



ORDINARY MEETING

MINUTES

28 OCTOBER 2025

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**REPORT OF THE ORDINARY MEETING HELD
AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 28 OCTOBER 2025 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 C R Rutherford
Councillor M A Taylor
Councillor G D Mathers
Councillor E B Hilse

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 14 October 2025 and Special Meeting of 15 October 2025 be confirmed.

Moved by: Councillor Wickerson

Seconded by: Councillor Oram

MOTION CARRIED UNANIMOUSLY

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS**9.1 AUDIT AND BUSINESS IMPROVEMENT COMMITTEE - 9 OCTOBER 2025****COUNCIL RESOLUTION**

THAT the Minutes of the Audit and Business Improvement Committee meeting, held on 9 October 2025 as circulated, be received and that the recommendations contained within these minutes be adopted.

Moved by: Councillor Latcham

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

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

Recommendation of the Audit and Business Improvement Committee, 9 October 2025**9.1.1 ANNUAL FINANCIAL STATEMENTS 30 JUNE 2025**

File No: 9509
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Coordinator Accounting Services

SUMMARY

Chief Financial Officer providing report on the 2024/2025 Draft Financial Statements and Draft Management Representation Letter that have been provided to HLB Judd Mann Accounting and Advisory (HLB) to be audited on behalf of the Queensland Audit Office (QAO). The closing audit report is provided under a separate cover.

COMMITTEE RECOMMENDATION

THAT the Draft Financial Statements and Draft Management Representation Letter for the period ended 30 June 2025 be received and any feedback be provided to the Mayor and Chief Executive Officer prior to signing.

Recommendation of the Audit and Business Improvement Committee, 9 October 2025**9.1.2 2025 CLOSING REPORT**

File No: 9509
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Coordinator Accounting Services

SUMMARY

The Closing Report from the Queensland Audit Office (delegate HLB Mann Judd Advisory and Accounting) will be provided in regards to the final audit for 2025.

COMMITTEE RECOMMENDATION

THAT:

- the Closing Report for the financial year ended 30 June 2025 be received;
- a report be prepared and a risk assessment be undertaken on the deficiencies in internal controls and other matters identified in Section 4 of the report and presented to the Committee at its first scheduled meeting in 2026; and
- a self-assessment be undertaken regarding the recommendations from Section 5 of the report and a report be presented to the Committee at its first scheduled meeting in 2026.

Recommendation of the Audit and Business Improvement Committee, 9 October 2025**9.1.3 QAO BRIEFING PAPER**

File No: 9509
Authorising Officer: Marnie Taylor - General Manager Organisational Services
Author: Tisin Simon - Coordinator Accounting Services

SUMMARY

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

COMMITTEE RECOMMENDATION

THAT the Queensland Audit Office Briefing Paper be received.

10 COUNCILLOR/DELEGATE REPORTS

Nil

11 OFFICERS' REPORTS

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

File No: D/17-2025

Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Manager Planning & Regulatory Services
Damon Morrison - Acting General Manager Community Services

Author: Kathy McDonald - Principal Planning Officer

SUMMARY

Development Application Number: D/17-2025

Applicant: Leo Francis Moloney

Real Property Address: Lot 10 on LN51

Common Property Address: 103 Morgan Street, Kabra

Area of Site: 4.763 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015 (v4.4)

Planning Scheme Zone: Rural Zone

Planning Scheme Overlays: Airport Environs Overlay;
Flood Hazard Overlay;
Special Management Area Overlay; and
Steep Land Overlay.

Existing Development: Single Dwelling and ancillary structures

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: Nil

Referral Agency: Nil

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 Leo Francis Moloney, located at 103 Morgan Street, Kabra, described as Lot 10 on LN51, 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 Decision	
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 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.	
Assessment Benchmarks	
The development was assessed against the following assessment benchmarks: • Local Government Infrastructure Plan; • Strategic Framework; • Rural Zone Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; • Water and Sewer Code; • Filling and Excavation Code; • Reconfiguring a Lot Code; • Flood Hazard Overlay Code; • Steep Land Overlay Code; and • Special Management Area Overlay 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
Strategic Framework	3.3 Settlement Pattern 3.8.2 Element – Rural 3.3.6.1 Specific Outcomes (3 in part), (6) and (7) The proposed development conflicts with Specific Outcomes (3 in part), (6) and (7) of the Rural designation because the development is for a subdivision (one lot into two lots) of land located within the Rural Zone and not of the minimum lot size requirement of 100 hectares; and partially affected by the Special Management Area Overlay.

Despite this, the proposed development can comply on balance with the remaining relevant overall Specific Outcomes of the Rural Settlement Pattern which state:

Specific Outcomes:

- (1) Rural land has important economic, environmental and scenic values and provides for uses including primary production, mining and tourism.
- (2) Rural land is not used for urban development and is to be protected for its productive, landscape and natural resource values.
- (3) Within this overlay (Special Management Area) no further subdivision or the establishment of new sensitive land uses is supported.
- (4) Development will not alienate or impact on the productive agricultural capacity of rural areas.
- (5) Separation areas from existing and future planned residential land uses are provided to maximise, preserve and protect agricultural production capacity and amenity values.

Response to above Specific Outcomes:

1. The subject site with a total land area of 4.763 hectares is currently not of a land mass size for a large scale primary production, mining or tourism land use. The site is currently improved by a single dwelling house with ancillary structures and not developed in this capacity.
2. The proposed development is for a subdivision only (one lot into two lots), no changes to the sites productive, landscape and natural resource values will be compromised as a result of the subdivision. Any future land use on the proposed new Lot 2 would be subject to Council's standard assessment process and the categories of development and assessment.
3. The subject site is only partially affected by the Special Management Area Overlay and proposed new Lot 2 has sufficient area that is unaffected by this overlay (approximately 4,275 square metres) that can be suitably developed. Furthermore, a Building Envelope Plan has been imposed to ensure future development for habitable structures is located outside the overlay.
4. The proposed subdivision proposes no structures or external impacts to agriculture land. The proposed two (2) lots will be of a sufficient size to appropriately accommodate small rural land uses (hobby farms). Furthermore, a Soil Assessment Report was submitted to assess the suitability and productivity for pasture production and grazing on the subject site and determined to be deficient in essential elements for agricultural purposes and limited in grazing capacity due to the composition and fodder quality of the currently established grass species. *A further response to the developments compliance with this element is provided below under 3.8 Natural Resources and Economic Development.*

5. The proposed subdivision will result in two (2) lots with site areas of 2.215 and 2.554 hectares respectively. This area provides the dimensions required to meet the minimum 20 metre setback from all site boundaries and will provide the required separation distance buffer from any intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.

Furthermore, the development complies with the remaining Strategic Framework themes:

3.4 Natural environment and hazards - the development does not create unsustainable impacts from natural hazards. The site is insignificantly affected by Planning Area 1 and 2 local creek catchment from an overland flow path, however both proposed lots have optimal developable land outside of this hazard.

3.5 Community identity and diversity – The Kabra locality has seen eight (8) new dwelling house applications since July 2017. The development will contribute to the provision of one (1) new lot for development to facilitate the limited residential growth of the rural community sought by the provisions of, and in line with the estimated resident population growth of Kabra from 2017 to 2031 which predicts a total of 12 new dwelling houses within that period as per *Schedule 3 - Local government infrastructure plan (LGIP) mapping and tables, SC3.1 Planning assumption tables and Table SC3.1.1.1 Existing and projected population.*

Furthermore, historic features on the subject site reflect the identity of the existing Kabra community and will contribute to and enhance the character of the area in line with *3.5.4 Element – Heritage and Character – 3.5.4.1 Specific Outcome (1) and (2). Refer to Relevant Matters.*

3.6 Access and mobility – the development proposes no changes to the road network.

3.7 Infrastructure and services – the Kabra locality (including the subject site) is not connected to Councils sewer or water. The site has an existing dwelling house with on-site services; and the new proposed Lot 2 is of sufficient size to accommodate the requirements of on-site services. The development will not conflict with future infrastructure and services identified on *SFM-11 Strategic Framework Map — Infrastructure — Gracemere* as no changes to access arrangements are required and each proposed lot will retain existing access arrangements to Morgan Street.

3.8 Natural resources and economic development – the development will not impact on the nearby major industrial area at Gracemere which is considered to be a key economic asset. The existing dwelling house on proposed Lot 1 maintains a 140 metre setback to the nearest Medium Impact Industry Zone to the South and 455 metres from the nearest High Impact Industry Zone to the East. The proposed new Lot 2 will have an increased setback of 250 metres to the South and 500 metres to the East.

Furthermore, the subject site is partially affected by the Agricultural Land Classification Overlay with approximately 8,000 square metres affected to the south of proposed new Lot 2 and proposed Lot 1 (existing dwelling) is fully encumbered. However, the subject site is located within the urban development area shown on the *Strategic Framework map SFM-1* and complies with 3.8.4.1

	Specific Outcome (2) which states: The loss of productive rural land is minimised by limiting urban development to the areas as shown on the <i>Strategic Framework maps (SFM-1 to SFM-4)</i>. A Soil Assessment Report was submitted to assess the suitability and productivity for pasture production and grazing on the subject site and determined to be unproductive. Therefore, on balance the proposed development is not anticipated to compromise the Strategic Framework of the <i>Rockhampton Region Planning Scheme 2015</i>. To the extent any conflicts are identified with these assessment benchmarks, regard to relevant matters is considered to outweigh those conflicts.
Rural Zone Code	6.7.4.2 Purpose (2), (f); and Performance Outcome (PO) 34 The proposed development does not comply with the following Overall Outcome (2), (f) of the Rural Zone Code Purpose: f) which states: “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”. The proposed development is for a subdivision (one lot into two lots) over land with a total site area of 4.763 hectares. At present, the site does not comply with the minimum lot size requirement for a lot located within the Rural Zone and is unable to achieve compliance with the overall outcome. Furthermore, the proposed development does not comply with Acceptable Outcome (AO) 34.1 which states: “Unless otherwise stated in a precinct the minimum lot size is 100 hectares”. Despite this, the overarching PO of 34 states: “the further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values”. • The subject site is not suitable for large rural uses for grazing purposes given its relatively small size. The subdivision will not modify the landscape values, agricultural or environmental aspects of the land and will result in two (2) lots of sufficient size to appropriately accommodate small rural land uses, eg hobby farms and cropping that are not large scale and designed to complement rather than compete with traditional large scale rural activities like farming or agriculture. Therefore, the proposed development is taken to comply with PO 34; and To the extent any conflicts are identified with the purpose of the Rural Zone Code, regard to relevant matters is considered to outweigh those conflicts.
Reconfiguring a Lot Code	Performance Outcome (PO) 7 The proposed development does not comply with Acceptable Outcome (AO) 7.1 as it does not meet the dimensions or minimum area for lots located within the Rural Zone in accordance with Table 9.3.5.3.2.

	Despite this, the development can comply with the overarching Performance Outcome as the proposed subdivision will result in two (2) lots with site areas of 2.215 and 2.554 hectares respectively. This area provides the dimensions required to facilitate the efficient development of the land for its intended purpose and will have sufficient area to provide for: (a) appropriate buildings and structures; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any required on-site services and infrastructure such as effluent disposal areas. Therefore, the proposed development is taken to comply with PO 7.
Special Management Area Overlay Code	Performance Outcome (PO) 4 The proposed development does not comply with Acceptable Outcome (AO) 4.1 which states: No additional lots are created. The subdivision (one lot into two lots) is proposed on land partially identified as an area that may be impacted upon by industrial or landfill activities, specifically the Gracemere Industrial estate. Strategic Framework theme 3.8 Natural resources and economic development of the Strategic Framework under 3.8.8 Element – Protection of key assets and 3.8.2.1 Specific outcome (1) states that key economic assets are protected from encroachment of incompatible development and supported to continue and grow their primary function. The subdivision is not considered to encroach on the ability or primary function of the Gracemere Industrial estate because: • The new lot created will be located approximately 400 metres west of a lot zoned industrial, which is a 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. • The site is only partially affected by the Special Management Area Overlay with an area size of one (1) acre unencumbered within proposed new Lot 2. • A Building Envelope (BLE) for the new Lot 2 has been proposed that clearly shows the BLE situated outside of the Special Management Area Overlay. This area can allow for the establishment of a dwelling house in the future that can meet the required setbacks for a dwelling house within the Rural Zone. Therefore, the development is not anticipated to be detrimental to the continued protection of the Gracemere Industrial estate and will not compromise the Strategic Framework of the <i>Rockhampton Region Planning Scheme 2015</i>.

Flood Hazard Overlay Code	Performance Outcome (PO) 14 The proposed development does not comply with Acceptable Outcome (AO) 14.1 or the corresponding Performance Outcome because the development (subdivision) will result in an additional lot that is affected by the Flood Hazard Overlay. Since this development application was lodged, changes to the <i>Rockhampton Region Planning Scheme 2015</i> version 5 have been adopted 28 March 2025. These changes included the reduced level of assessment for Reconfiguring a Lot (subdivisions) affected by the Flood Hazard Overlay from Impact to Code and specific changes to AO14.1 and PO14 that the application now complies with. There is an existing overland flowpath through proposed Lot 2 that contains some small, isolated areas of Planning Areas 1 and 2 however the majority of the flowpath is less than 300 millimetres deep and will not cause any issues with access or future house siting. Therefore, the proposed development is taken to comply with PO 14 of the Flood Hazard Overlay Code under the <i>Rockhampton Region Planning Scheme 2015</i> version 5; and complies with the overall purpose of the Flood Hazard Overlay Code under the <i>Rockhampton Region Planning Scheme 2015</i> version 4.4 as the development is resilient to flood hazard and does not expose people and property to unacceptable risk in all flood hazard events.
Relevant Matters	
The proposed development was assessed against the following relevant matters: • Under the <i>Fitzroy Shire Planning Scheme 2005</i>, the subject site Lot 10 on LN51 was included in the Village Zone of Kabra which is the equivalent to the current Township Zone under the <i>Rockhampton Region Planning Scheme 2015</i>. This would indicate that the subject site was considered to be integrated within the Kabra township. • The historic values of the subject site indicate that the property holds a significance cultural heritage to the township of Kabra because: ◦ The subject site Lot 10 on LN51 was the location of the Kabra Provisional School which opened on 29 October 1902. On 1 January 1909 it became Kabra State School. Due to falling enrolment numbers, the school closed on 23 February 1941. <i>Reference "NEW RESERVES". The Queenslander. National Library of Australia. 26 July 1902. p. 223.</i> The records indicate the property changed from 'School Reserve' to 'Freehold' in 1963 and the only remaining building left from the Kabra State School was an old shed that unfortunately was structurally damaged in the Kabra fire of 2018, since replaced. • If the site had remained in the Township Zone (Kabra Precinct), the proposed subdivision would exceed the minimum lot size and dimension requirements set out under Table 9.3.5.3.2 of the Reconfiguring a Lot Code. • The proposed lots are a community need as they provide rural residential living on large lots and are identified on State Mapping to be located within a Priority Living Area (PLA) under the <i>Regional Planning Interests Regulation 2014</i>. They cater to a desire for a semi-rural lifestyle, including the potential for hobby farming or animal keeping within the limits of the zone.	
Matters raised in submissions	

The proposal was the subject of public notification between 8 April 2025 and 2 May 2025, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and no submissions were received.

Matters prescribed by regulation

- The Rockhampton Region Planning Scheme 2015 (version 4.4 and version 5).
- Central Queensland Regional Plan 2013; and
- The common material, being the material submitted with the application.

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 Leo Francis Moloney, located at 103 Morgan Street, Kabra, described as Lot 10 on LN51, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development must be undertaken and completed:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Survey Plan Approval Certificate, unless otherwise stated.
- 1.4 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.5 A 25 metre wide strip of land, along the southern boundary of proposed Lot 1, must be dedicated to Council for road reserve to appropriately accommodate a future Industrial Collector Road hierarchy. This trunk infrastructure has been identified as T-57 in the Local Government Infrastructure Plan and is conditioned under section 128 of the Planning Act 2016.

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:

Plan/Document Name	Prepared by	Date	Reference No.	Version / Issue
Reconfiguring a Lot Plan	GSPC	7 February 2025	231278-01 Sheet 1 of 1	-
Service Location Diagram	GSPC	27 March 2025	231278-02	-
Soil Assessment Report	Elders	04 September 2025	103 Morgan Street, Kabra	1

- 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 PLUMBING AND DRAINAGE WORKS

- 3.1 On-site sewerage and internal sanitary drainage infrastructure must be located wholly within the respective property boundaries of the lot in which it serves.
- 3.2 Each lot must be provided with on-site sewerage treatment and disposal systems. All systems must comply with the Queensland Plumbing and Wastewater Code, Australian Standard AS1547:2012 "On-site domestic wastewater management" and Council Plumbing and Drainage Policies.
- 3.3 Sustainable Water sources including rainwater tanks, and a bore or small dam must be provided and located wholly within the respective property boundaries of the lot in which it serves.
- 3.4 The existing bore water line for Lot 1 must be relocated outside of proposed Lot 2 boundaries.

Note: It is advised that a Works in Road Reserve Permit must be obtained from Council for the works.

4.0 SITE WORKS

- 4.1 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.

5.0 ELECTRICITY

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

6.0 TELECOMMUNICATIONS

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

8.0 ASSET MANAGEMENT

- 8.1 Any alteration necessary to electricity, telephone, 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.

9.0 OPERATING PROCEDURES

- 9.1 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 Morgan Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety of Public During Construction

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

NOTE 4. Infrastructure Charges Notice

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

NOTE 5. Rural Addressing

All Rural addressing must be provided to each lot in accordance with Council's rural addressing procedures and must be in accordance with *Australian/New Zealand Standard for Rural and Urban Addressing (AS4819:2011)*.

NOTE 6. Property Note (Building)

Any future habitable structures (Dwelling House) located on proposed Lot 2 will require a Material Change in Use application and assessment against the *Rockhampton Region Planning Scheme 2015*.

Moved by: Councillor Mathers

Seconded by: Councillor Oram

MOTION CARRIED UNANIMOUSLY

11.2 MINOR CHANGE TO DEVELOPMENT PERMIT D/187-2023 FOR MATERIAL CHANGE OF USE FOR RETIREMENT FACILITY (335 SITES)

File No: D187-2023

Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Manager Planning & Regulatory Services
Damon Morrison - Acting General Manager Community Services

Author: Kathy McDonald - Principal Planning Officer

SUMMARY

Development Application Number: D/187-2023

Applicant: LG Resorts No 3 Pty Ltd

Real Property Address: Lot 100 on SP358030

Common Property Address: 930 Norman Road, Parkhurst

Area of Site: 27.573 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015 (v4.4)

Planning Scheme Zone: Low Density Residential Zone

Planning Scheme Precinct: Vacant land

Approval Sought: Amended Decision Notice for a Development Permit for Material Change of Use for a Retirement Facility (335 Sites)

Affected Entity: Nil

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the application for a Minor Change to D/187-2023 for a Material Change of Use for a Retirement Facility (335 Sites), made by LG Resorts No 3 Pty Ltd, located at 930 Norman Road, Parkhurst (previously 19, 29 and 71 McMillan Avenue, Parkhurst), described as Lot 100 on SP358030 (previously Lots 7 to 12 on RP603508), Council resolves to issue an Amended Decision Notice subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction.
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use unless otherwise stated.

- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.5.1 Operational Works:
- (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Sewerage Works;
 - (iv) Stormwater Works;
 - (v) Roof and Allotment Drainage;
 - (vi) Site Works; and
 - (vii) Landscaping Works;
- 1.5.2 Plumbing and Drainage Works; and
- 1.5.3 Building Works.
- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland.
- 1.9 Lot 7, 8, 9, 10, 11 and 12 on RP603508 must be amalgamated and registered as one lot prior to the commencement of Stage 2.
- 1.10 DELETED
- 1.11 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* should be read as being non-trunk infrastructure conditioned under section 145 of the *Planning Act 2016*, unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except were 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>
Master Plan	Living Gem	18 September 2025	Stage 1 Construction	A
Temporary Access	Living Gem	-	LG-PRH-DWG-MP-A-A051	A
Footpath and Walking Network Plan	Jared Poole Design	11 April 2024	BP1426/03.03	C
Dwelling Type A	Jared Poole Design	06 September 2023	BP1426/05.01	A

Dwelling Type B	Jared Poole Design	06 September 2023	BP1426/05.02	A
Dwelling Type C	Jared Poole Design	06 September 2023	BP1426/05.03	A
Statement of Landscape Intent	Living Gem	3 June 2025	L23171	D
Traffic Engineering Report	Colliers	17 April 2025	23BRT0757	A
Engineering Services Report	Westera Partners	13 March 2025	S25-028	A
Flood Report	Westera Partners	13 March 2025	S25-028	A
Stormwater Management Plan	Westera Partners	13 March 2025	S25-028	A
Cover Sheet	Westera Partners	February 2025	S25-028-G01	A
Civil Notes & Legend	Westera Partners	February 2025	S25-028-PC01	A
Site Plan	Westera Partners	February 2025	S25-028-PC02	A
Catchment Plan	Westera Partners	February 2025	S25-028-PC03	A
Civil Works Plan 1 of 4	Westera Partners	February 2025	S25-028-PC04	A
Civil Works Plan 2 of 4	Westera Partners	February 2025	S25-028-PC05	A
Civil Works Plan 3 of 4	Westera Partners	February 2025	S25-028-PC06	A
Civil Works Plan 4 of 4	Westera Partners	February 2025	S25-028-PC07	A
Channel Sections	Westera Partners	February 2025	S25-028-PC08	A
Preliminary Stormwater Tank Details 1 of 5	Westera Partners	February 2025	S25-028-PC09	A
Preliminary Stormwater Tank Details 2 of 5	Westera Partners	February 2025	S25-028-PC10	A
Preliminary Stormwater Tank Details 3 of 5	Westera Partners	February 2025	S25-028-PC11	A
Preliminary Stormwater Tank Details 4 of 5	Westera Partners	February 2025	S25-028-PC12	A
Preliminary Stormwater Tank Details 5 of 5	Westera Partners	February 2025	S25-028-PC13	A

- 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 the delivery of 335 sites, to be undertaken in stages, namely:

3.1.1 Sites 5 to 7 (Stage One); and

3.1.2 Sites 1 to 4, 8 to 85 and Sites 96 to 122 (Stage Two);

3.1.3 Sites 243 to 278 and Sites 283 to 299 (Stage Two);

3.1.4 Sites 308 to 321 and Sites 330 to 341 (Stage Two);

3.1.5 Sites 350 to 358, Sites 367 to 371 and Sites 376 to 505 (Stage Two);

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

3.2 Stage One (sites only) must be completed prior to any other stage. All other stages are not required to be undertaken in any chronological order.

3.3 The currency period for Stage One is six (6) years from the date this approval takes effect.

3.4 The currency period for Stage Two is fifteen (15) years from the date this approval takes effect.

3.5 The secondary facilities (lifestyle pavilion, sports precinct and summer house) must be provided when the following dwelling sites are delivered:

3.5.1 Summer House – prior to the 120th dwelling site being delivered;

3.5.2 Sports Precinct – prior to the 300th dwelling site being delivered; and

3.5.3 Lifestyle Pavilion – prior to the 450th dwelling site being delivered.

3.6 The primary clubhouse facilities (country club) must commence when the 50th dwelling site is delivered and be completed when the 150th dwelling site is delivered.

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

4.0 ROAD WORKS

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

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

4.3 DELETED

4.4 Norman Road must be designed and constructed to Major Urban Collector standard for the full frontage of the development site. Kerb and channel, pedestrian pathways, lighting, and drainage infrastructure must be included. This trunk infrastructure has been identified as T-10 in the Local Government Infrastructure Plan and is conditioned under section 128 of the Planning Act 2016.

4.5 Land is to be dedicated to Council for additional road reserve to appropriately accommodate a Major Urban Collector Road hierarchy with adequate verge.

4.6 A concrete pathway, with a minimum width of two (2) metres, must be constructed on the development side of Norman Road for the full frontage of the development site.

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

4.8 All pathways located within a road reserve or public use land must be provided with public space lighting in accordance with *Australian Standard AS1158 "Lighting for roads and public spaces"*.

- 4.9 All pathways must incorporate kerb ramps at all road crossing points.
- 4.10 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*.
- 4.11 Dedicated pedestrian linkages must be provided in accordance with the 'Footpath and Walking Network' approved plan (refer to condition 2.1).
- 4.12 McMillian Avenue must be designed and constructed to Major Urban Collector standard for the full frontage of the development site to the proposed new access locations when provided.
- 4.12.1 The first access on the east west section of McMillian Avenue for the RV Compound.
- 4.12.2 and the second access proposed off McMillian Avenue on the north south section adjacent to the northern boundary of the site.
- The works required include half road construction along the development side of McMillian Avenue with an eight (8) metre wide carriageway. Kerb and channel, public lighting, pedestrian pathways, and drainage to be included. This trunk infrastructure has been identified as T-107 and part of T-92 in the Local Government Infrastructure Plan and is conditioned under section 128 of the Planning Act 2016.
- 4.13 A concrete pathway, with a minimum width of one and a half (1.5) metres, must be constructed on the development side of McMillian Avenue for the full frontage of the development site when the McMillian Avenue frontage works referred to in condition 4.5 are relevant.
- 4.14 A 2.5 metre wide strip of land, along the eastern boundary adjacent to McMillan Avenue, must be dedicated to Council for additional road reserve to appropriately accommodate a Major Urban Collector Road hierarchy.
- 4.15 An appropriate truncation must be required at the corner of Lot 11 on RP603508 and Lot 12 on RP603508 adjoining McMillian Avenue to ensure safety, visibility and infrastructure access.
- 5.0 ACCESS AND PARKING WORKS
- 5.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 5.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 5.3 All access, parking and vehicle manoeuvring areas must be concrete paved or asphalt sealed in accordance with the approved site plan (refer to condition 2.1).
- Note: Recreational Vehicle (RV) compound must be concrete paved, or asphalt sealed when access from McMillan Avenue is opened / constructed.
- 5.4 On-site car parking spaces must be provided in accordance with the land use as prescribed under the *Rockhampton Region Planning Scheme 2015* Version 4.4, Table 9.3.1.3.2 Parking Requirements.
- Note: a minimum of one (1) space per four (4) dwellings for visitor parking is required and recreational vehicle (RV) parking spaces must be provided on-site to meet the demand likely generated by the development.
- 5.5 Each dwelling must be provided with two (2) car parking spaces, which may be provided in tandem, with at least one (1) space being covered.

- 5.6 A new access to the development must be provided at Norman Road and McMillian Avenue.
- 5.7 Service and delivery vehicles, including refuse collection vehicles must be via Norman Road only.
- 5.8 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 5.9 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 5.10 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 5.11 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 5.12 Any application for a development permit for operational works (access and parking works) must be accompanied by detailed and scaled plan, which demonstrate the turning movement/swept paths of the largest vehicle to access the development site including refuse collection.
- 5.13 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-streetcar parking"*.
- 5.14 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 5.15 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 5.16 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 5.17 An internal temporary connection to the proposed stage 1 dwelling sites must be constructed in accordance with Capricorn Municipal Development Guidelines and the approved plans (refer to condition 2.1), specifically plan reference LG-PRH-DWG-MP-A-A050 – Staging Diagram. This temporary internal connection must be removed once the Stage One development is delivered/completed.
- 5.18 A secondary access onto McMillian Avenue must be provided prior to establishing more than two hundred (200) dwelling sites.
- 6.0 SEWERAGE WORKS
- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
- 6.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, and *Plumbing and Drainage Act 2018* and the provisions of a Development Permit for Operational Works (sewerage works).
- 6.3 DELETED

- 6.4 A temporary 100-millimetre diameter non-trunk sewerage rising main must be constructed from a private sewerage pump station to be provided in the south-western corner of the development site, connecting to the existing 150-millimetre diameter sewerage gravity main located within the park at 20 Rachel Drive, Parkhurst. A discharge chamber must be provided at the connection of the existing 150-millimetre diameter gravity sewerage main. This non-trunk infrastructure is conditioned under section 145 of the *Planning Act 2016*.

Note: Upon completion of the external trunk sewerage network in the future by Council, the proposed private sewerage pump station and rising main must be decommissioned and removed. A new sewerage connection point is to be provided from the trunk sewerage main to service the site, designed and constructed to accommodate the ultimate development via gravity.

Note: Approval from the owner of Lot 202 on RP856814 must be obtained for the purposes of constructing a sewerage rising main within the lot adjacent to the eastern boundary.

- 6.5 The proposed temporary 100-millimetre diameter non-trunk sewerage rising main and pump station must be privately owned and maintained at no cost to Council.
- 6.6 Any proposed sewerage access chamber located within a park or reserve, or below a ten per cent (10%) Annual exceedance probability flood level, must be provided with bolt down lids.
- 6.7 The finished sewerage access chamber surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy-duty trafficable lid must be provided in the trafficable area.
- 6.8 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

7.0 WATER WORKS

- 7.1 All water works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008 and Plumbing and Drainage Act 2018*.
- 7.2 The development must be connected to Council's reticulated water network.
- 7.3 The existing water connection point must be capped off. A new water connection point must be provided from the 200-millimetre diameter water main located within the eastern side of Norman Road. A hydraulic engineer or other suitably qualified person must determine the size of connection required.
- 7.4 Adequate domestic and firefighting protection must be provided to the development and must be certified by a hydraulic engineer or other suitably qualified person.
- 7.5 The development must be provided with a master meter at the development site boundary and sub-meters for each sole occupancy building in accordance with the Queensland Plumbing and Drainage Code and Council's Sub-metering Policy.
- 7.6 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.

8.0 PLUMBING AND DRAINAGE WORKS

- 8.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structures on the development site.
- 8.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, and Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

8.3 All internal plumbing and sanitary drainage works must be completely independent for each unit/tenancy.

9.0 STORMWATER WORKS

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

9.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1) subject to ensuring compliance and any alterations required by the *Environmental Protection Act 1992*, *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).

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

9.4 A Drainage Easement must be provided over all land assessed to be within a post-development one (1%) Annual Exceedance Probability defined flood / storm event, inundation area.

9.5 A Stormwater channel must be provided along the western and northern boundaries to contain the overland flow that traverses the development site. This trunk infrastructure has been identified as D-4 in the *Local Government Infrastructure Plan* and is conditioned under section 128 of the *Planning Act 2016*.

Note: Channel freeboard must be provided in accordance with *Queensland Urban Drainage Manual* requirements and demonstrated at Operational Works (Stormwater Works) stage.

9.6 All internal field inlets / pits must be fitted with gross pollutant traps in accordance with approved plans (refer to condition 2.1).

9.7 The installation of gross pollutant traps must be in accordance with relevant Australian Standards and all maintenance of the proposed gross pollutant traps must be the responsibility of the property owner or body corporate (if applicable).

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

9.9 All proprietary stormwater quality treatment devices must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations. Records of all maintenance activities undertaken must be kept and made available to Council upon request. Where replacement cartridges or other necessary components for the system become unavailable, an alternative system approved by Council, is required to be retrofitted into the development to achieve an equivalent pollutant reduction outcome. All maintenance cost must be borne by the site owner/operator.

9.10 Proposed channel section A must be extended east up to proposed Lot / Dwelling Site 104.

9.11 Boundary fence proposed along northern boundary must be designed and constructed such that it must not obstruct or divert upstream overland flow.

Note: The fence must allow the natural passage of stormwater runoff to prevent redirection or concentration of flow that could cause erosion, flooding, actionable nuisance or worsening to surrounding land or infrastructure.

- 9.12 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by an updated Stormwater Management Report, prepared and certified by a *Registered Professional Engineer of Queensland* that as a minimum includes:
- 9.12.1 an assessment of the peak discharges for all rainfall events up to and including a one percent (1%) Annual Exceedance Probability defined flood event, for the pre-development and post-development scenarios;
 - 9.12.2 the development must not increase peak stormwater runoff for a selected range of storm events up to and including a one percent (1%) Annual Exceedance Probability defined flood / storm event, for the post development condition;
 - 9.12.3 pre-development, post-development and mitigated post-development hydrographs to demonstrates the effect of the proposed stormwater management strategies;
 - 9.12.4 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*; and
 - 9.12.5 the stormwater management plan is accompanied by full calculations and all details of the assumptions to support the proposed water quantity management strategy.

Note: The hydraulic capacity of a channel should be based on the expected channel conditions just prior to normal channel maintenance (i.e. prior to clearing, weeding, grass cutting).

- 9.13 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by an updated Flood Report, prepared and certified by a *Registered Professional Engineer of Queensland* that as a minimum includes:
- 9.13.1 calibrate the proposed hydraulic model by using Council's Limestone Creek Local Catchment Study;
 - 9.13.2 climate change considerations in accordance with *Australian Rainfall and Runoff Guidelines*;
 - 9.13.3 2D downstream boundary condition must be based on the Council's Limestone Creek Local Catchment Study;
 - 9.13.4 Sensitivity analysis in accordance with *Australian Rainfall and Runoff Guidelines* and *Queensland Urban Drainage Manual*; and
 - 9.13.5 consideration of storm events in excess of the major storm in accordance with *Queensland Urban Drainage Manual* requirements.

Note: Please refer to QUDM section 7.3.3.

10.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 10.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 10.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).

- 10.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair, or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.

11.0 SITE WORKS

- 11.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 11.2 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 an actionable nuisance or worsening to surrounding land or infrastructure.
- 11.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidance on earthworks for commercial and residential development"*.
- 11.4 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 11.4.1 the location of cut and/or fill.
 - 11.4.2 the type of fill to be used and the way it is to be compacted.
 - 11.4.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels.
 - 11.4.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 11.4.5 the maintenance of access roads to and from the development site so that they are free of all cuts and/or fill material and cleaned as necessary.
- 11.5 All retaining structures above one (1) meter height requires separate building approval and certification by a Registered Professional Engineer of Queensland.

12.0 BUILDING WORKS

- 12.1 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.
- 12.2 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structures on the development site.
- 12.3 All building works for must be undertaken in accordance with Queensland Development Code, Mandatory Part 1.4 for building over or near relevant infrastructure.
- 12.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:
- 12.4.1 designed and located so as not to cause a nuisance to neighbouring properties;
 - 12.4.2 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;
 - 12.4.3 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;
 - 12.4.4 setback a minimum of two (2) metres from any road frontage; and

- 12.4.5 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*.

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

- 12.5 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"*.
- 12.6 Boundary fencing must be erected along the common boundary of the subject development site prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).
- 12.7 The private open space area provided for each unit must be fenced with a 1.8 metre high screen fence. The fence must be constructed of appropriate materials and to Council's satisfaction to prevent viewing of the private open space from a public space and adjoining properties.
- 12.8 All proposed structures including earthworks must be located outside of the existing water supply easement.
- 13.0 EXTERNAL LANDSCAPING WORKS
- 13.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works required by this development approval.
- 13.2 Street trees must be provided along Norman Road in accordance with the approved plans (refer to condition 2.1) and the requirements of Planning Scheme Policy SC6.12 - *Landscape Design and Street Trees Planning Scheme Policy*.
- 13.3 The street trees required by condition 13.2 must be one or a combination of the following species:
- 13.3.1 *Buckinghamia celcissma* – Ivory Curl
 - 13.3.2 *Corymbia ptychocarpa* – Swamp Bloodwood
 - 13.3.3 *Cupaniopsis anacardioides* – Tuckeroo
 - 13.3.4 *Cupaniopsis parvisolia* – Small Leaf Tuckeroo
 - 13.3.5 *Harpullia pendula* – Tulip wood
 - 13.3.6 *Melicope elleryana* - Pink Flowering Euodia
 - 13.3.7 *Syzygium leuhmanii* - Small Leafed Lilly Pilly
 - 13.3.8 *Waterhousia floribunda* – Weeping Lilly Pilly
 - 13.3.9 *Xanthostemon chrysanthus* – Golden Penda
- 13.4 The street trees must:
- 13.4.1 Be planted between one (1) and 1.2 metres from the edge of the kerb;
 - 13.4.2 Be at least three (3) metres from a driveway;
 - 13.4.3 Be at least five (5) metres apart; and
 - 13.4.4 Be at least six (6) metres from the corner of the kerb at street intersections.

- 13.5 Street trees must be maintained by the owner until established.
- Note: Street trees become the property of Council. Council reserves all rights to trim or remove street trees as per our requirements and in accordance with the current Street Tree Policy.
- Note: Council approval must be obtained prior to the removal of or interference with street trees located on Council land.
- 13.6 Street trees and landscaping must not impact on vehicle site distances in accordance with *Australian Standard AS2890 – Parking Facilities*, or unduly restrict visibility to pedestrians in verge areas.
- 13.7 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.
- 13.8 Any application for a Development Permit for Operational Works (landscaping works) must be accompanied by a detailed plan that demonstrates the proposed landscaping within the easement or proposed channel including one (1) per cent Annual Exceedance Probability flood inundation extent will not affect / decrease the conveyance capacity of the channel.
- Note: Landscaping within Drainage Easement A located on SP307472 or proposed channel including one (1) per cent Annual Exceedance Probability flood inundation extent as identified on the approved plans (refer to condition 2.1) must be in accordance with Council's easement schedule.
- 14.0 INTERNAL LANDSCAPING WORKS
- 14.1 Landscaping must be constructed and/or established in all relevant areas shown on the approved plans prior to the commencement of the use for that area (refer to condition 2.1).
- 14.2 Landscaping must be designed in accordance with the requirements of Australian Standard AS 1428 — Design for access and mobility.
- 14.3 Planting types used within the landscaping areas (refer to condition 2.1) must include either trees, shrubs or groundcovers, or any combination of these planting types.
- 14.4 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:
- 14.4.1 Plant species are chosen from sources recommended in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*; and
- 14.4.2 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 14.5 Shade trees within car parking areas are to be provided and planted within a deep natural ground/structured soil garden bed/island/bay and are protected by wheel stops or bollards as required.
- 14.6 Landscaping, or any part thereof, upon reaching full maturity, must not:
- 14.6.1 obstruct sight visibility zones as defined in the Austroads 'Guide to Traffic Engineering Practice' series of publications;
- 14.6.2 adversely affect any road lighting or public space lighting; or
- 14.6.3 adversely affect any Council infrastructure, or public utility plant.
- 14.7 The landscaped areas must be subject to:
- 14.7.1 a watering and maintenance plan during the establishment phase; and

14.7.2 an ongoing maintenance and replanting programme.

15.0 STREET LIGHTING

15.1 The developer is responsible for all costs associated with the supply and installation of any road lighting or public space lighting in accordance with Australian Standard AS1158 'Lighting for roads and public spaces'.

15.2 A suitably qualified Electrical Engineering Consultant shall liaise with Council for the approval of street lighting design. The Consultant must appear on Ergon Energy's list of Public Lighting Designers and be a Registered Professional Engineer of Queensland.

16.0 ELECTRICITY

16.1 Underground electricity services must be provided in accordance with approved Operational Works Plans and the standards and requirements of the relevant service provider.

16.2 A Certificate of Electricity Supply from the relevant service provider must be provided to Council, prior to the commencement of the use.

Note: The applicant can enter a Negotiated Connection Establishment Contract with the Supplier for the provisioning of electrical services and/or street lighting. Provided the Applicant has undertaken all the conditions of the contract, including providing performance security, the Supplier will issue a Certificate of Electricity Supply.

17.0 TELECOMMUNICATIONS

17.1 Provide Fibre-Ready pit and pipe telecommunications infrastructure to each lot within the development in accordance with the Australian Government 'Telecommunications infrastructure in new developments' policy.

17.2 The Telecommunications Act 1997 (Commonwealth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

17.3 Evidence (see below) of acceptance of the works from the relevant service provider must be provided to Council, prior to the commencement of the use: -

NBN a 'Certificate of Practical Completion',

Telstra a- "Telecommunications Agreement/Provisioning Letter",

A Licenced Carrier under the Telecommunications Act 1997- (signed documentation from a Registered Professional Engineer Queensland -electrical engineer.)

18.0 ASSET MANAGEMENT

18.1 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.

18.2 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.

18.3 '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).

19.0 ENVIRONMENTAL

19.1 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.

19.2 An Erosion Control and Stormwater Control Management Plan prepared and certified by suitably qualified person (Certified Professional in Erosion and Sediment Control or a Registered Professional Engineer of Queensland), with appropriate knowledge and experience in erosion and sediment control design and implementation, in accordance with the State Planning Policy 2017 and Capricorn Municipal Design Guidelines requirements, must be:

19.2.1 implemented, monitored, and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted, landscaped).

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

20.0 OPERATING PROCEDURES

20.1 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 Norman Road or McMillian Avenue.

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. General Environmental Duty

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

NOTE 3. General Safety of Public During Construction

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

NOTE 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the premises, Council's Environment and Public Health Unit should be consulted to determine whether any approvals are required. Such activities may include food business activities such as a commercial kitchen. Approval for such activities is required before 'fitout' and operation.

NOTE 5. Infrastructure Charges Notice

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

NOTE 6. 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.

NOTE 7. 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 8. Standard Terms Document for Easements

Easement documents for Council infrastructure must utilise Council's standard terms document - 718579623 to accompany the Survey Plan for endorsement by Council.

NOTE 9. Clearing within Road Reserve

Council approval must be obtained at Operational Works stage prior to the removal of or interference with street trees located on Council land including within Council road reserve. Unless stated in the conditions, this development permit does not constitute an approval for the removal of street trees.

Moved by: Councillor Latcham

Seconded by: Councillor Mathers

MOTION CARRIED

11.3 REQUEST FOR NEGOTIATED INFRASTRUCTURE CHARGES FOR DEVELOPMENT PERMIT B/1031-2025-PC FOR BUILDING WORKS FOR A SHED

File No: B/1031-2025-PC
Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Manager Planning & Regulatory Services
Damon Morrison - Acting General Manager Community Services
Author: Sophie Muggeridge - Planning Officer

SUMMARY

Development Application Number: B/1031-2025-PC
Applicant: The Shed Company Gladstone
Real Property Address: Lot 33 on SP182282
Common Property Address: 131-147 Park Street, Park Avenue
Area of Site: 12,500 square metres
Approval Sought: Negotiated Infrastructure Charges for a Development Permit for Building Works for a Shed

COUNCIL RECOMMENDATION

THAT in relation to the representations for a Negotiated Infrastructure Charges Notice for a Development Permit for Building Works for a Shed, made by The Shed Company Gladstone, located at 131-147 Park Street, Park Avenue, described as Lot 33 on SP182282, Council resolves to retain Infrastructure Charges Notice of \$24,943.00.

BACKGROUND

On 15 August 2025, Council received an approved Development Permit for Building Works for a Shed located at 131-147 Park Street, Park Avenue. The proposed shed has a total gross floor area (GFA) of 240 square metres and is for the purpose of storing emergency vehicles and equipment.

On 22 August 2025, Council issued an Infrastructure Charges Notice for the amount of \$24,943.00 as per the Charges Resolution No. 1 of 2022 for a Place of Assembly use.

On 15 September 2025, Council received negotiated representations by The Salvation Army seeking the original infrastructure charge be removed in its entirety and a nil charge imposed.

PROPOSAL

As part of the approval, Council levied a charge of \$24,943.00 and issued an Infrastructure Charges Notice based on the Charges Resolution No. 1 of 2022 and in accordance with section 120 of the *Planning Act 2016*.

The applicant has subsequently made representations in accordance with section 125 of the *Planning Act 2016* and has requested a Negotiated Infrastructure Charges Notice be issued reflecting a nil charge. The reason for the request is that the charge of \$24,943.00 is a substantial amount for a community group and will impact the financial ability of The Salvation Army to deliver the project, which in turn will impact on how The Salvation Army assists the community in emergency events.

The specific emergency service vehicles and equipment which are intended to be housed in the proposed shed are:

- Regional catering truck;
- Rockhampton based catering trailer;
- Regional mobile cool rooms x 2;
- Regional resupply trailer;
- Regional 4wd;
- Variety of equipment (including catering and generators); and
- Store for other items for volunteers.

Moved by: **Councillor Mathers**

Seconded by: **Councillor Latcham**

MOTION LOST

Councillors Williams, Taylor, Wickerson, Rutherford, Oram and Hilse voted against the motion.

COUNCIL RESOLUTION

THAT in relation to the representations for a Negotiated Infrastructure Charges Notice for a Development Permit for Building Works for a Shed, made by The Shed Company Gladstone, located at 131-147 Park Street, Park Avenue, described as Lot 33 on SP182282, Council resolves to charge 50% of the previously issued Infrastructure Charges Notice.

Moved by: **Mayor Williams**

Seconded by: **Councillor Taylor**

MOTION CARRIED UNANIMOUSLY

11.4 TENDER CONSIDERATION PLAN FOR ROCKHAMPTON RIVER FESTIVAL 2026

File No: 6097
Authorising Officer: Amanda Hinton - Acting Tourism and Events Manager
Angus Russell - General Manager Advance Rockhampton
Author: Tanya Wooley - Acting Events Coordinator

SUMMARY

This report provides the Tender Consideration Plan outlining the procurement process that will be utilised for the coordination of Rockhampton River Festival for 2026.

COUNCIL RESOLUTION

THAT pursuant to s230 of the *Local Government Regulation 2012*, Council receives this report for the preparation and adoption of the Tender Consideration Plan for the 2026 Rockhampton River Festival.

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

11.5 TENDER CONSIDERATION PLAN FOR CAPRICON 2026

File No: 6097
Authorising Officer: Amanda Hinton - Acting Tourism and Events Manager
Angus Russell - General Manager Advance Rockhampton
Author: Tanya Wooley - Acting Events Coordinator

SUMMARY

This report provides the Tender Consideration Plan outlining the procurement process that will be utilised for the coordination of CapriCon Pop Culture Convention for 2026.

COUNCIL RESOLUTION

THAT pursuant to s230 of the *Local Government Regulation 2012*, Council receives this report for the preparation and adoption of the Tender Consideration Plan for CapriCon 2026.

Moved by: Mayor Williams
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

11.6 REGIONAL ARTS DEVELOPMENT FUND 2025/26 ROUND ONE FUNDING**File No: 8944****Authorising Officer: John Webb - Manager Communities and Culture
Damon Morrison - Acting General Manager Community Services****Author: Mark Millett - Manager Communities and Culture****SUMMARY**

Applications received for Round One of the 2025-2026 Regional Arts Development Fund (RADF) have been assessed by the RADF committee and one application is recommended for funding.

COUNCIL RESOLUTION

THAT Council endorses the application listed below for funding from Round One of the 2025-26 Regional Arts Development fund:

Applicant	Grant Type and Amount Requested	Details of Grant	Grant amount
Oliver Skrzypczynski	Development Grant \$3555	For Oliver to Further develop his Physical Theatre skills by attending Zen Zen Zo's 'Stomping Ground' physical theatre workshop	\$3,005

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

Councillors Latcham, Hilse and Mathers recorded their vote against the motion.

11.7 ROCKHAMPTON MUSEUM OF ART PATRON

File No: 1211
Authorising Officer: John Webb - Manager Communities and Culture
Author: Jonathan McBurnie - Museum of Art Director

SUMMARY

Rockhampton Museum of Art (RMOA) Philanthropy would like to recognise Mr Philip Bacon AO as a Patron of RMOA for his substantial and ongoing support of the gallery.

COUNCIL RESOLUTION

THAT the matter lay on the table pending additional information to be provided at the next Council meeting on 12 November 2025.

Moved by: Councillor Rutherford
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

11.8 COMMUNITY ASSISTANCE PROGRAM - MULTI - YEAR FUNDING AGREEMENTS**File No: 12535****Authorising Officer: Damon Morrison - Acting General Manager Community Services****Author: Kerri Dorman - Supervisor Community Services Directorate****SUMMARY**

This report seeks Council approval to enter into multi-year funding agreements under Council's Community Assistance Program for the following recurrent annual events held within the region.

COUNCIL RESOLUTION

THAT Council endorse sponsorship for the following events under the Community Assistance Program Multi-Year Event Scheme for the 2025/26 and 2026/27 financial years:

Event	Annual Funding Amount (including in-kind)
Rockhampton Eisteddfod	\$20,000
Mount Morgan "Golden Mount Festival"	\$15,000
Ridgeland's Show	\$10,000
Rockhampton Dance Festival	\$15,000
Central Queensland Motor Sport Club – Gold Rush Sprint	\$10,000
TOTAL	\$70,000

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

11.9 DELIVERY PARTNER GUARANTEE DEED LOCAL GOVERNMENT WITH DEPARTMENT OF SPORT, RACING AND OLYMPIC AND PARALYMPIC GAMES

File No: 4932

Authorising Officer: Damon Morrison - Acting General Manager Community Services
Peter Kofod - Acting Chief Executive Officer

Author: Steven Ellis - Coordinator Community Master Planning
Justin Bulwinkel - Sports and Active Communities Coordinator
Shannon Jennings - Coordinator Legal & Governance

SUMMARY

Council is requested to consider entering into a Delivery Partner Guarantee Deed with the State of Queensland (through the Department of Sport, Racing and Olympic and Paralympic Games) to outline Council's commitment and support for Council's role as a Host Venue for the Brisbane 2032 Olympic and Paralympic Games.

15 CLOSED SESSION**COUNCIL RESOLUTION****9:40AM**

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

11.9 Deliver Partner Guarantee Deed Local Government with Department of Sport, Racing and Olympic and Paralympic Games

In accordance with section 254J(3)(i) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

Moved by: Councillor Mathers

Seconded by: Councillor Oram

MOTION CARRIED

COUNCIL RESOLUTION**9:50AM**

THAT pursuant to s5.12 *Council Meeting Procedures* the meeting moves out of Closed Session and be opened to the public.

Moved by: Councillor Taylor

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

11 OFFICERS' REPORTS

11.9 DELIVERY PARTNER GUARANTEE DEED LOCAL GOVERNMENT WITH DEPARTMENT OF SPORT, RACING AND OLYMPIC AND PARALYMPIC GAMES

File No: 4932

Authorising Officer: Damon Morrison - Acting General Manager Community Services
Peter Kofod - Acting Chief Executive Officer

Author: Steven Ellis - Coordinator Community Master Planning
Justin Bulwinkel - Sports and Active Communities Coordinator
Shannon Jennings - Coordinator Legal & Governance

SUMMARY

Council is requested to consider entering into a Delivery Partner Guarantee Deed with the State of Queensland (through the Department of Sport, Racing and Olympic and Paralympic Games) to outline Council's commitment and support for Council's role as a Host Venue for the Brisbane 2032 Olympic and Paralympic Games.

COUNCIL RESOLUTION

THAT Council:

1. Approves and endorses entering into the Delivery Partner Guarantee Deed between Rockhampton Regional Council and the State of Queensland (through the Department of Sport, Racing and Olympic and Paralympic Games) for the 2032 Olympic and Paralympic Games outlining Council's commitment and support towards the planning and delivery of the Olympic and Paralympic Games;
2. Delegates, pursuant to section 257(1) of the *Local Government Act 2009*, to the Chief Executive Officer, the power to exercise the powers of Council to negotiate, execute and manage the Delivery Partner Guarantee Deed and any related venue agreements on Council's behalf; and
3. Authorises the Chief Executive Officer to execute the final Delivery Partner Guarantee Deed on behalf of Council.

Moved by: Mayor Williams

Seconded by: Councillor Oram

MOTION CARRIED UNANIMOUSLY

11.10 PROPOSED SCHEDULE OF MEETINGS - JANUARY TO DECEMBER 2026

File No: 1460
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Chief Executive Officer presenting the proposed Schedule of Council Meetings for the period January to December 2026.

COUNCIL RESOLUTION

THAT the Meeting Schedule for the period January to December 2026, as attached to the report, be adopted.

Moved by: Mayor Williams
Seconded by: Councillor Taylor
MOTION CARRIED

11.11 PROPOSED FEES AND CHARGES FOR LOCAL LAWS AND DAC 2025-2026

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

SUMMARY

The intention of this report is to submit minor amendments to Council's Fees and Charges Schedule for the 2025-2026 financial year.

COUNCIL RESOLUTION

THAT in accordance with the requirements of the *Local Government Act 2009*, Council adopts the amendments to the Fees and Charges schedule for the 2025-2026 financial year.

Moved by: Councillor Oram
Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

**11.12 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED
30 SEPTEMBER 2025****File No:** 8148**Authorising Officer:** Marnie Taylor - General Manager Organisational
Services**Author:** Tisin Simon - Manager Finance

SUMMARY

The General Manager Organisational Services/Chief Financial Officer presenting the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 September 2025.

COUNCIL RESOLUTION

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 30 September 2025 be received.

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

11.13 FINAL MANAGEMENT REPORT FOR ROCKHAMPTON REGIONAL COUNCIL 2025

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

SUMMARY

Following the certification of the Financial Statements for the period ended 30 June 2025, the Final Management Report was received from the Queensland Audit Office (signed by HLB Mann Judd as delegate).

COUNCIL RESOLUTION

THAT the Final Management Report for the 2024/2025 financial audit of Rockhampton Regional Council be received.

Moved by: Councillor Mathers
Seconded by: Councillor Latcham
MOTION CARRIED UNANIMOUSLY

**11.14 WHOLE OF COUNCIL CORPORATE PERFORMANCE REPORT FOR PERIOD
ENDING 30 SEPTEMBER 2025****File No: 1392****Authorising Officer: Peter Kofod - Acting Chief Executive Officer****Author: Travis Pegrem - Acting General Manager Workforce and
Governance**

SUMMARY

Acting General Manager Workforce and Governance presenting the Whole of Council Corporate Performance Report for period ending 30 September 2025 for Councillor's information.

COUNCIL RESOLUTION

THAT the Whole of Council Corporate Performance Report for period ending 30 September 2025 be 'received'.

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

11.15 GRACEMERE JUNIOR RUGBY LEAGUE INC - CONSOLIDATED LEASING FEE REQUEST**File No: 8747****Authorising Officer: Damon Morrison - Acting General Manager Community Services****Author: Justin Bulwinkel - Sports and Active Communities Coordinator**

SUMMARY

This report seeks Council's endorsement to establish a consolidated leasing structure for Gracemere Junior Rugby League Inc. (GJRL), following the previously approved lease extension and infrastructure charge waiver. The proposed structure aligns with Council's existing leasing formats across similar facilities and aims to provide a more financially sustainable agreement for the Club, supporting its long-term engagement with Cedric Archer Park and delivery of its endorsed Masterplan.

COUNCIL RESOLUTION**THAT:**

1. The total fee payable for the Trustee Lease to the Gracemere Junior Rugby League Inc for the agreed areas at Cedric Archer Park will be in accordance with Council's adopted fee for 'Council owned multipurpose building (use)' under Council's adopted Fees and Charges (being \$2,373.00 per annum for the 2025-26 financial year); and
2. Council waives any additional Fees and Charges for the additional area to be included in the Trustee Lease for the land only for the term of the Trustee Lease.

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

13 NOTICES OF MOTION

Nil

14 QUESTIONS ON NOTICE

Nil

15 URGENT BUSINESS\QUESTIONS

Nil

16 CLOSURE OF MEETING

There being no further business the meeting closed at 10:09am.

SIGNATURE

CHAIRPERSON

DATE