



ORDINARY MEETING

MINUTES

26 MAY 2026

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**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 26 MAY 2026 COMMENCING AT 9:00AM**

1 OPENING

- 1.1 Acknowledgement of Country

2 PRESENT

Members Present:

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

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence for the meeting was previously granted to Councillor Cherie Rutherford.

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 12 May 2026 and Special Meeting of 13 May 2026 be confirmed.

Moved by: Councillor Taylor
Seconded by: Councillor Wickerson

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

"I, Councillor Drew Wickerson declare that I have a prescribed conflict of Interest in **Item 11.1 – Request for Minor Change to Development Permit D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for reconfiguring a Lot (2Lots into 262 Lots + Public Use Land) Riverside Waters Estate**. This prescribed conflict of interest arises as my wife, Debra Kay Wickerson and I jointly own property within Riverside Waters Estate, the subject of this Item.

I will be dealing with this prescribed conflict of interest by leaving the meeting while this matter is discussed and voted on."

9:01AM Councillor Mathers attended the meeting

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

Nil

10 COUNCILLOR/DELEGATE REPORTS

10.1 LEAVE OF ABSENCE - COUNCILLOR ELLIOT HILSE - 8 TO 12 JUNE 2026

File No: 10072
Authorising Officer: Nicole Semfel - Executive Assistant to the Mayor
Justin Kann - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer
Author: Megan Careless - Executive Support Officer

SUMMARY

Councillor Elliot Hilse is seeking leave of absence from Monday 8 June 2026 to Friday 12 June 2026 inclusive.

COUNCIL RESOLUTION

THAT Councillor Elliot Hilse be granted leave of absence from Monday 8 June 2026 to Friday 12 June 2026 inclusive.

Moved by: Mayor Williams
Seconded by: Councillor Oram

MOTION CARRIED

COUNCIL RESOLUTION

That pursuant to s7.4 Council Meeting Procedures the meeting change the order of business on the agenda to deal with **Item 11.11 – Proposed Fees and Charges 2026-2027** before **Item 11.10 – Summary Budget Management Report for the Period Ended 30 April 2026**

Moved by: Mayor Williams
Seconded by: Councillor Wickerson

MOTION CARRIED

COUNCIL RESOLUTION

That pursuant to s7.4 Council Meeting Procedures the meeting proceed to **Item 11.3 – Local Government Infrastructure Plan and Planning Scheme Amendment – Community Consultation** report before returning to **Item 11.1 – Request for Minor Change to Development Permit D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 Lots into 22 Lots + Public Use Land) Riverside Waters Estate** and **Item 11.2 – Development Application for Reconfiguring a Lot for a Subdivision (One Lot into Two Lots)** of business on the agenda.

Moved by: Mayor Williams
Seconded by: Councillor Taylor

MOTION CARRIED

11 OFFICERS' REPORTS

11.3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN AND PLANNING SCHEME AMENDMENT - COMMUNITY CONSULTATION REPORT

File No: 11344 and RRPS/2025-01/03
Authorising Officer: Stuart Harvey - Coordinator Infrastructure Planning
Martin Crow - Manager Infrastructure Planning
Peter Kofod - General Manager Regional Services
Author: Jamie Meyer - Infrastructure Planning Engineer

SUMMARY

Public consultation for the Local Government Infrastructure Plan Amendment (Package D1 - LGIP Amendment) and Planning Scheme Major Amendment (Package D2 - LGIP Alignment) commenced on Monday 12 January 2026 and closed on Friday 13 February 2026.

This report presents the outcomes from the public consultation and seeks Council endorsement to write to the Minister seeking approval to adopt the Local Government Infrastructure Plan Amendment and Planning Scheme Major Amendment.

COUNCIL RESOLUTION

THAT:

1. the Community Consultation Report be received; and
2. Council write to the Minister seeking approval to adopt the Local Government Infrastructure Plan Amendment (Package D1 - LGIP Amendment) and Planning Scheme Major Amendment (Package D2 - LGIP Alignment).

Moved by: Councillor Mathers

Seconded by: Councillor Taylor

MOTION CARRIED UNANIMOUSLY

9:06AM

Councillor Wickerson having earlier informed the meeting of a prescribed conflict of interest and his decision to not participate in **Item 11.1 – Request for Minor Change to Development Permit D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 Lots into 22 Lots + Public Use Land) Riverside Waters Estate** left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

9:06AM The Chief Executive Officer left the meeting room

11.1 REQUEST FOR MINOR CHANGE TO DEVELOPMENT PERMIT D/84-2014 FOR PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE PLANNING SCHEME FOR A MATERIAL CHANGE OF USE FOR RESIDENTIAL PURPOSES AND DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (2 LOTS INTO 262 LOTS + PUBLIC USE LAND) RIVERSIDE WATERS ESTATE

File No: D/84-2014

Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Karen Moody - Manager Planning & Regulatory Services
Damon Morrison - General Manager Communities and Lifestyle

Author: Aidan Murray - Senior Planning Officer

SUMMARY

Development Application Number: D/84-2014

Applicant: Jamesford Holdings Pty Ltd and Glenmore Developments Pty Ltd

Real Property Address: Lot 600 on SP358048 (Formerly Lot 600 on SP343646), Lot 129 on PL4021 and Lot 92 on SP224420

Common Property Address: 54-102 Belmont Road and 263 Belmont Road, Parkhurst

Area of Site: 51.329 hectares

Planning Scheme: *Rockhampton Region Planning Scheme 2015 (v1.1)*
Amended by Riverside Estate Development Document – Riverside Estate Development Code

Planning Scheme Zone: Rural Zone (residential development as per the Preliminary Approval to Vary the Effect of the Planning Scheme)

Existing Development: Residential Subdivision

Approval Sought: Amended Decision Notice for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 262 lots + Public Use Land) - Riverside Waters Estate

Affected Entity: NIL

COUNCIL RESOLUTION**RECOMMENDATION A**

That in relation to the application for a Minor Change to D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 262 lots + Public Use Land) Riverside Waters Estate, made by Jamesford Holdings Pty Ltd and Glenmore Developments Pty Ltd, located at 54-102 Belmont Road and 263 Belmont Road Parkhurst, described as Lot 600 on SP343646, Lot 129 on PL4021 and Lot 92 on SP224420, Council resolves to provide the following reasons for its decision:

Description of the development	Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 262 lots + Public Use Land)	
Reasons for Decision	<p>a) The proposed subdivision is consistent with the intent of the Riverside Estate development area under the Preliminary Approval to Vary the Effect of the Planning Scheme, which is to create land to accommodate a range of housing, predominantly detached dwelling houses, on a range of lot sizes;</p> <p>a) The proposal is considered to provide for an efficient land use pattern and is well connected to other parts of the Rockhampton region;</p> <p>b) The proposed subdivision does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>; and</p> <p>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> Riverside Estate Development 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
	Riverside Estate Development Code	<p>The development does not wholly meet Acceptable Outcome 30 as not all of the proposed lots within the Riverside Estate meet the minimum lot dimensions.</p> <p>Approximately ten (10) proposed lots within the estate will not meet the</p>

		<p>minimum 20 metre road frontage requirement. Despite this, the intent and character of the Riverside Estate remains, and those with reduced frontages are consistent with the rest of the estate with equal to, or above the minimum lot size of 1,000 square metres.</p> <p>Therefore, the proposal is considered to comply with Performance Outcome 30 (PO30).</p>
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (v1.1); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

That in relation to the application for a Minor Change to D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 262 lots + Public Use Land) Riverside Waters Estate, made by Jamesford Holdings Pty Ltd and Glenmore Developments Pty Ltd, located at 54-102 Belmont Road and 263 Belmont Road Parkhurst, described as Lot 600 on SP343646, Lot 129 on PL4021 and Lot 92 on SP224420, Council resolves to issue an Amended Decision Notice subject to the following conditions:

1.0 DEFINITIONS AND INTERPRETATION

1.1 In this approval:

- 1.1.1 **Applicant** means Glenmore Holdings (Aust) Pty Ltd C/- Capricorn Survey Group (CQ) Pty Ltd being the applicant for the application for preliminary approval with respect to the Subject Land.
- 1.1.2 **Approval** means the approval of the Application by the Council on 26 May 2015, as amended.
- 1.1.3 **Application** means the Application made by the Applicant to Council dated 3 April 2014 over the Subject Land for Preliminary Approval varying the effect of Council's Planning Scheme and Reconfiguring a Lot (2 lots into 262 lots).
- 1.1.4 **Conditions** mean the conditions of this approval including any attachment referred to in these conditions.
- 1.1.5 **Council** means Rockhampton Regional Council. Where 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 of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.1.6 **Developer** means the Glenmore Holdings (Aust) Pty Ltd or the registered proprietor and any occupier of the Subject Land.
- 1.1.7 **Environmental Management Plan** means a plan prepared and approved in accordance with Condition 21.0.
- 1.1.8 **Infrastructure** means infrastructure reasonably required to service the proposed development including roads (internal, external and access), parks, open space and conservation areas, water and sewerage services, stormwater, drainage and community facilities.

- 1.1.9 **Sustainable Planning Act 2009** means the *Sustainable Planning Act 2009* as amended from time to time.
- 1.1.10 **Subject Land** means ~~Lot 2 on RP609985, Lot 102 on RP860099~~ Lot 600 on SP325484 and Lot 129 on PL4021, Parish of Murchison, situated at 46-48, 54-102 and 263 Belmont Road, Parkhurst, having a total area of 51.329 hectares.
- 1.1.11 **Planning Scheme** means *Rockhampton City Plan 2005* as amended from time to time, or any other subsequent replaced planning scheme.
- 1.1.12 **Preamble** means an introduction which provides guidance and background to a condition. While a preamble does not form part of the condition it can be used for the purpose of understanding and interpreting a condition.
- 1.1.13 **Master Plan Development Document** means the Riverside Estate Development Document which includes the assessment table, definitions and development codes being a plan of the proposed development for a material change of use which affects Council's Planning Scheme with respect to the subject land which in particular:
- (i) states what development is:
 - (a) Assessable Development (requiring code or impact assessment); or
 - (b) Self-assessable Development; or
 - (c) Exempt Development; and
 - (ii) Identifies codes for the development.

PART A – Material Change of Use for Residential Purposes

2.0 ADMINISTRATION

- 2.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 2.2 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 2.3 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 of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

3.0 APPROVED PLANS AND DOCUMENTS

- 3.1 This is a preliminary approval for a Material Change of Use to vary the effect of Council's Planning Scheme under section 242 of the *Sustainable Planning Act 2009* for Residential development, on the subject land, generally in accordance with the following plans and documents, except where amended by the Conditions of this permit:

<u>Plan / Document Name</u>	<u>Prepared by</u>	<u>Plan / Document Reference</u>	<u>Dated</u>	<u>Version / Issue</u>
Material Change of Use (Residential Lots + Public Use Land)	Capricorn Survey Group (CQ) Surveying & Planning Solutions	7066-01-MCU	12 November 2024	Issue B

Riverside Estate Development Document	Adams & Sparkes Town Planning & Development	-	August 2015	Revision C
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- 3.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 3.3 Updated plans reflecting the revised development footprint (refer to Condition 3.1 and plan labelled “Material Change of Use (Residential Lots + Public Use Land”) must be submitted prior to the endorsement of the Survey Plan Approval Certificate for the first stage of the Reconfiguring a Lot (refer to Condition 9.1).
- 4.0 PLANNING FRAMEWORK
- 4.1 All development must be in accordance with the Riverside Estate Development Document (refer to condition 3.1) unless otherwise conditioned.
- 4.2 To remove any doubt:
- 4.2.1 any development on the Subject Land, which is not identified in the Riverside Estate Development Document must be:
- (i) if it is a Material Change of Use – impact assessable (pursuant to the Level of Assessment Table in the Master Plan Development Document); or
 - (ii) for all other forms of development – subject to the level of assessment established in the Planning Scheme; and
- 4.2.2 any development on the Subject Land, which is identified in the Riverside Estate Development Document and which conflicts with the purpose of the applicable codes or conditions of this Approval, must be:
- (i) if it is a Material Change of Use – impact assessable; or
 - (ii) for all other forms of development – subject to the level of assessment established in the Planning Scheme.
- 5.0 RELEVANT PERIOD
- 5.1 The standard relevant periods stated in section 341 and 343 of the *Sustainable Planning Act 2009* apply to each aspect of development in this approval.
- 6.0 ASSET MANAGEMENT
- 6.1 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 at the full cost to the Developer.
- 6.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 6.3 ‘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 Manual for Submission of Digital As Constructed Information.

PART B – Reconfiguring a Lot for (2 lots into 262 Lots)**7.0 ADMINISTRATION**

7.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

7.2 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 of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

7.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

7.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.

7.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior, to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.

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

7.6.1 Operational Works:

- (i) Road Works;
- (ii) Access Works;
- (iii) Sewerage Works;
- (iv) Water Works;
- (v) Stormwater Works;
- (vi) Inter-allotment Drainage Works;
- (vii) Site Works; and
- (viii) Deleted.

7.6.2 Deleted.

7.6.3 Deleted.

7.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

7.8 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

8.0 APPROVED PLANS AND DOCUMENTS

8.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

<u>Plan / Document Name</u>	<u>Prepared by</u>	<u>Plan / Document Reference</u>	<u>Dated</u>	<u>Version / Issue</u>
Reconfiguration Plan (262 Lots + Public Use Land)	Capricorn Survey Group (CQ) Survey & Planning Solutions	7066-01-ROL	2 December 2025	Revision H

Overall Landscape Concept Sketch	Contour Consulting	17-004/SK02	July 2019	Revision A
Landscape Sketch – 2	Contour Consulting	17-004/SK04	July 2019	Revision A
Landscape Sketch – 4	Contour Consulting	17-004/SK06	July 2019	Revision A
Landscape Sketch – 7	Contour Consulting	17-004/SK09	July 2019	Revision A
Conceptual Stormwater Management Plan	Knobel Engineers	K4887-003-A	12 September 2019	Revision A
Technical Memorandum [Addendum to Stormwater Management Plan]	OSKA Consulting Group	-	16 June 2025	-
Riverside Waters ROL Amendments – Belmont Road, Glenmore – Information Request Response (D/84-2014)	Contour Consulting	17-004	2 March 2026	-
Riverside Waters – Stages 1 to 12, Proposed Stormwater Calculations 1-15 of 15	Contour Consulting	17-004 – SK13 to 17-004-SK27	-	Revision C
Proposed Stormwater Drainage Plans	Contour Consulting	17-004 SK08 to 17-004 SK12	-	
Infrastructure Report – Riverside Estate	Brown Consulting (QLD) Pty Ltd	R1294	December 2014	Issue C
Traffic Impact Assessment	PTT	25-230	24 November 2025	
Riverside Waters – Stages 1 to 12, Proposed Road Hierarchy Plan	Contour Consulting	17-004-SK29	-	Revision C
Sewer and Water Network Analysis	Contour Consulting	1335 / 1358	17 June 2019	

Riverside Waters Supplementary Water and Sewer Network Analysis	Rockhampton Regional Council: Infrastructure Planning	-	April 2025	
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8.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

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

9.0 STAGED DEVELOPMENT

9.1 This approval is for a development to be undertaken in twelve (12) discrete stages, namely:

9.1.1 Lots 1, 2, 22, 23, 70 to 81, 94 to 100, and Public Use Land (Stage 1);

9.1.2 Lots 82 to 93 (Stage 2);

9.1.3 Lots 3 to 11, 15 to 21, and Public Use Land (Stage 3);

9.1.4 Lots 24 to 30, 46 to 53, 60 to 69, 232, 233 and Public Use Land (Stage 4);

9.1.5 Lots 12 to 14, 31 to 45, 229 to 231 and 237 and Public Use Land (Stage 5);

9.1.6 Lots 54 to 59, 211 to 228, 234 to 236 and Public Use Land (Stage 6);

9.1.7 Lots 101 to 106, 135 to 145, 156 to 161, and Public Use Land (Stage 7);

9.1.8 Lots 162 to 167, 177 to 190, 257 to 262, and Public Use Land (Stage 8);

9.1.9 Lots 117 to 123, 146 to 155, and 205 to 207 (Stage 9);

9.1.10 Lots 107 to 116, and 124 to 134 (Stage 10);

9.1.11 Lots 168 to 176, 198 to 204, 208 to 210, and 238 to 241 (Stage 11); and

9.1.12 Lots 191 to 197, 242 to 256, and Public Use Land (Stage 12).

Staging must take place in a coordinated and planned manner having regard to the orderly sequence in provision of access and infrastructure.

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

9.3 The "Public Use Land" must be transferred to Council as freehold fee simple on trust for Stages 1, 3, 4, 5, 6, 7, 8, and 12.

10.0 ROAD WORKS

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

10.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Capricorn Municipal Development Guidelines*, relevant Australian Standards and the provisions of a Development Permit for Operational Works (road works).

10.3 Any application for a Development Permit for Operational Works (road works) must demonstrate that all new roads and road reserves included in the application connect with existing constructed road(s) within and road reserve(s) at the time of making the application.

10.4 Belmont Road must be designed and constructed to a Major Urban Collector standard, with half road construction along the development side and having a

- minimum width of ten (10) metres of the carriageway width. Kerb and channel, pedestrian pathways and drainage infrastructure must be included. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.
- 10.4.1 Widening of Belmont Road from the southern boundary to the entrance roundabout must be carried out as part of Stage 1 and having a minimum width of ten (10) metres of the carriageway width from the existing kerb and channel on the other side of Belmont Road.
 - 10.4.2 Widening of Belmont Road from the entrance roundabout to the northern boundary of the Public Use Land adjacent to the proposed Lot 11 must be carried out as part of Stage 3 and having a minimum width of ten (10) metres of the carriageway width from the existing kerb and channel on the other side of Belmont Road.
 - 10.4.3 Widening of Belmont Road from Stage 3 to the northern boundary of the property must be constructed along the frontage of Stages 7 and 10 as they are carried out. The road must have a minimum width of ten (10) metres of the carriageway width from the future kerb and channel on the other side of Belmont Road.
- 10.5 All new roads shown on the approved plans (refer to condition 8.1), must comply with all requirements for road classification of "Access Place" or a "Access Street" or a "Minor Collector" in accordance with the requirements of the *Capricorn Municipal Development Guidelines*. All roads must be above Q100 flood inundation level.
 - 10.6 A turning area must be provided at the road end at the boundary of each stage(s) prior to the commencement of the use for such stage(s). Details of the turning areas, including practical vehicular and pedestrian access to lots, parking for adjacent lots and manoeuvring for a Council refuse collection vehicle must be demonstrated in any application for a Development Permit for Operational Works (road works).
 - 10.7 Construct a roundabout at the intersection of Belmont Road, Samuel Crescent and Road A in accordance with the requirements of the *Capricorn Municipal Development Guidelines* and the Main Roads Planning and Design Manual. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.
 - 10.8 Construct two roundabouts at the intersection of Road A/Road B/Road C adjacent to the proposed Lot 100 and at the intersection of Road A/Road C adjacent to the proposed Lot 141 in accordance with the requirements of the *Capricorn Municipal Development Guidelines* and the *Main Roads Planning and Design Manual*. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.
 - 10.9 Additional land area must be dedicated along the Belmont Road development side to be able to provide a minimum verge width of five (5) metres between property boundaries and the edge of the carriageway. The alignment must be determined in consultation with Council and location details must be demonstrated in any application for a Development Permit for Operational Works (road works).
 - 10.10 All pathways must incorporate kerb ramps at all road crossings.
 - 10.11 Traffic calming devices must be provided to control vehicle speeds within the Minor Collector and Access Streets. Details of traffic calming devices and practical access to adjacent allotments must be demonstrated in any application for a Development Permit for Operational Works (road works).
 - 10.12 A bus set-down area, including all weather shelter must be designed and constructed in accordance with the Public Transport Infrastructure Manual. The bus set-down area must be located within Belmont Road. Details of the bus set-down area must be provided with any application for a Development Permit for Operational Works (road works).

- 10.13 All new traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland* and where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.
- 10.14 Any application for a Development Permit for Operational Works (road works) must include details of the Council approved road names for all new roads.
- 10.15 Any retaining structures within road reserves must not be constructed unless approved as part of a Development Permit for Operational Works (road works). Retaining walls must be wholly contained within the proposed private allotments and not be constructed as Council-owned infrastructure.
- 10.16 Proposed 'Road I' as shown on the approved plans (refer to conditions 3.1 and 8.1) must be interconnected with Belmont Road to service as a secondary road access point for the development. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.
- 11.0 ACCESS WORKS
- 11.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 11.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Capricorn Municipal Development Guidelines, Australian Standard AS2890 "Off Street Car Parking"* and the provisions of a Development Permit for Operational Works (access works).
- 11.3 All vehicular access to and from proposed Lots 1 to 11, 88 to 113 and 128 (inclusive) must be obtained via the proposed new internal roads only. Direct vehicular access to Belmont Road is prohibited. A property note to this effect will be entered against Lots 1 to 11, 88 to 113 and 128 (inclusive).
- 11.4 Deleted.
- 11.5 Access to proposed Lot 113 must be constructed to a sealed or equivalent standard.
- 12.0 SEWERAGE WORKS
- 12.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the site.
- 12.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act , Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
- 12.3 All lots within the development must be connected to Council's reticulated sewerage network.
- 12.4 The initial three stages (stages 1, 2 and 3) of the development must be serviced via a gravity connection to the existing reticulated sewerage network in accordance with the Sewer and Water Network Analysis report (refer to condition 8.1).
- Note: The proposed point of connection to the existing sewerage network is recommended to be via a new sewerage access chamber constructed over the existing gravity sewer located north of the Belmont Road Sewerage Pump Station (SP038).
- 12.5 A non-trunk sewage pump station and associated non-trunk sewerage rising main must be constructed within the development site to discharge to the proposed gravity sewerage network constructed under stages 1, 2 and 3. The remaining nine stages (stage 4 - 12) must be connected to the reticulated sewerage network via this sewerage pump station in accordance with Sewer and Water Network Analysis report (refer to condition 2.1). This non-trunk infrastructure is conditioned under section 145

of the *Planning Act 2016*. The Sewer and water Network Analysis identifies capacity limitations in the existing network and triggers associated with external upgrades.

- 12.6 A minimum of twenty (20) metre by twenty (20) metre freehold allotment area for a sewerage pump station site and adequate access for the sewerage pump station site must be dedicated in favour of Council.
- 12.7 Deleted.
- 12.8 Deleted.
- 12.9 Sewerage infrastructure must be provided to the development boundary for connectivity.
- 12.10 Any proposed sewerage access chambers located within a park or reserve, or below a Q100 flood event, must be provided with bolt down lids.
- 12.11 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

13.0 WATER WORKS

- 13.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 13.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 13.3 All lots within the development must be connected to Council's reticulated water network.
- 13.4 A non-trunk 200 millimetre diameter water main must be constructed along the western side of the Belmont Road reserve from the Belmont Road and Gremalis Drive intersection to the Belmont Road and Samuel Crescent intersection to service the development (in accordance with the sewer and Water Network Analysis report (refer to condition 8.1). This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.

Note: It is noted that the critical 900mm diameter primary supply main from the Glenmore Water Treatment Plant is located along half the length of this route. Extensive liaison with Fitzroy River Water is required to ensure there is no risk to this main during construction.

- 13.5 The final sizes of the internal water mains must not be less than those detailed in the water supply network analysis report (refer to condition 8.1).
- 13.6 Water infrastructure must be provided to the development boundaries for connectivity.
- 13.7 All proposed water reticulation mains within the development site must be interconnected to eliminate dead ends and looped mains are permitted in cul-de-sacs.
- 13.8 Easements must be provided over all water supply infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

14.0 STORMWATER WORKS

- 14.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 14.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Queensland Urban Drainage Manual*,

- Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 14.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.
- 14.4 The Operational Works (stormwater works) application must include an assessment of how the development meets the water quality objectives of the *State Planning Policy 2017*.
- 14.5 Each allotment must be designed so as to be flood free in a one in one hundred year flood event (100 year Average Recurrence Interval).
- 14.6 Easements must be provided over all land assessed to be within the one in one hundred year rainfall event (100 year Average Recurrence Interval) inundation area.
- 14.7 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a Stormwater Drainage Report, prepared and certified by a Registered Professional Engineer of Queensland, which as a minimum includes:
- 14.7.1 identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled stormwater master plan showing the aforementioned catchment details and lawful point(s) of discharge that comply with the requirements of the *Queensland Urban Drainage Manual*;
 - 14.7.2 an assessment of the peak discharges for all rainfall events up to and including the one in one hundred year rainfall event (100 year Average Recurrence Interval) for the pre-development and post-development scenarios;
 - 14.7.3 details of any proposed on-site detention / retention systems and associated outlet systems required to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems;
 - 14.7.4 identification and conceptual design of all new drainage systems, and modifications to existing drainage systems required to adequately manage stormwater collection and discharge from the proposed development;
 - 14.7.5 demonstration of how major design storm flows are conveyed through the subject development to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*;
 - 14.7.6 identification of the area of land inundated as a consequence of the minor and major design storm events in the catchment for both the pre-development and post-development scenarios;
 - 14.7.7 identification of all areas of the proposed development, and all other land (which may include land not under the control of the developer), which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to provide a lawful point of discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*. All land proposed as major overland flow paths must include appropriate freeboard, access and maintenance provisions consistent with the *Queensland Urban Drainage Manual*; and
 - 14.7.8 details of all calculations, assumptions and data files (where applicable).

14.8 Proposed Public Use Lands and Stormwater Channels as identified on the approved plans (refer to condition 8.1) must be dedicated as detention basin and must be landscaped in accordance with Council's requirements. Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by detailed plans and specifications for proposed Stormwater Channels and Bio-retention basins and the design must:

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

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

14.8.3 incorporate shade trees; and

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

The detailed design of the detention basins must include all required safety measures and facilities (for example child proof fences) to ensure the safety of the public and/or tenants (in particular young children). A management plan for the proposed detention basin system must be submitted as part of any application for a Development Permit for Operational Works (stormwater works).

15.0 INTER-ALLOTMENT DRAINAGE

15.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any drainage works on the site.

15.2 All inter-allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 8.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (inter-allotment drainage works).

15.3 Inter-allotment drainage, must be designed and constructed in accordance with the *Queensland Urban Drainage Manual* and must be provided to any lot where it cannot be satisfactorily demonstrated that roof and allotment runoff associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.

15.4 Inter-allotment drainage systems and overland flow paths must be wholly contained within a Council easement, with a minimum width of three (3) metres. Easement documents must accompany the plan for endorsement by Council prior to the issue of the Compliance Certificate for the Survey Plan.

16.0 SITE WORKS

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

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

16.2.1 the location of cut and/or fill;

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

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

16.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and

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

16.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.

- 16.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 16.5 The structural design of all retaining walls above one (1) metre in height must be separately and specifically certified by a Registered Professional Engineer of Queensland as part of the Operational Works submission. A Registered Professional Engineer of Queensland must on completion certify that all works are compliant with the approved design.
- 16.6 Vegetation must not be cleared unless and until written approval has been provided by Council. A Development Permit for Operational Works constitutes written approval, only for the purposes of clearing vegetation directly pertinent to the operational works which are the subject of the Development Permit.
- 16.7 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes, in accordance with the landscaping plan approved by Council; or
 - (ii) removed for disposal at a location approved by Council;
- within sixty (60) days of clearing. Any vegetation removed must not be burnt.
- 16.8 All site works must be undertaken to ensure that there is:
- 16.8.1 no increase in upstream or downstream flood levels for all levels of immunity up to Q100;
 - 16.8.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 16.8.3 a lawful point of discharge to which the developed flows from the land drain. Easements will be required over any other land to accommodate the flows.
- 17.0 LANDSCAPING
- 17.1 All landscaping must be established generally in accordance with the approved plans (refer to condition 8.1). The landscaping must be constructed and/or established prior to the commencement of the use and the landscape areas must predominantly contain plant species that have low water dependency.
- 17.2 The proposed development must have a minimum total area of at least 2.9 hectares dedicated to being suitable parkland as defined by *Planning Policy 5 – Open Space Infrastructure Policy* and must be generally in accordance with the approved plan (refer to condition 8.1). Any landscaping works must be accompanied by detailed plans and all public land along Ramsay Creek must comply with the following:
- 17.2.1 no development must occur within fifty (50) metres of the river bank. The riverbank is to be maintained as public open space and natural riparian wetland in accordance with state development conditions.
 - 17.2.2 be maintained to encourage nature regeneration of native forbs and grasses with small to medium trees and shrubs. Mature riparian canopy species are to be retained wherever possible to assist in maintaining the scenic amenity of this residential estate.
 - 17.2.3 all grassed open spaces must be accessible for maintenance purposes. Service access/s must be at least three (3) metres wide and secured by a lockable gate or pole.
- 17.3 Any landscaping works must be generally in accordance with the approved plans (refer to condition 8.1) and must include, but is not limited to, the following:

- 17.3.1 A plan documenting the “Extent of Works” and supporting documentation which includes:
- (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlaid or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) typical details of critical design elements (stabilisation of batters, retaining walls, podium/balcony planters, trees in car park areas, fences);
 - (vi) details of landscape structures including areas of deep planting; and
 - (vii) specification notes on mulching and soil preparation.
- 17.3.2 A “Planting Plan” and supporting documentation which includes:
- (i) trees, shrubs and groundcovers to all areas to be landscaped;
 - (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging). All plants shall be located within an edged garden; and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting.
- 17.4 Landscaping, or any part thereof, upon reaching full maturity, must not:
- (i) obstruct sight visibility zones as defined in the *Austroads ‘Guide to Traffic Engineering Practice’* series of publications;
 - (ii) adversely affect any road lighting or public space lighting; or
 - (iii) adversely affect any Council infrastructure, or public utility plant.
- 17.5 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 17.6 The establishment of the park, grassed landscaped areas and all landscaping must be constructed and or established, generally in accordance with the approved Landscape Concept Plan (refer to condition 8.1), prior to the issue of the Survey Plan Approval Certificate applicable to that stage.
- 17.7 The landscaped areas must be subject to an ongoing maintenance and replanting programme to be provided in writing prior to the sealing of plans.
- 17.8 The Children’s Play Equipment Area, exercise stations and additional park amenities must be constructed generally in accordance with the approved Landscape Concept Plans (refer to condition 8.1). These areas must comply with the following requirements:
- 17.8.1 a playground area is constructed in accordance with revised Landscape Concept Plan (refer to condition 8.1);
 - 17.8.2 the playground is suitable for children between the ages of two (2) and twelve (12) and constructed in accordance with a local destination play space as defined by the Rockhampton Regional Council Playground Strategy;

- 17.8.3 the active recreational playground area must be turfed and equipped with an installed irrigation system;
- 17.8.4 additional park amenities be provided, for example picnic shelters, tables and benches;
- 17.8.5 adequate vehicle parking must be provided (for consideration by Council at Operational Works stage);
- 17.8.6 the playground area must be wheel chair accessible and have a grade no greater than one (1) in twenty (20) slope for eighty per cent (80%) of the area.

Note: Council may consider a cash contribution to be negotiated in lieu of construction of a Children's Play Equipment area with additional Park Amenities.

- 17.9 Vehicle barriers must be constructed around all areas of public land with road frontage.
- 17.10 All allotments bordering onto Belmont Road (Lot 1 to 11, 88 to 113 and 128) must have a minimum two (2) metre high, double lapped and capped acoustic timber fence (having a minimum surface area density of ten (10) kilograms per square metre) along the full frontage of Belmont Road.
 - 17.10.1 A minimum 0.75 metre wide landscaped strip must be provided for the full frontage of the acoustic fence facing Belmont Road to reduce the visual impact of the fence. The landscaped strip must be established within six (6) months of the approved operational works applicable to that stage.
- 17.11 The bike and pedestrian paths and the public open space area located in the main stormwater drain corridor must be generally in accordance with the approved plans (refer to condition 8.1).
- 17.12 Deleted.
- 17.13 Bike and pedestrian paths must not be constructed on land that is susceptible to inundation by floodwaters.
- 17.14 The proposed northern picnic shelter is not approved due the access pathway being susceptible to inundation by floodwaters. Alternative and/or additional picnic shelter locations (including public benches) must be demonstrated in the application for a Development Permit for Operational Works (landscaping works).
- 17.15 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works required by this development approval where located on any land intended to be dedicated to Council.

18.0 PUBLIC LAND

- 18.1 All public land must be designed and constructed generally in accordance with the approved plans (refer to condition 8.1).
- 18.2 Eighty per cent (80%) of all natural grass cover and other designated grassed area must be covered within six (6) months of the subdivision works being placed on maintenance.
- 18.3 The owner of land will be required to provide a maintenance bond to be decided under an operational works permit to be held for the maintenance and establishment of the public open space for twelve (12) months after the sealing of any plans relating to Lots 102 on RP860099 and Lot 129 on PL4021.

19.0 ELECTRICITY AND TELECOMMUNICATIONS

- 19.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

19.2 Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to the issue of the Compliance Certificate for the Survey Plan.

20.0 ASSET MANAGEMENT

20.1 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 at full cost to the Developer.

20.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.

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

21.0 ENVIRONMENTAL

21.1 Any application for a Development Permit for Operational Works must be accompanied by a detailed Environmental Management Plan, which addresses, but is not limited to, the following matters:

- (i) water quality and drainage;
- (ii) erosion and silt/sedimentation management;
- (iii) acid sulphate soils;
- (iv) fauna management;
- (v) vegetation management and clearing;
- (vi) top soil management;
- (vii) interim drainage plan during construction;
- (viii) construction programme;
- (ix) geotechnical issues;
- (x) weed control;
- (xi) bushfire management;
- (xii) emergency vehicle access;
- (xiii) noise and dust suppression; and
- (xiv) waste management.

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

- (i) objectives;
- (ii) site location / topography;
- (iii) vegetation;
- (iv) site drainage;
- (v) soils;
- (vi) erosion susceptibility;
- (vii) erosion risk;
- (viii) concept;

- (ix) design; and
 - (x) staged implementation, for the construction and post construction phases of work.
- 21.3 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.
- 21.4 The Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.
- 22.0 OPERATING PROCEDURES
- 22.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Council owned roadways.
- 23.0 INFRASTRUCTURE COSTS
- 23.1 The development is located completely outside the priority infrastructure area. As per section 130 of the *Planning Act 2016* Council requires additional trunk infrastructure costs. As the development is adjacent to and will be serviced to the desired standard of service for charge area 1, as outlined in the Adopted Infrastructure Charges Resolution, 2015 (No. 5), the calculation of the establishment cost of trunk infrastructure for charge area 1 applies. An additional charge of \$14,000.00 per lot is required and is payable to Council prior to the issue of the Survey Plan Approval Certificate for each stage.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety Of Public During Construction

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

NOTE 4. Property Notes

- (i) All vehicular access to and from proposed Lots 1 to 11, Lots 88 to 113 and Lot 128 (inclusive) must be obtained via the proposed new internal roads only. Direct vehicular access to Belmont Road is prohibited.

- (ii) All allotments bordering onto Belmont Road (Lots 1 to 11, Lots 88 to 113 and Lot 128) must have a minimum two (2) metre high, double lapped and capped acoustic timber fence (having a minimum surface area density of ten (10) kilograms per square metre) along the full frontage of Belmont Road. This must be constructed by the developer and maintained by the owner of each applicable allotment.

NOTE 5. Adopted Infrastructure Charges Notice

This application is subject to infrastructure contributions in accordance with Council policies. The contributions are presented on an Amended Infrastructure Charges Notice, which has been supplied with this decision notice.

RECOMMENDATION C

That in relation to the application for a Minor Change to D/84-2014 for Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 262 lots + Public Use Land) Riverside Waters Estate, made by Jamesford Holdings Pty Ltd and Glenmore Developments Pty Ltd, located at 54-102 Belmont Road and 263 Belmont Road Parkhurst, described as Lot 600 on SP343646, Lot 129 on PL4021 and Lot 92 on SP224420, Council resolves to issue an Amended Infrastructure Charges Notice and amend the existing Infrastructure Agreement to include the additional lots.

Moved by: Councillor Mathers

Seconded by: Councillor Taylor

MOTION CARRIED

9:07AM Councillor Wickerson returned to the meeting room.

11.2 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT FOR A SUBDIVISION (ONE LOT INTO TWO LOTS)

File No: D/190-2025
Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Karen Moody - Manager Planning & Regulatory Services
Damon Morrison - General Manager Communities and Lifestyle
Author: Sophie Muggeridge - Planning Officer

SUMMARY

Development Application Number: D/190-2025
Applicant: S L Barbour and J J Meek c/ Gideon Town Planning
Real Property Address: Lot 3 on SP103240
Common Property Address: 53603 Burnett Highway, Bouldercombe
Area of Site: 31.9754 hectares
Planning Scheme: Rockhampton Region Planning Scheme 2015 (v5)
Planning Scheme Zone: Rural Zone
Planning Scheme Overlays: Acid Sulphate Soils Overlay
Airport Environs Overlay
Biodiversity Overlay
Bushfire Hazard Overlay
Special Management Area Overlay
Steep Land Overlay
Existing Development: Dwelling House and Cattle Grazing
Approval Sought: Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots)
Category of Assessment: Assessable subject to Impact assessment
Submissions: 34 submissions
Referral Agency: Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)
Ergon Energy
Powerlink

9:10AM The Chief Executive Officer returned to the meeting room

COUNCIL RESOLUTION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots), made by S L Barbour and J J Meek c/ Gideon Town Planning, located at 53603 Burnett Highway, Bouldercombe, described as Lot 3 on SP103240, Council resolves to refuse the application pursuant to Section 60(3)(c) of the *Planning Act 2016*.

- a) The proposed development does not comply with the State Planning Policy 2017 (Part E – State Interest Policies and Assessment Benchmarks), as the proposed lot sizes are significantly below those supported by the State without sufficient planning justification.
- b) The proposal is inconsistent with the Strategic Framework of the Rockhampton Region Planning Scheme 2015 (Version 5), as it results in the fragmentation of rural land below the intended minimum lot sizes, thereby undermining the desired settlement pattern.
- c) The proposed subdivision will fragment an existing rural landholding currently used for cattle grazing and create Lot 2 (4.8 hectares), which is not of sufficient size to sustain a viable or productive rural use. As a result, the development facilitates a rural lifestyle outcome that is inconsistent with the purpose and intent of the Rural Zone and undermines the ongoing agricultural use of the land.
- d) The subdivision will result in the fragmentation of land identified as productive agricultural land under the Agricultural Land Classification (ALC) overlay.
- e) The application has not been supported by an agronomist report prepared by a suitably qualified professional to demonstrate that the subdivision will not alienate agricultural land or reduce its productive capacity.
- f) The application does not provide a comprehensive assessment against the Strategic Framework and fails to demonstrate how the proposed development maintains the intended settlement pattern.
- g) The reliance on historic fragmentation in the surrounding locality as justification is not supported, as it does not reflect the current strategic intent of the planning scheme or State Planning Policy.
- h) The application has not provided any relevant matters, such as overriding community, economic or planning need, to support the proposal despite the high level conflicts with the Planning Scheme.
- i) Approval of the proposal would establish an undesirable precedent for similar applications, eroding the strategic intent of the planning framework and compromising the protection of rural and agricultural land from fragmentation.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots), made by S L Barbour and J J Meek c/ Gideon Town Planning, located at 53603 Burnett Highway, Bouldercombe, described as Lot 3 on SP103240, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development
Reconfiguring a Lot for a Subdivision (one lot into two lots)
Reasons for Refusal
a) The proposed development does not comply with the State Planning Policy 2017 (Part E – State Interest Policies and Assessment Benchmarks), as the proposed

lot sizes are significantly below those supported by the State without sufficient planning justification.

- b) The proposal is inconsistent with the Strategic Framework of the Rockhampton Region Planning Scheme 2015 (Version 5), as it results in the fragmentation of rural land below the intended minimum lot sizes, thereby undermining the desired settlement pattern.
- c) The proposed subdivision will fragment an existing rural landholding currently used for cattle grazing and create Lot 2 (4.8 hectares), which is not of sufficient size to sustain a viable or productive rural use. As a result, the development facilitates a rural lifestyle outcome that is inconsistent with the purpose and intent of the Rural Zone and undermines the ongoing agricultural use of the land.
- d) The subdivision will result in the fragmentation of land identified as productive agricultural land under the Agricultural Land Classification (ALC) overlay.
- e) The application has not been supported by an agronomist report prepared by a suitably qualified professional to demonstrate that the subdivision will not alienate agricultural land or reduce its productive capacity.
- f) The application does not provide a comprehensive assessment against the Strategic Framework and fails to demonstrate how the proposed development maintains the intended settlement pattern.
- g) The reliance on historic fragmentation in the surrounding locality as justification is not supported, as it does not reflect the current strategic intent of the planning scheme or State Planning Policy.
- h) The application has not provided any relevant matters, such as overriding community, economic or planning need, to support the proposal despite the high level conflicts with the Planning Scheme.

Assessment Benchmarks

The development was assessed against the following assessment benchmarks:

- State Planning Policy 2017 – Part E
- Local Government Infrastructure Plan
- Strategic Framework
- Rural Zone Code
- Biodiversity Overlay Code
- Bushfire Hazard Overlay Code
- Special Management Area Overlay Code
- Steep Land Overlay Code
- Access, Parking and Transport Code
- Landscape Code
- Stormwater Management Code
- Water and Sewer Code
- Filling and Excavation Code
- Reconfiguring a Lot Code

Compliance with assessment benchmarks

The development was assessed against all of the assessment benchmarks listed above and presents conflicts with *State Planning Policy 2017* and elements of the *Rockhampton Region Planning Scheme 2015 (v5)*.

Assessment Benchmark	Reasons for non-compliance with benchmark
State Planning Policy 2017	<p>Part E: State Interest policies and assessment benchmarks – State Interest Theme (2) Planning for Economic Growth - Agriculture</p> <p>The proposed development compromises the agriculture policy (2) which states:</p> <p><i>(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:</i></p> <ol style="list-style-type: none"> <i>a) avoiding fragmentations of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture.</i> <i>b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; and</i> <i>c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.</i> <p>Queensland’s agricultural resources are of state and national importance and should be protected from incompatible uses and irreversible impacts that would compromise existing or potential productivity. The proposed development conflicts with this state interest policy because:</p> <ul style="list-style-type: none"> • The subdivision will result in the fragmentation of productive agricultural land identified on the Agricultural Land Classification (ALC) overlay maps. • The fragmentation of the site further increases the potential for urban encroachment land uses to be established on agricultural resources. • The subdivision will result in land sizes that are incompatible and inconsistent with the Agricultural Land Classification (ALC) overlay maps, subsequently imposing unviable rural land that would not easily be restored once separated. • The application material was unable to demonstrate through an agronomist report from a suitably qualified person that the areas mapped as Agricultural Land Classification (ALC) are incapable of being utilised in a productive capacity and consequently must not be divided thereby reducing the potential productive agricultural land. <p>Therefore, the proposed development is considered to compromise Part E: State Interest policies and assessment benchmarks – State Interest: Theme (2) Planning for Economic Growth - Agriculture.</p>
Strategic Framework	<p>3.3 Settlement Pattern - 3.3.6 Element – Rural; and 3.8 Natural Resources and economic – 3.8.4 Element – Rural Land</p> <p>The proposed development conflicts with the following 3.3.6.1 Specific Outcomes of the Settlement Pattern theme, Element – Rural:</p>

(1) *Rural land is not used for urban development and is to be protected for its productive, landscape and natural resource values.*

(4) *Development will not alienate or impact on the productive agricultural capacity of rural areas.*

(6) *Subdivision of rural land will be regulated by minimum lot sizes established to maintain the productive potential of the land. The amalgamation of existing smaller lots into larger proportions is encouraged.*

(7) *Subdivision of rural land into rural residential lots will not occur, including areas adjoining land designated for rural residential development.*

Additionally, the proposed development does not comply with the following 3.8.4.1 Specific Outcomes of the Natural Resources and Economic theme, Element – Rural Land:

(1) *Land with productive capacity including land identified on the Agricultural Land Classification (ALC) overlay maps and land suitable for intensive horticulture or any emerging productive rural use is protected.*

(2) *The loss of productive rural land is minimised by limiting urban development to the areas as shown on the strategic framework maps (SFM-1 to SFM-4).*

(3) *No further fragmentation of rural land for rural residential or rural lifestyle development is supported, other than land already designated for that purpose.*

(4) *Productive rural land, which is not identified for future urban development is protected from development that would alienate, fragment or otherwise limit its potential for productive rural uses.*

The proposed development compromises the above specific outcomes of the strategic framework because:

- The subdivision will result in the fragmentation of productive agricultural land identified on the Agricultural Land Classification (ALC) overlay maps.
- The application material indicates that the subject site is currently utilised for rural purposes, namely cattle grazing. Given the proposed lot size of 4.8 hectares for Lot 2, the subdivision will result in the creation of a parcel that is not of sufficient size to support a productive rural use.
- Council officers acknowledge that the subject site adjoins smaller rural lots with established rural lifestyle development. However, the intent of the rural designation under the current *Rockhampton Region Planning Scheme 2015* is for larger land parcels to be retained and amalgamation of existing smaller lots into larger proportions is encouraged in order to protect the productive potential of rural land.
- The subject site is located outside of the Strategic Framework - settlement pattern maps (SFM-1 to SFM-4) including the Priority Infrastructure Area and Gracemere Local Government Infrastructure Plan projection areas. This

	<p>conflicts with 3.3.1 of the overall Strategic Outcomes (1), (2) and (3) of the Settlement Pattern Theme. This is further enforced by the following overall Strategic Outcomes of 3.3 Settlement Pattern theme:</p> <p><i>(15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.</i></p> <p><i>(16) The productive capacity of all rural land is protected.</i></p> <p><i>(17) Rural lands and natural areas are maintained for their rural and landscape values.</i></p> <p>Therefore, the proposed development is considered to compromise the strategic intent of the <i>Rockhampton Region Planning Scheme 2015</i>.</p>
<p>Rural Zone Code</p>	<p>6.7.4.2 Purpose</p> <p>(1) (a) and (c) and (2) (e), (f) and (i)</p> <p>The proposed development conflicts with the purpose of the Rural Zone Code, specifically:</p> <p><i>(1) (a) ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area; and</i></p> <p><i>(b) prevent the establishment of development which may limit the productive capacity of the land.</i></p> <p>Additionally, the proposed development does not comply with the following Overall Outcomes of the Rural Zone Code Purpose:</p> <p><i>(2) (e) development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development.</i></p> <p><i>(f) all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct; and</i></p> <p><i>(i) urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone.</i></p> <p>The proposed development does not comply with the overall purpose and intent of the rural zone because:</p> <ul style="list-style-type: none"> • The site is shown as being partially mapped within the Agricultural Land Classification, which identifies the site as being suitable for primary production and cropping. It has been further demonstrated throughout the application material that the current primary use of the site is for cattle grazing. The application has not demonstrated through an agronomist report from a suitably qualified person that the subdivision will not alienate agricultural land and limit the productive capacity of the land. • Council officers acknowledge historical subdivisions have occurred within the surrounding area and that the proposed reconfiguration aligns with the existing lot pattern. However,

	<p>the rural zone under the current <i>Rockhampton Region Planning Scheme 2015</i> requires rural land to be protected in large holdings to accommodate uses consistent with the zone. It has been demonstrated that the subdivision will result in fragmentation of the existing rural use that currently operates over the subject site while creating a rural lifestyle development which is inconsistent with the zone.</p> <ul style="list-style-type: none"> • The current rural zone can accommodate smaller land parcels. However, this is only supported within the Alton Downs Precinct or Cropping and Intensive Horticulture Precinct. The subject site is not located within or near these precincts and therefore the minimum lot size of 100 hectares prevails. • The subject site is located outside of the designated growth area, Priority Infrastructure Area and Gracemere Local Government Infrastructure Plan projection areas. <p>Therefore, the proposed development is not considered to comply with the overall purpose of the Rural Zone Code.</p> <p>Performance Outcome (PO) 34</p> <p>The proposed development does not comply with Acceptable Outcome (AO) 34.1 because the proposed lot sizes of 27.1 and 4.8 hectares respectively, do not meet the minimum lot size of 100 hectares required in the rural zone.</p> <p>The subdivision conflicts with performance outcome 34 of the Rural Zone code because:</p> <p>Council acknowledges that the reconfiguration proposed responds appropriately to the site’s topography, natural drainage, and environmental constraints, avoiding all mapped biodiversity, flood and steep land areas. However, the development involves the further subdivision of land that is currently utilised for animal grazing. Given the proposed lot size of 4.8 hectares for Lot 2, the subdivision will result in the creation of a parcel that is not of sufficient size to support grazing purposes.</p> <p>Therefore, the proposed development, on balance does not comply with Performance Outcome 34 as the suitability of the land for a primarily grazing purpose prevails.</p>
<p>Reconfiguring of a Lot Code</p>	<p>Performance Outcome (PO) 7</p> <p>The proposed development does not comply with Acceptable Outcome (AO) 7.1 because the proposed subdivision does not meet the dimensions and minimum areas of lots in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.</p> <p>Performance Outcome 7 specifically requires that lots have a regular shape and consistent dimension to facilitate the efficient development of the land for its intended purpose. As demonstrated, the subdivision will subsequently impose unviable rural land for its intended rural purpose. Furthermore, overall outcome (2) (a), (ii) of the Reconfiguring a Lot Code likewise requires the productive potential of rural land is maintained which has not been demonstrated through an agronomist report from a suitably qualified person.</p>

	Therefore, the proposal does not comply with PO 7; Or the purpose of the Reconfiguration of a Lot Code.
Special Management Overlay Code	<p>Performance Outcome (PO) 4</p> <p>The proposed development does not comply with Acceptable Outcome (AO) 4.1 because an additional lot is created as part of the subdivision within land mapped as Special Management Area Overlay.</p> <ul style="list-style-type: none"> • Council acknowledges that the Special Management Area Overlay has been applied surrounding an industrial property that no longer operates. However, the property maintains the Medium Impact Industry Zone for future industrial uses and the area surrounding still identifies an area that may be impacted upon by industrial or landfill activities; and • The new proposed Lot 2 is only partially affected by the Special Management Area Overlay with an area size of approximately 2.6 hectares unencumbered that can be suitable developed. This can provide sufficient separation distance that will provide an effective natural buffer to mitigate any potential air, light, noise or odour emissions that may be generated from a future industrial land use <p>Therefore, the proposal can be conditioned to comply with PO 4 of the Special Management Area Overlay Code.</p>
Relevant Matters	
The proposed development does not display any relevant matters outside of the matters prescribed by regulation; or to which regard was had.	
Matters raised in submissions	
The proposal was the subject of public notification between 16 March 2026 and 4 April 2026, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and one (1) properly made submission and 33 not properly made submissions were received.	
Submitters in Support of the Development	Response
The lot configuration is consistent with the pattern of adjoining lots.	Council officers acknowledge historical subdivisions have occurred within the surrounding area, however the zoning under the current planning scheme requires rural zone land to be protected in large holdings to accommodate uses consistent with the zone. It has been demonstrated that the subdivision will result in fragmentation of the existing rural lot.
The subdivision does not introduce an incompatible land use within the locality.	The proposal has identified the intent of Lot 2 is for a rural lifestyle development. The subdivision will result in land sizes that are incompatible and inconsistent with the Rural Zone and Agricultural Land Classification (ALC) overlay maps, subsequently creating unviable rural land that would not easily be restored once separated.
The subdivision creates an additional rural lifestyle property	Council officers acknowledge historical subdivisions have occurred within the

<p>which is consistent with the surrounding area.</p>	<p>surrounding area and that the proposed reconfiguration aligns with the existing lot pattern. However, the rural zone under the current <i>Rockhampton Region Planning Scheme 2015</i> requires rural land to be protected in large holdings to accommodate uses consistent with the zone. It has been demonstrated that the subdivision will result in fragmentation of the existing rural use that currently operates over the subject site while creating a rural lifestyle development which is inconsistent with the zone.</p>
<p>The additional lot is not suitable for intensive agricultural and commercial purposes.</p>	<p>The creation of a proposed Lot 2 for rural lifestyle purposes is inconsistent with the intended role and function of the Rural Zone, which is to primarily accommodate and protect land for rural activities. As such, the site should be retained as a single consolidated parcel.</p>
<p>The reconfiguration will not create adverse impacts on neighbouring properties or the broader Bouldercombe and Gracemere areas.</p>	<p>Council acknowledges that the subdivision and or subsequent establishment of a rural lifestyle development on proposed Lot 2 will not impact upon adjoining properties or the broader community. Nonetheless, the development does not reflect the existing and strategic intent of the Rural Zone which is predominantly for rural activities and to prevent the establishment of development which may limit the productive capacity of the land.</p>
<p>The subdivision meets the demand for rural residential lots within the locality.</p>	<p>As per reflected in the Strategic Framework of the <i>Rockhampton Region Planning Scheme 2015</i>, rural residential development is limited to existing designated areas for the following reasons:</p> <ul style="list-style-type: none"> • protect existing agricultural land, natural resources and the natural environment; • protect natural and scenic landscapes; • maximise the use of existing available infrastructure; • encourage urban development into defined urban areas and new urban areas as identified on the strategic framework maps (SFM-1 to SFM-4); and • avoid impeding the efficient expansion of the urban footprint. <p>Rural residential development should only occur within the identified rural residential designated areas as shown on the strategic framework maps (SFM-1 to SFM-4). No further expansion of rural residential areas is supported.</p>
<p>The proposed access for Lot 2 will not increase significant traffic to the area or impact the safe operation of the road.</p>	<p>Due to the site's location along a State-Controlled Road, (Burnett Highway) all access arrangements and traffic impacts are assessed by the Department of Transport and Main Roads.</p>

Matters prescribed by regulation

- The Rockhampton Region Planning Scheme 2015 (version 5).
- Central Queensland Regional Plan 2013; and
- The common material, being the material submitted with the application.

Moved by: Councillor Mathers

Seconded by: Mayor Williams

MOTION CARRIED

Councillors Taylor, Oram and Hilse recorded their vote against the motion.

11.4 SHADE CONSTRUCTION CAPITAL PROGRAM

File No: 1464
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Emma-Jane Dwyer - Manager Fleet and Facilities

SUMMARY

This report seeks Council endorsement to reduce the proposed playground footprint at Ted Price Park from 28m x 28m to 18m x 18m to allow shade to be installed within existing budget amount.

COUNCIL RESOLUTION

THAT Council endorse the Ted Price Park playground to be reduced to an 18m x 18m footprint when the playground is renewed in 27/28 financial year.

Moved by: Mayor Williams
Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

**11.5 TENDER CONSIDERATION PLAN - SEWAGE TREATMENT PLANTS -
ENGAGEMENT OF GHD**

File No: 5127
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Dan Toon - Manager Water and Wastewater

SUMMARY

The purpose of this report is to seek approval under S230 of the Local Government Regulation (2012), to enter into a contract for engineering options advisory services in relation to the Gracemere and South Rockhampton Sewage Treatment Plants and Mount Morgan Sewage Treatment Plant.

COUNCIL RESOLUTION

THAT Council:

1. Receives this report for the preparation and adoption of the Tender Consideration Plan; and
2. Approves engagement of GHD as the engineering advisory consultant for the Gracemere and South Rockhampton Sewage Treatment Plants and new Mount Morgan Sewage Treatment Plant.

Moved by: Councillor Oram
Seconded by: Councillor Wickerson
MOTION CARRIED

11.6 TENDER CONSIDERATION PLAN - PROCUREMENT OF MOBILE SEWER BYPASS PUMPS

File No: 5127
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Dan Toon - Manager Water and Wastewater

SUMMARY

The purpose of this report is to seek approval under Section 230 of the Local Government Regulation (2012) to enter into a contract for the procurement of two mobile diesel motor driven sewage pumps from National Pumps and Parts Pty Ltd (NPP), for the delivery of various sewage pump station upgrade projects.

COUNCIL RESOLUTION

THAT Council:

1. Receives this report for the preparation and adoption of the Tender Consideration Plan; and
2. Approves the procurement of two mobile diesel motor driven sewage pumps from National Pumps and Parts Pty Ltd (NPP), for the delivery of various sewage pump station upgrade projects, in accordance with Section 230 of the Local Government Regulation (2012).

Moved by: Councillor Oram
Seconded by: Councillor Mathers
MOTION CARRIED

11.7 COMMERCIAL GREEN WASTE ACCEPTANCE

File No: 16562
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Michael O'Keeffe - Manager Waste & Resource Recovery Services

SUMMARY

This report provides Council with an overview of the budgetary, operational, and service level implications associated with potentially accepting green waste from commercial customers at Council's regional waste facilities.

COUNCIL RESOLUTION

That Council continue to not accept green waste from commercial customers at Council's regional waste facilities.

Moved by: Councillor Latcham
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

**11.8 WHOLE OF COUNCIL CORPORATE PERFORMANCE REPORT FOR PERIOD
ENDING 30 APRIL 2026**

File No: 1392
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Lisa Caffery - General Manager Workforce and Governance

SUMMARY

General Manager Workforce and Governance presenting the Whole of Council Corporate Performance report for period ending 30 April 2026 for Councillor's information.

COUNCIL RESOLUTION

THAT the Whole of Council Performance Report for period ending 30 April 2026 be 'received'.

Moved by: Mayor Williams
Seconded by: Councillor Oram

MOTION CARRIED UNANIMOUSLY

11.9 INTERIM MANAGEMENT REPORT FOR THE ROCKHAMPTON REGIONAL COUNCIL

File No: 8151
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Manager Finance

SUMMARY

Following the interim audit work performed to 29 April 2026, the Interim Management Report was received from HLB Mann Judd (as delegate of the Auditor-General of Queensland). As required by the Local Government Regulation 2012, this is now presented to the next ordinary meeting of Council.

COUNCIL RESOLUTION

THAT the Interim Management Report for the 2025/2026 financial audit for the Rockhampton Regional Council be received.

Moved by: Councillor Oram
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

11.11 PROPOSED FEES AND CHARGES 2026-2027

File No: 7816
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Manager Finance

SUMMARY

The Fees and Charges Schedule for the 2026/2027 Financial Year is submitted for adoption.

9:42AM

Councillor Edward Oram declared a prescribe conflict of interest and elected to leave the room whilst discussing **Fees and Charges – Swimming Pools**. This prescribed conflict of interest arises as his daughter Georgia Oram is an employee at Southside Pool.

9:43AM Councillor Oram returned to the room

COUNCIL RESOLUTION

THAT Item RWR4 in the proposed Fees and Charges remain unchanged for the 2026/2027 financial year.

Moved by: Councillor Taylor

Seconded by: Councillor Hilse

DIVISION:

Councillors Taylor and Hilse voted in the affirmative

Councillors Wickerson, Oram, Mathers, Latcham and Williams voted in the negative

MOTION LOST**COUNCIL RESOLUTION**

THAT in accordance with the requirements of the *Local Government Act 2009*, Council adopts the Fees and Charges schedule for the 2026/2027 financial year.

THAT a Briefing Session be undertaken on the upcoming changes to the Waste Levy, which will become effective on 1 July 2026, as soon as practicable after the implementation.

Moved by: Mayor Williams

Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

**11.10 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED
30 APRIL 2026**

File No: 8148
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Manager Finance

SUMMARY

The Manager Finance presenting the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 April 2026.

COUNCIL RESOLUTION

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 April 2026 be received.

Moved by: Mayor Williams
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

12 NOTICES OF MOTION

12.1 NOTICE OF MOTION - COUNCILLOR DREW WICKERSON - REGIONAL BANKING INVESTMENT ALLIANCE CAMPAIGN

File No: 8034
Responsible Officer: Nicole Semfel - Executive Assistant to the Mayor
Justin Kann - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer

SUMMARY

Councillor Drew Wickerson has indicated his intention to move the following Notice of Motion at the next Ordinary Council Meeting scheduled for Tuesday 26 May 2026:

COUNCIL RESOLUTION

THAT Rockhampton Regional Council:

1. Formally endorse the *Community Service Obligation on banks to fund face-to-face banking in regional Australia* campaign led by the Regional Banking Investment Alliance (RBIA);
2. Advocate to the Commonwealth Government to legislate a cost-sharing model for banks to support regional, rural and remote banking services; and
3. Continue to utilise Council's advocacy platforms to promote this initiative.

Moved by: Councillor Wickerson

Seconded by: Mayor Williams

MOTION CARRIED

13 QUESTIONS ON NOTICE

Nil

14 URGENT BUSINESS\QUESTIONS

Nil

15 CLOSURE OF MEETING

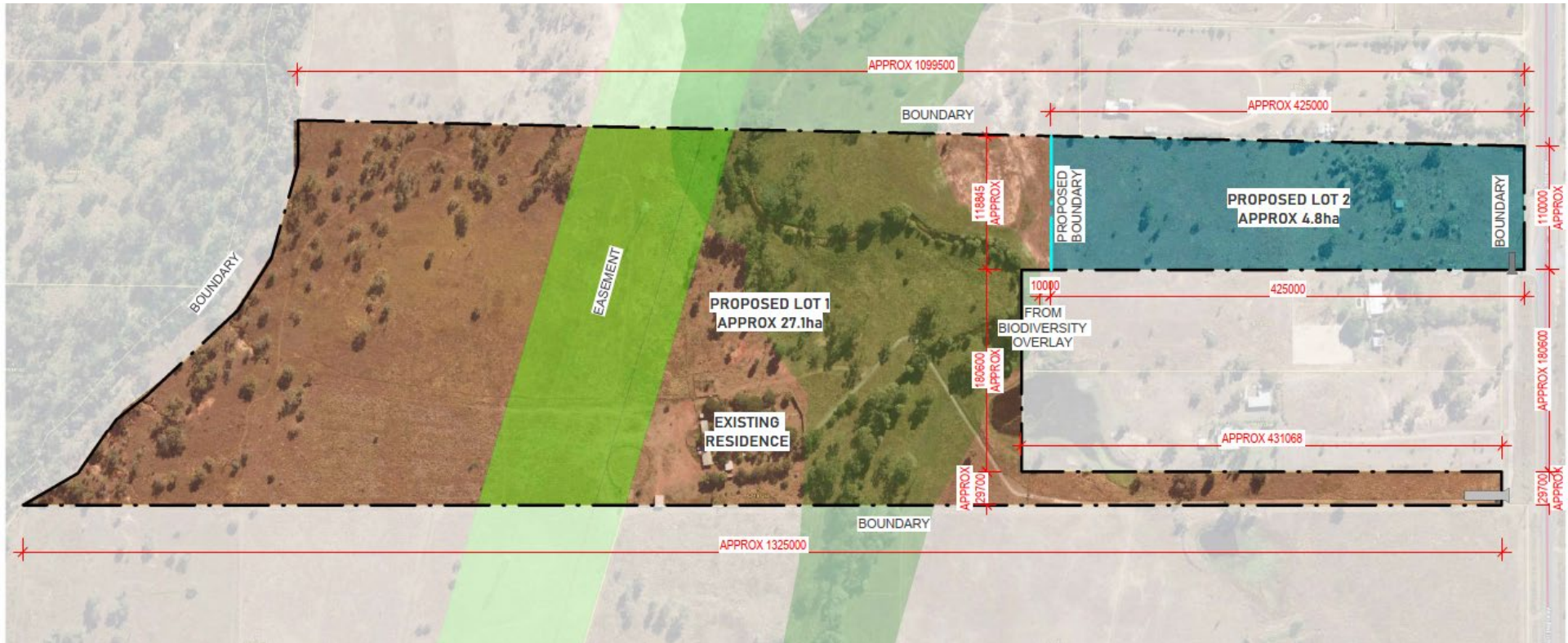
There being no further business the meeting closed at 10:04am.

SIGNATURE

CHAIRPERSON

DATE

Proposed development



Grounds for Refusal

- The development does not comply with the State Planning Policy and is inconsistent with the Strategic Framework of the planning scheme.
- The development creates a 4.8 hectare lot that conflicts with the Rural Zone and Reconfiguring a Lot Code of the planning scheme, as it is significantly below the minimum lot size.
- The subdivision will result in further fragmentation of rural land currently used for cattle grazing.
- The application has not been supported by an agronomist report prepared by a suitably qualified professional to demonstrate that the subdivision will not alienate agricultural land or reduce its productive capacity.
- Reliance on historic fragmentation is not supported as it does not reflect the current strategic intent of the planning scheme or State Planning Policy.
- There are not sufficient planning grounds (relevant matters) which outweigh the conflict with the State Planning Policy or the Planning Scheme to allow support of the proposal.