager Community Services

Author: Justin Bulwinkel - Supervisor - Sports and Administration

Previous Items: 11.3 - Extension of Current Trustee Lease - Rockhampton Tennis Limited - Ordinary Council - 27 Oct 2020 9:00am

SUMMARY

This matter was laid on the table at the Ordinary Council meeting on 27 October 2020.

Supervisor Sports & Administration reporting on the proposed renewal of the Trustee Lease and extension of the Operation Agreement to the Tennis Rockhampton Limited (TRL) for a period of 6 months for the purpose of re-tendering the Facility (Victoria Park Tennis Centre).

COUNCIL RESOLUTION

THAT Council

1. Pursuant to section 236(c)(iii) of the *Local Government Regulation 2012*:
 - a. Approve a six (6) month renewal on the Trustee Lease held by Tennis Rockhampton Limited over part of Victoria Park Precinct (Lot 40 on SP240869); and
 - b. Approve a six (6) month extension on the Operation Agreement held by Tennis Rockhampton Limited over part of Victoria Park Precinct (Lot 40 on SP240869); and
 - c. Authorises the Chief Executive Officer (Supervisor Sports & Administration) to negotiate the terms and conditions of the agreement with Tennis Rockhampton Limited in preparation for execution by the delegated officer.
2. Authorise the Chief Executive Officer (Supervisor Sports & Administration) to tender for the facility.

Moved by: Councillor Rutherford

Seconded by: Councillor Fisher

MOTION CARRIED UNANIMOUSLY

10:38AM Councillor Latcham and Councillor Smith returned to the meeting room.

10.11 ANNUAL GOODS AND SERVICES SPEND ANALYSIS

File No: 5883
Attachments: Nil
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Drew Stevenson - Manager Corporate and Technology Services

SUMMARY

Presenting details of the annual goods and services spend analysis for the twelve month period from 1 November 2019 to 31 October 2020.

COUNCIL RESOLUTION

THAT Council receives the annual goods and services spend analysis report.

Moved by: Councillor Fisher
Seconded by: Councillor Smith
MOTION CARRIED UNANIMOUSLY

**10.12 REVIEW OF AUDIT AND BUSINESS IMPROVEMENT COMMITTEE POLICY
(INCLUDING TERMS OF REFERENCE)****File No:** 5207**Attachments:**

1. Final Draft - Audit and Business Improvement Committee Policy - Tracked
2. Final Draft - Audit and Business Improvement Committee Policy - Clean

Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer**Author:** John Wallace - Chief Audit Executive

SUMMARY

The Audit and Business Improvement Committee Policy (and Terms of Reference) has been reviewed and updated and is being presented to Council for consideration and adoption.

COUNCIL RESOLUTION

THAT Council adopts the reviewed Audit and Business Improvement Committee Policy and Terms of Reference as attached to this report.

Moved by: Councillor Latcham**Seconded by:** Councillor Smith**MOTION CARRIED**

10.13 RISK REGISTERS - QUARTERLY UPDATE AS AT 26 OCTOBER 2020**File No:** 8780**Attachments:**

1. Corporate Risk Register - Quarterly Update as at 23 October 2020
2. Operational Risk Register - Quarterly Update as at 26 October 2020
3. Potential and Current Risk Exposure Profile as at 26 October 2020

Authorising Officer: John Wallace - Chief Audit Executive
Ross Cheesman - Deputy Chief Executive Officer**Author:** Kisane Ramm - Senior Risk and Assurance Advisor

SUMMARY

Submission of the quarterly risk register updates, as at 23 October, for adoption by Council.

COUNCIL RESOLUTION

THAT Council adopts the quarterly risk register updates, provided by management as at 23 October 2020, as presented in the attachments to this report.

Moved by: Councillor Rutherford**Seconded by:** Councillor Smith**MOTION CARRIED**

10.14 MONTHLY BUDGET REVIEW

File No: 8785
Attachments: 1. October Monthly Budget Review
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Michael Clerc - Chief Financial Officer

SUMMARY

Acting Chief Financial Officer presenting updated budget estimates to 31 October 2020.

COUNCIL RESOLUTION

THAT the report be received and the budget estimate changes be endorsed, with the Yeppen Roundabout project to be deferred until the matter is discussed at a workshop.

Moved by: Councillor Williams
Seconded by: Councillor Latcham

MOTION CARRIED

Councillor Smith and Councillor Kirkland recorded their vote against the motion

11:42AM

Councillor Fisher, having earlier informed the meeting of a declarable conflict of interest in Items 10.15 and 10.16, and his decision to voluntarily not participate in the decision on these matters, left the place at which the meeting was held, including any area for the public and stayed away while these matters were discussed and voted on.

COUNCIL RESOLUTION

THAT Council appoint Councillor Smith as Chairperson in Councillor Fisher's absence.

Moved by: Councillor Kirkland

Seconded by: Councillor Williams

MOTION CARRIED

10.15 HOUSING CONSTRUCTION GRANT - EXTENSION OF TIME FOR PAYMENT

File No: 1291

Attachments:

1. Amended Housing Construction Grant Policy - Tracked Changes Version
2. Amended Housing Construction Grant Policy - Clean Version

Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer

Author: Damon Morrison - Manager Office of the Mayor

SUMMARY

The Housing Construction Grant program introduced by Council provides for payments of approved applications upon completion of construction of new homes by 31 March 2021. This report summarises a number of identified capacity constraints in the local construction industry and other circumstances which may impact the delivery of payments by 31 March 2021 and presents an amended policy for consideration and adoption.

COUNCIL RESOLUTION

THAT Council adopt amendments to the Housing Construction Grant Policy as outlined within the report.

Moved by: Councillor Rutherford

Seconded by: Councillor Kirkland

MOTION CARRIED UNANIMOUSLY

10.16 TENDER CONSIDERATION PLAN FOR PRINT, RADIO AND TELEVISION ADVERTISING FOR COUNCIL

File No: 11715
Attachments: Nil
Authorising Officer: Greg Bowden - Executive Manager Advance Rockhampton
Author: Annette Pearce - Manager Tourism, Events and Marketing

SUMMARY

This report seeks Council approval for the updated Tender Consideration Plan for Print, Television and Radio Advertising for Council.

COUNCIL RESOLUTION

THAT pursuant to s235(b) of the *Local Government Regulation 2012* Council approve the Tender Consideration Plan for Print, Radio and Television Advertising for Council.

Moved by: Councillor Williams

Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

11:49AM Councillor Fisher returned to the meeting room and resumed the Chair

10.17 TENDER CONSIDERATION PLAN FOR BILLBOARDS AND DIGITAL SIGNAGE

File No: 11715
Attachments: Nil
Authorising Officer: Greg Bowden - Executive Manager Advance Rockhampton
Author: Annette Pearce - Manager Tourism, Events and Marketing

SUMMARY

This report seeks Council approval for the updated Tender Consideration Plan for Billboard and Digital Signage.

COUNCIL RESOLUTION

THAT pursuant to s235(b) of the *Local Government Regulation 2012* Council approve the Tender Consideration Plan for Billboards and Digital Signage.

Moved by: Councillor Williams
Seconded by: Councillor Smith

MOTION CARRIED

10.18 COUNCIL DELEGATIONS TO THE CHIEF EXECUTIVE OFFICER**File No:** 12660

Attachments:

1. Delegations Register - Workers' Compensation Rehabilitation Act 2003
2. Delegation Register - Workers' Compensation Rehabilitation Regulation 2014
3. Delegations Register - Work Health and Safety Regulation 2011
4. Delegations Register - Work Health and Safety Act 2011 - Clean
5. Delegations Register - Planning Act 2016 - Clean
6. Delegation Register - Planning Regulation 2017 - Clean
7. Delegation Register - Planning Act 2016 - Development Assessment Rules - Clean
8. Delegations Register - Local Government Act 2009 - Clean
9. Delegations Register - Local Government Regulation 2012 - Clean
10. Delegations Register - Work Health and Safety Act 2011 - Tracked
11. Delegations Register - Planning Act 2016 - Tracked
12. Delegations Register - Planning Regulation 2017 - Tracked
13. Delegation Register - Planning Act 2016 - Development Assessment Rules - Tracked
14. Delegations Register - Local Government Act 2009 - Tracked
15. Delegations Register - Local Government Regulation 2012 -Tracked

Authorising Officer: Tracy Sweeney - Executive Manager Workforce and Governance

Author: Allysa Brennan - Coordinator Legal and Governance

SUMMARY

This report seeks Council's approval for delegations under State legislation to the position of Chief Executive Officer.

COUNCIL RESOLUTION

THAT:

1. Council resolves as per section 257 of the *Local Government Act 2009* to delegate to the Chief Executive Officer, the exercise of powers contained in schedule 1 of:
 1. Attachment 1 - *Delegation Register – Workers' Compensation and Rehabilitation Act 2003*;
 2. Attachment 2 - *Delegation Register – Workers' Compensation and Rehabilitation Regulation 2014*;
 3. Attachment 3 - *Delegation Register – Work Health and Safety Regulation 2011*;
 4. Attachment 4 - *Delegation Register – Work Health and Safety Act 2011 (Clean)*;
 5. Attachment 5 - *Delegation Register – Planning Act 2016 (Clean)*;
 6. Attachment 6 - *Delegation Register – Planning Regulation 2017 (Clean)*;
 7. Attachment 7 - *Delegation Register – Planning Act 2016 - Development Assessment Rules (Clean)*;
 8. Attachment 8 – *Delegation Register – Local Government Act 2009 (Clean)*; *and*
 9. Attachment 9 - *Delegation Register – Local Government Regulation 2012 (Clean)*.
2. These powers must be exercised subject to any limitations contained in schedule 2 of the Delegation Registers attached to this report.

Moved by: Councillor Rutherford

Seconded by: Councillor Smith

MOTION CARRIED

10.19 TEMPORARY DELEGATIONS OVER CHRISTMAS / NEW YEAR PERIOD AND DUE TO POTENTIAL IMPACTS OF COVID-19

File No: 12660
Attachments: Nil
Authorising Officer: Tracy Sweeney - Executive Manager Workforce and Governance
Author: Allysa Brennan - Coordinator Legal and Governance

SUMMARY

This report seeks Council's approval:

- (a) for a temporary delegation for the Chief Executive Officer to facilitate the statutory requirements of the Planning Act 2016 and the Sustainable Planning Act 2009 to accommodate the Council meeting recess over the December 2020 to January 2021 period;*
- (b) to revoke temporary delegations, currently in place as a result of the impacts of COVID-19, in the event the elected Council is unable to meet because of a lack of a quorum from Councillors and as a result Council is unable to conduct an ordinary or special meeting of Council; and*
- (c) for temporary delegations under State legislation to be exercised should the need arise due to restrictions on Council's ability to conduct the operations of the Council as a result of the impacts of COVID-19.*

COUNCIL RESOLUTION

1. THAT Council resolves as per Section 257 of the Local Government Act 2009 to delegate its powers as 'Assessment Manager' under the Planning Act 2016 and the Sustainable Planning Act 2009 to the Chief Executive Officer for the period 9 December 2020 until 26 January 2021, both dates inclusive.
2. THAT Council resolves to revoke the following temporary delegations, currently in place as a result of the impacts of COVID-19, in the event the elected Council is unable to meet because of a lack of a quorum from Councillors and as a result Council is unable to conduct an ordinary or special meeting of Council:
 - (a) to the Mayor and Chief Executive Officer jointly, or in the event of the Mayor and Deputy Mayor are both prevented, by absence or temporary incapacity, from performing the role of Mayor, the Chief Executive Officer its power to exercise any Council function that:
 - (i) may lawfully be delegated under Section 257 of the *Local Government Act 2009*; and
 - (ii) is not currently delegated to the Chief Executive Officer.
 - (b) as per Section 257 of the *Local Government Act 2009* to delegate its power as 'Assessment Manager' under the *Planning Act 2016* and the *Sustainable Planning Act 2009* to the Mayor and Chief Executive Officer jointly, or in the event of the Mayor and Deputy Mayor are both prevented, by absence or temporary incapacity, from performing the role of Mayor, the Chief Executive Officer from the Post Election Meeting of the new Council.

Moved by: Councillor Rutherford
Seconded by: Councillor Williams

MOTION CARRIED

11 NOTICES OF MOTION

Nil

12 QUESTIONS ON NOTICE

Nil

13 URGENT BUSINESS\QUESTIONS

13.1 REQUEST FOR DONATION FROM COUNCILLOR DISCRETIONARY FUND – COUNCILLOR SHANE LATCHAM

Councillor Shane Latcham brought to the table a request to allocate funds of around \$464 from the Councillor Discretionary Fund to provide 10 cubic metres of woodchip for the community of residents who are over the age of 50, at Tamarind Place in Norman Gardens in time for Christmas.

The woodchip is for the community residents of Tamarind Place. However, the funds required will need to be paid directly to the supplier of the woodchip, who is a business, and then the woodchip will be delivered for its community purpose. Normally, the CDF funds would be deposited into a not-for-profit organisation's bank and they then make the purchase from the same business.

The request is for the funds to be paid directly to the supplier of the woodchip for the benefit of the residents of Tamarind Place in Norman Gardens.

Councillor Latcham proposed to move the following motion:

THAT approval be granted to donate \$464.00 from Councillor Shane Latcham's Councillor Discretionary Fund for the supply and delivery of woodchip to community gardens at Tamarind Place, North Rockhampton.

It was agreed that, prior to a decision being made on this request, further advice is to be sought from the Chief Executive Officer as the request for funding does not meet the eligibility criteria set out under the Community Grants and Minor Sponsorship Policy (Community Grants and Minor Sponsorship Procedure – Councillors Discretionary Funds).

COUNCIL RESOLUTION

12:10PM

THAT the meeting be adjourned until 12:20pm.

Moved by: Councillor Smith

Seconded by: Councillor Rutherford

MOTION CARRIED

12:33PM The meeting resumed

Members Present:

Acting Mayor, Councillor N K Fisher (Chairperson)
Councillor S Latcham
Councillor A P Williams
Councillor C E Smith
Councillor C R Rutherford
Councillor D Kirkland

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Ms A Cutler – General Manager Community Services
Ms L Leeder – Senior Committee Support Officer
Ms K Walsh – Committee Support Officer

Via Webex:

Mr P Kofod – General Manager Regional Services
Mr D Morrison – Manager Office of the Mayor

MOTION

THAT approval be granted to pay \$464.00 for the supply and delivery of woodchip to community gardens at Tamarind Place, North Rockhampton.

Moved by: **Councillor Latcham**

COUNCIL RESOLUTION

12:36PM

THAT pursuant to s7.10 Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be suspended to allow adequate time for informal discussion on Item 13.1 – Request for Donation – Councillor Discretionary Fund – Councillor Shane Latcham, prior to entering into formal debate.

Moved by: **Councillor Rutherford**

MOTION CARRIED

COUNCIL RESOLUTION

12:42PM

THAT pursuant to s7.10 Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be resumed.

Moved by: **Councillor Rutherford**

MOTION CARRIED

Councillor Latcham withdrew the motion.

14 CLOSURE OF MEETING

Acting Mayor and Councillors expressed their gratitude to Council's CEO and Leadership Team, and all Council staff for their tremendous efforts and level of service during this extraordinary and turbulent year.

CEO Evan Pardon described this year as 'Annus Horribilis' – a hard, difficult year but one in which he was so proud of the whole organisation. On behalf of the Leadership Team he thanked Councillors for this year and acknowledged how well we have done.

There being no further business the meeting closed at 1:00pm.

SIGNATURE

CHAIRPERSON

DATE



MEETING ATTACHMENTS

8 DECEMBER 2020

ANNEXURE A

Documents presented to Councillors for their reference during the Council meeting when dealing with:

Item 10.4 - D/30-2019 - Request for a Minor Change to Development Permit for a Material Change of Use for a Residential Care Facility, Retirement Facility and Community Use

**Request for a Minor Change to Development Permit
D/30-2019 for a Material Change of Use for a
Residential Care Facility, Retirement Facility and
Community Use**

60 West Street, The Range

Council meeting – 8 November 2020

Thomas Gardiner – Senior Planning Officer

Summary and recommendation

- Condition 2.1 (approved plans) to be amended to reflect changed staging; and
- Condition 3.1 be amended to reflect new sub-staging.

RECOMMENDATION:

Council resolves to issue an amended Decision Notice, reflecting the above changes.

ANNEXURE B

Documents presented to Councillors for their reference during the Council meeting when dealing with:

Item 10.5 - D/88-2020 - Development Application for a Material Change of Use for a Dwelling House

D/88-2020 - Development Application for a Material Change of Use for a Dwelling House

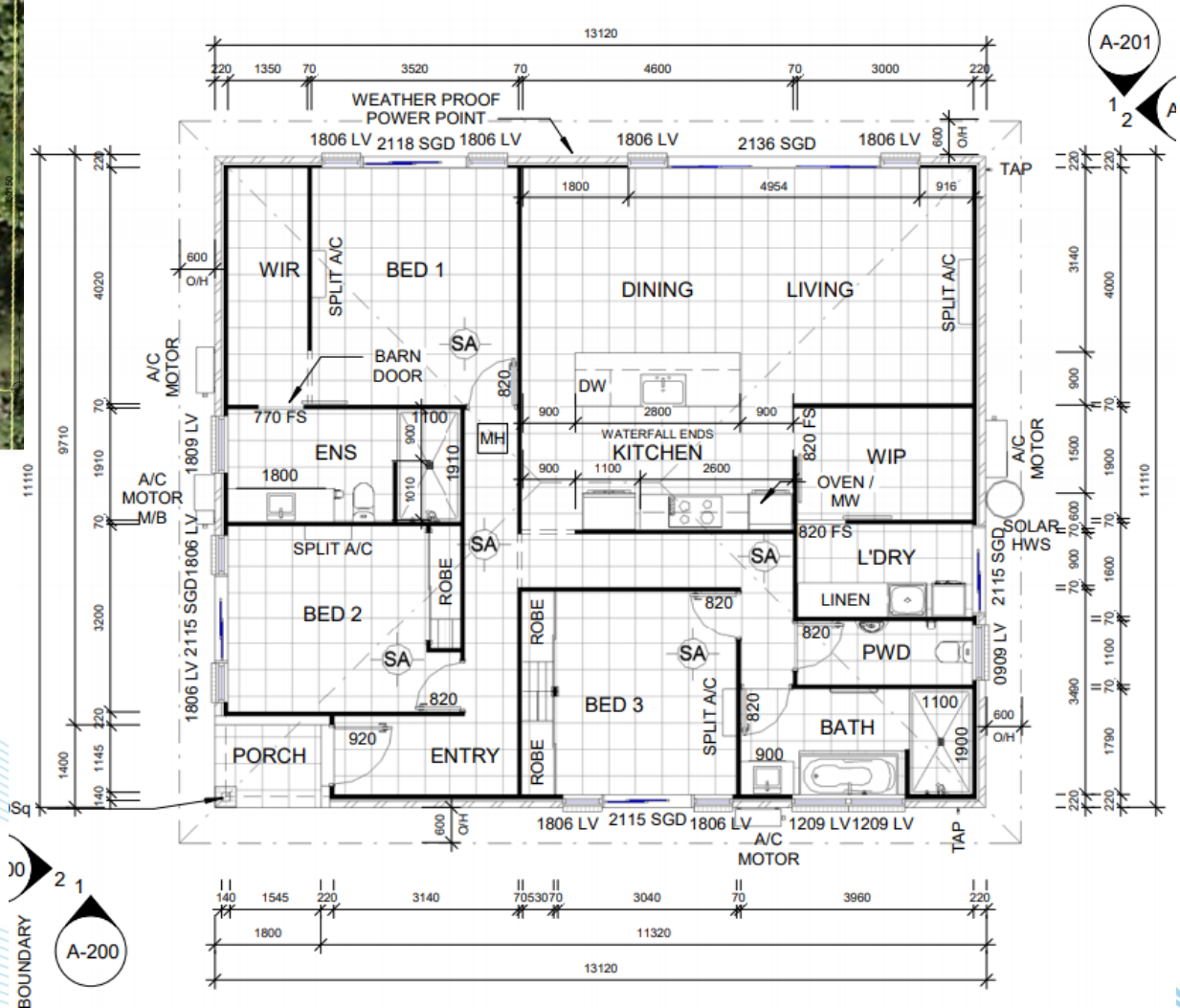
4 Phoebe Street, Lakes Creek (Lot 5 on RP603370)

Ordinary Council Meeting – 8 December 2020

Bevan Koelmeyer – Planning Officer

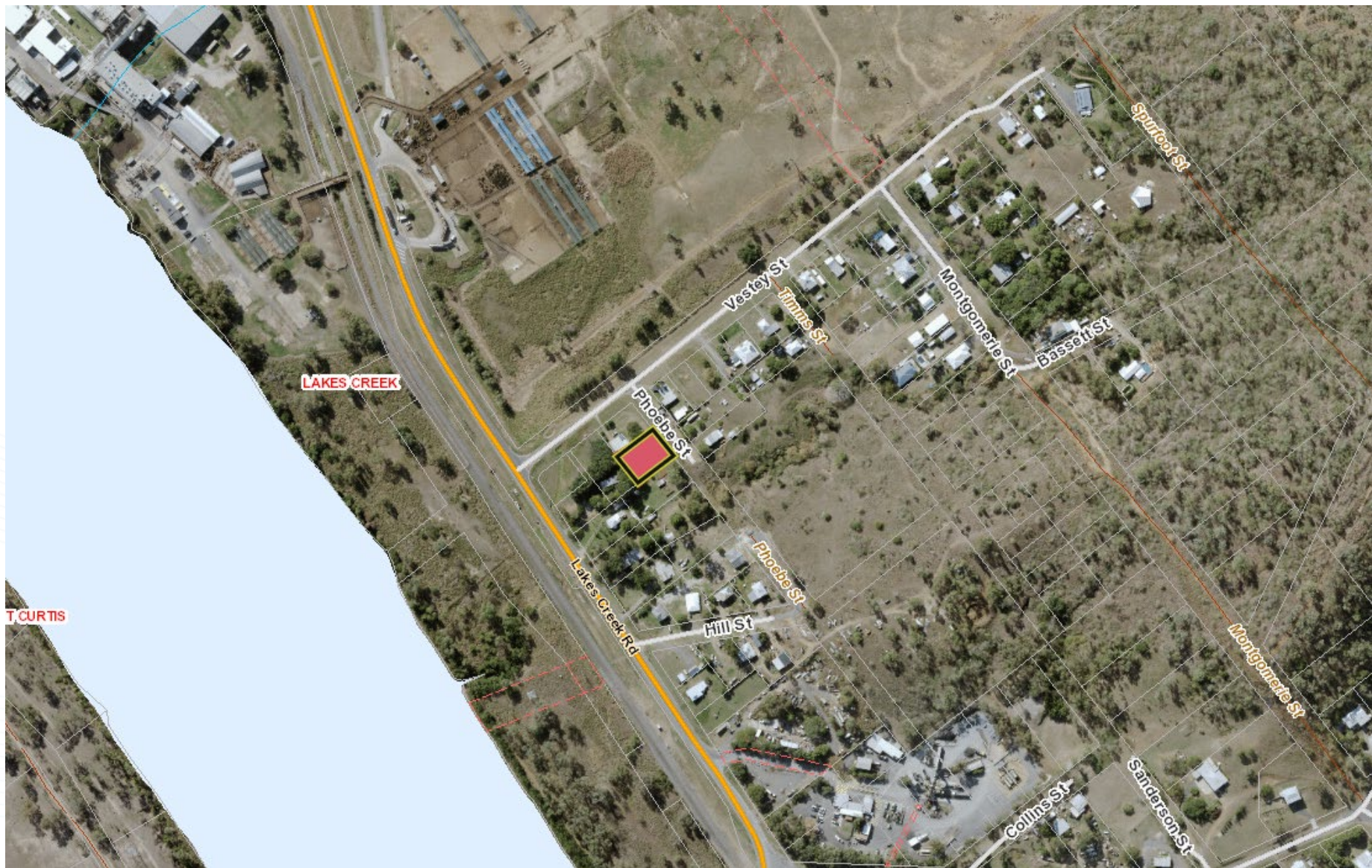
Development Proposal

4 Phoebe Street, Lakes Creek



Surrounding Area/Locality

4 Phoebe Street, Lakes Creek



Grounds for Approval

4 Phoebe Street, Lakes Creek

- The development has a significant separation distance from established industrial uses operating in the surrounding area such as Lakes Creek Meatworks and Boral. The development is not anticipated to be detrimental to the existing operation or any potential future expansion of these industrial land uses, which are recognised as key, regionally significant, economic assets; and
- The development generally complies with the provisions included in the applicable planning scheme codes and is not anticipated to compromise the strategic framework of the Rockhampton Region Planning Scheme 2015 (version 2.1).