



# **ORDINARY MEETING**

## **MINUTES**

**13 APRIL 2021**

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## MEETING ATTACHMENTS

ANNEXURE A - Documents presented for reference to Item 10.3

ANNEXURE B - Documents presented for reference to Item 10.6

**REPORT OF THE ORDINARY MEETING  
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON  
ON TUESDAY, 13 APRIL 2021 COMMENCING AT 9:02AM**

## **1 OPENING**

1.1 Acknowledgement of Country

## **2 PRESENT**

Members Present:

The Mayor, Councillor A P Williams (Chairperson)  
Deputy Mayor, Councillor N K Fisher  
Councillor S Latcham  
Councillor G D Mathers  
Councillor C E Smith  
Councillor C R Rutherford  
Councillor M D Wickerson  
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 P Kofod – General Manager Regional Services  
Ms T Fitzgibbon – Coordinator Development Assessment  
Mr J McCaul – Coordinator Development Engineering  
Mr T Gardiner – Senior Planning Officer  
Mr J Bulwinkel – Supervisor Sports and Administration  
Ms L Leeder – Senior Committee Support Officer

Via Webex:

Mr G Bowden – Executive Manager Advance Rockhampton  
Ms T Sweeney – Executive Manager Workforce and Governance  
Ms M Taylor – Chief Financial Officer  
Mr D Morrison – Manager Office of the Mayor  
Mr J Webb – Manager Communities and Culture  
Mr M O’Keeffe – Manager Rockhampton Regional Waste and Recycling  
Mr M Mansfield – Coordinator Media and Communications

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

## **4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

### **COUNCIL RESOLUTION**

THAT the minutes of the Ordinary Meeting of 23 March 2021 be confirmed.

**Moved by:** Councillor Kirkland

**Seconded by:** Councillor Smith

**MOTION CARRIED**

## 5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

## 6 BUSINESS OUTSTANDING

### 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

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### 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:

- Rockhampton Grammar School Request for Renewal of Existing Trustee Lease for 30 Years in Support of the Capital Development Plan for Rugby Park
- Appointment of Representatives of Council to External Organisations

**Moved by:** Councillor Kirkland  
**Seconded by:** Councillor Smith

**MOTION CARRIED**

## 7 PUBLIC FORUMS/DEPUTATIONS

Nil

## 8 PRESENTATION OF PETITIONS

Nil

## 9 COUNCILLOR/DELEGATE REPORTS

### 9.1 LEAVE OF ABSENCE FOR COUNCILLOR NEIL FISHER - THURSDAY 6 MAY TO MONDAY 10 MAY 2021 INCLUSIVE

**File No:** 8294

**Authorising Officer:** Emma Brodel - Senior Executive Assistant to the Mayor  
Damon Morrison - Manager Office of the Mayor  
Evan Pardon - Chief Executive Officer

**Author:** Nicole Semfel - Executive Support Officer

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#### SUMMARY

*Councillor Neil Fisher is seeking leave of absence from Thursday 6 May to Monday 10 May 2021 inclusive due to being unable to take previous leave.*

#### COUNCIL RESOLUTION

THAT Councillor Fisher be granted leave of absence from Monday 19 April to Sunday 16 May 2021 inclusive.

**Moved by:** Mayor Williams  
**Seconded by:** Councillor Smith

**MOTION CARRIED**

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**9.2 COUNCILLOR DISCRETIONARY FUND APPLICATION - COUNCILLOR ELLEN SMITH - MOUNT MORGAN RODEO ASSOC INC****File No:** 8295**Attachments:** Nil**Authorising Officer:** Emma Brodel - Senior Executive Assistant to the Mayor  
Damon Morrison - Manager Office of the Mayor  
Evan Pardon - Chief Executive Officer**Author:** Megan Careless - Executive Support Officer

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**SUMMARY**

*This report requests Council's consideration and approval for an allocation from Councillor Ellen Smith's Councillor Discretionary Fund towards an event being held by the Mount Morgan Rodeo Assoc. Inc.*

**COUNCIL RESOLUTION**

THAT Council approves the allocation of \$100.00 from Councillor Ellen Smith's Councillor Discretionary Fund to the Mount Morgan Rodeo Assoc. Inc. towards the hire of toilets for their rodeo being held on 2 May 2021.

**Moved by:** Mayor Williams**Seconded by:** Councillor Fisher**MOTION CARRIED UNANIMOUSLY**

## 10 OFFICERS' REPORTS

### 10.1 2021 ROCKHAMPTON AGRICULTURAL SHOW TENDER/QUOTE CONSIDERATION PLAN

**File No:** 6097

**Authorising Officer:** Annette Pearce - Manager Tourism, Events and Marketing  
Greg Bowden - Executive Manager Advance Rockhampton

**Author:** Bev Marston - Supervisor Events

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#### SUMMARY

*The purpose of this report is to seek approval under s230 of the Local Government Regulation (2012) for the procurement of various goods and services for the Rockhampton Agricultural Show 2021.*

#### COUNCIL RESOLUTION

THAT the report be received and Council adopt the Tender/Quote Consideration Plan for the procurement of various goods and services for the Rockhampton Agricultural Show 2021 under s230 of the *Local Government Regulation*.

**Moved by:** Councillor Smith

**Seconded by:** Councillor Wickerson

**MOTION CARRIED**



**10.2 BEEF 2021 SHOWGROUNDS CURFEW**

**File No:** 10486  
**Authorising Officer:** Alicia Cutler - General Manager Community Services  
**Author:** John Webb - Manager Communities and Culture

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**SUMMARY**

*Beef Australia is requesting Council amend the existing curfew of Rockhampton Showgrounds for selected nights between 2 and 8 May 2021 from 10.30pm to 11pm or 12 midnight.*

**COUNCIL RESOLUTION**

THAT the matter lay on the table to seek further information on community consultation and security arrangements.

THAT a Special Council meeting be held on Tuesday 20 April 2021.

**Moved by:** Councillor Rutherford

**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

### 10.3 D/138-2020 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A RESIDENTIAL CARE FACILITY

**File No:** D/138-2020

**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/138-2020

**Applicant:** Multicap Limited

**Real Property Address:** Lot 59 on RP848298

**Common Property Address:** 76 Jardine Street, West Rockhampton

**Area of Site:** 1.29 hectares

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

**Planning Scheme Zone:** Low Density Residential Zone

**Planning Scheme Overlays:** Steep Land Overlay

**Existing Development:** Vacant Land

**Approval Sought:** Development Permit for a Material Change of Use for Residential Care Facility

**Level of Assessment:** Impact Assessable

**Submissions:** One (1) properly-made submission and one (1) not-properly made submission

**Referral Agency:** Not applicable

**Infrastructure Charges Area:** Charge Area 1

#### COUNCIL RESOLUTION

##### RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Material Change of Use for a Residential Care Facility, made by Multicap Limited, located at 76 Jardine Street, West Rockhampton, described as Lot 59 on RP848298, Council resolves to provide the following reasons for its decision:

##### STATEMENT OF REASONS

<b>Description of the development</b>	The proposed development is for a Material Change of Use for a Residential Care Facility
<b>Reasons for Decision</b>	<p>a) The development is a low-rise residential care facility which is situated in proximity to parks and major community facilities;</p> <p>b) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not</p>

	<p>cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and</p> <p>c) 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 proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Low Density Residential 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>	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.</p>	
	<b>Assessment Benchmark</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
	Low Density Residential Zone Code	<p>PO18</p> <p>The proposed development is not located within 200 metres of a park, major hospital or public transport route. This does not comply with Acceptable Outcome 18.1.</p> <p>The site is located in proximity to a park and a major hospital. Capelec Park is located approximately 480 metres to the west of the site, while the Rockhampton Base Hospital is located approximately 400 metres to the east. It is considered that the proposed development is located within a reasonable distance of these activity nodes and is therefore appropriate for development on the site.</p> <p>As such, the proposed development is considered to comply with this Performance Outcome.</p>
<b>Matters raised in submissions</b>	<b>Issue</b>	<b>How matter was dealt with</b>
	Stormwater management and localised flooding	<p>Both submissions identified concerns with regard to increased stormwater run-off onto adjoining residential properties on Pearson Street. There are concerns that the development of the subject site will alter the existing stormwater channel, causing a worsenment to the surrounding</p>

		<p>residential properties.</p> <p>The site is partially subject to flood inundation and is situated in the Wandal and West Rockhampton Local Catchment Area. A Flood Impact Assessment was provided in response to Council's information request. This report demonstrated that the proposed development would not cause any actionable increase in stormwater or flooding impacts external to the site, including adjacent properties. The existing overland flowpath within the site will be modified to accommodate all catchment flow and stormwater from the development site.</p>
	Access related issues to properties on Pearson Street	<p>Both submissions identified concerns that the proposed development would affect access to the rear of properties located on Pearson Street, which adjoin the subject site. The submissions stated that these properties have enjoyed unrestricted access to the rear of their properties, through the subject site via an "easement". The proposed development will forfeit this previously unrestricted access.</p> <p>The subject site (Lot 59 on RP848298) does not contain any formal easement for access purposes for any adjoining properties on Pearson or Bradford Streets. Any vehicular access to these properties, through the subject site, would have been unlawful as it was not via a registered easement. Formal access to these adjoining properties is from Pearson and Bradford Streets. Establishing a formal access arrangement through the north of the subject site is also considered impractical given the existing overland flow path and localised flooding over this portion of the site.</p> <p>Further, the issue relating to loss of an implied access to the rear of these properties is not considered a relevant matter in the assessment of the current development application.</p>
<b>Matters prescribed by regulation</b>	<ul style="list-style-type: none"> <li>• The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.1); 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 Development Permit for a Material Change of Use for a Residential Care Facility, made by Multicap Limited, located at 76 Jardine Street, West Rockhampton, described as Lot 59 on RP848298, 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) 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; 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.
- 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	Rev
Site Master Plan	Thomson Adsett	15 December 2020	MCU 001	1
Stage 1 - Floor Plan and Elevation 4 x 1 Bed Fully Accessible + OOA	Thomson Adsett	9 February 2021	MCU 002	2
Stage 1 - Floor Plan and Elevation 2 Bed Robust Villa + OOA	Thomson Adsett	15 December 2020	MCU 003	1
Stage 1 – Proposed Floor Plan 2 Bed High Physical Villa +OOA	Thomson Adsett	9 February 2021	MCU 004	2
Stage 2 - Floor Plan and Elevation Short Term Accommodation + Admin	Thomson Adsett	9 February 2021	MCU 005	2
Stage 2 - Floor Plan and Elevation 2 x 2 Bed Duplex with OOA	Thomson Adsett	9 February 2021	MCU 006	2
Flood Impact Assessment and Stormwater Management Plan	McMurtrie Consulting Engineers	8 February 2021	J20065	R1V2

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 two (2) discrete stages, namely:

3.1.1 Stage One (1); and

3.1.2 Stage Two (2);

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

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

3.2 Stage One (1) must be completed within 6 years from the date this approval takes effect. Stage Two (2) must be completed within 12 years from the date this approval takes effect.

3.3 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

### 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* and *Austroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 Jardine Street must be widened where required for the full frontage of the development site to match the existing kerb and channel alignment. Kerb and channel, pedestrian pathways and drainage infrastructure must be included.
- 4.4 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 4.5 All pathways must incorporate kerb ramps at all road crossing points.
- 4.6 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 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 A new access to the development must be provided at Jardine Street.
- 5.5 All vehicles must ingress and egress the development in a forward gear.
- 5.6 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"*.
- 5.7 A minimum of twenty eight (28) parking spaces must be provided on-site. This includes twelve (12) covered car parking spaces and sixteen (16) visitor's parking spaces.
- 5.8 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"*.
- 5.9 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).
- 5.10 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"*.
- 5.11 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 5.12 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.

5.13 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 2018* 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 A 225 millimetre diameter gravity sewerage main diversion and associated sewerage access chambers must be constructed in accordance with the approved plans (refer to condition 2.1). This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.

6.5 Any proposed sewerage access chamber located within a park or reserve, or below a ten per cent (10%) Annual exceedance probability flood level, must be provided with bolt down lids.

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 All works must be undertaken in accordance with *Queensland Development Code, Mandatory Part 1.4 "Building over or near relevant infrastructure."*

6.9 The development must comply with Council's Building Over/Adjacent to Local Government Sewerage Infrastructure Policy. Any permit associated with the Building Over/Adjacent to Local Government Sewerage Infrastructure Policy must be obtained prior to the issue of a Development Permit for Building Works.

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 2018*.

7.2 The development must be connected to Council's reticulated water network.

7.3 Adequate domestic and firefighting protection must be provided to the development, and must be certified by an hydraulic engineer or other suitably qualified person.

7.4 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

7.5 Easements must be provided over all water 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*.

#### 8.0 PLUMBING AND DRAINAGE WORKS

8.1 A Development Permit for Plumbing and Drainage Works must be obtained for the proposed 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.

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

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 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.

9.5 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).

9.6 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with details of any new drainage systems including retention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.

9.7 Adequate scour protection measures must be provided for the proposed stormwater channel and all stormwater outlets.

9.8 The bio basin as identified on the approved plans (refer to condition 2.1) must be landscaped in accordance with Council's requirements. Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by detailed plans and specifications for the proposed bio basin and the design must:

9.8.1 be suitable to the climate and incorporate predominately native species;

9.8.2 maximise areas suitable for on-site infiltration of stormwater;

9.8.3 incorporate shade trees; and

9.8.4 demonstrate that all areas apart from garden beds are fully turfed or hydromulched.

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.

10.4 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.

#### 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 If required, 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 If required, any 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.

#### 12.0 BUILDING WORKS

12.1 A Development Permit for Building Works must be obtained for the proposed structures on the development site.

12.2 Impervious paved waste storage areas must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:

12.2.1 designed and located so as not to cause a nuisance to neighbouring properties;

12.2.2 screened so as not to be visible from a public space;

12.2.3 if required, 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*.

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.

12.3 The finished floor level for habitable areas (refer to condition 2.1) must be a minimum of 500 millimetres above a one per cent (1%) Annual exceedance probability flood inundation level.

12.4 All non-habitable areas subjected to flood inundation during a one per cent (1%) Annual exceedance probability flood event, must be designed and constructed using suitable flood resilient materials.

12.5 All electrical and telecommunication services and utilities connected to the property, including electrical outlets, must be designed and installed at such a height that they are a minimum of 500 millimetres above a one per cent (1%) Annual exceedance probability flood level.

### 13.0 LANDSCAPING WORKS

14.0 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 landscaped areas must predominantly contain plant species that have low water dependency.

### 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.

### 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 ENVIRONMENTAL HEALTH

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

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

18.3 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.

**19.0 OPERATING PROCEDURES**

- 19.1 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 Jardine 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](http://www.datsip.qld.gov.au).

**NOTE 2. General Environmental Duty**

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

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

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

**NOTE 4. 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 5. Building Works**

Council will be a referral agency for the Building Works Permit where the development does not comply with the Queensland Development Code. This Development Permit does not constitute a referral agency response from Council for the Building Works Permit in relation to building envelopes and setbacks.

**RECOMMENDATION C**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Residential Care Facility, made by Multicap Limited, located at 76 Jardine Street, West Rockhampton, described as Lot 59 on RP848298, Council resolves to issue an Infrastructure Charges Notice for the amount of \$228,203.00.

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

**10.4 ROCKHAMPTON GRAMMAR SCHOOL REQUEST FOR RENEWAL OF EXISTING TRUSTEE LEASE FOR 30 YEARS IN SUPPORT OF THE CAPITAL DEVELOPMENT PLAN FOR RUGBY PARK**

**File No:** 374

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

**Author:** Justin Bulwinkel - Supervisor - Sports and Administration

**Previous Items:** 8.4 - Rockhampton Grammar School's Draft Development Plan for Rugby Park - Parks, Recreation and Sport Committee - 25 Sep 2019 12.30pm

**SUMMARY**

*Rockhampton Grammar School have formally requested to renew its existing Trustee Lease Agreement from 1 January 2022 for a 30 year term over Rugby Park, L379 Blackall Street, The Range (being Lot 522SP120476).*

*Compliant with Special Condition 4 of their existing agreement, Rockhampton Grammar School submit the Final Capital Development Plan for Rugby Park to Council. This Development plan proposes Option 1 within the plan for Council consideration and support conditional to the renewal of Trustee Lease (No 718174698) term.*

**COUNCIL RESOLUTION**

THAT:

1. Council endorse Master Plan Option 1 of The Rockhampton Grammar School's Capital Development Plan for Rugby Park, L379 Blackall Street, The Range to develop the facility into diversified sporting precinct; and
2. Council renew Rockhampton Grammar School's existing Trustee Lease over Lot 522SP120476 from 1 January 2021 for a period of 30 years as outlined in the report.

**Moved by:** Councillor Wickerson

**Seconded by:** Councillor Smith

**MOTION CARRIED**

Councillor Latcham recorded his vote against the motion

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**10.5 FOOD ORGANICS AND GARDEN ORGANICS (FOGO) FUNDING APPLICATION  
MARCH 2021**

**File No:** 13511  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Michael O'Keeffe - Manager Rockhampton Regional  
Waste and Recycling

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**SUMMARY**

*A funding application has been submitted to the Queensland Department of Environment and Science to support the implementation of a kerbside organic service trial, scheduled to commence in October 2021. This report is requesting suitable endorsement from Council.*

**COUNCIL RESOLUTION**

THAT Council endorse the funding application made to the Department of Environment and Science in support of the proposed organics kerbside bin service trial.

**Moved by:** Councillor Latcham

**Seconded by:** Councillor Fisher

**MOTION CARRIED**

***Meeting Adjourned*****COUNCIL RESOLUTION**

10:11AM

THAT the meeting be adjourned for a 10 minute recess.

**Moved by:** Mayor Williams

**Seconded by:** Councillor Fisher

**MOTION CARRIED**

***Meeting Resumed*****COUNCIL RESOLUTION**

10:24AM

THAT the meeting be resumed

**Moved by: Councillor Wickerson****Seconded by: Councillor Kirkland****MOTION CARRIED****Members Present:**

The Mayor, Councillor A P Williams (Chairperson)  
Deputy Mayor, Councillor N K Fisher  
Councillor S Latcham  
Councillor G D Mathers  
Councillor C E Smith  
Councillor C R Rutherford  
Councillor M D Wickerson  
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 P Kofod – General Manager Regional Services  
Mr D Stevenson – Manager Corporate and Technology Services  
Ms E Hattin – Smart Hub Business Manager  
Mr M Mansfield – Coordinator Media and Communications  
Ms L Leeder – Senior Committee Support Officer

**Via Webex:**

Mr G Bowden – Executive Manager Advance Rockhampton  
Ms T Sweeney – Executive Manager Workforce and Governance  
Mr D Morrison – Manager Office of the Mayor  
Mr M O'Keeffe – Manager Rockhampton Regional Waste and Recycling

**10.6 SMARTHUB OPERATIONAL PLAN 2021 - 2023**

**File No:** 11744  
**Authorising Officer:** Ross Cheesman - Deputy Chief Executive Officer  
**Author:** Drew Stevenson - Manager Corporate and Technology Services

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**SUMMARY**

*The Rockhampton SmartHub has been in operation since May 2016, successfully providing mentoring support and business development support for small business entrepreneurs and startups throughout the region and the broader business community. This report presents the 2021 to 2023 SmartHub Operational Plan, including the proposed strategy initiatives, for consideration and approval.*

**COUNCIL RESOLUTION**

THAT Council approves the SmartHub Operational Plan 2021 – 2023.

**Moved by:** Councillor Fisher  
**Seconded by:** Councillor Smith

**MOTION CARRIED**



**10.7 COUNCILLOR PORTFOLIO VACANCY & TITLES****File No: 4321****Authorising Officer: Evan Pardon - Chief Executive Officer****Author: Ross Cheesman - Deputy Chief Executive Officer****SUMMARY**

*Following the resignation of the former Mayor there is a vacancy in the Advance Rockhampton – Economic Development and Events Portfolio. In addition Council has requested that the titles of the Portfolios be reviewed. This report seeks to appoint this vacancy and consider the Portfolio titles as well as Assistant Portfolio Councillors.*

**COUNCIL RESOLUTION**

THAT Council alter the Portfolio title names and update Portfolio Councillor roles and Assistant Portfolio Councillor roles as below:

<b>Portfolio</b>	<b>Portfolio Councillor</b>	<b>Assistant Portfolio Councillor</b>
Advance Rockhampton	Mayor Tony Williams	
Waste and Recycling	Councillor Shane Latcham	Councillor Neil Fisher
Airport	Councillor Neil Fisher	Councillor Shane Latcham
Infrastructure	Councillor Ellen Smith	
Planning and Regulation	Councillor Grant Mathers	Councillor Ellen Smith
Parks, Sport and Public Spaces	Councillor Cherie Rutherford	
Communities and Heritage	Councillor Drew Wickerson	Councillor Cherie Rutherford
Water and Environmental Sustainability	Councillor Donna Kirkland	Councillor Drew Wickerson

**Moved by: Mayor Williams****Seconded by: Councillor Fisher****MOTION CARRIED**

**10.8 APPOINTMENTS OF REPRESENTATIVES OF COUNCIL TO EXTERNAL ORGANISATIONS**

**File No:** 10072  
**Attachments:** Nil  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Damon Morrison - Manager Office of the Mayor

**SUMMARY**

*This report seeks the appointment of Councillors to represent Council on a number of external organisations.*

**COUNCIL RESOLUTION**

THAT Council appoint members to represent Rockhampton Regional Council on external organisations, associations or bodies as below:

<b>Organisation</b>	<b>Council Representative</b>
Rockhampton Museum of Art Philanthropy Board	Councillor Drew Wickerson
Queensland Futures Institute	Mayor Tony Williams
Regional Capitals Australia	Mayor Tony Williams
Rockhampton Regional Roads and Transport Group	Mayor Tony Williams Assistant Councillor Ellen Smith
University of Queensland Rural Clinical School Community Advisory Committee	Mayor Tony Williams
GKI Progress Association Inc.	Mayor Tony Williams
Capricorn Pest Management Group	Councillor Ellen Smith Assistant Councillor Grant Mathers

THAT Council accept Councillor Neil Fisher's resignation as Deputy Chairperson of the Rockhampton Local Disaster Management Group and appoint Councillor Drew Wickerson to the Deputy Chairperson role.

**Moved by:** Councillor Kirkland  
**Seconded by:** Councillor Wickerson  
**MOTION CARRIED**

10:58AM Councillor Fisher left the meeting

**10.9 2021-24 WORKS FOR QUEENSLAND PROGRAM**

**File No:** 12534  
**Authorising Officer:** Ross Cheesman - Deputy Chief Executive Officer  
**Author:** Angus Russell - Manager Strategy and Planning

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**SUMMARY**

*The report seeks endorsement of nomination of projects for the 2021-24 Works for Queensland Program.*

**COUNCIL RESOLUTION**

THAT Council endorse nomination of the following projects for the 2021-24 Works for Queensland Program:

1. North Rockhampton Sewage Treatment Plant Augmentation
2. Riverbank Boardwalk Repairs and Refurbishment
3. Botanic Gardens Playground Renewal

**Moved by:** Mayor Williams  
**Seconded by:** Councillor Mathers  
**MOTION CARRIED**

## 11 NOTICES OF MOTION

### 11.1 NOTICE OF MOTION - COUNCILLOR DONNA KIRKLAND - REHABILITATION OF A RESIDENTIAL PATHWAY EFFECTED BY COUNCIL WORKS IN WACKFORD STREET, PARK AVENUE

**File No:** 8055

**Responsible Officer:** Peter Kofod - General Manager Regional Services

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#### SUMMARY

*Councillor Donna Kirkland has indicated her intention to move a Notice of Motion at the Ordinary Council Meeting on 13 April 2021 relating to Council's endorsement to seek a report to be presented to Council regarding the rehabilitation of a residential pathway effected by council works in Wackford Street, Park Avenue.*

#### COUNCIL RESOLUTION

THAT a report be presented to the Council meeting on 11 May 2021 in relation to the remediation of property footpaths in Wackford Street, Park Avenue following recent works undertaken by Council.

**Moved by:** Councillor Kirkland

**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

**12 QUESTIONS ON NOTICE**

Nil

**13 URGENT BUSINESS\QUESTIONS**

**14 CLOSURE OF MEETING**

There being no further business the meeting closed at 11:08am.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE



# **MEETING ATTACHMENTS**

**13 APRIL 2021**

## ANNEXURE A

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

**Item 10.3 - D/138-2020 Development Application for a Material Change of Use for a Residential Care Facility**

# **Development application (D/138-2020) for a Material Change of Use for a Residential Care Facility**

**76 Jardine Street, West Rockhampton**

Council meeting – 13 April 2021

Thomas Gardiner – Senior Planning Officer



# Subject Site





# Proposed development





# Public notification



# Assessment summary

- The proposed development is recommended for approval, subject to the conditions outlined in the report.
- It is also recommended that Council levies an infrastructure charge of \$228,203.00 (amending Recommendation C)

## **ANNEXURE B**

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

**Item 10.6 - SmartHub Operational Plan 2021 - 2023**





## SmartHub Operational Plan

**2021 – 2023**





# SMART HUB

WHERE BUSINESS THRIVES



## Increased economic development of the region, boosting jobs and supporting local business.

### INCREASED SUPPORT FOR START-UP BUSINESSES

Recognising that the start-up businesses of today will be the employers of tomorrow, Council will provide increased support for start-up businesses.

We will do so by establishing a Smart Hub, a one stop shop business centre on the riverfront in Quay Street.

This hub will bring together all of the vital ingredients to maximise the chance that people who are starting a business will succeed. They include:

- > affordable workspace
- > collaboration and learning opportunities with others in the same situation
- > internet connectivity
- > opportunities for mentoring
- > tele-working
- > opportunities for developing capability statements and robust business cases
- > access to funding opportunities.

**“We will establish a Smart Hub, a one stop shop business centre on the riverfront in Quay Street.”**

### What does this mean for Rockhampton?

- > New business opportunities and innovation resulting from the development of a Smart hub.

### To advance the Smart Hub, Council will:

- > Facilitate collaboration with peak industry bodies (such as Queensland Resources Council, AgForce and GrowCon), CQUUniversity, major local employers (such as Aurizon, schools, Tey's Brothers, JMKelly) and others to provide a stream of business problems to the hub for the participants to solve.
- > Establish a mechanism to trial a number of solutions arising from the Smart Hub per year.

The Smart Hub will also provide space for businesses in the region to learn about ways in which they can reach new markets, reduce costs and grow their businesses using technology and innovation.

While there are a number of programs already in existence, unfortunately they are not well subscribed and there is a high level of duplication between the content offered in these programs while other, more advanced, content is not offered.

Council will liaise with all groups which provide those courses to ensure that all topics are being covered and provide a free or low cost space in the Smart Hub for them to do so.

Council will also seek a memorandum of understanding (MOU) with the CQUUniversity to encourage students from Rockhampton and other campuses including Bundaberg, Emerald, Gladstone, Mackay and Noosa to put their education into practice using facilities within the Smart Hub.



An initiative of Rockhampton Regional Council



# Pillars

## 5 Pillars for a Successful Innovation Ecosystem





# Results

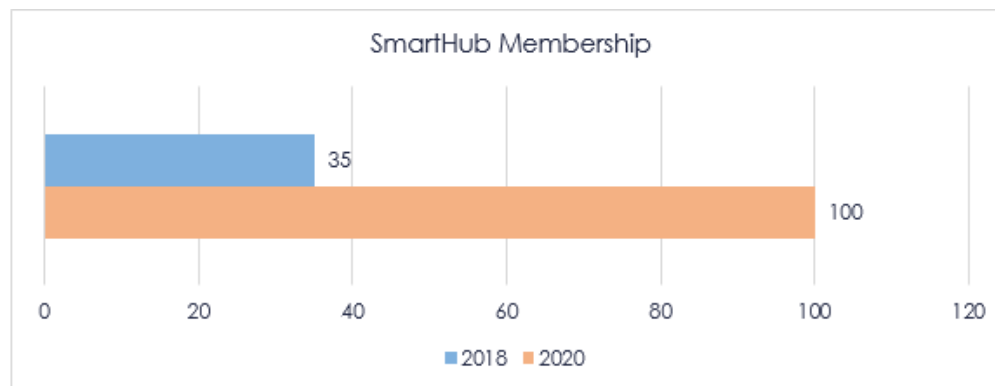




# Results

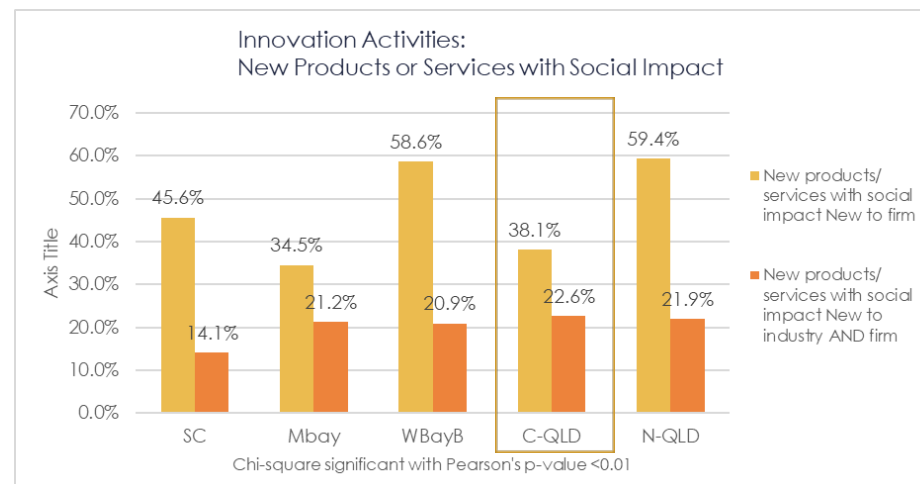
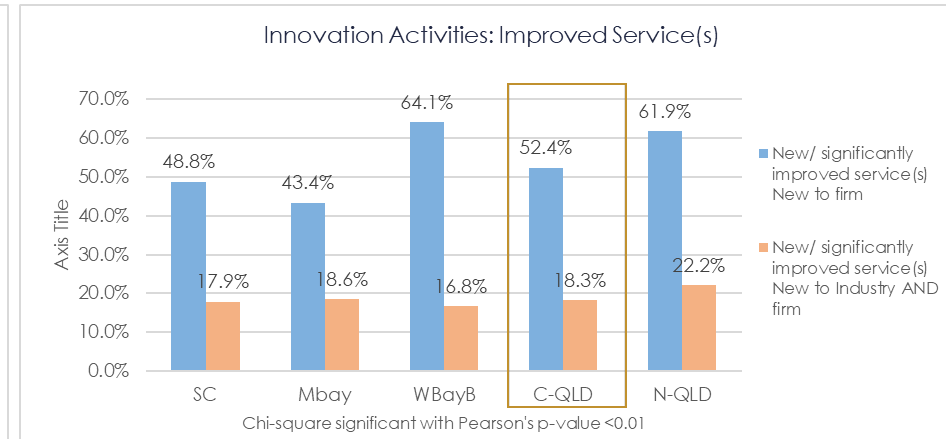
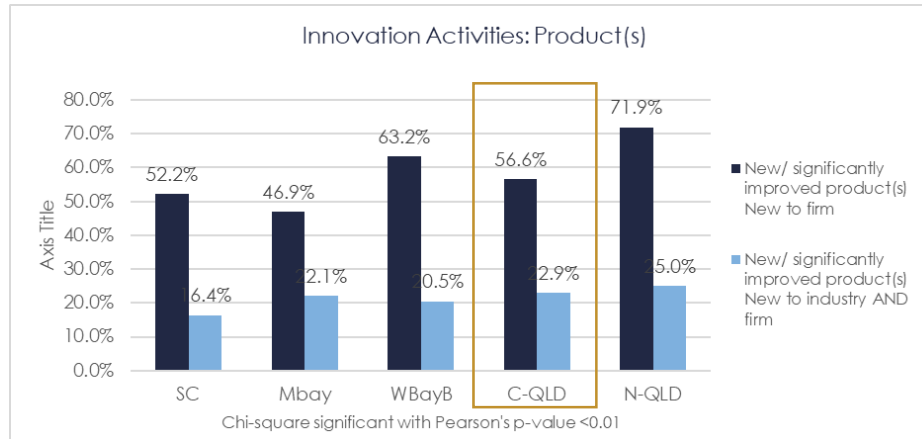


# Results



- Membership has grown by 185%, from 35 to 100 members
- Broader community has grown by over 200%
- Between July 2019 and May 2020, 35 SmartHub members contributed in excess of \$9.2M to the local economy
- Over 155 jobs have been created;
- Between July 2019 - June 2020 the SmartHub hosted 253 events and saw 6,078 people attend or engage;
- 92 Startups pitched at events.

# Data Analysis of the Region



# Innovation Matters



# SmartHub 2021-2023 Strategic objectives

- Encourage and facilitate the creation of new commercial enterprises in the Rockhampton Region; and
- Encourage new and existing businesses to show growth, viability, sustainability and profitability, through the adoption of innovation and technology, as well as participation in the region's innovation ecosystem.

# Pearson Model



## PEARSON MODEL INITIATIVES

### IDEAS

- Host 'Ideas' Events

### GROWTH SUPPORT

- Provide early-stage business coaching / mentoring
- Run accelerators, incubators and other programs

### CULTURE & INFRASTRUCTURE

- Establish RRC Innovation Awards

### MARKET ACCESS

- Launch the SmartHub Club
- Encourage corporate membership & sponsorship

### TALENT

- Enlarge mentoring program
- Facilitate and support youth entrepreneurship
- Expand CQUniversity internship program

### FINANCIAL CAPITAL

- Establish capital networks

### LEADERSHIP, COLLABORATION & CONNECTIVITY

- Create a community-based steering group



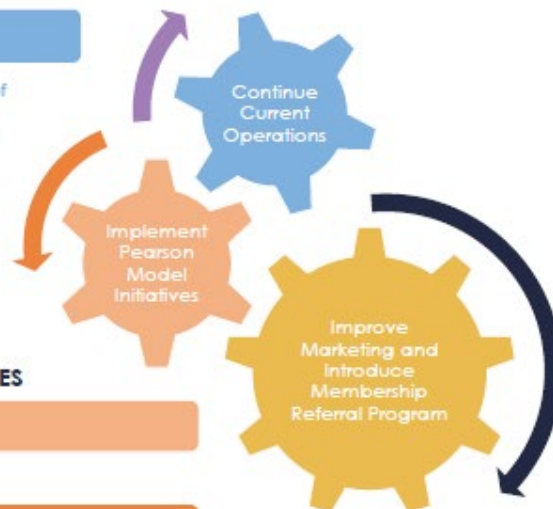


# SMARTHUB

WHERE BUSINESS **THRIVES**

## CURRENT OPERATIONS

- Continue to establish pathways of opportunity
- Negate risk factors highlighted in research



## PEARSON MODEL INITIATIVES

### IDEAS

- Host 'Ideas' Events

### GROWTH SUPPORT

- Provide early-stage business coaching / mentoring
- Run accelerators, incubators and other programs

### CULTURE & INFRASTRUCTURE

- Establish RRC Innovation Awards

### MARKET ACCESS

- Launch the SmartHub Club
- Encourage corporate membership & sponsorship

### TALENT

- Enlarge mentoring program
- Facilitate and support youth entrepreneurship
- Expand CQUniversity internship program

### FINANCIAL CAPITAL

- Establish capital networks

### LEADERSHIP, COLLABORATION & CONNECTIVITY

- Create a community-based steering group

## OTHER INITIATIVES

### MARKETING

- Incorporate Customer Value Journey
- Launch SmartHub website
- Audit social media channels
- Establish Facebook community group

### MEMBERSHIP

- Run referral program

An initiative of Rockhampton Regional Council



# SmartHub Goals 2021-2022

- 140 SmartHub members.
- 3,000 mailing list subscribers.
- 80 external bookings.
- High event attendance rates.
- Increased awareness and credibility in local community.
- Changed mindset of local business community.
- The promotion of SmartHub members.
- Increased revenue.
- Increased social media activity and engagement.
- An online presence that is credible, interesting, includes story-telling, and is valuable to the target market.
- Positive awareness in local, state and national government as well as national and international entrepreneurial community.



