



ORDINARY MEETING

MINUTES

13 DECEMBER 2022

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**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 13 DECEMBER 2022 COMMENCING AT 9:00AM**

1 OPENING

- 1.1 Acknowledgement of Country
- 1.2 1 minute silence was held as a mark of respect to honour the two police officers who lost their lives in the line of duty yesterday, and also a member of the public.
- 1.3 Opening prayer delivered by Father Terry Loch from the Catholic Diocese of Rockhampton.

2 PRESENT

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor N K Fisher (via video link)
Councillor S Latcham
Councillor C E Smith
Councillor C R Rutherford
Councillor M D Wickerson
Councillor D Kirkland
Councillor G D Mathers

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 (via video link)
Ms M Taylor – Chief Financial Officer
Mr A Russell – Executive Manager Strategy and Planning (via video link)
Mr D Morrison – Manager Workforce and Governance
Mr J Kann – Manager Office of the Mayor
Mr D Scott – Manager Planning and Regulatory Services
Ms M Younger – Manager Corporate and Technology Services
Ms S Jennings – Acting Coordinator Legal and Governance
Mr J Webb – Manager Communities and Culture
Ms A O'Mara – Coordinator Development Assessment
Mr J McCaul – Coordinator Development Engineering
Mr B Standen – Principal Planning Officer
Mr A Murray – Planning Officer
Ms L Groves – Planning Officer
Ms S Michaels – Senior Communications Officer
Ms J Barrett – Communications Officer (via video link)
Ms L Leeder – Senior Committee Support Officer
Ms K Walsh – Committee Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE**4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****COUNCIL RESOLUTION**

THAT the minutes of the Ordinary Meeting of 22 November 2022 be confirmed.

Moved by: Councillor Smith
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**6 BUSINESS OUTSTANDING**

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

9.1 AUDIT AND BUSINESS IMPROVEMENT COMMITTEE MEETING - 24 NOVEMBER 2022

COUNCIL RESOLUTION

THAT the Minutes of the Audit and Business Improvement Committee meeting, held on 24 November 2022 as circulated, be received and that the recommendations contained within these minutes be adopted.

Moved by: Councillor Latcham

Seconded by: Councillor Kirkland

MOTION CARRIED UNANIMOUSLY

(Note: The complete minutes are contained in the separate Minutes document)

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.1 ACTION PROGRESS REPORT

File No: 5207
Authorising Officer: John Wallace - Chief Audit Executive
Author: John Wallace - Chief Audit Executive

SUMMARY

The twice yearly Action Progress Report is provided as per the Local Government Regulation S207 & S211.

COMMITTEE RECOMMENDATION

THAT the Action Progress report be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.2 CUSTOMER SERVICE REQUEST REVIEW

File No: 5207
Authorising Officer: John Wallace - Chief Audit Executive
Author: John Wallace - Chief Audit Executive

SUMMARY

The planned review of Customer Service/Requests is presented for the information of the committee. A final report is attached for information and action.

COMMITTEE RECOMMENDATION

THAT the Customer Service Request Review be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.3 INTERNAL AUDIT AND ENTERPRISE RISK MANAGEMENT UPDATE

File No: 8563
Authorising Officer: John Wallace - Chief Audit Executive
Author: John Wallace - Chief Audit Executive

SUMMARY

An update has been provided on non-audit related work undertaken by the Internal Audit Section.

COMMITTEE RECOMMENDATION

THAT the report be received and any changes noted.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.4 ENTERPRISE RISK MANAGEMENT POLICY AND FRAMEWORK

File No: 8780
Authorising Officer: John Wallace - Chief Audit Executive
Ross Cheesman - Deputy Chief Executive Officer
Author: Kisane Ramm - Senior Risk and Assurance Advisor

SUMMARY

Council's Enterprise Risk Management Policy, and Framework documents have undergone review and are presented for the information of the Committee and recommendation that Council adopts them.

COMMITTEE RECOMMENDATION

THAT the Audit and Business Improvement Committee receive both documents (attached):

- Enterprise Risk Management Policy
- Enterprise Risk Management Framework

and recommend their adoption by Council after the documents have been amended to reflect the 2018 Standard version.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.5 ANNUAL SELF-ASSESSMENT BY AUDIT AND BUSINESS IMPROVEMENT COMMITTEE - 2021-2022 FINANCIAL YEAR

File No: 7678
Authorising Officer: John Wallace - Chief Audit Executive
Author: John Wallace - Chief Audit Executive

SUMMARY

Audit and Business Improvement Committee's annual self-assessment for the 2021-22 financial year is presented for the information of the committee.

COMMITTEE RECOMMENDATION

THAT the completed annual Audit and Business Improvement Committee's self-assessment, covering the 2021-22 financial year, as attached to this report, be received and the members' comments be noted for improvement or action where relevant and appropriate.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.6 QUEENSLAND AUDIT OFFICE LOCAL GOVERNMENT SECTOR REPORTS AND THEIR RELEVANCE TO ROCKHAMPTON REGIONAL COUNCIL

File No: 4932

Responsible Officer: John Wallace

COMMITTEE RECOMMENDATION

THAT a process be implemented to advise the Audit and Business Improvement Committee on Rockhampton Regional Council's approach to relevant Queensland Audit Office recommendations from their Local Government Sector reports.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.7 CEO UPDATE

File No: 13900
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Chief Executive Officer providing an update on matters of importance.

COMMITTEE RECOMMENDATION

THAT the CEO's update be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.8 FINAL MANAGEMENT REPORT

File No: 8151
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

Following the certification of the Financial Statements for the period ended 30 June 2022, the Final Management Report was received from the Queensland Audit Office (signed by Thomas Noble & Russell as delegate).

COMMITTEE RECOMMENDATION

THAT the Final Management Report for the 2021/2022 financial audit of Rockhampton Regional Council be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.9 QAO BRIEFING PAPER

File No: 9509
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

A Briefing Paper from the Queensland Audit Office is provided for Committee review.

COMMITTEE RECOMMENDATION

THAT the Queensland Audit Office Briefing Paper be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.10 AUDITED FINANCIAL STATEMENTS INCLUDING INDEPENDENT AUDITOR'S REPORT

File No: 8151
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The certified Financial Statements for the period ended 30 June 2022 are presented.

COMMITTEE RECOMMENDATION

THAT the certified Financial Statements for the period ended 30 June 2022 be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.11 CAPITALISATION OF CAPITAL WORKS IN PROGRESS - UPDATE NOVEMBER 2022

File No: 5960
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The Chief Financial Officer providing an update regarding the capitalisation of capital works in progress.

COMMITTEE RECOMMENDATION

THAT the Capitalisation of Capital Works in Progress report be received and continued to be presented to each committee meeting moving forward.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.12 FINANCE SECTION UPDATE

File No: 8148
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

Chief Financial Officer providing a Finance Section Update on matters to date for the 2022/2023 Financial Year.

COMMITTEE RECOMMENDATION

THAT the Finance Section Update be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.13 SAFETY UPDATE

File No: 4868
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Damon Morrison - Manager Workforce and Governance

SUMMARY

Manager Workforce and Governance presenting an update on safety matters for the information of the committee.

COMMITTEE RECOMMENDATION

THAT the Safety Update report be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.14 INVESTIGATION AND LEGAL MATTERS PROGRESS REPORT

File No: 1830
Authorising Officer: Damon Morrison - Manager Workforce and Governance
Author: Travis Pegrem - Coordinator Workforce Relations and Ethics

SUMMARY

Coordinator Workforce Relations and Ethics presenting an update of financial year to date Investigative Matters and the current Legal Matters progress report.

COMMITTEE RECOMMENDATION

THAT the update of Investigative and Legal matters for Rockhampton Regional Council be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.15 LOSS / THEFT ITEMS - JULY TO OCTOBER 2022

File No: 3911
Authorising Officer: Megan Younger - Manager Corporate and Technology Services
Ross Cheesman - Deputy Chief Executive Officer
Author: Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Presenting details of the Loss / Theft register for the period 1 July to 31 October 2022.

COMMITTEE RECOMMENDATION

THAT the Committee receives the Loss/Theft Report for the period 1 July to 31 October 2022.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.16 COUNCIL'S INSURANCE COVER

File No: 1902, 1903
Authorising Officer: Megan Younger - Manager Corporate and Technology Services
Ross Cheesman - Deputy Chief Executive Officer
Author: Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Coordinator Property & Insurance reporting on Council's insurance cover.

COMMITTEE RECOMMENDATION

THAT the Committee receives the report and notes that a supplementary report responding to questions raised at this committee be supplied at the next Audit and Business Improvement Committee meeting.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.17 CYBER RISK REPORT

File No: 12177
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Megan Younger - Manager Corporate and Technology Services

SUMMARY

The Cybermetrix Cyber Risk Report is provided for committee review.

COMMITTEE RECOMMENDATION

THAT the Cybermetrix Cyber Risk Report be received.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.18 ASSET MANAGEMENT

File No: 13900
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Martin Crow - Manager Infrastructure Planning

SUMMARY

Manager Infrastructure Planning will be presenting a verbal update on Asset Management matters

COMMITTEE RECOMMENDATION

THAT the verbal update on Asset Management matters be 'received'.

Recommendation of the Audit and Business Improvement Committee, 24 November 2022

9.1.19 RESPONSE TO BUSHFIRE PREVENTION GOVERNANCE REVIEW - PARKS

File No: 5207

Authorising Officer: Evan Pardon - Chief Executive Officer

Author: Ross Cheesman - Deputy Chief Executive Officer

SUMMARY

This report provides a response and progress update in response to the Bushfire Prevention Governance Review – Parks presented to Audit and Business Improvement Committee on 14 July 2022.

COMMITTEE RECOMMENDATION

THAT the Response to the Bushfire Prevention Governance Review – Parks report be received.

10 COUNCILLOR/DELEGATE REPORTS

Nil

COUNCIL RESOLUTION

THAT the order of business for the meeting be changed to commence at Agenda Item 11.7 through to Item 11.12, then revert back to Item 11.1

Moved by: Mayor Williams
 Seconded by: Councillor Latcham
MOTION CARRIED UNANIMOUSLY

11 OFFICERS' REPORTS**11.7 D/52-2022 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR INTENSIVE ANIMAL INDUSTRY (36,500 SCU) AND ENVIRONMENTALLY RELEVANT ACTIVITY 2 - INTENSIVE ANIMAL FEEDLOTING**

File No: D/52-2022
 Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
 Doug Scott - Manager Planning and Regulatory Services
 Alicia Cutler - General Manager Community Services
 Author: Brendan Standen - Principal Planning Officer

SUMMARY

Development Application Number: D/52-2022
Applicant: Mort and Co Lot Feeders Pty Ltd
Real Property Address: Lot 21 on PN81, Lot 3 on SP230297 and Lot 2 on RP614103
Common Property Address: 802, 1009 and Lot 2 Thirsty Creek Road, Gogango
Area of Site: Lot 21 – 761.606ha
 Lot 3 – 360.059ha
 Lot 2 – 363.859ha
Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.2)
Planning Scheme Zone: Lot 21 – Rural Zone
 Lot 3 – Rural Zone (Cropping and Intensive Horticulture Precinct)
 Lot 2 – Rural Zone (Cropping and Intensive Horticulture Precinct)
Planning Scheme Overlays: Agriculture Land Classification Overlay;
 Airport Environs Overlay;
 Biodiversity Areas Overlay;
 Bushfire Hazard Overlay;
 Character Overlay;

	<i>Flood Hazard Overlay; and Steep Land Overlay.</i>
Existing Development:	<i>Lot 21 – Extractive Industry and Dwelling House Lot 3 – Vacant Lot 2 – Vacant</i>
Approval Sought:	<i>Development Permit for a Material Change of Use for Intensive Animal Industry (36,500 SCU) and Environmentally Relevant Activity 2 - Intensive Animal Feedlotting</i>
Level of Assessment:	<i>Impact Assessable</i>
Submissions:	<i>1,373 properly made submissions</i>
Referral Agency:	<i>Department of State Development Infrastructure, Local Government and Planning (State Assessment and Referral Agency Department)</i>

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Material Change of Use for Intensive Animal Industry (36,500 SCU) and Environmentally Relevant Activity 2 - Intensive Animal Feedlotting, made by Mort and Co Lot Feeders Pty Ltd, located at 802, 1009 and Lot 2 Thirsty Creek Road, Gogango, described as Lot 21 on PN81, Lot 3 on SP230297 and Lot 2 on RP614103, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	Material Change of Use for Intensive Animal Industry (36,500 SCU) and Environmentally Relevant Activity 2 - Intensive Animal Feedlotting
Reasons for Decision	<p>a) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and</p> <p>b) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>
Assessment Benchmarks	<p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; • Rural Zone Code; • Access, Parking and Transport Code;

	<ul style="list-style-type: none"> • Landscape Code; • Stormwater Management Code; • Waste Management Code; • Water and Sewer Code; • Flood Hazard Overlay Code; • Biodiversity Overlay Code; and • Bushfire Hazard Overlay Code. 	
Compliance with assessment benchmarks	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p>	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Rural Zone Code	<p>6.7.4.2 (2)(g)(vii)</p> <p>The proposed development does not comply with overall outcome (2)(g)(vii) because the development is for Intensive Animal Industry on land identified on the agricultural land classification (ALC) overlay map. The feedlot over Lot 21 is partially located over an area of land mapped on the ALC overlay, as are the proposed effluent utilisation areas and dryland areas over lots 2 and 3.</p> <p>Despite this, the conflict is considered low-level as the ALC overlay over Lot 21 is only a small, isolated area partially affected by the development, and the ALC overlay over lots 2 and 3 where effluent will be disposed of may be partially used for ancillary cropping, which is an activity consistent with that overlay.</p> <p>Further, the proposed development is deemed to comply with the balance of outcomes sought for intensive animal industry in the Rural Zone. Specifically, the proposal:</p> <ul style="list-style-type: none"> • Is located on a site large enough to provide appropriate buffering to sensitive land uses and townships. The nearest sensitive receptor (not owned on land forming part of this approval) to the proposed development is approximately 3.5 kilometres to the south-west. The nearest township is Gogango approximately eight (8) kilometres to the south. • Will not cause adverse impacts to sensitive land uses in relation to traffic,

		<p>noise and air quality. Traffic impacts of the proposed development have been assessed by both Council and State and conditions imposed to ensure the development does not undermine the safety or efficiency of the road network. The State has also imposed conditions as part of the Environmental Authority that sets noise and air quality objectives that must be complied with. These objectives seek to remove or limit impacts on nearby sensitive receptors.</p> <ul style="list-style-type: none"> • Will not cause adverse impacts on water quality. The proposed feedlot has been designed in accordance with all current standards and regulations, including Meat and Livestock (MLA) Feedlot Design and Construction Manual, the National Guidelines for Beef Cattle Feedlots in Australia and the National Beef Cattle Feedlot Environmental Code of Practice. The State has considered potential impacts on water quality as part of the application for an Environmental Authority and imposed conditions accordingly. • Will not diminish the productive capacity of other land nearby. While the proposed development does limit the ability of sensitive uses to establish nearby, it does not limit the ability of uses anticipated in Rural Zone, such as cropping, from occurring. <p>On this basis, the proposed development is a low-level conflict and on balance complies with the outcomes sought for intensive animal industry activities in the Rural Zone Code.</p>
	<p>Biodiversity Overlay Code</p>	<p>PO7</p> <p>The proposed development does not comply with AO7.1 as it will require works within a mapped waterway.</p> <p>Despite this, it is noted that:</p> <ul style="list-style-type: none"> • The Applicant will be submitting a request for a waterway determination to the State to have the mapped waterway redefined as a drainage line. • The waterway in its current form includes the characteristics of a drainage line and is unlikely to have significant environmental value.

		<ul style="list-style-type: none"> As a State interest the waterway is mapped as being '1 – Low' for the purpose of Queensland waterways for the waterway barrier works. To the extent the waterway is not redefined, the Applicant will be required to submit a subsequent development application seeking a Development Permit for Operational Works for Waterway Barrier Works to the State. At this point it will be assessed to ensure it does not result in any adverse impacts. <p>On this basis, it is considered the proposed development will not ultimately conflict with PO7.</p>
Relevant Matters	Nil	
Matters raised in submissions	Issue	How matter was dealt with
	Animal welfare	<p>Submitters raised concern about the impacts of the proposed activity on animal welfare. Concerns included the high concentration of animals increasing the risk of disease, that animals would have inadequate access to their normal diet (grass) and that intensive animal industries are inconsistent with contemporary community expectations.</p> <p>There are no assessment benchmarks contained in the Planning Scheme that expressly require Council to consider animal welfare standards in the assessment of the development application. Further, the regulation of animal welfare, including the design of facilities such as feedlots and ultimate care of animals, occurs separately through legislation (<i>Animal Care and Protection Act 2001</i>) and guidelines (<i>Australian Animal Welfare Standard and Guidelines for Cattle 2016</i>) and is administered by the Department of Agriculture and Fisheries (DAF).</p>
	Pollution and environmental impacts	<p>The submitters raised concerns about the potential for pollution and adverse environmental impacts because of the proposed development. Concerns included pollution to the Fitzroy River and Great Barrier Reef (GBR) and risk of pollution from spillage or overtopping of holding and sediment ponds.</p> <p>The potential for pollution and adverse environmental impacts is minimised through the design of the proposed development and through conditions of approval, which</p>

		<p>predominantly fall under the Environmental Authority. The Feedlot Assessment Report, prepared by AgDSA, outlines measures employed to mitigate environmental impacts.</p> <p>The proposed feedlot has been designed and will be constructed such that it complies with all relevant regulatory requirements and standards. The design of the feedlot has been assessed by all relevant referral agencies including the Department of Environment and Science (DES) and DAF. Notable design methods employed to minimise the risk of adverse environmental impacts include pens being constructed with a clay liner to reduce permeability, locating the feedlot in a controlled drainage area (CDA), which ensures all clean water is diverted around the feedlot and effluent holding ponds that exceed the minimum volume beyond that required by DAF.</p> <p>Conditions imposed by the State under the Environmental Authority also require the Applicant to undertake routine monitoring of water courses, land (where effluent is disposed of) and groundwater. There are also conditions imposed around how and where any contaminants must be released.</p>
	Water supply	<p>Submitters raised concern the quantum of water calculated by the Applicant to be provided per 1,000 head of cattle is inadequate. The Applicant has calculated 20 megalitres (ML) of water a year per 1,000 head, where the National Guidelines for Beef Cattle Feedlots in Australia recommends 24ML.</p> <p>The Applicant calculated water usage per 1,000 head through a combination of <i>Davis, Wiedemann and Watts (2008) Quantifying the water and energy usage of individual activities within Australian feedlots – Part A report: water usage at Australian feedlots</i>, which recommends 17ML, and the abovementioned Guideline.</p> <p>The allocation of water is largely an operational matter, and ultimately the capacity of the feedlot would be throttled through the ability of the operator to access water. Notwithstanding this, it is understood water will be supplied from the Rookwood Weir under a contract that may be varied depending on feedlot requirements.</p>
	Vegetation buffering and	The submitter raised concern about visual screening of the feedlot along the north-

	screening	eastern boundary where the site adjoins the unformed road reserve. In response to the submission the Applicant agreed to conditions requiring vegetation screening along that boundary. Conditions of approval have been included to this effect.
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.2); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Development Permit for Material Change of Use for Intensive Animal Industry (36,500 SCU) and Environmentally Relevant Activity 2 - Intensive Animal Feedlotting, made by Mort and Co Lot Feeders Pty Ltd, located at 802, 1009 and Lot 2 Thirsty Creek Road, Gogango, described as Lot 21 on PN81, Lot 3 on SP230297 and Lot 2 on RP614103, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The owner 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) Site Works;
- 1.5.2 Plumbing and Drainage Works; and
- 1.5.3 Building Works:
- (i) Building Works.

- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.9 The approved development is for a beef cattle feedlot with a maximum capacity of 36,500 Standard Cattle Units (SCU).

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version/Issue</u>
Property Plan (Aerial Image)	Agricultural Development Services Australia	11 July 2022	A001	Rev E
Property Plan	Agricultural Development Services Australia	11 July 2022	A002	Rev E
Concept Plan	Agricultural Development Services Australia	11 July 2022	A003	Rev E
Design Plan	Agricultural Development Services Australia	11 July 2022	A004	Rev E
Controlled Drainage Area Plan	Agricultural Development Services Australia	11 July 2022	A005	Rev E
Typical Pen Layout	Agricultural Development Services Australia	11 July 2022	A006	Rev E
Effluent Management System	Agricultural Development Services Australia	11 July 2022	A007	Rev E
Typical Basin Weir & Overflow System	Agricultural Development Services Australia	11 July 2022	A008	Rev E
Administration Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-AB-01	B
Amenities Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-AM-01	B

Chemical Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-CB-01	B
Feed Mill & Commodity Building Proposed Plan	Mort & Co	31 March 2022	2236-MMS-FM01	B
Feed Mill & Commodity Building Proposed Elevations	Mort & Co	31 March 2022	2236-MMS-FM-02	B
Fertiliser Building Proposed Floor Plan	Mort & Co	31 March 2022	2236-MMS-FB-01	B
Fertiliser Building Proposed Elevations 1 of 2	Mort & Co	31 March 2022	2236-MMS-FB-02	B
Fertiliser Building Proposed Elevations 2 of 2	Mort & Co	31 March 2022	2236-MMS-FB-03	B
Hay Processing Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-HP-01	B
Hay Storage Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-HS-01	B
Hospital Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-HB-01	B
Site Office Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-SE-01	B
Stables Building Proposed Plan & Elevations	Mort & Co	31 March 2022	2236-MMS-SB-01	B
Stables Building Proposed Elevations	Mort & Co	31 March 2022	2236-MMS-SB-02	B
Workshop Building Proposed Floor Plan	Mort & Co	31 March 2022	2236-MMS-WB-01	B
Workshop Building Proposed Elevations	Mort & Co	31 March 2022	2236-MMS-WB-02	B
Pavement Impact Assessment	RMA Engineers	24 October 2022	-	Rev 2

Traffic Impact Assessment	RMA Engineers	6 April 2022	17063	Rev 1
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2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Stage 1 – Capacity of 22,870 SCU (63% of total capacity)

3.1.2 Stage 2 – Capacity of 13,630 SCU (37% of total capacity)

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

3.2 Stage 1 and Stage 2 must commence within six (6) years after the approval starts to have effect or the development approval will lapse.

3.3 Unless otherwise expressly stated, the conditions must be read as being applicable only to the particular stages(s) being developed.

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 *Austrroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).

4.3 The Owner must pay an annual maintenance contribution of \$8.97 per B-Double movement and \$11.80 per A-Double movement. Each payment amount relates to an in and an out movement combined. Details of the number of movements must be provided to Council to inform the annual contribution amount. The maintenance contribution amounts identified above are relevant for the September 2022 quarter (All Groups Brisbane 130.2). These amounts will be recalculated in future years adjusted each year by the Consumer Price Index (All Groups Brisbane).

4.4 The localised road widening to Third Street and Thirsty Creek Road shown in the Traffic Impact Assessment by RMA Engineers dated 6 April 2022 must be completed prior to commencement of the use. The widening must accommodate the swept path of a 36-metre-long A-Double Type 1 road train without crossing the road centre-line.

4.5 A Dilapidation Report (or applicable Culvert Inspection Report) must be carried out for the large cross-drainage structure on Thirsty Creek Road at Chainage 2.9km. The initial assessment must be carried out post-construction and prior to commencement of the use for the initial stage, with the follow-up assessment to be performed twenty-four (24) months after the commencement of the use for the initial stage. Any required upgrades or repairs that are identified must be carried out at the full cost of the Owner within six (6) months of the date of the report.

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 WATER WORKS

5.1 Construct, retain and maintain the water pipeline providing water and the proposed feedlot property (Lot 21 on PN81) generally in accordance with the approved plans (refer Condition 2.1).

- 5.2 The water pipeline linking Lot 2 on RP614103 and Lot 3 on SP230297 (effluent irrigation properties) and the proposed feedlot property (Lot 21 on PN81) (*“the referenced properties”*) must be wholly located within the referenced properties and/or Thirsty Creek Road reserve. In the circumstance that detailed design of the water pipeline alignment results in a variation to the pipeline alignment that means it must traverse any other freehold land other than the referenced properties, the water pipeline alignment must be secured via an easement, licence or other suitable agreement between the development proponent and the affected land-owner(s) prior to commencement of the use.

Note: A Works in Road Reserve Permit will be required for any construction works within Council’s road reserve.

- 5.3 On-site water supply for domestic and fire-fighting purposes must be provided and may include the provision of a bore, dams, water storage tanks or a combination of each.

6.0 PLUMBING AND DRAINAGE WORKS

- 6.1 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.
- 6.2 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.
- 6.3 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. The on-site sewerage treatment and disposal area must not be located within an existing water course or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.
- 6.4 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*.
- 6.5 The effluent pipeline between the feedlot storage areas and the irrigation areas must be constructed generally in accordance with the approved plans.

Note: A Works in Road Reserve Permit will be required for any construction works within Council’s road reserve.

7.0 STORMWATER WORKS

- 7.1 Stormwater 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.

8.0 SITE WORKS

- 8.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 8.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 8.2.1 the location of cut and/or fill;
 - 8.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 8.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 8.2.4 details of any proposed access routes that are intended to be used to

transport fill to or from the development site; and

8.2.5 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.

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

9.0 BUILDING WORKS

9.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.

9.2 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*.

10.0 VEGETATION BUFFER

10.1 Submit to Council for approval, prior to commencement of use, a Vegetation Screening Plan prepared by a suitably qualified person that:

10.1.1 Identifies areas around the boundaries of, and/or pens and supporting infrastructure within, Lot 21 on PN81 that will provide suitable vegetation screening of the development from adjoining lots and road reserve.

10.1.2 Includes as a minimum:

(a) The location, size and species of existing vegetation within the screening areas.

(b) Vegetation to be retained and removed within the screening areas.

(c) The indicative location, number, size and species of vegetation proposed within the screening areas.

10.2 The approved Vegetation Screening Plan must be implemented prior to commencement of use.

10.3 The vegetation within the screening areas must be subject to:

10.3.1 a watering and maintenance plan during the establishment phase; and

10.3.2 an ongoing maintenance and replanting programme.

11.0 ELECTRICITY

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

12.0 TELECOMMUNICATIONS

12.1 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.

13.0 ASSET MANAGEMENT

13.1 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.

13.2 '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)*.

14.0 ENVIRONMENTAL

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

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

for the construction and post-construction phases of work.

15.0 OPERATING PROCEDURES

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

15.2 Where un-sealed surface treatments are utilised in access, parking and vehicle manoeuvring areas, contaminants such as oils or chemicals must not be released onto the surface treatment.

15.3 All waste storage areas must be:

15.3.1 kept in a clean and tidy condition; and

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

16.0 CONTINGENCY PLAN

16.1 Prepare and keep on-site for inspection a Contingency Plan that demonstrates the subject development will not increase the flood debris loading of flood waters nor result in environmental harm. The Plan should also include details of how and where the irrigation equipment will be relocated prior to a flood event. The principles of the Contingency Plan will be entered against Lot 2 on RP614103 and Lot 3 on SP230297 as a property note.

Note: Council does not accept any liability for loss of or damage to property, or injury, or loss of life as a result of any person using or relying on the Contingency Plan or failing to use the Contingency Plan during a flood event.

It is the responsibility of the owner or occupier of the land from time to time to implement the Contingency Plan during a flood event or if there is a risk of flooding near the land.

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.dsdsatsip.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. 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 4. General Safety of Public During Construction

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

NOTE 5. Property Note (Contingency Plan)

A complete copy of the Development Approval and any documents conditioned by this development approval (including the Contingency Plan or an updated Contingency Plan) must be given to the proposed purchaser when entering into a contract of sale or to the new registered proprietor upon any transfer of land for this lot.

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.

NOTE 7. Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Rockhampton Regional Council.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for a Material Change of Use for Intensive Animal Industry and Environmentally Relevant Activity 2 - Intensive Animal Feedlotting, made by Mort and Co Lot Feeders Pty Ltd, located at 802, 1009 and Lot 2 Thirsty Creek Road, Gogango, described as Lot 21 on PN81, Lot 3 on SP230297 and Lot 2 on RP614103, Council resolves to issue an Infrastructure Charges Notice for the amount of \$47,299.89.

Moved by: Mayor Williams

Seconded by: Councillor Latcham

MOTION CARRIED ON THE CASTING VOTE OF THE MAYOR

Councillors Rutherford and Wickerson recorded their vote against the motion.

10:01AM Councillor Fisher left the meeting.

11.8 D/130-2021 - REQUEST FOR A NEGOTIATED DECISION TO DEVELOPMENT PERMIT D/130-2021 FOR A MATERIAL CHANGE OF USE FOR UTILITY INSTALLATION (WASTE MANAGEMENT SERVICE)

File No: D/130-2021

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

Author: Amanda O'Mara - Coordinator Development Assessment

SUMMARY

Council at its meeting on 10 May 2022, approved a Development Application for a Utility Installation (Waste Management Service) located at 334 Leichhardt Street, Parkhurst - Lot 28 on CP849910.

In accordance with section 75 of the Planning Act 2016, the applicant has made 'change representations' about a matter stated in the development approval. The applicant has proposed to make the following changes to the development approval:

- *Amendment to timing of the Operational Works application/s;*
- *Revised Site Plan; and*
- *Change of operating hours.*

Development Application Number: D/130-2021

Applicant: KB Waste Group Pty Ltd

Real Property Address: Lot 28 on CP849910

Common Property Address: 334 Leichhardt Street, Parkhurst

Area of Site: 6,300 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.2)

Planning Scheme Zone: Low Impact Industry Zone

Planning Scheme Overlays: Acid Sulfate Soils Overlay
Airport Environs Overlay
Flood Hazard Overlay

Approval Sought: Negotiated Decision Notice for Development Permit D/130-2021 for a Material Change of Use for Utility Installation (Waste Management Service)

Referral Agency(s): Not Applicable

COUNCIL RESOLUTION

THAT to reflect the above changes, KB Waste Group Pty Ltd, be issued with a Negotiated Decision Notice:

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; and
- (iii) Roof and Allotment Drainage;
- 1.5.2 Building Works.
- 1.6 All conditions, works, or requirements of this development approval must be undertaken and completed by obtaining the Development Permit for Operational Works by lodging the application/s within six (6) months of the date of this development approval, and completion of the works within six (6) months from date of the approval of those works.
- 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:
- | <u>Plan/Document Name</u> | <u>Prepared by</u> | <u>Date</u> | <u>Reference No.</u> | <u>Version/Issue</u> |
|---------------------------|--------------------------------|-------------------|----------------------|----------------------|
| Proposed Site Plan | Design + Architecture | 24 November 2022 | SK-001 | 22 |
| Technical memorandum | McMurtrie Consulting Engineers | 28 October 2021 | 038-19-19 | - |
| Environmental Report | Steer Environmental Consulting | 17 September 2021 | | |
- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.

3.0 ROAD WORKS

- 3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.
- 3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards*, *Austrroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 Leichhardt Street must be upgraded for the full frontage of the development site to Industrial Access standard in accordance with *Capricorn Municipal Development Guidelines*. Kerb and channel and drainage infrastructure must be included. This non-trunk infrastructure is condition under section 145 of the *Planning Act 2016*.

Note: In order to appropriately integrate the Leichhardt Street works with Sturt Street it must be necessary to return the kerb for a distance along Sturt Street and seal a portion of the intersection.

- 3.4 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*.

4.0 ACCESS AND PARKING WORKS

- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access 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"*, the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All access, parking, vehicle manoeuvring and vehicle storage areas must be paved or sealed to Council's satisfaction.
- 4.4 All the existing access from Leichhardt Street to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.5 The existing access to the development from Sturt Street must be closed.
- 4.6 All vehicular access to and from the development must be via Leichhardt Street only.
- 4.7 All vehicles must ingress and egress the development in a forward gear.
- 4.8 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"*.
- 4.9 A minimum of fourteen (14) parking spaces must be provided on-site.
- 4.10 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.11 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.
- 4.12 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".

5.0 PLUMBING AND DRAINAGE WORKS

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

5.2 The development must be connected to Council's reticulated water networks.

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

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

Note: No Fire Hydrant is available in close proximity to the development site for firefighting purpose.

5.5 The existing on-site sewerage facilities must be adequate for the proposed development. Should the existing on-site sewerage facilities not be adequate; an upgrade of the system must be provided by the developer at no cost to Council. The upgrade must be in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.

5.6 Structures, parking spaces and vehicle storage areas must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.

5.7 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.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

6.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any roof and allotment drainage works on the development site.

6.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines* and sound engineering practice.

6.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause a damage to other infrastructure.

6.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.

6.5 A drainage easement(s) must be registered, in favour of Council, over the development site assessed to be within a one percent (1%) Annual Exceedance probability defined flood / storm event inundation area.

7.0 SITE WORKS

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

7.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening

to surrounding land or infrastructure.

8.0 BUILDING WORKS

8.1 A Development Permit for Building Works must be obtained for a change of building classification for the 'existing office' and 'existing residence' as shown on the approved plans (refer to condition 2.1).

8.2 Note: Council records indicate this building was established as a Class 1A Dwelling House and that this classification remains current. Therefore, this building will need to be reclassified to a Class 4 Dwelling and a Class 5 Office.

8.3 A Development Permit for Building Works (acoustic barrier) assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.

8.4 The acoustic barrier must consist of a screen fence with a minimum height of two (2) metres and a maximum height of three (3) metres and be in accordance with the Proposed Site Plan (refer to condition 2.1).

9.0 LANDSCAPING WORKS

9.1 Landscaping must be constructed and/or established prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).

9.2 Planting types used within the landscaping areas (refer to condition 2.1) must include either trees, shrubs or groundcovers, or any combination of these plantings types. These plantings must be established and maintained at a minimum of the following density rates:

9.2.1 trees at five (5) metre intervals;

9.2.2 shrubs at two (2) metre intervals; and

9.2.3 groundcovers at one (1) metre intervals.

9.3 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency.

9.4 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.

9.5 The landscaped areas must be subject to:

9.5.1 a watering and maintenance plan during the establishment moment; and

9.5.2 an ongoing maintenance and replanting programme.

10.0 ELECTRICITY

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

11.0 TELECOMMUNICATIONS

11.1 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.

12.0 ASSET MANAGEMENT

12.1 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.

12.2 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.

- 12.3 '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)*.

13.0 ENVIRONMENTAL

- 13.1 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be:

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

13.1.2 available on-site for inspection by Council Officers whilst all works are being carried out.

- 13.2 The Environmental Management Plan approved as part of a Development Permit for Operational Works must be part of the contract documentation for the development works.

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 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"*.

- 14.2 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.

- 14.3 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance as determined by Council caused by noise, light, odour or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.

15.0 OPERATING PROCEDURES

- 15.1 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 Leichhardt Street or Sturt Street.

- 15.2 The hours of operations for the development site (waste management service) must be limited to:

15.2.1 0600 hours to 1900 hours on Monday to Saturday, with no operations on Sundays or Public Holidays.

- 15.3 All waste storage areas must be:

15.3.1 kept in a clean and tidy condition; and

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

- 15.4 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 2019* and must be:

- 15.4.1 designed and located so as not to cause a nuisance to neighbouring properties;
- 15.4.2 surrounded by at least a 1.8 metre high screen fence that obstructs from view the contents of the waste storage area by any member of the public from any public place;
- 15.4.3 of a sufficient size to accommodate commercial type bins, plus clearances around the bins for manoeuvring and cleaning;
- 15.4.4 setback a minimum of two (2) metres from any road frontage; and
- 15.4.5 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.
- 15.5 Storage (vehicles, bins etc) are not permitted within the existing flood extent areas on the development site.
- 15.6 The number of heavy rigid vehicles to be stored on the development site is restricted to a total of seven (7) heavy rigid vehicles at any given time.
- 15.7 Heavy Rigid Vehicle movements (to and from the development site) are limited to a maximum of five (5) trips per day.
- Note: One (1) trip equals arriving to and departing the development site or vice versa.
- 15.8 The Utility Installation (Waste Management Service) must not accept or manage regulated waste or putrescible waste (general household waste) on site.
- 15.9 The Containers for Change (Queensland's used container refund scheme) must cease on site prior to the commencement of the Utility Installation (Waste Management Service).
- 15.10 All operations of the Utility Installation (Waste Management Service) must be undertaken in accordance with the Environmental Report (refer to Condition 2.1).

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.dsdsatsip.qld.gov.au

NOTE 2. Asbestos Removal

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

NOTE 3. General Environmental Duty

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

NOTE 4. General Safety Of Public During Construction

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

NOTE 5. Infrastructure Charges Notice

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

Moved by: Councillor Mathers

Seconded by: Councillor Latcham

MOTION CARRIED

11.9 D/19-2022 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SALES (CARAVAN AND RECREATIONAL VEHICLE SALES)

File No: D/19-2022
Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services
Author: Aidan Murray - Planning Officer

SUMMARY

Development Application Number: D/19-2022

Applicant: Roxborough (Qld) Pty Ltd

Real Property Address: Lot 43 on LN1499 and Lot 1 on CP848924

Common Property Address: 3 Glenmore Road, Park Avenue

Area of Site: 11,450 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.2)

Planning Scheme Zone: Sport and Recreation Zone

Planning Scheme Overlays: Acid Sulfate Soils Overlay;
Airport Environs Overlay;
Biodiversity Areas Overlay;
Coastal Protection Overlay;
Flood Hazard Overlay; and
Steep Land Overlay.

Previous Development: Outdoor Sport and Recreation (Sports Club)

Approval Sought: Development Permit for Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales)

Level of Assessment: Impact Assessable

Submissions: 70 Submissions

Referral Agency: Nil

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales), made by Roxborough (Qld) Pty Ltd, located at 3 Glenmore Road, Park Avenue, described as Lot 43 on LN1499 and Lot 1 on CP848924, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales)	
Reasons for Decision	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 some aspects of the planning scheme (zone purpose and strategic framework).	
Assessment Benchmarks	<p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; • Sport and Recreation Zone Code; • Acid Sulfate Soils Overlay Code; • Airport Environs Overlay Code; • Biodiversity Areas Overlay Code; • Coastal Protection Overlay Code; • Flood Hazard Overlay Code; • Steep Land Overlay Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; • Waste 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 exceptions listed below.	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Flood Hazard Overlay Code PO1	Acceptable Outcome AO1.1 requires that, for non-residential development, at least 30% of gross floor area of all new buildings and structures be located 500 millimetres above the defined flood level. The proposed development does not achieve this as the proposed new workshop building is located fully within the high flood hazard category (H3) for riverine flooding. The new workshop building is proposed as a replacement for an

	<p>existing building being demolished and will be located on the same part of the land as the previous building. The application included a flood impact investigation report for the development, prepared by Registered Professional Engineer of Queensland (RPEQ). Council officers have reviewed the flood impact investigation report and deemed that flood risk and potential impacts to the site and surrounding area are not worsened by the development in comparison to the existing situation and pre-development scenario, generally in accordance with Acceptable Outcome AO1.2. Furthermore, the development can achieve Performance Outcome PO1 subject to a suitable contingency plan / emergency management plan being adopted by the operator. The level of risk can be considered acceptable subject to reasonable and relevant conditions as implemented by this development permit.</p>
<p>Flood Hazard Overlay Code PO4</p>	<p>The proposed development includes the construction of a new workshop building, replacing an existing building which is to be demolished, located fully within the high flood hazard category (H3) for riverine flooding. The proposal does not fully comply with Acceptable Outcome AO4.1. While it does not increase the gross floor area (compared to the previous building), the finished floor level is not 500 millimetres above the defined flood level. The new workshop building is proposed as a replacement for an existing building being demolished and will be located on the same part of the land as the previous building. Based on these factors and a review of the submitted flood impact investigation report, the development does not result in increased risk to people and property and is therefore deemed to generally comply with Performance Outcome PO4.</p>
<p>Sport and Recreation Zone Code PO12</p>	<p>The proposed development does not comply with Performance Outcome PO12 as the outdoor sales (caravan and RV sales) land use is not ancillary to or in support of a primary use on the site for a sport and recreation use. In this instance, consideration has been given to the relevant matters detailed below which are deemed to outweigh the conflict with Performance Outcome PO12.</p>
<p>Sport and Recreation Zone Code 6.4.1.2 Purpose (1) (c), (d) and (e)</p>	<p>The proposed development is for an Outdoor Sales land use involving Caravan and RV Sales, which is not consistent with the purpose of the Zone, particularly purpose</p>

	(2) (a) and (b)	provisions (1)(c), (d) and (e) and overall outcomes (2)(a) and (2)(b). The outdoor sales land use is not ancillary to nor does it directly support sport and recreation uses on the subject site or within the zone. In this instance, consideration has been given to the relevant matters detailed below which are deemed to outweigh the conflict with the purpose and overall outcomes of the Sport and Recreation Zone Code.
	<p>Strategic Framework</p> <p>3.3 Settlement Pattern</p> <p>3.3.1 (11)</p> <p>3.3.3 Element – Nature conservation, open space and natural corridor or link</p> <p>3.3.3.1 (1)</p> <p>3.3.8 Element – Urban and new urban</p> <p>3.3.8.1 (8)</p> <p>3.3.11 Element – Centres</p> <p>3.3.11.1 (2)</p> <p>3.3.12 Element – Specialised centres</p> <p>3.3.12.1 (4)</p>	<p>The proposed development was seen as representing a potential conflict to the settlement pattern and centres hierarchy as detailed by the Strategic Framework in Council's planning scheme. In support of the centres hierarchy, consideration was also given towards the Rockhampton Region Commercial Centres Study adopted by Council in 2021. In order to address, justify and overcome these conflicts, the applicant sought to rely on relevant matters by providing an economic impact assessment (EIA) prepared by a qualified economist in accordance with <i>the Economic impact assessment planning scheme policy (SC6.9)</i> adopted under Council's planning scheme. Council engaged an independent economist consultancy to conduct a peer review of the EIA. Assessment and peer review of the application material recommended that the EIA demonstrates sufficient economic, community and planning need for the proposed development based on the growing demand for caravan and RV sales in the region, the large economic catchment which stretches beyond the local government boundaries. Therefore, the land use of outdoor sales (caravan and RV sales) is not performing a local needs function and is unlikely to impact upon the already established centres in Rockhampton. Trading would be undertaken with clientele both within Rockhampton and the wider region. As a result, it is established that the proposal has an economic need to be located in Rockhampton. The expansion of the proposed facility is deemed to have a limited impact on the centres hierarchy or competitor facilities. Therefore, sufficient justification exists for the proposal based on the land use of outdoor sales, specifically for the sale of caravans and RVs.</p>
Relevant Matters	<p>The proposed development was assessed against the following relevant matters:</p> <ul style="list-style-type: none"> • An economic impact assessment (EIA) demonstrates sufficient 	

	<p>economic, community and planning need for the proposed development as it identifies a growing demand for caravan and RV sales in Central Queensland, which is best met in the Central Queensland context by being located in Rockhampton.</p> <ul style="list-style-type: none"> • The expansion of the proposed facility would have limited impacts on the centres hierarchy and competitor facilities and will provide positive benefits to the local tourism industry and support associated activities. • Whilst the proposed facility would be ideally located in the Specialised Centre Zone (Musgrave Street Precinct – Outdoor Sales and Services Sub-Precinct), or on other sites not located in the Sport and Recreation Zone, there are reasons these sites do not represent suitable alternatives for the proposed use. Typically, potential alternative sites that would be appropriately zoned do not sufficiently meet the operational requirements of the proposed use and their clientele or are otherwise unavailable for development (e.g. through sale or lease). 	
Matters raised in submissions	Issue	How matter was dealt with
	All submissions received by Council were in support of the proposed development and no issues were raised that needed to be addressed.	
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.2); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Development Permit for Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales), made by Roxborough (Qld) Pty Ltd, located at 3 Glenmore Road, Park Avenue described as Lot 43 on LN1499 and Lot 1 on CP848924, 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 and Parking Works;
- 1.5.2 Plumbing and Drainage Works; and
- 1.5.3 Building Works:
- (i) Demolition Works; and
- (ii) 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 conditions, works, and requirements of this development approval relating to Access and Parking Works must be undertaken and completed by submitting a development application to Council seeking a Development Permit for Operational Works. The Operational Works application must be lodged with Council within six (6) months of the date of this development approval taking effect. The works must not commence prior to a Development Permit for Operational Works being issued by Council for the works and must be completed within six (6) months from the date of that development approval taking effect, unless otherwise agreed in writing by Council.
- 1.8 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.9 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.10 Lot 1 CP848924 and Lot 43 LN1499 must be amalgamated and registered as one lot within 6 months of this development approval taking effect.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version/Issue</u>
Site Plan	Designtek	24 February 2022	2012-04 A01	A
Proposed Floor Plan	Designtek	24 February 2022	2012-04 A02	A
Perspective Views	Designtek	24 February 2022	2012-04 A03	A
Perspective Views	Designtek	24 February 2022	2012-04 A04	A
Flood Impact Investigation	TriCAD Design	15 March 2022	55H01	2

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 3.0 ACCESS AND PARKING WORKS
- 3.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works required by this development approval.

- 3.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 3.3 Internal vehicle access and manoeuvring area 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).
- 3.4 All vehicles must ingress and egress the development in a forward gear.
- 3.5 A minimum of twenty-two (22) parking spaces must be provided on-site.
- 3.6 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"*.
- 3.7 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 3.8 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"*.
- 3.9 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 3.10 All access, parking and vehicle manoeuvring areas must be constructed, operated and maintained in a manner so that there is no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area being caused due to the emission of dust or resulting in sediment laden water.
- 4.0 PLUMBING AND DRAINAGE WORKS
- 4.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structure on the development site.
- 4.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 4.3 The development must be connected to Council's reticulated sewerage and water networks.
- 4.4 The existing sewerage and water connection point(s) must be retained, and upgraded, if necessary, to service the development.
- 4.5 Adequate firefighting protection must be provided to the development and must be certified by a hydraulic engineer or other suitably qualified person.
- 4.6 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 4.7 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.
- 4.8 All sanitary drainage works must comply with *Australian Plumbing and Drainage*

Standard AS3500 Part 2 section 3 and 4 for flood affected areas.

5.0 STORMWATER WORKS

5.1 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* and sound engineering practice.

5.2 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.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

6.1 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines* and sound engineering practice.

6.2 All roof and allotment runoff from the development 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.

7.0 SITE WORKS

7.1 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.

8.0 BUILDING WORKS

8.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any new building works on the site.

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

8.3 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 2019* and must be:

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

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

8.3.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning.

8.4 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.

8.5 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.

9.0 LANDSCAPING WORKS

9.1 The existing landscaping in all areas shown on the approved plans (refer to condition 2.1) must be retained and maintained by the owner.

9.2 Any new landscaping works must be designed in accordance with the requirements

of Australian Standard AS 1428 — Design for access and mobility.

- 9.3 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency and must comply with the following requirements:
- 9.3.1 Plant species are chosen from sources recommended in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*; and
- 9.3.2 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 9.4 Shade trees must comply with the following requirements:
- 9.4.1 Be planted clear of services and utilities;
- 9.4.2 Be planted clear of park furniture and embellishments;
- 9.4.3 Not obstruct pedestrian or bicycle traffic; and
- 9.4.4 Comply with crime prevention through environmental design principles.
- 9.5 Shade trees shown on the approved plans (refer to condition 2.1) must be retained and maintained.
- 9.6 Landscaping, or any part thereof, upon reaching full maturity, must not:
- 9.6.1 obstruct sight visibility zones as defined in the Austroads 'Guide to Traffic Engineering Practice' series of publications;
- 9.6.2 adversely affect any road lighting or public space lighting; or
- 9.6.3 adversely affect any Council infrastructure, or public utility plant.
- 9.7 The landscaped areas must be subject to:
- 9.7.1 a watering and maintenance plan during the establishment moment; and
- 9.7.2 an ongoing maintenance and replanting programme.
- 10.0 ELECTRICITY
- 10.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 11.0 TELECOMMUNICATIONS
- 11.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 12.0 ASSET MANAGEMENT
- 12.1 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.
- 12.2 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.
- 13.0 ENVIRONMENTAL HEALTH
- 13.1 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"*.

- 13.2 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust.
- 13.3 Any spillage of environmentally hazardous liquids or other materials must be cleaned up as quickly as practicable. Any spillage of waste and/or contaminants must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.
- 13.4 The ancillary workshop must have an impervious floor that is adequately bunded and drained to a holding tank.
- 14.0 OPERATING PROCEDURES
- 14.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Glenmore Road.
- 14.2 The standard hours of operations for the use must be limited to:
- 14.2.1 0700 hours to 1800 hours on Monday to Friday, and
- 14.2.2 0700 hours to 1300 hours on Saturday,
- with no operations on Sundays or Public Holidays.
- 14.3 Approval of the outdoor sales land use includes the hosting of occasional ancillary events in support of the primary use that are intended to promote new product launches. In this context, the ancillary events:
- Must be directly related to the primary outdoor sales land use and associated sale products;
 - May host no more than 100 guests;
 - Must not occur more frequently than once every six (6) months;
 - May occur later than the standard operating hours but must not occur later than 2200 hours; and
 - Must not include any accommodation or overnight caravan stays of guests.
- 14.4 All waste must be stored within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera) in accordance with the approved plans (refer to condition 2.1). The owner of the land must ensure that:
- 14.4.1 the area is kept in a clean and tidy condition;
- 14.4.2 fences and screens are maintained; and
- 14.4.3 no waste material is stored external to the waste storage area.
- 14.5 No panel beating, spray-painting or any body works must be carried out on-site.
- 14.6 No washdown area is approved for the development. No washing of plant equipment and vehicles is permitted on the development site unless an approved washdown bay is built to prevent contamination of land and the stormwater system.
- 14.7 A Contingency Plan / Emergency Management Plan must be provided to Council prior to the issue of the Development Permit for Building Works. The plan must demonstrate that the subject development will not increase the flood debris loading of flood waters nor result in environmental harm. The Plan must also include details of

how the owner or occupier of the land will clear the site and vacate the property in a flood event. The principles of the Contingency Plan will be entered against Lot 1 on CP848924 and Lot 43 on LN1499 as a property note.

NOTE: Council does not accept any liability for loss of or damage to property, or injury, or loss of life as a result of any person using or relying on the Contingency Plan or failing to use the Contingency Plan during a flood event.

- 14.8 It is the responsibility of the owner or occupier of the land from time to time to implement the Contingency Plan / Emergency Management Plan during a flood event or if there is a risk of flooding near the land.
- 14.9 A review and amendment of the Contingency Plan / Emergency Management Plan must be undertaken with any change in the owner or occupier of the land to demonstrate appropriate evacuation routes and preparation procedures during a flood event or if there is a risk of flooding near the land.

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 Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships website www.dsdsatsip.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. Property Note (Contingency Plan)

A complete copy of the Development Approval and any documents conditioned by this development approval (including the Contingency Plan or an updated Contingency Plan) must be given to the proposed purchaser when entering into a contract of sale or to the new registered proprietor upon any transfer of land for

this lot.

NOTE 7. 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 8. Advertising Devices

Any Advertising device associated with or attached to the development must be carried out in accordance with the applicable Advertising Devices Code in the Council Planning Scheme.

NOTE 9. Building Works

A Building Works Permit for a change of building classification may be required in accordance with the *Building Act 1975*.

NOTE 10. Rating Category

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

RECOMMENDATION C

THAT in relation to the application for a Development Permit for Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales), made by Roxborough (Qld) Pty Ltd, located at 3 Glenmore Road, Park Avenue, described as Lot 43 on LN1499 and Lot 1 on CP848924, Council resolves to issue an Infrastructure Charges Notice for the amount of **\$86,479.02**.

Moved by: Councillor Mathers

Seconded by: Councillor Kirkland

MOTION CARRIED

Mayor Williams and Councillor Latcham recorded their vote against the motion.

11.10 PLANNING ACT 2016 TEMPORARY DELEGATION OVER CHRISTMAS / NEW YEAR PERIOD

File No: 12660
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Damon Morrison - Manager Workforce and Governance
Author: Shannon Jennings - Acting Coordinator Legal and Governance

SUMMARY

The purpose of this report is to obtain a temporary delegation for the Chief Executive Officer to facilitate the statutory requirements of the Planning Act 2016 to accommodate the Council meeting recess over the December 2022 to January 2023 period.

COUNCIL RESOLUTION

THAT:

1. Council resolves as per Section 257 of the *Local Government Act 2009* to delegate its powers as 'Assessment Manager' under the *Planning Act 2016* to the Chief Executive Officer for the period 14 December 2022 until 23 January 2023, both dates inclusive, subject to the following limitation:
 - (a) The exercise of this delegation will only occur following consultation with, and written concurrence from, two elected members with one drawn from each of the below nominated groupings:
 - i. Mayor or Acting Mayor, and
 - ii. The Planning and Regulation Portfolio Councillor or the Planning and Regulation Assistant Portfolio Councillor.

Moved by: Councillor Smith
Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

11.11 DRAFT COMMUNITY ENGAGEMENT FRAMEWORK

File No: 54
Authorising Officer: Matthew Mansfield - Coordinator Media and Communications
Evan Pardon - Chief Executive Officer
Author: Skye Michaels - Senior Communications Officer

SUMMARY

This report proposes the adoption of a Community Engagement Framework to guide Council's Community Engagement efforts to increase engagement with the Rockhampton Region community as an integral part of Council's planning and decision-making processes.

COUNCIL RESOLUTION

THAT Council:

1. Adopts the draft Community Engagement Framework as detailed in the report; and
2. Approves officers to revise policy and procedure for further consideration by Council.

Moved by: Councillor Wickerson

Seconded by: Councillor Rutherford

MOTION CARRIED UNANIMOUSLY

**11.12 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED
30 NOVEMBER 2022**

File No: 8148
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The Chief Financial Officer presenting the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 November 2022.

COUNCIL RESOLUTION

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 November 2022 be received.

Moved by: Mayor Williams
Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

11.1 ANNUAL GOODS AND SERVICES SPEND ANALYSIS

File No: 5883
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Megan Younger - Manager Corporate and Technology Services

SUMMARY

Annual goods and services spend analysis for the period 1 November 2021 to 31 October 2022.

COUNCIL RESOLUTION

THAT Council receives the annual goods and services spend analysis for the period 1 November 2021 to 31 October 2022.

Moved by: Councillor Rutherford
Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

Meeting Adjourned**COUNCIL RESOLUTION**

10:27AM

THAT the meeting be adjourned until 11:45AM

Moved by: Mayor Williams**Seconded by: Councillor Wickerson****MOTION CARRIED UNANIMOUSLY*****Meeting Resumed*****COUNCIL RESOLUTION**

11:48AM

THAT the meeting be resumed.

Moved by: Councillor Wickerson**Seconded by: Councillor Rutherford****MOTION CARRIED UNANIMOUSLY**

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor N K Fisher
Councillor S Latcham
Councillor C E Smith
Councillor C R Rutherford
Councillor M D Wickerson
Councillor D Kirkland
Councillor G D Mathers

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 (via video link)
Ms M Taylor – Chief Financial Officer
Mr J Webb – Manager Communities and Culture
Mr M Millett – Coordinator Major Venues
Ms E Dwyer – Manager Community Assets and Facilities
Ms L Leeder – Senior Committee Support Officer
Ms K Walsh – Committee Support Officer

11.2 PURCHASE OF ADDITIONAL TEMPORARY FLOOD BARRIER COMPONENTS

File No: 1743
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Cornelius Claassen - Acting Manager Civil Operations

SUMMARY

This report details the purchase of additional temporary flood barrier components to enable Rockhampton Regional Council to mitigate flood events impacting upon Rockhampton residents in the North Rockhampton Flood Management Area (NRFMA). The purpose of the report is to seek Council approval for the flood barrier components to be supplied by the sole supplier in accordance with Section 235(b) of the Local Government Regulation 2012.

COUNCIL RESOLUTION

THAT pursuant to Section 235(b) of the *Local Government Regulation 2012*, Council approve Hydro Response Ltd as the sole supplier of the Geodesign Barrier flood barrier components.

Moved by: Councillor Wickerson
Seconded by: Councillor Mathers

MOTION CARRIED

11.3 2023 AUSTRALIA DAY COMMUNITY GRANTS

File No: 5095
Authorising Officer: John Webb - Manager Communities and Culture
 Alicia Cutler - General Manager Community Services
Author: Mark Millett - Coordinator Major Venues

SUMMARY

In 2013 Council resolved to establish an Australia Day Community Grants Program to assist local organisations in coordinating community-based Australia Day celebrations across the region. Results of 2023 Australia Day Community Grant applications are presented to Council for endorsement.

COUNCIL RESOLUTION

THAT Council endorse the following Australia Day Community Grants:

Applicant	Description of Event	Grant Recommended
Bouldercombe Progress Association Inc.	To host a function for Bouldercombe community members. Free food, non-alcoholic drinks, tea and coffee will be provided. Traditional games and activities will be staged, particularly for younger community members. A local historian will mount a display featuring information and memorabilia related to the Bouldercombe area, and local market stallholders of various items are encouraged to attend as an added attraction. Event Activity 10.00am – 1.00pm	\$2000.00
Gracemere Mens Shed Inc.	Community sausage sizzle free to all residents in Gracemere and surrounding areas celebrating Australia Day 2023. The Gracemere Men's Shed will provide a stall with suitable cooking and cold storage. Providing an opportunity for residents to participate in an Australia Day event within the Gracemere locality and celebrate the strengths binding our community together. Event Activity 9.00 am – 12.00 pm	\$1500.00
Rockhampton Water Ski Club	Water Ski Club Open Day including free water skiing, wakeboarding, knee boarding, barefooting & tubing. Free sausage sizzle, soft drinks and bottled water. Free game of cricket, and lawn badminton, free camping night of 25/01/23. Event Activity 9.00 am – 5.00 pm	\$1000.00

Stanwell Progress Association Incorporated	Australia Day on the Lawn. Free entry. Includes: Thong throwing competition, amusement rides, jumping castle, sausage eating competition, best dressed (adult & child), BBQ lunch from 12noon. Event Activity 12.00 pm – 6.00 pm	\$5000.00
Upper Ulam Recreation Grounds Inc	Australia Day celebrations, including kids jumping castle, hay bale throwing, boot throwing and tug of war. Event Activity 11.00 am - 5.00 pm	\$800.00

Moved by: Councillor Rutherford

Seconded by: Councillor Kirkland

MOTION CARRIED

COUNCIL RESOLUTION

THAT the Council delegate the CEO to facilitate entertainment and shade to ensure the Gracemere event is a success.

Moved by: Councillor Smith

Seconded by: Councillor Rutherford

MOTION CARRIED

11.4 FEES AND CHARGES CITY CHILD CARE CENTRE

File No: 7816
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: John Webb - Manager Communities and Culture

SUMMARY

The intention of this report is to submit an amendment to Council's Fees and Charges Schedule for the 2023 calendar year specific to the City Child Care Centre.

COUNCIL RESOLUTION

THAT in accordance with the requirements of the *Local Government Act 2009* Council adopts the amended fees for City Child Care Centre for the 2023 calendar year.

Moved by: Councillor Wickerson
Seconded by: Councillor Kirkland

MOTION CARRIED UNANIMOUSLY

11.5 DIGITAL WATER CURTAIN REMEDIATION OPTION

File No: 2043
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Emma-Jane Dwyer - Manager Community Assets and Facilities

SUMMARY

The Digital Water Curtain on the Riverbank, Quay Street, requires repairs due to age and failed components. This report details a plan to repair the asset.

COUNCIL RESOLUTION

THAT Council authorises the Chief Executive Officer (Manager Community Assets and Facilities) to reinstate the Digital Water Curtain on the Riverbank.

Moved by: Councillor Kirkland
Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

11.6 EAST STREET FEATURE LIGHTING

File No: 1973
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Emma-Jane Dwyer - Manager Community Assets and Facilities

SUMMARY

The feature lighting along East Street requires replacing. This report details options for replacement.

COUNCIL RESOLUTION

THAT Council authorises the Chief Executive Officer (Manager Community Assets and Facilities) to replace the existing fairy lights in East Street with new fairy lights as detailed in Option 2 in the report.

Moved by: Councillor Rutherford

Seconded by: Councillor Mathers

MOTION CARRIED

Mayor Williams and Councillor Latcham recorded their vote against the motion.

12 NOTICES OF MOTION

Nil

13 QUESTIONS ON NOTICE

Nil

12:58AM Councillor Fisher attended the meeting.

14 URGENT BUSINESS\QUESTIONS

15 CLOSURE OF MEETING

There being no further business the meeting closed at 12:59pm.

SIGNATURE

CHAIRPERSON

DATE



**MEETING
ATTACHMENTS**

13 DECEMBER 2022

ANNEXURE A

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

- 11.7 D/52-2022 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR INTENSIVE ANIMAL INDUSTRY (36,500 SCU) AND ENVIRONMENTALLY RELEVANT ACTIVITY 2 - INTENSIVE ANIMAL FEEDLOTING**
- 11.8 D/130-2021 - REQUEST FOR A NEGOTIATED DECISION TO DEVELOPMENT PERMIT D/130-2021 FOR A MATERIAL CHANGE OF USE FOR UTILITY INSTALLATION (WASTE MANAGEMENT SERVICE)**
- 11.9 D/19-2022 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SALES (CARAVAN AND RECREATIONAL VEHICLE SALES)**

**Development Application (D/52-2022) for
Development Permit for Material Change of Use
for Intensive Animal Industry (36,500 SCU) and
Environmentally Relevant Activity 2 – Intensive
Animal Feedlotting**

802,1009 and Lot 2 Thirsty Creek Road, Gogango

Council meeting – 13 December 2022

Brendan Standen – Principal Planning Officer

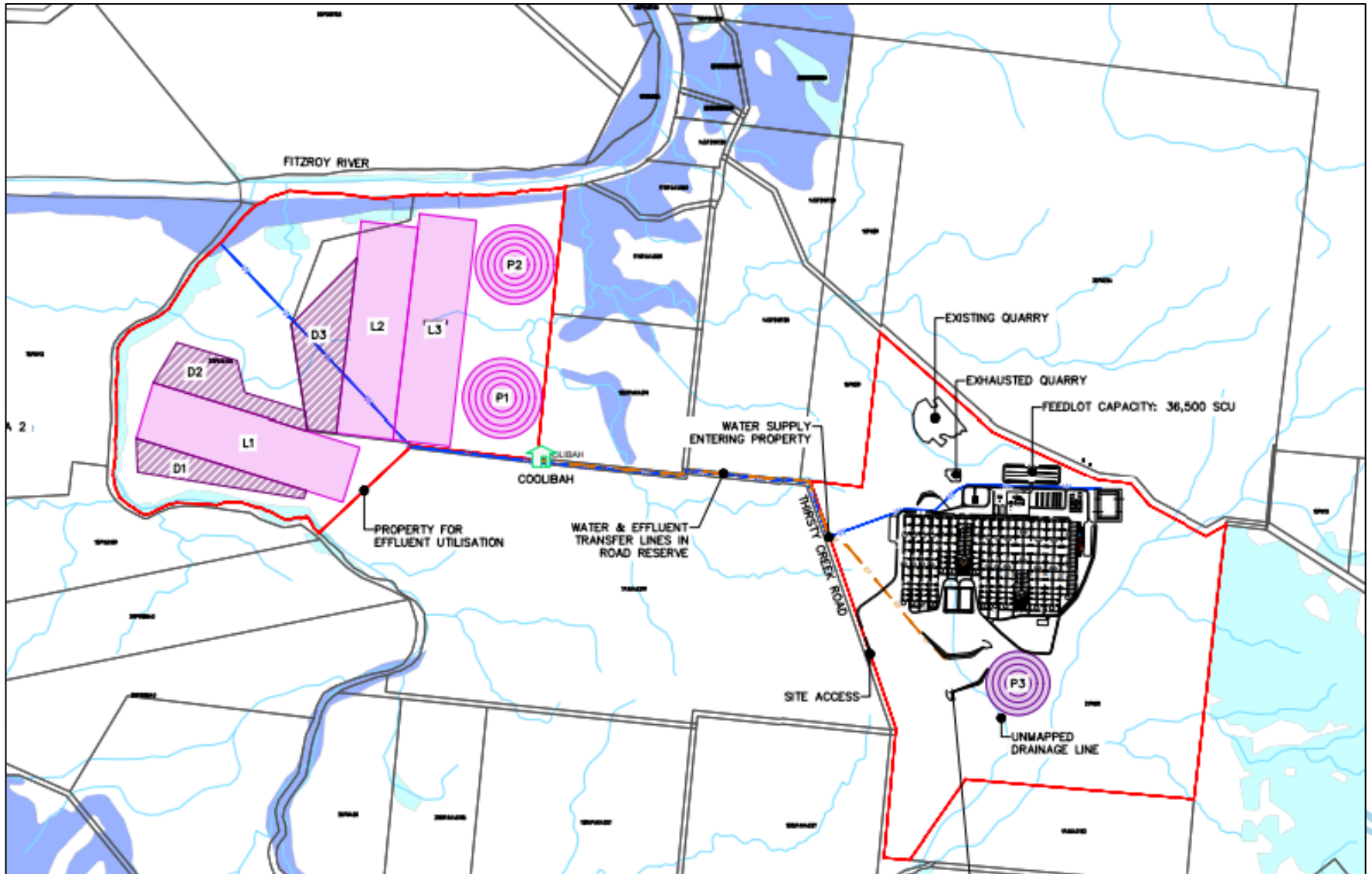
Development Proposal – Subject Site



Development Proposal – Responsibilities

- Development Permit for Material Change of Use (“land use approval”) – Rockhampton Regional Council
- Environmental Authority for Environmentally Relevant Activity (“environmental approval”) – Department of Agriculture and Fisheries (DAF)
 - Air
 - Water
 - Noise
 - Land
 - Waste

Development Proposal – Overview



Public Notification

- 1,373 properly made submissions were received objecting to the proposal, including submissions from people interstate and overseas.
- All submissions except one (1) were received via a single animal rights group and generally followed a standard template.
- The grounds of the submissions objecting to the proposal and how they have been responded to are addressed in the Council Report.

Grounds for Approval

- The development generally complies with the provisions included in the applicable Planning Scheme codes and will not compromise the Strategic Framework.
- Technical reporting provided by the Applicant demonstrates the proposal can appropriately manage external impacts, subject to reasonable and relevant conditions.
- The Department of Agriculture and Fisheries has assessed the proposal and deemed it appropriate to provide an Environmental Authority with conditions.
- Therefore, the development application is recommended for approval.

Request for Negotiated Decision to Development Permit (D/130-2021) for Material Change of Use for Utility Installation (Waste Management Services)

334 Leichhardt Street, Parkhurst

Council meeting – 13 December 2022

Amanda O'Mara – Coordinator Development Assessment

Subject Site



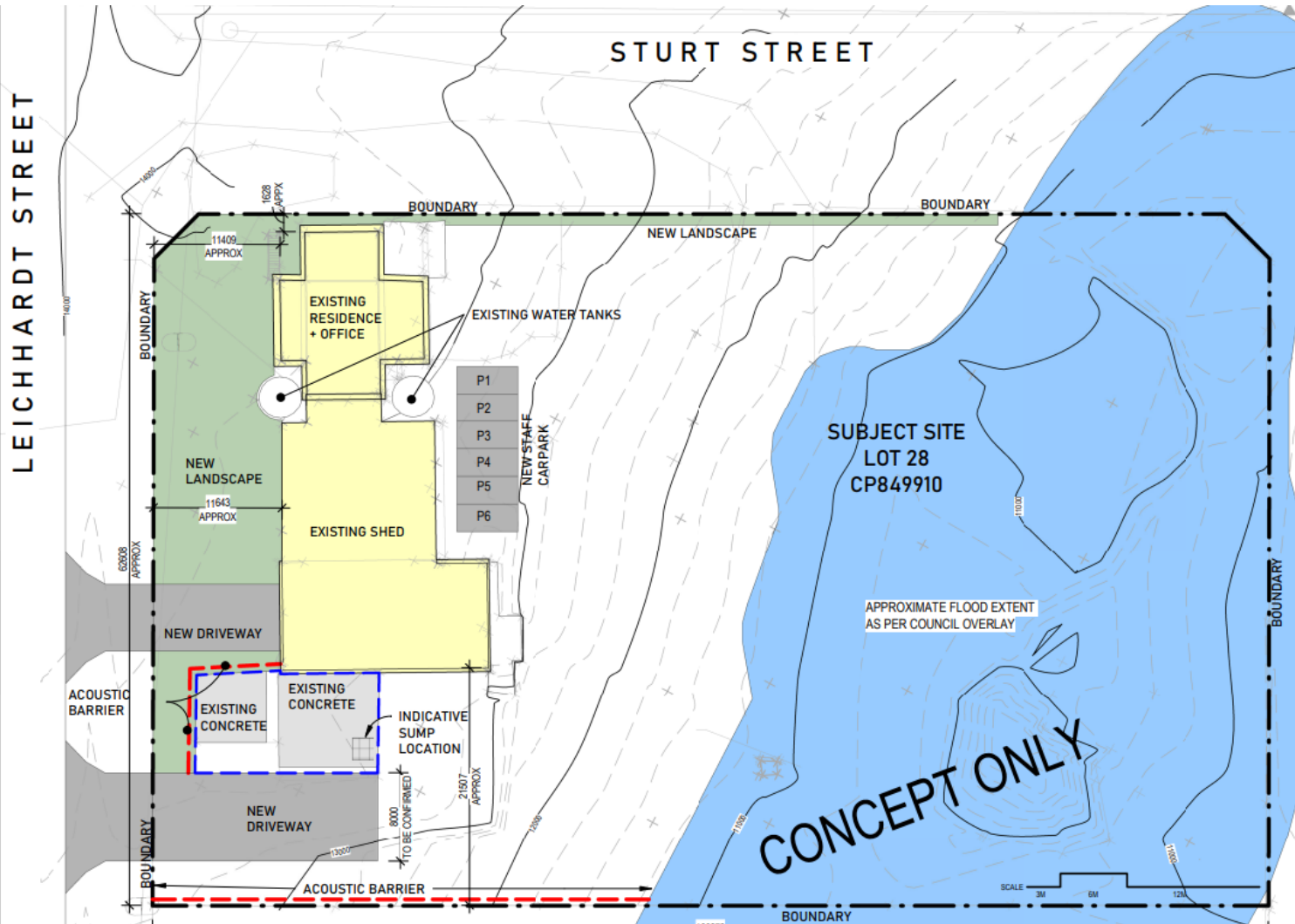
Site Plan

GENERAL NOTE:

- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON.
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL.
- TRAFFIC/STORMWATER/OPERATIONAL WORKS: AS PER CIVIL ENGINEER DOCUMENTS AND DRAWINGS IF REQUIRED.
- CURRENT LOCATIONS AND BOUNDARY LINE ARE APPROXIMATE. RELEVANT SURVEY TO BE CONDUCTED BEFORE ANY DOCUMENTATION OR CONSTRUCTION.
- REFER TO TOWN PLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.
- THESE DRAWINGS ARE CONCEPTUAL AND DO NOT REFLECT BUILDING APPROVAL, PLUMBING APPROVAL, QPIS APPROVAL OR DISABILITY REQUIREMENTS. CLIENT TO CONFIRM AND GET APPROVAL FROM RELEVANT AUTHORITIES.
- IF THE SITE OR PROJECT ARE TRIGGERED OR LOCATED IN BUSHFIRE AREA, THEN THE BUILDINGS TO COMPLY WITH BUSHFIRE REQUIREMENTS OR AS PER COUNCIL REQUIREMENTS.

LEGEND	
	EXISTING SHED+ RESIDENCE+ OFFICE
	EXISTING CONCRETE
	NEW DRIVEWAY+ CARPARK
	NEW LANDSCAPE
	ACOUSTIC BARRIER
	APPROX. FLOOD EXTENT AS PER COUNCIL OVERLAY
	INDICATIVE SUMP LOCATION
	WASTE SORTING/ RESOURCE RECOVERY AREA

AREA SCHEDULE	
TOTAL SITE AREA	:6304 SQM
EXISTING SHED GFA	:373 SQM (5.9%)
EXISTING RESIDENCE GFA	:142 SQM (2.2%)
TOTAL EXISTING GFA	:515 SQM (8.1%)
EXISTING CONCRETE	:118 SQM (1.9%)
NEW DRIVEWAY	:231 SQM (3.7%)
NEW CARPARK	:82 SQM (1.3%)
TOTAL EXISTING GFA	:515 SQM (8.1%)
TOTAL IMPERVIOUS AREA	:946 SQM (15%)
TOTAL LANDSCAPING	:506 SQM (8%)



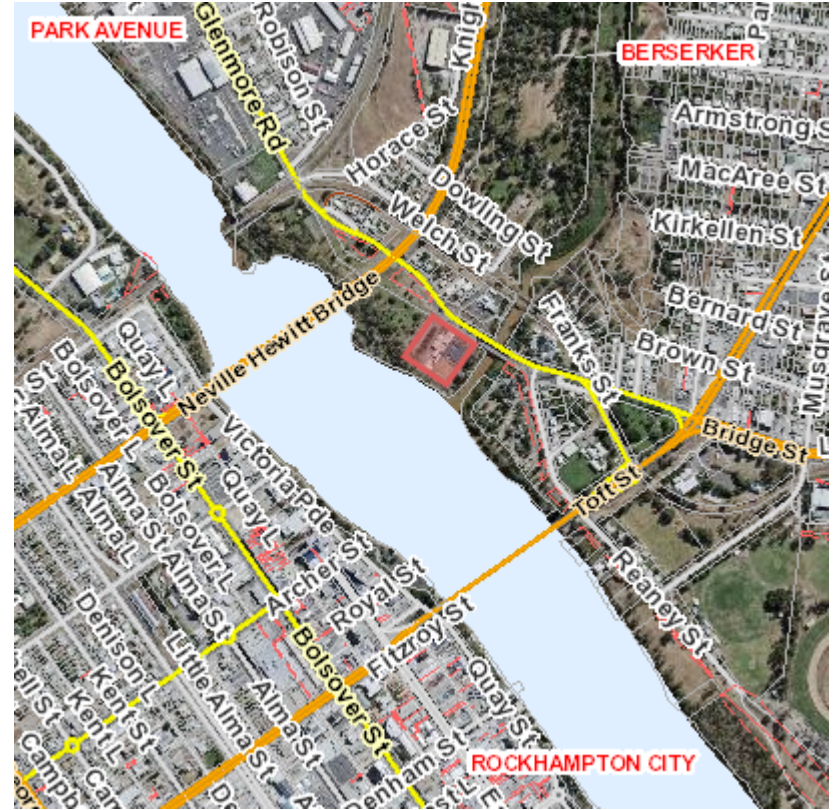
Development Application (D/19-2022) for a Material Change of Use for Outdoor Sales (Caravan and Recreational Vehicle Sales)

3 Glenmore Road, Park Avenue

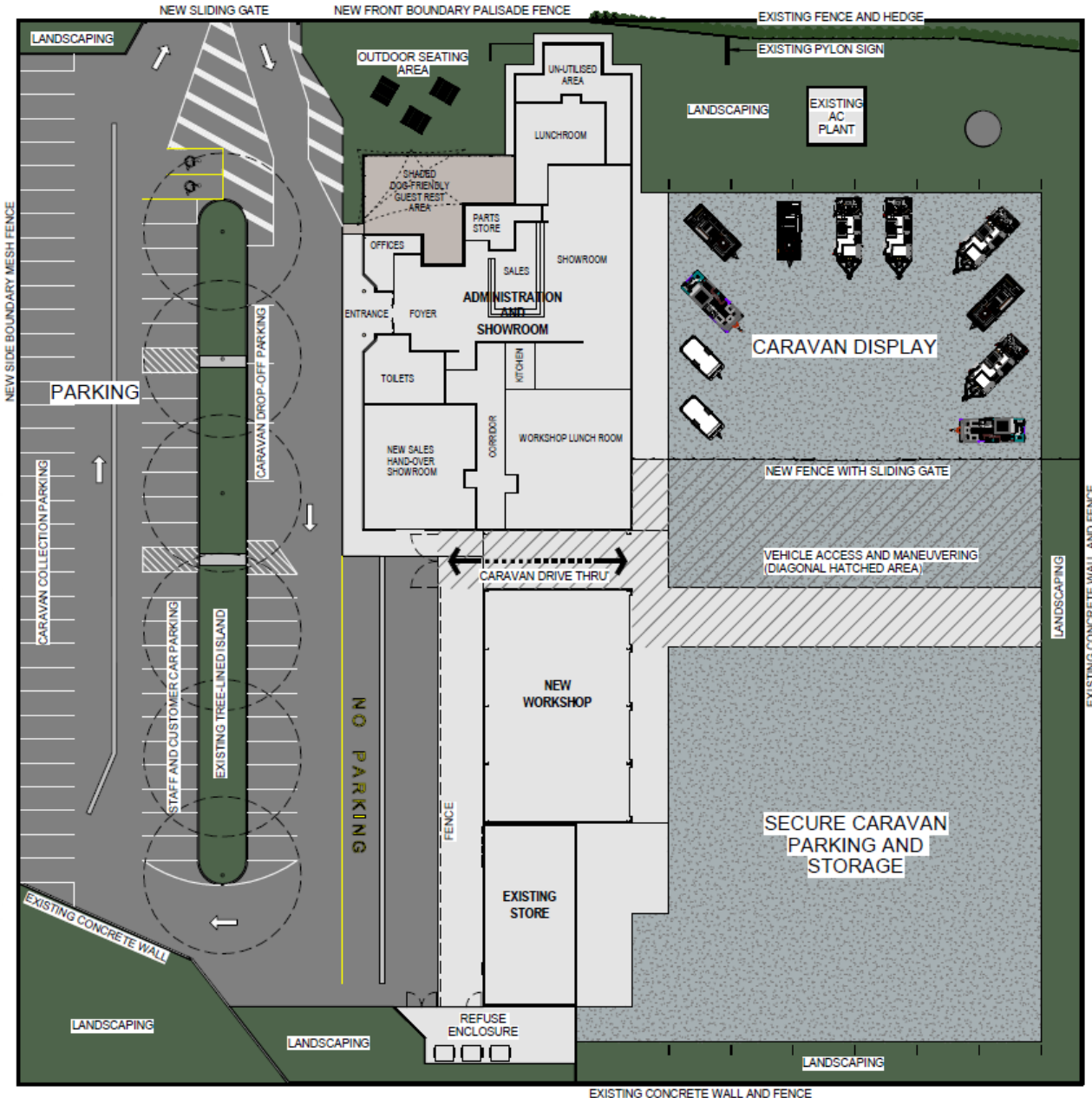
Council Meeting – 13 December 2022

Aidan Murray – Planning Officer

Subject Site



Proposed Development



- Outdoor Sales (Caravan and Recreational Vehicles)
- Administration and Showroom building
- New workshop for servicing of caravans – replace existing building with no increase to gross floor area
- Caravan display area
- Secure parking and storage area for caravans
- 22 on-site car parking spaces

Grounds for Approval

- There are conflicts with elements of the *Rockhampton Region Planning Scheme 2015 (v2.2)* because of the Sport and Recreation Zone.
- Despite this, where conflicts have been identified, regard to “relevant matters” are considered to outweigh those conflicts.
- Economic impact assessment has highlighted planning and community need for caravan sales in Rockhampton and the wider Central Queensland region.
- Therefore, the development application is recommended for approval, subject to reasonable and relevant conditions.