



# **ORDINARY MEETING**

## **MINUTES**

**22 AUGUST 2017**

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**REPORT OF THE ORDINARY MEETING  
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON  
ON TUESDAY, 22 AUGUST 2017 COMMENCING AT 9.02AM**

## **1 OPENING**

## **2 PRESENT**

Members Present:

Acting Mayor, Councillor C R Rutherford (Chairperson)  
Councillor C E Smith  
Councillor M D Wickerson  
Councillor A P Williams  
Councillor R A Swadling  
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer  
Mr R Cheesman – Deputy Chief Executive Officer  
Mr P Kofod – General Manager Regional Services  
Mr C Ireland – Acting General Manager Regional Development and Aviation  
Ms A Cutler – Chief Financial Officer  
Mr S Gatt – Manager Planning and Regulatory Services  
Mr P Owens – Manager Arts and Heritage  
Mr D Morrison – Executive Coordinator to the Mayor  
Ms P Fry – Regional Development Advisor  
Ms T Fitzgibbon – Coordinator Development Assessment  
Mr J McCaul – Coordinator Development Engineering  
Ms A O'Mara – Senior Planning Officer  
Mr B Koelmeyer – Planning Officer  
Mr J Trevett-Lyall – Planning Officer  
Mr M Mansfield – Supervisor Media and Engagement  
Ms E Brodel – Media Officer  
Ms L Leeder – Senior Governance Support Officer

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

Leave of Absence for the meeting was previously granted to Councillor Margaret Strelow.

Councillor Stephen Schwarten tendered his apology and was not in attendance.

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

### **COUNCIL RESOLUTION**

THAT the minutes of the Ordinary Meeting held on 8 August 2017 be taken as read and adopted as a correct record.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

**5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

## 6 BUSINESS OUTSTANDING

### COUNCIL RESOLUTION

THAT the matter layed on the table at the Council Meeting on 8 August 2017, Notice of Motion – Councillor Tony Williams – Master Planning an Integrated Sport and Recreation Precinct – The Common, be lifted from the table to be dealt with.

**Moved by:** Councillor Williams

**Seconded by:** Councillor Swadling

**MOTION CARRIED**

### 6.1 NOTICE OF MOTION - COUNCILLOR TONY WILLIAMS - MASTER PLANNING AN INTEGRATED SPORT AND RECREATION PRECINCT - THE COMMON

**File No:** 8246

**Responsible Officer:** Evan Pardon – Chief Executive Officer

### COUNCIL RESOLUTION

THAT Council provides \$200,000 funding in the upcoming revised budget to support Master Planning an Integrated Sport and Recreation Precinct – The Common.

Moved by: Councillor Williams

Seconded by: Councillor Swadling

### AMENDMENT TO THE MOTION

THAT Council provides \$200,000 funding in the upcoming revised budget to support Master Planning an Integrated Sport and Recreation Precinct – The Common, and no action with The Common master plan until adoption of SPARC.

Moved by: Councillor Smith

Seconded by: Councillor Fisher

**The amended motion now becomes the motion.**

### *Suspension of Standing Orders*

### COUNCIL RESOLUTION

**9:11AM**

That pursuant to s34(1)(j) and s43(1) Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be suspended to allow adequate time for informal discussion on Item 6.1 – Notice of Motion Councillor Tony Williams – Master Planning an Integrated Sport and Recreation Precinct – The Common, prior to entering into formal debate.

**Moved by:** Councillor Rutherford

**Seconded by:** Councillor Williams

**MOTION CARRIED**

***Resumption of Standing Orders*****COUNCIL RESOLUTION****9:17AM**

That pursuant to s34(1)(j) and s43(3) Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be resumed.

**Moved by: Councillor Rutherford****Seconded by: Councillor Williams****MOTION CARRIED****COUNCIL RESOLUTION**

THAT Council provides \$200,000 funding in the upcoming revised budget to support Master Planning an Integrated Sport and Recreation Precinct – The Common, and no action with The Common master plan until the adoption of SPARC.

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

**7 PUBLIC FORUMS/DEPUTATIONS**

Nil

**8 PRESENTATION OF PETITIONS**

Nil

## **9 COMMITTEE REPORTS**

### **9.1 PLANNING AND REGULATORY COMMITTEE MEETING - 15 AUGUST 2017**

#### **COUNCIL RESOLUTION**

THAT the Minutes of the Planning and Regulatory Committee meeting, held on 15 August 2017 as circulated, be received and that the recommendations contained within these minutes be adopted, excluding Item 9.1.4 – D/30-2017 – Development Application for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

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

**Recommendation of the Planning and Regulatory Committee, 15 August 2017****9.1.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE**

**File No:** 10097  
**Attachments:** 1. Business Outstanding Table  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Evan Pardon - Chief Executive Officer

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**SUMMARY**

*The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Planning and Regulatory Committee is presented for Councillors' information.*

**COMMITTEE RECOMMENDATION**

THAT the Business Outstanding Table for the Planning and Regulatory Committee be received.

**Recommendation of the Planning and Regulatory Committee, 15 August 2017****9.1.2 D/30-2017 - DEPUTATION REPORT FOR A DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION, FOOD AND DRINK OUTLET AND SHOPS**

**File No:** D/30-2017  
**Attachments:** Nil  
**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services  
**Author:** Amanda O'Mara - Senior Planning Officer

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**SUMMARY**

*Council is in receipt of a Development Application for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops, made by Ravcorp Developments Pty Ltd ATF Bluewater Property Trust c/ Adams + Sparkes Town Planning, on land described as Lot 2 on RP619938, Parish of Murchison, located at 353 Moores Creek Road, Norman Gardens.*

*The application is to be presented to the Planning and Regulatory Committee meeting on 15 August 2017.*

*Ravi Setu from Bluewater Property Trust (Applicant) has requested the opportunity to have a deputation with the Council at the Planning and Regulatory Committee meeting to provide further information regarding the proposed development.*

**COMMITTEE RECOMMENDATION**

THAT the deputation by Ravi Setu be 'received'.

**Recommendation of the Planning and Regulatory Committee, 15 August 2017****9.1.3 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR JULY 2017****File No: 1464****Attachments:**

1. Monthly Operations Report for July 2017
2. Traffic Light Report for July 2017

**Authorising Officer: Michael Rowe - General Manager Community Services****Author: Steven Gatt - Manager Planning & Regulatory Services**

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**SUMMARY**

*The Monthly Operations Report for Planning and Regulatory Services Section for July 2017 is presented for Councillor's information.*

**COMMITTEE RECOMMENDATION**

THAT the Planning and Regulatory Services Monthly Operations Report for July 2017 be 'received'.

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**Recommendation of the Planning and Regulatory Committee, 15 August 2017**
**9.1.4 D/30-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION, FOOD AND DRINK OUTLET AND SHOPS**

**File No:** D/30-2017

**Attachments:**

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

**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services

**Author:** Amanda O'Mara - Senior Planning Officer

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**SUMMARY**

*Development Application Number:* D/30-2017

*Applicant:* Ravcorp Developments Pty Ltd ATF Bluewater Property Trust c/ Adams + Sparkes Town Planning

*Real Property Address:* Lot 2 on RP619938, Parish of Murchison

*Common Property Address:* 353 Moores Creek Road, Norman Gardens

*Area of Site:* 3,758 square metres

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zone:* Low Density Residential Zone

*Planning Scheme Overlays:* Steep Land Overlay

*Existing Development:* Vacant Land

*Existing Approvals:* Nil

*Approval Sought:* Development Permit for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops

*Level of Assessment:* Impact Assessable

*Submissions:* Sixty-one (61) Submissions

*Referral Agency(s):* NIL

*Infrastructure Charges Area:* Charge Area 1

*Application Progress:*

<i>Application Lodged:</i>	16 March 2017
<i>Acknowledgment Notice issued:</i>	20 March 2017
<i>Request for Further Information sent:</i>	30 March 2017
<i>Request for Further Information responded to:</i>	26 April 2017
<i>Submission period commenced:</i>	4 May 2017

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<i>Submission period end:</i>	<i>26 May 2017</i>
<i>Council request for additional time:</i>	<i>26 June 2017</i>
<i>Last receipt of information from applicant:</i>	<i>12 July 2017</i>
<i>Statutory due determination date:</i>	<i>11 August 2017</i>

**COUNCIL RESOLUTION****9:25AM**

That the meeting be adjourned until 10:00am.

**Moved by:** Councillor Rutherford

**Seconded by:** Councillor Smith

**MOTION CARRIED**

10:00AM The meeting resumed

Members Present:

Acting Mayor, Councillor C R Rutherford (Chairperson)

Councillor C E Smith

Councillor M D Wickerson

Councillor A P Williams

Councillor R A Swadling

Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer

Mr R Cheesman – Deputy Chief Executive Officer

Mr P Kofod – General Manager Regional Services

Mr C Ireland – Acting General Manager Regional Development and Aviation

Ms A Cutler – Chief Financial Officer

Mr S Gatt – Manager Planning and Regulatory Services

Mr P Owens – Manager Arts and Heritage

Mr D Morrison – Executive Coordinator to the Mayor

Ms P Fry – Regional Development Advisor

Ms T Fitzgibbon – Coordinator Development Assessment

Mr J McCaul – Coordinator Development Engineering

Ms A O'Mara – Senior Planning Officer

Mr M Mansfield – Supervisor Media and Engagement

Mr T Degotardi – Marketing Officer

Ms E Brodel – Media Officer

Ms L Leeder – Senior Governance Support Officer

**COUNCIL RESOLUTION****10:00AM**

That Item 9.1.4 - D/30-2017 - Development Application for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops, be moved to later in the agenda after Item 11.9 – Stronger Communities Programme.

**Moved by:** Councillor Rutherford

**Seconded by:** Councillor Smith

**MOTION CARRIED**

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**Recommendation of the Planning and Regulatory Committee, 15 August 2017**
**9.1.5 D/48-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A COMMUNITY USE**

**File No:** D/48-2017

**Attachments:**

1. Locality Plan
2. Site Plan, [Concept Site Master Plan /1194-1 CON01]
3. Floor Plan, [Concept Site Master Plan /1194-1 CON02]

**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services

**Author:** Bevan Koelmeyer - Planning Officer

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**SUMMARY**

*Development Application Number:* D/48-2017

*Applicant:* Bauhinia Architects Pty Ltd

*Real Property Address:* Lot 12 on SP227126, Parish of Rockhampton

*Common Property Address:* 13 Cavell Street, Wandal

*Area of Site:* 2,558 square metres

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zone:* Low Density Residential zone

*Planning Scheme Overlays:* Nil Applicable

*Existing Development:* Office of Not for Profit Organisation (Home Support Association Inc.) with an ancillary community garden

*Existing Approvals:* D-R/2009-949: Development Permit for a Material Change of Use for a Community Facility (Community Garden) and an Educational Establishment

*Approval Sought:* Development Permit for a Material Change of Use for a Community Use

*Level of Assessment:* Impact

*Submissions:* Nil

*Referral Agency(s):* Department of Infrastructure, Local Government and Planning

*Infrastructure Charges Area:* Charge Area 1

*Application Progress:*

<i>Application Lodged:</i>	28 April 2017
<i>Acknowledgment Notice issued:</i>	15 May 2017

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<i>Request for Further Information sent:</i>	<i>Not Applicable</i>
<i>Request for Further Information responded to:</i>	<i>Not Applicable</i>
<i>Submission period commenced:</i>	<i>12 June 2017</i>
<i>Submission period end:</i>	<i>3 July 2017</i>
<i>Council request for additional time:</i>	<i>26 July 2017</i>
<i>Government Agency request for additional time:</i>	<i>Not Applicable</i>
<i>Government Agency Response:</i>	<i>26 June 2017</i>
<i>Last receipt of information from applicant:</i>	<i>4 July 2017</i>
<i>Statutory due determination date:</i>	<i>29 August 2017</i>

## COMMITTEE RECOMMENDATION

### **RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Community Use, made by Bauhinia Architects Pty Ltd on behalf of Home Support Association Inc., located at 13 Cavell Street, Wandal, described as Lot 12 on SP227126, Parish of Rockhampton, Council resolves to Approve the application subject to the following conditions:

#### 1.0 ADMINISTRATION

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

- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

## 2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan No / Rev</u>	<u>Dated</u>
Concept Site Master Plan	1194-1 CON01 / P3	13 March 2017
Concept Proposed Floor Plan	1194-1 CON02 / P3	13 March 2017
Engineering Infrastructure Report	17-000629 / Issue A	April 2017

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

## 3.0 PARKING WORKS

- 3.1 All 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"*.
- 3.2 The existing two parking bays located towards the southern side of the concrete carpark off Haig Street must be relocated to the northern side to align with the existing aisle. Chevron must be provided on the bay closest to the existing gate with a removable bollard in accordance with *Australian Standard AS2890 "Parking facilities"* requirements.
- 3.3 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 3.4 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 3.5 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

## 4.0 PLUMBING AND DRAINAGE WORKS

- 4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2002*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 4.2 The development must be connected to Council's reticulated sewerage and water networks.

- 4.3 The existing sewerage and water connection point(s) must be retained, and upgraded if necessary, to service the development.
- 4.4 Adequate domestic and fire-fighting protection must be provided to the development, and must be certified by a hydraulic engineer or other suitably qualified person.
- 4.5 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 4.6 Alteration, disconnection or relocation of internal plumbing and sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2002* and Council's Plumbing and Drainage Policies.
- 4.7 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.
- 5.0 STORMWATER WORKS
- 5.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 5.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 5.3 All stormwater 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.
- 5.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 6.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 6.1 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines* and sound engineering.
- 6.2 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 7.0 SITE WORKS
- 7.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 7.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 7.3 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes to Council's satisfaction, or in accordance with the approved landscaping plan; or
  - (ii) removed for disposal at a location approved by Council,
- within sixty (60) days of clearing. Any vegetation removed must not be burnt.

## 8.0 BUILDING WORKS

- 8.1 All building works must be undertaken in accordance with *Queensland Development Code, Mandatory Part 1.4 "Building over or near relevant infrastructure."*
- 8.2 Impervious paved waste storage area/s must be provided in accordance with the *Environmental Protection Regulation 2008* and must be:
- 8.2.1 designed and located so as not to cause a nuisance to neighbouring properties;
  - 8.2.2 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;
  - 8.2.3 should the residential-type bins not be adequate for the development; commercial-type bins are required and must be serviced by a commercial contractor;
  - 8.2.4 of a sufficient size to accommodate bins and clearances around the bins for manoeuvring and cleaning;
  - 8.2.5 setback a minimum of two (2) metres from any road frontage; and
  - 8.2.6 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 2002*.

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.

## 9.0 ELECTRICITY

- 9.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 9.2 Evidence that the development is provided with electricity services from the relevant service provider must be provided to Council, prior to the commencement of the use.

## 10.0 TELECOMMUNICATIONS

- 10.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 10.2 Evidence that the development is provided with telecommunications services from the relevant service provider must be provided to Council, prior to the commencement of the use.

Note: The *Telecommunications Act 1997* (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

Note: For telecommunications services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra or a "Notice of Practical Completion" where such services are provided by the NBN.

## 11.0 ASSET MANAGEMENT

- 11.1 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.
- 11.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in

association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

## 12.0 ENVIRONMENTAL

12.1 An Erosion Control and Stormwater Control Management Plan in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

## 13.0 ENVIRONMENTAL HEALTH

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

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

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

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

## 14.0 OPERATING PROCEDURES

14.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Haig Street or Cavell Street.

14.2 The hours of operations for the development site must be limited to:

- (i) 0830 hours to 1630 hours on Monday to Saturday,  
with no operations on Sundays or Public Holidays.

## ADVISORY NOTES

### NOTE 1. Aboriginal Cultural Heritage

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

### NOTE 2. Asbestos Removal

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

### NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash,

fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4. Licensable Activities

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

NOTE 5. General Safety Of Public During Construction

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

NOTE 6. Infrastructure Charges Notice

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

**RECOMMENDATION B**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Community Use, made by Bauhinia Architects Pty Ltd on behalf of Home Support Association Inc., Parish of Rockhampton, located at 13 Cavell Street, Wandal at Lot 12 on SP227126, Council resolves to issue an Infrastructure Charges Notice for the amount of \$15,062.00.

**Recommendation of the Planning and Regulatory Committee, 15 August 2017****9.1.6 COMMITTEE REPORT DELEGATIONS - JULY 2017**

**File No:** 7028  
**Attachments:** Nil  
**Authorising Officer:** Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services  
**Author:** Tarnya Fitzgibbon - Coordinator Development Assessment

---

**SUMMARY**

*This report outlines the development applications received in July 2017 and whether they will be decided under delegation or decided by Council.*

**COMMITTEE RECOMMENDATION**

THAT the Committee Report Delegations – July 2017 be received.

**Recommendation of the Planning and Regulatory Committee, 15 August 2017****9.1.7 DEVELOPMENT IMPACTS ON COUNCIL'S HUNTER STREET PROPERTY**

**File No:** D579-2013  
**Attachments:** 1. Location Plan  
**Authorising Officer:** Martin Crow - Manager Engineering Services  
Peter Kofod - General Manager Regional Services  
**Author:** Jamie McCaul - Coordinator Development Engineering

---

**SUMMARY**

*Council Officers have undertaken an assessment of revised flood modelling undertaken for an earthworks development application on Hunter Street which may impact on a Council owned property.*

*The impact on Council's property has been reduced based on a reduced fill platform.*

**COMMITTEE RECOMMENDATION**

THAT Council as the property owner of 45 Hunter Street and as the road authority in control of Hunter Street consider the flood impacts identified in the operational works application for the filling of land (D/579-2013) are acceptable and support the approval of the development application with a reduced fill platform.

**9.2 INFRASTRUCTURE COMMITTEE MEETING - 15 AUGUST 2017****COUNCIL RESOLUTION**

THAT the Minutes of the Infrastructure Committee meeting, held on 15 August 2017 as circulated, be received and that the recommendations contained within these minutes be adopted.

**Moved by: Councillor Williams**

**Seconded by: Councillor Smith**

**MOTION CARRIED**

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

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.1 BUSINESS OUTSTANDING TABLE FOR INFRASTRUCTURE COMMITTEE**

**File No:** 10097  
**Attachments:** 1. Business Outstanding Table  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Evan Pardon - Chief Executive Officer

---

**SUMMARY**

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Infrastructure Committee is presented for Councillors' information.

**COMMITTEE RECOMMENDATION**

THAT the Business Outstanding Table for the Infrastructure Committee be received.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.2 ARROW BOWEN PIPELINE PROJECT**

**File No:** 2083

**Attachments:** 1. PPL Amendment Application  
2. P&S Committee Report

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

**Author:** Martin Crow - Manager Engineering Services

---

**SUMMARY**

*Council Officers had been in discussions with Arrow Energy in relation to the road impacts of the proposed Arrow Bowen Pipeline Project. Discussions have not progressed since December 2015.*

**COMMITTEE RECOMMENDATION**

THAT the Arrow Bowen Pipeline Project report be received.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.3 ENGINEERING SERVICES MONTHLY OPERATIONS REPORT – AUGUST 2017**

**File No:** 7028  
**Attachments:** 1. Monthly Operations Report - Engineering Services - July 2017  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Martin Crow - Manager Engineering Services

---

**SUMMARY**

*This report outlines Engineering Services Monthly Operations Report for the period to the end of July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the Engineering Services Monthly Operations Report for August 2017 report be received.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.4 CIVIL OPERATIONS MONTHLY OPERATIONS REPORT - AUGUST 2017**

**File No:** 7028

**Attachments:**

1. **Civil Operations Monthly Operations Report - August 2017**
2. **Works Program - August - September 2017**

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

**Author:** David Bremert - Manager Civil Operations

---

**SUMMARY**

*This report outlines Civil Operations Monthly Operations Report 31 July 2017 (attachment 1), and also Works Program of planned projects for the months August - September 2017.*

**COMMITTEE RECOMMENDATION**

THAT the Civil Operations Monthly Operations Report for August 2017 be received.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.5 GLADSTONE PORT CORPORATE UPDATE REQUEST****File No: 4165****Responsible Officer: Peter Kofod – General Manager Regional Services**

---

**SUMMARY**

*Rockhampton Regional Council request that Gladstone Port Corporation attend Council to update Councillors on a range of issues and strategic plan.*

**COMMITTEE RECOMMENDATION**

THAT Council invites the Gladstone Port Corporation to address Council on a range of issues and strategic plan.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.6 POTENTIAL PURCHASE OF LOT 481 SOMERSET ROAD GRACEMERE**

<b>File No:</b>	<b>12129</b>
<b>Attachments:</b>	<b>1. Gracemere Industrial Area East. Road reserve and water easement.</b>
<b>Authorising Officer:</b>	<b>Martin Crow - Manager Engineering Services Peter Kofod - General Manager Regional Services</b>
<b>Author:</b>	<b>Stuart Harvey - Coordinator Strategic Infrastructure Angus Russell - Senior Executive Strategic Projects</b>

---

**SUMMARY**

*This report discusses potential options to progress acquisition of this site and recommends a preferred option.*

**COMMITTEE RECOMMENDATION**

THAT Council authorise the Chief Executive Officer to negotiate and complete the acquisition of this land or part thereof up to the value identified, subject to revised budget adoption.

**Recommendation of the Infrastructure Committee, 15 August 2017****9.2.7 CBD CAR PARKING**

**File No:** 5252  
**Attachments:** 1. Site Identification and Assessment  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Angus Russell - Senior Executive Strategic Projects

---

**SUMMARY**

*The report recommends a number of actions in relation to CBD car parking.*

**COMMITTEE RECOMMENDATION**

THAT the actions identified in Recommendation 1 be endorsed, subject to the upcoming budget review and that Council have a mini workshop discussing other possibilities.

**9.3 AIRPORT, WATER AND WASTE COMMITTEE MEETING - 15 AUGUST 2017****COUNCIL RESOLUTION**

THAT the Minutes of the Airport, Water and Waste Committee meeting, held on 15 August 2017 as circulated, be received and that the recommendations contained within these minutes be adopted.

**Moved by:** Councillor Fisher  
**Seconded by:** Councillor Swadling

**MOTION CARRIED**

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

**Recommendation of the Airport, Water and Waste Committee, 15 August 2017****9.3.1 ROCKHAMPTON AIRPORT - MONTHLY OPERATIONS REPORT - PERIOD ENDING JULY 2017**

**File No:** 7927

**Attachments:** 1. Rockhampton Airport July 2017 Monthly Operations Report

**Authorising Officer:** Scott Waters - General Manager Regional Development and Aviation

**Author:** Tracey Baxter - Acting Manager Airport

---

**SUMMARY**

*The monthly operations and annual performance plan report for the Rockhampton Airport for July 2017 is presented for Councillors information.*

**COMMITTEE RECOMMENDATION**

THAT the Rockhampton Airport Operations and Annual Performance Plan Report for July 2017 be 'received'.

**Recommendation of the Airport, Water and Waste Committee, 15 August 2017****9.3.2 ROCKHAMPTON REGIONAL WASTE AND RECYCLING MONTHLY OPERATIONS REPORT**

**File No:** 7927  
**Attachments:** 1. Rockhampton Regional Waste and Recycling Operational Report July 2017  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Craig Dunglison - Manager RRWR

---

**SUMMARY**

*The purpose of this report is to provide an overview of Rockhampton Regional Waste and Recycling (RRWR) Operations for the month of July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the RRWR Operations Report for the period July 2017 be received.

**Recommendation of the Airport, Water and Waste Committee, 15 August 2017****9.3.3 FRW MONTHLY OPERATIONS REPORT - JULY 2017**

**File No:** 1466  
**Attachments:** 1. FRW Monthly Operations Report - July 2017  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Jason Plumb - Manager Fitzroy River Water

---

**SUMMARY**

*This report details Fitzroy River Water's financial position and other operational matters for the Council's information as at 31 July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the FRW Monthly Operations Report for July 2017 be received.

**Recommendation of the Airport, Water and Waste Committee, 15 August 2017****9.3.4 SCADA UPGRADE AT FITZROY RIVER WATER FOR IMPROVED SECURITY AND FUNCTIONALITY**

**File No:** 1466

**Attachments:**

1. Security of Critical Water Infrastructure - Queensland Audit Office June 2017
2. FRW SCADA Risk Assessment Summary Report

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

**Author:** Jason Plumb - Manager Fitzroy River Water

---

**SUMMARY**

*Fitzroy River Water is currently completing the renewal and upgrading of the SCADA system that is used to monitor and control its many water and sewerage assets and associated operations. The new system will provide a safe and reliable solution to meet the needs of both FRW and the community. The project has assessed the risks posed by cyber-attacks and other threats to the security of water and sewerage infrastructure. and it is expected that the new SCADA system will provide a high level of cybersecurity and increased functionality for the management of important water and sewerage assets and related services.*

**COMMITTEE RECOMMENDATION**

THAT the information provided in this report be received and the importance of the SCADA system be noted.

**Recommendation of the Airport, Water and Waste Committee, 15 August 2017****9.3.5 SOLAR FARM AT THE GLENMORE WATER TREATMENT PLANT FOR SOCIAL, ENVIRONMENTAL AND ECONOMIC OUTCOMES**

**File No:** 1466  
**Attachments:** Nil  
**Authorising Officer:** Peter Kofod - General Manager Regional Services  
**Author:** Jason Plumb - Manager Fitzroy River Water

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**SUMMARY**

*Sources of renewable energy such as solar farms are increasingly being seen as the means by which private and public entities can secure cost-effective electricity supplies that provide clear environmental outcomes through the reduction in greenhouse gas emissions. Fitzroy River Water has identified that the Glenmore Water Treatment Plant is highly suited to the construction of a solar farm that has great potential to provide environmental, social and economic benefits for FRW and the community. This report provides information as to the details of this opportunity and seeks endorsement of a capital budget allocation towards completion of this project within the next couple of years.*

**COMMITTEE RECOMMENDATION**

THAT the development of a solar farm at the Glenmore Water Treatment Plant be considered for inclusion in the 2018/19 capital program.

**9.4 COMMUNITY SERVICES COMMITTEE MEETING - 16 AUGUST 2017****COUNCIL RESOLUTION**

THAT the Minutes of the Community Services Committee meeting, held on 16 August 2017 as circulated, be received and that the recommendations contained within these minutes be adopted.

**Moved by: Councillor Swadling**

**Seconded by: Councillor Fisher**

**MOTION CARRIED**

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

**Recommendation of the Community Services Committee, 16 August 2017****9.4.1 COMMUNITIES AND FACILITIES MONTHLY OPERATIONAL REPORT****File No:** 1464**Attachments:** 1. **Monthly Operations Report - Communities and Facilities****Authorising Officer:** Michael Rowe - General Manager Community Services**Author:** Cheryl Haughton - Manager Communities and Facilities

---

**SUMMARY**

*This report provides information on the activities of the Communities and Facilities section for July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the Monthly Operational Report on the activities of the Communities and Facilities section for July 2017 be received.

**Recommendation of the Community Services Committee, 16 August 2017****9.4.2 ARTS AND HERITAGE MONTHLY OPERATIONAL REPORT FOR JULY 2017**

**File No:** 1464  
**Attachments:** 1. Arts and Heritage Monthly Operational Report for July 2017  
**Authorising Officer:** Michael Rowe - General Manager Community Services  
**Author:** Peter Owens - Manager Arts and Heritage

---

**SUMMARY**

*The report provides information on the programs and activities of the Arts and Heritage section for July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the Arts and Heritage Monthly Operational Report for July 2017 be received.

---

**Recommendation of the Community Services Committee, 16 August 2017**
**9.4.3 REGIONAL ARTS DEVELOPMENT FUND 16/17 ROUND 4 FUNDING RECOMMENDATIONS**

**File No:** 8944  
**Attachments:** Nil  
**Authorising Officer:** Michael Rowe - General Manager Community Services  
**Author:** Peter Owens - Manager Arts and Heritage

---

**SUMMARY**

*Applications received for round four of the 2016/17 Regional Arts Development Fund have been assessed by the RADF Committee and one is recommended for funding.*

**COMMITTEE RECOMMENDATION**

THAT Council approves the following application for funding from the Regional Arts Development Fund:

<b>Applicant</b>	<b>Purpose of Grant</b>	<b>Grant Recommended</b>
Jodie Van de Wetering	Presenting a night of live radio plays with manual sound effects, with plays by known playwrights and locals, performed by a local cast.	\$2,226.00
	TOTAL	\$2,226.00

**9.5 PARKS, RECREATION AND SPORT COMMITTEE MEETING - 16 AUGUST 2017****COUNCIL RESOLUTION**

THAT the Minutes of the Parks, Recreation and Sport Committee meeting, held on 16 August 2017 as circulated, be received and that the recommendations contained within these minutes be adopted.

**Moved by:** Councillor Rutherford

**Seconded by:** Councillor Swadling

**MOTION CARRIED**

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

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.1 BUSINESS OUTSTANDING TABLE FOR PARKS, RECREATION AND SPORT COMMITTEE**

**File No:** 10097  
**Attachments:** 1. Business Outstanding Table  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Evan Pardon - Chief Executive Officer

---

**SUMMARY**

*The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Parks, Recreation and Sport Committee is presented for Councillors' information.*

**COMMITTEE RECOMMENDATION**

THAT the Business Outstanding Table for the Parks, Recreation and Sport Committee be received.

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.2 PARKS AND OPEN SPACE OPERATIONS REPORT - JULY 2017**

**File No:** 1464  
**Attachments:** 1. Parks Monthly Report July 2017  
**Authorising Officer:** Michael Rowe - General Manager Community Services  
**Author:** Blake Hunton - Manager Parks

---

**SUMMARY**

*This report provides information on the activities and services of Parks and Open Space Section for July 2017.*

**COMMITTEE RECOMMENDATION**

THAT the report on the activities and services of Parks and Open Space Section for July 2017 be received.

---

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.3 THE CATHEDRAL COLLEGE DEVELOPMENT OF KETTLE PARK**

<b>File No:</b>	<b>374</b>
<b>Attachments:</b>	<b>1. Plans for the development of Kettle Park</b>
<b>Authorising Officer:</b>	<b>Blake Hunton - Manager Parks Michael Rowe - General Manager Community Services</b>
<b>Author:</b>	<b>Sophia Czarkowski - Sports and Education Supervisor</b>
<b>Previous Items:</b>	<b>9.5.4 - The Cathedral College request for support for development of Kettle Park - Parks, Recreation and Sport Committee - 16 Nov 2016 12.30 pm</b>

---

**SUMMARY**

*On 16 November 2016 the Parks, Recreation and Sport Committee considered a request from The Cathedral College Rockhampton (TCC), trading as Roman Catholic Trust Corporation Diocese of Rockhampton. Council committed to provide in principle approval to enter into a tenure agreement for 20 years over Kettle Park, 12 Elizabeth Street, Allenstown (being Lot 450 R2665).*

**COMMITTEE RECOMMENDATION**

THAT this matter lay on the table pending further discussions.

---

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.4 APPLICATION FOR WORKS IN PARKS AND PUBLIC AREAS: ROTARY CLUB OF ROCKHAMPTON**

<b>File No:</b>	<b>11979</b>
<b>Attachments:</b>	<b>1. Report to Parks, Recreation and Sport Committee April 2017</b> <b>2. Standard Conditions</b> <b>3. Application: Rotary Club of Rockhampton</b> <b>4. Location Map</b>
<b>Authorising Officer:</b>	<b>Michael Rowe - General Manager Community Services</b>
<b>Author:</b>	<b>Vincent Morrice - Coordinator Park and Visitor Services</b>
<b>Previous Items:</b>	<b>9.3.5 - Works in Parks and Public Areas (including "Adopt a Park") - Parks, Recreation and Sport Committee - 19 Apr 2017 12.30 pm</b>

---

**SUMMARY**

*The Rotary Club of Rockhampton has lodged a Works in Parks and Public Areas Application Form nominating proposed works and other undertakings in Rigarlsford Park and Ollie Smith Park. Bill Crane Park is also mentioned as a "possible extension" to the proposal.*

**COMMITTEE RECOMMENDATION****THAT:**

- I. the Works in Parks and Public Areas Application Form submitted by the Rotary Club of Rockhampton not be approved as it is not consistent with the intended scope of activities; and
- II. Council Officers continue to work with the club to frame an application aligned with the scope and intent of typical "Adopt a Park" activities outlined in the April 2017 report to Council.

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.5 GRACEMERE CEMETERY - RESERVATION AND PRE-PURCHASE OF BURIAL PLOTS**

**File No:** 11979  
**Attachments:** 1. Staging Gracemere - Lawn Cemetery  
**Authorising Officer:** Michael Rowe - General Manager Community Services  
**Author:** Vincent Morrice - Coordinator Park and Visitor Services  
**Previous Items:** 9.5.3 - Cemeteries Policy: Supplementary Report - Parks, Recreation and Sport Committee - 15 Mar 2017 12.30 pm

---

**SUMMARY**

*Following the presentation of the "Cemeteries Policy: Supplementary Report" (March 2017) Council resolved that a further report be prepared in regard to the reservation of and pre-purchase of burial plots at Gracemere Cemetery. This report addresses that resolution.*

**COMMITTEE RECOMMENDATION**

THAT Council makes provision for the reservation and pre-sale of plots at Gracemere Cemetery including required changes to the Cemeteries Policy and schedule of fees and charges, and such amended Policy be returned to Council for consideration. This policy will apply to Gracemere Cemetery only due to space constraints in other cemeteries.

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.6 TRAINING AND ACTIVITIES AT SKATE PARKS****File No:** 1464**Responsible Officer:** Blake Hunton – Manager Parks

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**SUMMARY**

*Council is keen to see a bigger uptake and professional training for skaters in the Rockhampton Region.*

**COMMITTEE RECOMMENDATION**

THAT a report detailing a number of options that would see training and activities at our skate parks, including costings, be brought back to the table.

**Recommendation of the Parks, Recreation and Sport Committee, 16 August 2017****9.5.7 ADOPT-A-PARK WIDER ROLLOUT****File No: 11979****Responsible Officer: Vincent Morrice – Coordinator Parks and Visitor Services**

---

**SUMMARY**

*Council is keen to see Adopt-a-Park rolled out to a wider community and review previous schemes that have existed in Rockhampton.*

**COMMITTEE RECOMMENDATION**

THAT documents on previous schemes that may have operated in the Rockhampton Region be included in a review to inform the wider Adopt-a-Park rollout.

**10 COUNCILLOR/DELEGATE REPORTS**

Nil

## 11 OFFICERS' REPORTS

### 11.1 REGIONAL ARTS DEVELOPMENT FUND 2016-2017 CATEGORY ONE APPLICATION

**File No:** 8944  
**Attachments:** Nil  
**Authorising Officer:** Michael Rowe - General Manager Community Services  
**Author:** Peter Owens - Manager Arts and Heritage

#### SUMMARY

*The Regional Arts Development Fund has received an application for a project to undertake professional development under category one of the program. The application has been considered by the RADF Assessment Committee and is recommended for funding.*

#### COUNCIL RESOLUTION

THAT Council approves the following application for funding from the Regional Arts Development Fund:

Applicant	Purpose of Grant	Grant Recommended
Emma Ward	To attend the Sydney Contemporary - currently the largest, and only contemporary art fair held in Australia. It is the pinnacle of industry exposure and knowledge in the country to date.	\$1,500
	TOTAL	\$1,500

**Moved by:** Councillor Swadling

**Seconded by:** Councillor Smith

**MOTION CARRIED**

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**11.2 OPPORTUNITY TO APPLY FOR ADDITIONAL FUNDS - REGIONAL JOBS AND INVESTMENT PACKAGE - BOWEN BASIN - FRASER PARK REDEVELOPMENT PROJECT**

**File No:** 12534  
**Attachments:** Nil  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Ross Cheesman - Deputy Chief Executive Officer

---

**SUMMARY**

*An opportunity has arisen for Council to apply for additional funds under the Regional Jobs and Investment Package – Bowen Basin. Council support is being sought retrospectively for an additional application made under this package.*

**COUNCIL RESOLUTION**

THAT Fraser Park Redevelopment Project be submitted under the Regional Jobs and Investment Package – Bowen Basin as outlined in the body of the report.

**Moved by:** Councillor Fisher  
**Seconded by:** Councillor Swadling

**MOTION CARRIED**

---

**11.3 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED  
31 JULY 2017**

**File No:** 8148  
**Attachments:** 1. Income Statement- July 2017  
2. Key Indicator Graphs- July 2017  
**Authorising Officer:** Ross Cheesman - Deputy Chief Executive Officer  
**Author:** Alicia Cutler - Chief Financial Officer

---

**SUMMARY**

*The Chief Financial Officer presenting the Rockhampton Regional Council Summary Budget Management Report for the period ended 31 July 2017.*

**COUNCIL RESOLUTION**

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 31 July 2017 be 'received'.

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

**MOTION CARRIED**

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**11.4 CORPORATE SERVICES DEPARTMENT - MONTHLY OPERATIONAL REPORT  
JULY 2017**

**File No:** 1392

**Attachments:**

1. Workforce & Strategy Monthly Report - July 2017
2. CTS Monthly Report - July 2017
3. Finance Monthly Report - July 2017

**Authorising Officer:** Evan Pardon - Chief Executive Officer

**Author:** Ross Cheesman - Deputy Chief Executive Officer

---

**SUMMARY**

*The monthly operations report for the Corporate Services department as at 31 July 2017 is presented for Councillor's information.*

**COUNCIL RESOLUTION**

THAT the Corporate Services Departmental Operations Report as at 31 July 2017 be "received".

**Moved by:** Councillor Swadling

**Seconded by:** Councillor Smith

**MOTION CARRIED**

**11.5 2018 ROCKHAMPTON RIVER FESTIVAL DATES**

**File No:** 6097  
**Attachments:** Nil  
**Authorising Officer:** Chris Ireland - Manager Regional Development and Promotions  
Scott Waters - General Manager Regional Development and Aviation  
**Author:** Aimee Bartlett - Acting Coordinator Regional Promotions and Tourism

---

**SUMMARY**

*The Rockhampton River Festival has cemented its place as regional Queensland's premier winter festival with more than 40,000 people flocking to the three-day event in 2017. To ensure effective planning for 2018 the suggested dates put forward are 13 to 15 July 2018.*

**COUNCIL RESOLUTION**

THAT Council approves the dates of 13 to 15 July 2018 for the Rockhampton River Festival.

**Moved by:** Councillor Swadling

**Seconded by:** Councillor Fisher

**MOTION CARRIED**

**11.6 REGIONAL DEVELOPMENT - OPERATIONAL REPORT JULY 2017**

**File No:** 12614  
**Attachments:** 1. Regional Development Units - July 2017  
**Authorising Officer:** Scott Waters - General Manager Regional Development and Aviation  
**Author:** Chris Ireland - Manager Regional Development and Promotions

---

**SUMMARY**

*The monthly operations report for the Regional Development Unit over the month of July 2017 is presented for Councillor's information.*

10:37AM Chief Executive Officer left the meeting  
10:39AM Chief Executive Officer returned to the meeting

**COUNCIL RESOLUTION**

THAT the Regional Development Operational Report for July 2017 be received.

**Moved by:** Councillor Williams  
**Seconded by:** Councillor Fisher

**MOTION CARRIED**

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**11.7 ANNUAL 2016/17 OPERATIONAL PLAN REVIEW AND QUARTER FOUR PROGRESS REPORT****File No:** 8320**Attachments:**

1. Operational Plan Qtr 4 progress report – Office of the CEO
2. Operational Plan Qtr 4 progress report – Community Services
3. Operational Plan Qtr 4 progress report – Corporate Services
4. Operational Plan Qtr 4 progress report – Regional Development and Aviation
5. Operational Plan Qtr 4 progress report – Regional Services

**Authorising Officer:** Tracy Sweeney - Manager Workforce and Strategy**Author:** Allysya Brennan - Coordinator Corporate Improvement and Strategy

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**SUMMARY**

*The 2016/17 Operational Plan annual review and fourth quarter progress report as at 30 June 2017 is presented, pursuant to s174(3) Local Government Regulation 2012.*

**COUNCIL RESOLUTION**

THAT the 2016/17 Operational Plan annual review and fourth quarter progress report as at 30 June 2017 be received.

**Moved by:** Councillor Swadling**Seconded by:** Councillor Fisher**MOTION CARRIED**

**11.8 PROPOSED INTERNATIONAL TRAVEL TO CHINA**

**File No:** 8308  
**Attachments:** Nil  
**Authorising Officer:** Evan Pardon - Chief Executive Officer  
**Author:** Damon Morrison - Executive Coordinator to the Mayor

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**SUMMARY**

*At the Council meeting held 8 August 2017, Council resolved to approve a delegation to visit the People's Republic of China from 23 September to 30 September 2017. This report details a further proposal for consideration in relation to the visit.*

**COUNCIL RESOLUTION**

1. THAT Council approves the Deputy Mayor, Councillor Cherie Rutherford to join Council's delegation to visit the People's Republic of China from 23 September to 30 September 2017; and
2. THAT Council request further information and agenda for a proposed stopover in Singapore on the return leg of the trip to China to be presented to the table for consideration at the next meeting.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

**11.9 STRONGER COMMUNITIES PROGRAMME**

**File No:** 12534  
**Attachments:** Nil  
**Authorising Officer:** Chris Ireland - Acting General Manager Regional Development and Aviation  
**Author:** Penelope-Jane Fry - Regional Development Advisor

**SUMMARY**

*The Federal Government has released Round 3 of the Stronger Communities Programme. This report seeks direction in regards to which projects are to be submitted to this fund. Applications close on 25 August 2017.*

**COUNCIL RESOLUTION**

THAT Council apply for funding under the Stronger Communities Programme for the Flynn and Capricornia electorates for:

- Mafeking Bell Refurbishment; and
- Ski Garden Amenities Locking Upgrade

Moved by: Councillor Williams  
Seconded by: Councillor Rutherford

MOTION LOST

**COUNCIL RESOLUTION**

THAT Council apply for funding under the Stronger Communities Programme for the Flynn and Capricornia electorates for:

- Mafeking Bell Refurbishment, and
- First Turkey Signage Upgrade

Moved by: Councillor Fisher  
Seconded by: Councillor Smith

MOTION CARRIED

**COUNCIL RESOLUTION**

THAT the other projects as identified become a priority for future funding rounds.

Moved by: Councillor Williams  
Seconded by: Councillor Swadling

MOTION CARRIED

### 9.1.4 D/30-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION, FOOD AND DRINK OUTLET AND SHOPS

**File No:** D/30-2017

**Attachments:**

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

**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services

**Author:** Amanda O'Mara - Senior Planning Officer

#### SUMMARY

*Development Application Number:* D/30-2017

*Applicant:* Ravcorp Developments Pty Ltd ATF Bluewater Property Trust c/ Adams + Sparkes Town Planning

*Real Property Address:* Lot 2 on RP619938, Parish of Murchison

*Common Property Address:* 353 Moores Creek Road, Norman Gardens

*Area of Site:* 3,758 square metres

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zone:* Low Density Residential Zone

*Planning Scheme Overlays:* Steep Land Overlay

*Existing Development:* Vacant Land

*Existing Approvals:* Nil

*Approval Sought:* Development Permit for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops

*Level of Assessment:* Impact Assessable

*Submissions:* Sixty-one (61) Submissions

*Referral Agency(s):* NIL

*Infrastructure Charges Area:* Charge Area 1

*Application Progress:*

<i>Application Lodged:</i>	16 March 2017
<i>Acknowledgment Notice issued:</i>	20 March 2017
<i>Request for Further Information sent:</i>	30 March 2017
<i>Request for Further Information responded to:</i>	26 April 2017
<i>Submission period commenced:</i>	4 May 2017
<i>Submission period end:</i>	26 May 2017
<i>Council request for additional time:</i>	26 June 2017

<i>Last receipt of information from applicant:</i>	<i>12 July 2017</i>
<i>Statutory due determination date:</i>	<i>11 August 2017</i>

**COUNCIL RESOLUTION****RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops, made by Ravcorp Developments Pty Ltd ATF Bluewater Property Trust, on Lot 2 on RP619938, Parish of Murchison, located at 353 Moores Creek Road, Norman Gardens, Council resolves to approve the application and provides the following grounds to justify the decision:

- a) The development has been designed to ensure it can operate with no adverse impacts on nearby residential character, through the appropriate siting and design of buildings, landscaping and acoustic fencing;
- b) The proposal provides a convenience function only and will not impact on or compromise the role of existing centres;
- c) The subject site is ideally suited to the proposed development, given its highly accessible and visible location fronting Moores Creek Road;
- d) The proposed use does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015*;
- e) 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
- f) The proposed development does not compromise the relevant State Planning Policy.

**RECOMMENDATION B**

That in relation to the application for a Development Permit for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops, made by Ravcorp Developments Pty Ltd ATF Bluewater Property Trust, on Lot 2 on RP619938, Parish of Murchison, located at 353 Moores Creek Road, Norman Gardens, Council resolves to Approve the application subject to the following conditions:

**1.0 ADMINISTRATION**

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.1 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:
  - 1.1.1 to Council's satisfaction;
  - 1.1.2 at no cost to Council; and
  - 1.1.3 prior to the commencement of the use unless otherwise stated.
- 1.2 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.

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

1.3.1 Operational Works:

- (i) Road Works;
- (ii) Access and Parking Works;
- (iii) Sewerage Works;
- (iv) Water Works;
- (v) Stormwater Works;
- (vi) Site Works; and
- (vii) Landscaping Works.

1.4 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.

1.3 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

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

## 2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Site Plan	01C	15 June 2017
Traffic Impact Assessment Report	16-002904 Rev B	19 April 2017
Intersection Details Plan	16-002904 Rev C	June 2017
Site Stormwater Management Plan	103 Rev C	5 June 2017
Proposed Water Layout	SK103 Rev B	April 2017
Proposed Sewer Layout Plan	16-002904 Rev B	June 2017
Noise Assessment Report	1082R1-R0	20 February 2017
Unit 2 Elevations	17	7 March 2017
Unit 1 Elevations	14	7 March 2017

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

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

## 3.0 ROAD WORKS

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

- 3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, <and> relevant *Australian Standards* and *Austrroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 A 100 metre long and 3.5 metre wide deceleration lane as shown on the approved plans (refer to condition 2.1), must comply with the requirements of the *Capricorn Municipal Development Guidelines*, relevant *Australian Standards*, *Austrroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.4 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.
- 4.0 ACCESS AND PARKING WORKS
- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 “Parking facilities”* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All car parking and access areas must be paved or sealed to Council’s satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 4.4 Access to the site must be limited to ‘left in, left out’ only.
- 4.5 All vehicles must ingress and egress the development in a forward gear.
- 4.6 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 “Parking facilities - Off-street parking for people with disabilities”*.
- 4.7 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 “Parking facilities”* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.8 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 4.9 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 “Manual of uniform traffic control devices”* and *Australian Standard AS2890.1 “Parking facilities – Off-street car parking”*.
- 4.10 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 “Manual of uniform traffic control devices”*.
- 4.11 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 “Lighting for roads and public spaces”*.
- 4.12 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 “Design for access and mobility”*.
- 4.13 Bicycle parking facilities must be provided in accordance with *AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles*.

4.14: All staff must park within the site.

#### 5.0 SEWERAGE WORKS

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

5.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2002* and the provisions of a Development Permit for Operational Works (sewerage works).

5.3 The development must be connected to Council's reticulated sewerage network.

5.4 A new sewerage rising main of a fifty (50) millimetre diameter is to be provided along McColl Street and an on-site package pump station must be constructed as proposed in 'Proposed Sewer Layout Plan Rev. B dated 06/2017'. The discharge location will be determined at Operational Works stage.

5.5 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.

#### 6.0 WATER WORKS

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

6.2 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, Plumbing and Drainage Act 2002* and the provisions of a Development Permit for Operational Works (water works).

6.3 The development must be connected to Council's reticulated water network in the existing 100 millimetre water main along McColl Street in accordance with the approved plans (refer to condition 2.1). A new 150 millimetre diameter water main must be constructed along Moores Creek Road from Feez Steet to Hassell Street in accordance with the approved plans (refer to condition 2.1). This non-trunk infrastructure is conditioned under section 665 of the *Sustainable Planning Act 2009*

6.4 All proposed services in the park area owned by council must be installed underground, shade trees must be retained and pathways, bollards, grassed areas must be returned to a serviceable standard after the works.

6.5 A new water connection point must be provided for the proposed use. A hydraulic engineer or other suitably qualified person must determine the size of connection required.

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

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

#### 7.0 STORMWATER WORKS

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

7.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).

- 7.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 7.4 The proposed catch drains (concrete invert) surrounding the site collecting flows from 355 Moores Creek Road must be sufficiently sized to convey the upstream one (1) per cent Annual Exceedance Probability flows.
- 7.5 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with detailed calculations of the capacity of stormwater pits and pipes to take major and minor storm flows.
- 7.6 Capacity of table drain to take the additional flow in a one (1) per cent Annual exceedance probability storm event must be determined at Operational Works stage and if not sufficient, improvements in table drain must be proposed. Proposed location of High flow discharge outlet must be revised at Operational Works Stage to discharge stormwater towards the table drain without affecting surrounding land or infrastructure.
- 8.0 SITE WORKS
- 8.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 8.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 8.2.1 the location of cut and/or fill;
  - 8.2.2 the type of fill to be used and the manner in which it is to be compacted;
  - 8.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
  - 8.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
  - 8.2.5 the maintenance of access roads to and from the development site so that they are free of all cut and/or fill material and cleaned as necessary.
- 8.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 8.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 8.5 Retaining structures above one (1) metre in height that are not incidental works to a Development Permit for Building Works, must not be constructed unless separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (site works).
- 8.6 Retaining structures close to or crossing sewerage infrastructure must comply with *Queensland Development Code, Mandatory Part 1.4 "Building over or near relevant infrastructure."* The structure must be self-supporting and no additional load must be applied to Council's sewerage infrastructure.
- 8.7 Details of vegetation proposed to be cleared must be provided as part of the Environmental Management Plan.
- 8.8 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.

8.9 All site works must be undertaken to ensure that there is:

- 8.9.1 no increase in upstream or downstream flood levels for all levels of immunity up to a one per cent (1%) Annual exceedance probability flood event;
- 8.9.2 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
- 8.9.3 a lawful point of discharge to which the approved works drain during construction phase.

Easements will be required over any other land to accommodate the flows.

#### 9.0 BUILDING WORKS

- 9.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- 9.2 All external elements, such as air conditioners and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 9.3 The development site must be fenced in accordance with the approved plans (refer to condition 2.1). All fencing must be constructed of materials and finishes that are aesthetically pleasing and commensurate with the surrounding residential area.
- 9.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2008* and must be:
  - 9.4.1 designed and located so as not to cause a nuisance to neighbouring properties;
  - 9.4.2 screened so as not to be visible from a public space;
  - 9.4.3 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;
  - 9.4.4 setback a minimum of two (2) metres from any road frontage; and
  - 9.4.5 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 2002*.

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.

9.5 The proposed stairs connecting the development site to McColl Street must be removed.

#### 10.0 LANDSCAPING WORKS

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

A Landscaping Plan must be submitted with the first application for a Development Permit for Operational Works. 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 are locally native to the Central Queensland

- region due to their low water dependency.
- 10.2 All landscaping must be constructed and/or established, in accordance with the requirements of the Development Permit for Operational Works (landscaping works), prior to the commencement of the use.
- 10.3 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:
- 10.3.1 A plan documenting the “Extent of Works” and supporting documentation that includes:
- (i) location and name of existing trees, including those to be retained (the location of the trees must 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 must 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, 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.
- 10.3.2 A “Planting Plan” and supporting documentation that includes:
- (i) landscape areas predominantly containing plant species that are locally native to the Central Queensland region due to their low water dependency;
  - (ii) trees, shrubs and groundcovers to all areas to be landscaped;
  - (iii) position and canopy spread of all trees and shrubs;
  - (iv) the extent and type of works (including but not limited to paving, fences and garden bed edging). Edging must be provided for all garden beds;
  - (v) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting; and
  - (vi) mature screen planting to the rear and side boundaries.
- 10.4 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.
- 10.5 Landscaping, or any part thereof, upon reaching full maturity, must not:
- (i) obstruct sight visibility zones as defined in the *Austrroads ‘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.
- 10.6 The landscaped areas must be subject to:
- 10.6.1 a watering and maintenance plan during the establishment moment; and
- 10.6.2 an ongoing maintenance and replanting programme.

#### 11.0 ELECTRICITY

- 11.1 Underground electricity services must be provided to the development in accordance with the approved Operational Works Plans and the standards and requirements of the relevant service provider.
- 11.2 Evidence of acceptance of the works from the relevant service provider must be provided to Council, prior to the commencement of the use.

#### 12.0 TELECOMMUNICATIONS

- 12.1 Underground telecommunications services must be provided to the development in accordance with the approved Operational Works Plans and the standards and requirements of the relevant service provider.
- 12.2 Evidence of acceptance of the works from the relevant service provider must be provided to Council, prior to the commencement of the use.

#### 13.0 ASSET MANAGEMENT

- 13.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 13.2 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.

#### 14.0 ENVIRONMENTAL

- 14.1 Any application for a Development Permit for Operational Works must be accompanied by a detailed Environmental Management Plan that addresses, but is not limited to, the following:
- (i) water quality and drainage;
  - (ii) erosion and silt/sedimentation management;
  - (iii) acid sulfate 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.
- 14.2 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.

- 14.3 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.
- 14.4 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.
- 15.0 ENVIRONMENTAL HEALTH
- 15.1 Noise emitted from the activity must not cause an environmental nuisance.
- 15.2 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy 2008*.
- 15.3 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 15.4 Noise mitigation measures must be constructed and implemented in accordance with the recommendations in the report titled Noise Assessment Report (refer to condition 2.1).
- 15.5 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.
- 15.6 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to the sewer network in accordance with a trade waste permit.
- 15.7 All chemicals and/or environmentally hazardous liquids must be contained within a covered, bunded storage area that has a volume of at least that of the largest container in the bund plus twenty-five percent (25%) of the total storage capacity.

- 15.8 An appropriate spill kit must be kept on-site for neutralising or decontaminating spills. The spill kit must be clearly identifiable, maintained regularly and stored in a central location that is easily accessible to employees. Staff must be adequately trained in the use of these materials. The spill kit may consist of:
- 15.8.1 a bin with a tight-fitting lid, partially filled with non-combustible absorbent material such as vermiculite;
  - 15.8.2 a broom, shovel, face shield, chemically-resistant boots and gloves; and
  - 15.8.3 waste bags and ties.
- 15.9 All fuel dispensing areas must be drained to a holding tank or the sewer through a trade waste approved oil interceptor/separation system.
- 16.0 OPERATING PROCEDURES
- 16.1 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 Moores Creek Road or McColl Street.
- 16.2 The hours of operations for the Food and Drink Outlet must be limited to:
- (i) 0600 hours to 2100 hours on Sunday to Thursday, and
  - (ii) 0600 hours to 2200 hours on Friday and Saturday.
- 16.3 The hours of operations for the shops must be limited to:
- (i) 0600 hours to 2100 hours on Monday to Sunday.
- 16.4 The hours of operations for the Service Station must be limited to:
- (i) 0600 hours to 2200 hours on Monday to Sunday.
- 16.5 Access to, and use of, the loading area including refuelling of the Service Station must be between 0800 and 1700 hours, Monday to Friday (inclusive) only. Access to, and use of, the loading dock area including refuelling of the Service Station must not occur on Saturday or Sunday or any public holiday.

#### ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. General Environmental Duty

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

NOTE 3. Licensable Activities

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

operation.

NOTE 4. General Safety Of Public During Construction

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

NOTE 5. Infrastructure Charges Notice

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

**RECOMMENDATION C**

That in relation to the application for a Development Permit for a Material Change of Use for a Service Station, Food and Drink Outlet and Shops, made by Ravcorp Developments Pty Ltd ATF Bluewater Property Trust, on Lot 2 on RP619938, Parish of Murchison, located at 353 Moores Creek Road, Norman Gardens, Council resolves to issue an Infrastructure Charges Notice for the amount of \$117,672.14.

**Moved by:** Councillor Wickerson

**Seconded by:** Councillor Fisher

**MOTION CARRIED**

Councillor Swadling and Councillor Smith recorded their vote against the motion

11:12AM Acting Mayor, Councillor Rutherford declared a recess with the meeting to resume at 11.30am.

11:33AM The meeting resumed

Members Present:

Acting Mayor, Councillor C R Rutherford (Chairperson)  
Councillor C E Smith  
Councillor M D Wickerson  
Councillor A P Williams  
Councillor R A Swadling  
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer  
Mr R Cheesman – Deputy Chief Executive Officer  
Mr P Kofod – General Manager Regional Services  
Mr C Ireland – Acting General Manager Regional Development and Aviation  
Ms A Cutler – Chief Financial Officer  
Mr D Morrison – Executive Coordinator to the Mayor  
Ms E Brodel – Media Officer  
Ms L Leeder – Senior Governance Support Officer  
Ms S Friske – Governance Support Officer

**12 NOTICES OF MOTION**

Nil

**13 QUESTIONS ON NOTICE**

Nil

## 14 URGENT BUSINESS\QUESTIONS

### 14.1 GRACEMERE LIBRARY

**File No:** 164

**Responsible Officer:** Michael Rowe – General Manager Community Services

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#### SUMMARY

*Councillors discussed how the former Fitzroy Shire Council Chambers at Gracemere may be utilised in the future.*

#### COUNCIL RESOLUTION

THAT a report come back to the table at the Council meeting on 26 September 2017 on the use of the former Fitzroy Shire Council Chambers.

**Moved by:** Councillor Fisher

**Seconded by:** Councillor Smith

**MOTION CARRIED**

## 15 CLOSED SESSION

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

### COUNCIL RESOLUTION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 275 of the *Local Government Regulation 2012*, for the reasons indicated.

#### 16.1 Legal Matters Report - 31 July 2017

This report is considered confidential in accordance with section 275(1)(f), of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving the local government.

#### 16.2 Considerations to Rates Concession Policy

This report is considered confidential in accordance with section 275(1)(d), of the *Local Government Regulation 2012*, as it contains information relating to rating concessions.

#### 16.3 Events 2018

This report is considered confidential in accordance with section 275(1)(c), of the *Local Government Regulation 2012*, as it contains information relating to the local government's budget.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

**MOTION CARRIED**

### COUNCIL RESOLUTION

11:51AM

THAT pursuant to s7.11 *Council Meeting Procedures* the meeting moves into Closed Session and be closed to the public.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

**MOTION CARRIED**

11:58AM Councillor Swadling left the meeting and did not return

### COUNCIL RESOLUTION

12:07PM

THAT pursuant to s7.11 *Council Meeting Procedures* the meeting moves out of Closed Session and be opened to the public.

Moved by: Councillor Wickerson

Seconded by: Councillor Fisher

**MOTION CARRIED**

## 16 CONFIDENTIAL REPORTS

### 16.1 LEGAL MATTERS REPORT - 31 JULY 2017

**File No:** 1392

**Attachments:** 1. Legal Matters Report 1 July 2017 to 31 July 2017

**Authorising Officer:** Tracy Sweeney - Manager Workforce and Strategy

**Author:** Allysa Brennan - Coordinator Corporate Improvement and Strategy

This report is considered confidential in accordance with section 275(1)(f), of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving the local government.

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#### SUMMARY

*Presenting an update of current legal matters that Council is involved in as at 31 July 2017.*

#### COUNCIL RESOLUTION

THAT the legal matters report containing updates on legal matters for Rockhampton Regional Council as at 31 July 2017 be received.

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

**MOTION CARRIED**

**16.2 CONSIDERATIONS TO RATES CONCESSION POLICY****File No:** 11979**Attachments:** 1. Email to Cr Williams**Authorising Officer:** Evan Pardon - Chief Executive Officer**Author:** Ross Cheesman - Deputy Chief Executive Officer

This report is considered confidential in accordance with section 275(1)(d), of the *Local Government Regulation 2012*, as it contains information relating to rating concessions.

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**SUMMARY**

*Deputy CEO providing a report considering Council's Rates Concession Policy.*

**COUNCIL RESOLUTION**

THAT the matter of further rates concessions be considered as part of the 2018-19 budget process.

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

**16.3 EVENTS 2018****File No:** 6097**Attachments:**

1. Scope 1
2. Scope 2

**Authorising Officer:** Scott Waters - General Manager Regional Development and Aviation**Author:** Chris Ireland - Manager Regional Development and Promotions

This report is considered confidential in accordance with section 275(1)(c), of the *Local Government Regulation 2012*, as it contains information relating to the local government's budget.

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**SUMMARY**

*The purpose of this report is to outline a possible event in the 2018/19 financial year.*

**COUNCIL RESOLUTION**

THAT Council endorse Option 1 as contained within the report.

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

**17 CLOSURE OF MEETING**

There being no further business the meeting closed at 12:08pm.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE