



# **PLANNING AND REGULATORY COMMITTEE MEETING**

## **AGENDA**

**14 FEBRUARY 2017**

*Your attendance is required at a meeting of the Planning and Regulatory Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 14 February 2017 commencing at 9.00am for transaction of the enclosed business.*

A handwritten signature in black ink, appearing to be "C. R.", is positioned above the title of the Chief Executive Officer.

**CHIEF EXECUTIVE OFFICER**  
7 February 2017

Next Meeting Date: 28.02.17

**Please note:**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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**1 OPENING**

**2 PRESENT**

Members Present:

Councillor C E Smith (Chairperson)  
The Mayor, Councillor M F Strelow  
Councillor N K Fisher  
Councillor C R Rutherford  
Councillor M D Wickerson

In Attendance:

Mr M Rowe – General Manager Community Services (Executive Officer)

**3 APOLOGIES AND LEAVE OF ABSENCE**

**4 CONFIRMATION OF MINUTES**

Minutes of the Planning and Regulatory Committee held 17 January 2017

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

## **6 BUSINESS OUTSTANDING**

Nil

## **7 PUBLIC FORUMS/DEPUTATIONS**

Nil

## 8 OFFICERS' REPORTS

### 8.1 PLANNING SECTION - NOVEMBER 2016 OPERATIONS REPORT

**File No:** 7028  
**Attachments:** 1. Monthly Report - November 2016  
**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 the Planning Section (Development Assessment and Building Compliance) as at 30 November 2016 is presented for Councillors information.*

#### OFFICER'S RECOMMENDATION

THAT the Planning Section (Development Assessment and Building Compliance) for November 2016 be received.

#### COMMENTARY

The monthly operations report for the Planning Section (Development Assessment and Building Compliance) is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2016/2017 Operational Plan Key Performance Indicators.

The Coordinator's and Manager's performance summary for each unit is provided below.

##### ***Development Assessment***

The DA team met all targets for November except for information requests being sent out within the 10 business day timeframe. There was one information request sent just outside the statutory timeframe.

##### ***Building Compliance***

Building and Plumbing had a busy month with 34 Building Applications and 44 Plumbing Applications. These were dealt with efficiently and timely with only one Building Application going over the required timeframes.

Building section has secured approval to engage a Cadet Surveyor and applications for the position should be advertised next month; further improving the efficiency of the section.

#### CONCLUSION

It is recommended that the monthly operations report for the Planning Section (Development Assessment and Building Compliance) be received.



# **PLANNING SECTION - NOVEMBER 2016 OPERATIONS REPORT**

## **Monthly Report - November 2016**

**Meeting Date: 14 February 2017**

**Attachment No: 1**

# MONTHLY OPERATIONS REPORT

## PLANNING SECTION

### Period Ended NOVEMBER 2016

#### VARIATIONS, ISSUES AND INNOVATIONS

##### *Innovations*

*Nil.*

##### *Improvements / Deterioration in Levels of Services or Cost Drivers*

*Nil.*

#### 1. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

##### *Safety Statistics*

The safety statistics for the reporting period are:

	FIRST QUARTER		
	Sept	Oct	Nov
Number of Lost Time Injuries	0	0	0
Number of Days Lost Due to Injury	0	0	0
Total Number of Incidents Reported	3	1	1
Number of Incomplete Hazard Inspections	0	0	0

##### *Risk Management Summary*

Example from Section Risk Register (excludes risks accepted/ALARP)

**Please Note:** The risks listed below are 'what if' scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2017	Ongoing	Developing strategies to meet resourcing need to address threats, community education programs and strategic partnership development in accordance with resourcing.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding from other sources, e.g. increased rates.	High 4	Monitor and respond when and as appropriate	N/A		
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2016	70%	Report going to Committee
Continuing changes to state legislation and regulatory requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines, further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.	Moderate 5	Respond as events occur and provide submissions to articulate impacts on RRC operations	N/A	Ongoing	

### ***Legislative Compliance & Standards***

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various	95%	
Outdated legislative compliance mandatory training and/or qualifications	Various	90%	
Overdue performance reviews	Various	95%	

## **2. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**

No capital projects are relevant to the Planning Section.

### 3. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
Rockhampton Regional Planning Scheme	N/A	N/A	N/A	This project is a large operational plan that spans over several years

### 4. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS

Service Delivery Standard	Target	Current Performance
<b>Development Assessment</b>		
Applications received: <b>20</b>		
Applications decided: <b>19</b>		
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	100%	100%
Information requests (where required) sent out within timeframes required under SPA	100%	95%
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	100%	100%
Decision notices are issued within 5 business days of the decision being made	100%	100%
<b>Building</b>		
Applications received: <b>34</b>		
Applications decided: <b>36</b>		
Building Approvals - Decisions are made within 20 business day timeframe	100%	97%
<b>Plumbing</b>		
Applications received: <b>44</b>		
Applications decided: <b>41</b>		
Compliance request are decided within 20 business day timeframe	100%	100%

**8.2 PLANNING SECTION - DECEMBER 2016 OPERATIONAL REPORT**

**File No:** 7028  
**Attachments:** 1. Monthly Report - December 2016  
**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 the Planning Section (Development Assessment and Building Compliance) as at 31 December 2016 is presented for Councillors information.*

**OFFICER'S RECOMMENDATION**

THAT the Planning Section (Development Assessment and Building Compliance) for December 2016 be received.

**COMMENTARY**

The monthly operations report for the Planning Section (Development Assessment and Building Compliance) is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2016/2017 Operational Plan Key Performance Indicators.

The Coordinator's and Manager's performance summary for each unit is provided below.

***Development Assessment***

The DA team met all targets for December except for all decisions being made within 20 business days. Of the 19 applications decided there were three of them that were decided just outside of the 20 business day time frame. However, the decision notices were sent out within the statutory timeframe.

***Building Compliance***

Building and Plumbing had a busy month with 20 Building Applications and 29 Plumbing Applications, these were dealt with efficiently and timely.

Building section has secured approval to engage a Cadet Surveyor and applications for the position should be advertised next month; further improving the efficiency of the section.

**CONCLUSION**

It is recommended that the monthly operations report for the Planning Section (Development Assessment and Building Compliance) be received.

# **PLANNING SECTION - DECEMBER 2016 OPERATIONAL REPORT**

## **Monthly Report - December 2016**

**Meeting Date: 14 February 2017**

**Attachment No: 1**

# MONTHLY OPERATIONS REPORT

## PLANNING SECTION

### Period Ended DECEMBER 2016

#### VARIATIONS, ISSUES AND INNOVATIONS

##### *Innovations*

*Nil.*

##### *Improvements / Deterioration in Levels of Services or Cost Drivers*

*Nil.*

#### **1. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS**

##### ***Risk Management Summary***

Example from Section Risk Register (excludes risks accepted/ALARP)

**Please Note:** The risks listed below are 'what if' scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2017	Ongoing	Developing strategies to meet resourcing need to address threats, community education programs and strategic partnership development in accordance with resourcing.
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding from other sources, e.g. increased rates.	High 4	Monitor and respond when and as appropriate	N/A		

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2016	70%	Report going to Committee
Continuing changes to state legislation and regulatory requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines, further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.	Moderate 5	Respond as events occur and provide submissions to articulate impacts on RRC operations	N/A	Ongoing	

### ***Legislative Compliance & Standards***

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various	95%	
Outdated legislative compliance mandatory training and/or qualifications	Various	86%	
Overdue performance reviews	Various	100%	

### **2. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**

No capital projects are relevant to the Planning Section.

### **3. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
Rockhampton Regional Planning Scheme	N/A	N/A	N/A	<i>This project is a large operational plan that spans over several years</i>



4. **DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS**

Service Delivery Standard	Target	Current Performance
<b>Development Assessment</b>		
Applications received: <b>13</b>		
Applications decided: <b>19</b>		
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	100%	100%
Information requests (where required) sent out within timeframes required under SPA	100%	100%
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	100%	79%
Decision notices are issued within 5 business days of the decision being made	100%	100%
<b>Building</b>		
Applications received: <b>20</b>		
Applications decided: <b>19</b>		
Building Approvals - Decisions are made within 20 business day timeframe	100%	100%
<b>Plumbing</b>		
Applications received: <b>29</b>		
Applications decided: <b>22</b>		
Compliance request are decided within 20 business day timeframe	100%	100%

**8.3 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR JANUARY 2017****File No:** 1464**Attachments:**

1. Monthly Operations Report for Planning and Regulatory Services for January 2017
2. Traffic Light Report for January 2017
3. Financial Matters Report for January 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 January 2017 is presented for Councillor's information.*

**OFFICER'S RECOMMENDATION**

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

**COMMENTARY**

This report provides information about the activities of Rockhampton Regional Council's Planning and Regulatory Services Section for January 2017.

# **MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR JANUARY 2017**

## **Monthly Operations Report for Planning and Regulatory Services for January 2017**

**Meeting Date: 14 February 2017**

**Attachment No: 1**

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## MONTHLY OPERATIONS REPORT

### PLANNING AND REGULATORY SERVICES

#### Period Including January 2017

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#### VARIATIONS, ISSUES AND INNOVATIONS

##### *Innovations*

###### Local Laws

Disease Management – Officers continue to ensure a high level of disease prevention during parvo season. Officers have noted an increase in other ailments in incoming animals such as mange and superficial injuries. Vehicles and pens are treated with Parvoside after each impounded animal is removed.

Council Officers along with Councillors Smith, Rutherford and Wickerson met with Juanita Peoples and Rebecca Hack of Capricorn Animal Aid on 16 January in an effort to facilitate better relationships between the group and Council. The meeting was productive and has opened up better lines of communication between the Officers and CAA with a number of initiatives adopted.

Officers have begun to prepare for the Approved Inspection Program to be carried out in the greater Mount Morgan area. Officers have already noted an increase in enquiries from the public.

###### Pound

A review of pound activities identified a cash handling risk for council. Elimination of this risk is considered to be by the utilisation of current technology enabling pound operations going cashless.

While we will still be accepting cash payments, Officers will be actively advising members of the community over the next month that we have the facilities to do cashless transactions. Over this period we will gain an indication of how many people will utilise the preferred method of payment being Eftpos.

We will also be monitoring the efficiencies around a cashless model. Should this prove viable a community engagement and communication plan of the change has been developed including alternate methods for individuals with cash only transactions.

###### The Importance of Microchipping.

Officers reunited a lost cat with her owner after the cat escaped a caravan whilst visiting our region. Mishi's owner delayed their return to Brisbane in the hope that her pet would return, unfortunately, she had to move on. The cat was microchipped and our Officers were able to contact the owner who was in Brisbane. Officers transferred Mishi to an animal transport company and the cat was reunited with her very relieved owner.

###### Environment and Public Health

The influx of little red flying foxes left Kabra in early January 2017 after inundating the township just before Christmas. There is a resident population of black flying-foxes in Kabra.

###### Pest Management

Council in conjunction with the Capricorn Pest Management Group hosted two Wild Dog Control Workshops in January, held at Bajool and Alton Downs. Workshop Presenter was Tony Townsend a professional dog trapper and howler that has worked throughout Queensland in wild dog control for the past 20 years. Tony shared his knowledge of trapping dogs, with a presentation of how to find feral animal signs to coordinate approaches for better outcomes, how to use motion cameras and the best place to set cameras and traps.

This was followed by a 'hands on' dog trap setting experience in the afternoon session. The Capricorn Pest Management Group rolled out several of these free workshops around Central Queensland to give landholders the knowledge and skills to combat the high incidence of wild dogs in our region.



***Improvements / Deterioration in Levels of Services or Cost Drivers***

Nil

**LINKAGES TO OPERATIONAL PLAN****1. COMPLIANCE WITH CUSTOMER SERVICE REQUESTS**

The response times for completing the predominant customer requests in the reporting period of January 2017 as outlined in The Traffic Light Report attached.

***Comments & Additional Information***

January 2017 Traffic Light Report includes all Planning and Regulatory Services. The following departments fall under this unit: Development Assessment, Building and Plumbing Compliance, Local Laws, Pound, Environment and Public Health, Pest Management, Vector Management and Support Services.

## **2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS**

### ***Safety Statistics***

The safety statistics for November and December 2016 period are attached.

	Oct	Nov	Dec	Jan
<b>Number of Lost Time Injuries</b>	0	0	0	0
<b>Number of Days Lost Due to Injury</b>	0	0	0	0
<b>Total Number of Incidents Reported</b>	1	1	1	2
<b>Hazard Inspections Not Completed</b>	0	0	0	0

### ***Management Summary***

Example from Section Risk Register (excludes risks accepted/ALARP)

<b>Risk</b>	<b>Current Risk Rating</b>	<b>Future Control &amp; Risk Treatment Plans</b>	<b>Due Date</b>	<b>% Completed</b>
<b>Pest Management</b> -Council does not have appropriate and implemented pest management planning for pest plants and pest animal management leading to public complaints about service delivery, localized damage to Council's reputation, temporary redirection/addition of staff/resources required.	Moderate	Legislative changes occurring in 2016.  Review and realign plan with newly identified changes.  Review of service level arrangements/requirements	2016	5%
<b>Local Laws</b> – Council does not meet its legislative and service delivery responsibilities for Local Laws' community compliance leading to the possibility of legal action, significant damage to Council's reputation with multiple complaints, and general public dissatisfaction.	Very High 3	1. Effective infringement financial management process has been adopted.  2. Internal Process Review (Animal Management Review) has been completed and implementation has commenced.	30/06/14	80%
<b>Local Laws</b> – Inconsistent regulation and enforcement of local laws and legislation resulting in poor service and considerable public dissatisfaction.	High 4	1. Review near completion: Internal Audit (completed), Process Review (commenced), Legal review of Local Laws (ongoing).  2. Membership subscription to LGAQ's Legislation Compliance Section. (completed)  3. Join SEQ Regional Animal	31/12/14	75%

Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed
		Management Group (SEQRAM). Join Australian Animal Institute of Animal Management (AAIM). (Members of both organisations). Completed		

### ***Legislative Compliance & Standards***

Legislative Compliance Matter	Due Date	% Completed	Comments
Council's Ground Distribution Contract Licence outdated	6 April 2017		Not due until 6 April 2017
Pest Management Officers AC/DC Licenses	Various	100%	Completed
Vector Management Officers Pest Management Technicians Licenses	Various	100%	Completed
Local Laws Power of Entry Training	Various	100%	Completed
Investigation Skills	Various	9%	Not completed
Animal Management	Various	100%	Completed

### **3. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**

No capital projects are relevant to the Community Standards and Compliance Section.

### **4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**

Project	Revised Budget	Actual (incl. committals)	% Budget Expended	Explanation
Issue of Dog Registration Renewals	\$20 000.00	\$12783.68	63.9%	No Renewals issued
Micro Chipping Days	\$17 000.00	\$2950.77	17.35%	No Microchip Days in Jan (last one 30/10/16).

### **5. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS**

#### ***Adopted/Operational Service Level Standards & Performance***

Service Level	Target	Dec	Jan
Annual inspection of licensed food businesses undertaken.	100%	49%	54%
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken.	100%	11%	22%
Annual inspection of devolved licensed environmentally relevant activities undertaken.	100%	0%	8%



Please note the service levels depicted in the above table are operational standards only and have not been formally adopted by Council.

***Registered Dogs/Declared Dog Totals***

Description	Registrations October	Registrations November	Registrations December	Registrations January	Current total
Dogs Registered	468	241	143	252	14789
Dangerous Dogs	0	2	1	0	31
Menacing Dogs	0	1	0	0	47
Restricted Dog	0	0	0	0	1

***Infringements Issued***

Description	October	November	December	January	Financial YTD
Parking Infringements	866	686	119	661	4234
Animal Infringements	77	62	27	95	545
Local Law Infringements	5	6	6	11	51
Total	948	754	152	767	4830

**FINANCIAL MATTERS**

The Financial Matters report for January 2017 is outlined in the Attachments.

# **MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR JANUARY 2017**

## **Traffic Light Report for January 2017**

**Meeting Date: 14 February 2017**

**Attachment No: 2**

## All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report January 2017

	Balance B/F	Completed In Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)		Avg Completion Time (days) Current Mth	Avg Completion Time (days) 6 Months	Avg Completion Time (days) 12 Months	Avg Duration (days) 12 Months (complete and Incomplete)		
			Received	Completed										
Dog Registration Enquiry	37	36	142	90	51	0	10	🔴	86.63	🟢	9.07	🟢	7.71	6.93
Animals (more than permitted number)	6	4	15	8	7	0	30	🟢	5.50	🟢	10.07	🟢	9.43	7.78
Building Inspection Booking	0	0	0	0	0	0	1	🟢	0.00	🔴	10.00	🔴	8.55	0.57
Building Enquiry - General Info/Admin etc	37	13	23	16	31	0	5	🟢	0.88	🔴	8.27	🔴	17.05	5.56
Living In Illegal Premises	5	1	2	1	5	0	4	🟢	2.00	🔴	25.67	🔴	56.50	4.33
Other Building Compliant Issue	27	1	2	1	27	0	1	🔴	4.00	🔴	11.19	🔴	38.95	17.24
Poor Condition of Building	20	2	0	0	18	0	4	🟢	0.00	🔴	32.70	🔴	45.54	17.83
Pool Fence Issues	28	4	4	3	25	0	4	🟢	3.00	🔴	13.77	🔴	28.10	12.91
Retaining Wall Issues	2	0	1	0	3	0	4	🟢	0.00	🔴	38.00	🔴	22.75	6.67
Storm Water Complaint	19	4	2	1	16	0	4	🔴	12.00	🔴	24.00	🔴	32.34	8.85
Comm Compliance Barking Letter/Visitors Advice	0	0	7	7	0	0	5	🟢	2.14	🟢	1.84	🟢	2.31	1.44
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	🟢	0.00	🟢	0.00	🟢	0.00	0.00
Planning Compliance Request/Enquiry	64	10	10	1	63	0	45	🟢	1.00	🟢	15.15	🟢	18.24	17.82
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	🟢	0.00	🟢	0.00	🟢	0.00	0.00
Dog Attack on Person (Fear) CSO	5	4	13	8	5	0	20	🟢	4.75	🟢	17.41	🟢	18.63	9.94
Dog Attack on Animal (Alleged) CSO	4	4	13	6	7	0	20	🟢	5.67	🟢	16.41	🟢	17.81	9.23
Dog Attack on Person (Bite) CSO	6	6	7	3	3	0	20	🟢	4.67	🟢	14.66	🟢	17.34	9.52
Duty Planner (New Enquiry)	1	1	90	85	3	0	1	🟢	0.61	🟢	0.76	🟢	0.78	0.43
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	5	🟢	0.00	🟢	0.00	🟢	0.00	0.00
Plan Sign Sealing - Contributions	1	1	0	0	0	0	10	🟢	0.00	🔴	11.00	🟢	5.40	5.40
Telephone Enquiry (Existing Application/Call Back)	0	0	16	16	0	0	1	🟢	0.63	🟢	0.85	🟢	0.95	0.37
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	🟢	0.00	🟢	0.00	🟢	0.00	0.00
Heavy Vehicle Parking	0	0	1	0	0	0	10	🟢	0.00	🔴	12.00	🟢	7.64	4.04
Overgrown Allotments	32	22	87	29	47	0	45	🟢	3.90	🟢	31.10	🟢	20.21	17.41
Regulated Parking	4	4	19	10	8	0	10	🟢	4.80	🟢	8.74	🔴	10.05	6.65
Dust Complaint	0	0	0	0	0	0	10	🟢	0.00	🟢	5.40	🟢	5.90	1.75
Litter/Illegal Dumping	1	1	4	3	1	0	20	🟢	0.33	🔴	64.58	🔴	29.27	28.83
Noise Complaint	0	0	7	7	0	0	10	🟢	1.86	🟢	3.03	🟢	3.09	2.42
Plumbing Inspection Booking	0	0	1	1	0	0	1	🟢	0.00	🟢	0.33	🟢	0.50	0.50
P&D Works without a Plumbing Permit	2	0	0	0	2	0	5	🟢	0.00	🟢	0.67	🟢	4.50	0.67
Requests for Toilet Counts	2	2	0	0	0	0	5	🟢	0.00	🔴	40.20	🔴	22.17	56.00
Onsite (Private) Treatment Plant Odours	3	2	0	0	1	0	5	🟢	0.00	🔴	34.50	🔴	49.83	0.00
P&D Waste Water Leaking to Adjoining Properties	3	1	0	0	2	0	5	🟢	0.00	🔴	7.00	🔴	12.40	12.50
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	🟢	0.00	🟢	0.00	🟢	0.00	0.00
Plumbing and Drainage - Sanitary Drainage Plan	0	0	25	25	0	0	5	🟢	0.84	🟢	1.51	🟢	1.21	0.72
Plumbing Issues General	14	5	9	6	12	0	5	🟢	2.50	🔴	10.80	🔴	9.34	4.78

# **MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR JANUARY 2017**

## **Financial Matters Report for January 2017**

**Meeting Date: 14 February 2017**

**Attachment No: 3**



# End of Month General Ledger - (Operating Only) - Planning and Regulatory Services

As At End Of January

Report Run: 03-Feb-2017 13:15:19 Excludes Nat Accts: 2802,2914,2917,2924

	Adopted Budget	Revised Budget	Revised Budget (Pro Rata YTD)	EOM Commitments	YTD Actual	YTD Commit + Actual	Variance %	On target 58.3% of Year Gone
	\$		\$	\$	\$	\$	%	
<b>Planning and Regulatory Services</b>								
<b>Development Assessment</b>								
1 - Revenues	(726,750)	(726,750)	(423,938)	0	(468,912)	(468,912)	111%	✓
2 - Expenses	1,608,204	1,544,870	901,174	71,625	833,603	905,228	100%	✗
3 - Transfer / Overhead Allocation	35,000	35,000	20,417	0	(43,655)	(43,655)	-214%	✓
Total Unit: Development Assessment	916,454	853,120	497,653	71,625	321,038	392,661	79%	✗
<b>Building Compliance</b>								
1 - Revenues	(745,000)	(745,000)	(434,583)	0	(435,435)	(435,435)	100%	✓
2 - Expenses	975,699	925,011	539,590	0	439,908	439,908	82%	✗
3 - Transfer / Overhead Allocation	(220,920)	(220,920)	(128,670)	4,059	(136,598)	(132,539)	103%	✓
Total Unit: Building Compliance	8,779	(40,909)	(23,664)	4,059	(132,125)	(128,068)	537%	✓
<b>Environment Health</b>								
1 - Revenues	(177,750)	(177,750)	(103,688)	0	(80,942)	(80,942)	78%	✓
2 - Expenses	2,378,254	2,292,465	1,337,271	12,809	864,525	877,334	66%	✗
3 - Transfer / Overhead Allocation	317,400	317,400	185,150	0	117,239	117,239	63%	✗
Total Unit: Environment Health	2,517,904	2,432,115	1,418,734	12,809	900,822	913,630	64%	✗
<b>Local Laws</b>								
1 - Revenues	(1,379,700)	(1,379,700)	(804,825)	0	(898,175)	(898,175)	112%	✓
2 - Expenses	2,569,848	2,652,320	1,547,186	144,475	938,759	1,083,234	70%	✗
3 - Transfer / Overhead Allocation	251,600	251,600	146,767	0	112,942	112,942	77%	✗
Total Unit: Local Laws	1,441,748	1,524,220	889,128	144,475	153,528	298,001	34%	✓
<b>Planning and Regulatory Services Management</b>								
2 - Expenses	682,948	797,381	465,139	5,296	444,994	450,290	97%	✗
3 - Transfer / Overhead Allocation	0	0	0	0	866	866	0%	✗
Total Unit: Planning and Regulatory Services Management	682,948	797,381	465,139	5,296	445,860	451,156	97%	✗
<b>Grand Total:</b>								
	5,568,834	5,565,927	3,246,791	238,264	1,689,119	1,927,383	59%	✗

**8.4 NOVEMBER 2016 DECISIONS UNDER DELEGATION REPORT**

**File No:** N/A

**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 November 2016 and whether they will be decided under delegation or decided by Council.*

**OFFICER'S RECOMMENDATION**

THAT the November 2016 Decisions Under Delegation Report be received.

**BACKGROUND**

Matters are referred to Committee for decision where:

- Refusals;
- The development is inconsistent with the intent of the zone;
- Submissions are received during the notification period.

The following applications were received in November 2016. They will be decided in the following manner:

Application type	Address	Decision
D/166-2016 – MCU for Medium Impact Industry, Operational Works for Advertising Devices (Roof sign and Wall sign) and ERA 20 (Metal Recovery)	265 Somerset Road, Gracemere	Delegation
D/167-2016 – Operational Works for Advertising Device (Pylon sign)	67 Rundle Street, Wandal	Already approved under delegation
D/168-2016 – MCU for Service Station	Lot 2 Somerset Road, Gracemere	Already approved under delegation
D/169-2016 – MCU for Food and Drink Outlet	189 Quay Street, Rockhampton City	Already approved under delegation
D/170-2016 – Operational Works for Advertising Devices (two Pylon signs)	22 Haynes Street, Park Avenue/29 Main Street, Park Avenue	Already approved under delegation
D/171-2016 – Operational Works for Stormwater, Earthworks and Landscaping	175 Quay Street, Rockhampton City	Delegation
D/172-2016 – Operational Works for Access and Parking, Stormwater, Water Infrastructure, Sewerage Infrastructure, Earthworks, Drainage Works and Landscaping	Lot 1 Moores Creek Road, Park Avenue	Delegation

D/173-2016 – MCU for Dwelling House	22 Frenchman's Lane, Frenchville	Already decided under delegation
D/174-2016 – Operational Works for Earthworks	Lot 250 Fogerty Road, Fairy Bower	Delegation
D/175-2016 – MCU for Food and Drink Outlet	49 Archer Street, Rockhampton City	May go to Committee as it's impact assessable
D/176-2016 – Operational Works for Advertising Device (Pylon sign)	2-40 Victoria Street, Gracemere	Already approved under delegation
D/177-2016 – Operational Works for Advertising Devices (two Pylon signs)	158 Upper Dawson Road, The Range	Already approved under delegation
D/178-2016 – Operational Works for Advertising Devices (Pylon sign and Wall sign)	135 Nobbs Street, Berserker	Already approved under delegation
D/179-2016 – MCU for Dwelling House	113A Old Capricorn Highway, Gracemere	Already approved under delegation
D/180-2016 – Operational Works for Road Works, Stormwater Works and Access and Parking Works	625 Montgomerie Street, Lakes Creek	Delegation
D/181-2016 – MCU for Outdoor Sport and Recreation	5-71 Olive Street, Parkhurst	May go to Committee as its impact assessable
D/183-2016 – Operational Works for Car Parking	19 Dooley Street, Park Avenue	Delegation
D/184-2016 – Operational Works for Advertising Device (Wall signs)	2/1 Aquatic Place, Park Avenue	Application cancelled
D/185-2016 – Operational Works for Stormwater, Drainage Works, Earthworks and Erosion and Sediment Control	619 Lakes Creek Road, Lakes Creek	Delegation
D/187-2016 – MCU for Office and Shop	76 Denham Street, Rockhampton City	May go to Committee as its impact assessable

For some matters it is not possible to determine if they will go to Committee until the notification period ends. If there have been submissions the application will go to Committee to be decided.

## CONCLUSION

The report on applications received in November 2016 and the manner in which they will be decided be received.

**8.5 DECEMBER 2016 DECISIONS UNDER DELEGATION REPORT**

<b>File No:</b>	<b>N/A</b>
<b>Attachments:</b>	<b>Nil</b>
<b>Authorising Officer:</b>	<b>Steven Gatt - Manager Planning &amp; Regulatory Services Michael Rowe - General Manager Community Services</b>
<b>Author:</b>	<b>Tarnya Fitzgibbon - Coordinator Development Assessment</b>

**SUMMARY**

*This report outlines the development applications received in December 2016 and whether they will be decided under delegation or decided by Council.*

**OFFICER'S RECOMMENDATION**

THAT the December 2016 Decisions Under Delegation Report be received.

**BACKGROUND**

Matters are referred to Committee for decision where:

- Refusals;
- The development is inconsistent with the intent of the zone;
- Submissions are received during the notification period.

The following applications were received in December 2016. They will be decided in the following manner:

Application type	Address	Decision
D/186-2016 – Operational Works for Stormwater, Earthworks and Landscaping	28 Main Street, Park Avenue	Delegation
D/189-2016 – Operational Works for Stormwater, Water and Sewerage	10 Mason Avenue, Parkhurst	Delegation
D/190-2016 – MCU for Dwelling House and ROL (1 lot into 2)	304 Frenchville Road, Frenchville	May go to Committee as it's impact assessable
D/191-2016 – ROL (1 lot into 31 lots)	Lot 503 Nagle Drive, Norman Gardens	Delegation
D/192-2016 – ROL (1 into 2 lots)	5 Bertram Street, Park Avenue	Delegation
D/193-2016 – MCU for Telecommunication Facility	15 Birkbeck Drive, Parkhurst	May go to Committee as it's impact assessable
D/195-2016 – Operational Works for Advertising Devices (6 wall signs)	540 Yaamba Road, Norman Gardens	Already decided under delegation
D/196-2016 – Operational Works for Stormwater, Landscaping and Access and Parking Works	12 Macquarie Street, Gracemere	Delegation
D/197-2016 – MCU for Child Care Centre	66 Lucas Street, Berserker	Delegation

For some matters it is not possible to determine if they will go to Committee until the notification period ends. If there have been submissions the application will go to Committee to be decided.



**CONCLUSION**

The report on applications received in December 2016 and the manner in which they will be decided be received.

**8.6 COMMITTEE REPORT DELEGATIONS - JANUARY 2017**

**File No:** Jan 2017

**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 January 2017 and whether they will be decided under delegation or decided by Council.*

**OFFICER'S RECOMMENDATION**

THAT the Committee Report Delegations – January 2017 be received.

**BACKGROUND**

Matters are referred to Committee for decision where:

- Refusals;
- The development is inconsistent with the intent of the zone;
- Submissions are received during the notification period.

The following applications were received in January 2017. They will be decided in the following manner:

<b>Application type</b>	<b>Address</b>	<b>Decision</b>
D/188-2016 – Operational Works for Earthworks	Lot 242 Fisher Street Gracemere	Delegation
D/194-2016 – Material Change of Use for Transport Depot and Warehouse and Operational Works for Access Works, Stormwater and Earthworks	117 Somerset Road, Gracemere	Impact assessable so may go to Committee
D/198-2016 – ROL (1 lot into 17 lots)	Lot 30 Monier Road, Parkhurst	Delegation
D/3-2017 - Operational Works for Stormwater, Water Infrastructure, Drainage Works, Earthworks, Sewerage Infrastructure and Access Works	339 Berserker Street, Frenchville	Delegation
D/4-2017 - Operational Works for Access and Parking Works	31 Ward Street, The Range	Already approved under delegation
D/5-2017 – Operational Works for Road Works, Stormwater and Earthworks	23 Edwin Street, Berserker	Delegation
D/6-2017 – Operational Works for Advertising Device (Billboard)	870-886 Yaamba Road, Parkhurst	Impact assessable so may go to Committee

For some matters it is not possible to determine if they will go to Committee until the notification period ends. If there have been submissions the application will go to Committee to be decided.

## **CONCLUSION**

This report outlines the applications received in January 2017 and the manner in which they will be decided.

**8.7 D/97-2015/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A COMMERCIAL PREMISES (MEDICAL CENTRE) AND A COMMUNITY PURPOSE (CHILD CARE CENTRE)**

**File No:** D/97-2015/A  
**Attachments:** 1. Locality Plan  
**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services  
**Author:** Thomas Gardiner - Planning Officer

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**SUMMARY**

*Development Application Number:* D/97-2015  
*Applicant:* Brown Family Trust – Day Care of Auz  
*Real Property Address:* Lot 505 on R2642, Parish of Gracemere  
*Common Property Address:* 4-6 John Street, Gracemere  
*Planning Scheme Zoning:* Town Zone – Commercial Precinct  
*Type of Approval:* Development Permit for a Material Change of Use for a Commercial Premises (Medical Centre) and a Community Purpose (Child Care Centre)  
  
*Date of Decision:* 29 March 2016  
*Application Lodgement Fee:* \$7,984.00  
*Infrastructure Charges:* \$148,243.50  
*Infrastructure charges incentive:* All other areas – 50% discount  
*Incentives sought:* Refund of Development Application Fee  
Refund of Service and Connection Fees

**OFFICER'S RECOMMENDATION**

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for a Commercial Premises (Medical Centre) and a Community Purpose (Child Care Centre), at 4-6 John Street, Gracemere, described as Lot 505 on R2642, Parish of Gracemere, Council resolves to Approve the following incentives if the use commences prior to 29 March 2019:

- a) A fifty (50) per cent reduction of infrastructure charges to the amount of \$74,121.75;
- b) A refund of the development application fee of \$7,984.00 upon commencement of the use;
- c) A refund of service and connection fees upon completion of the development; and
- d) That Council enter into an agreement with the applicant in relation to (a), (b) and (c).

**BACKGROUND****Project outcomes anticipated by applicant:**

Day Care of Auz has been granted approval to establish a mixed use development for a Child Care Centre and Medical Centre at 4-6 John Street, Gracemere. The proposed Medical Centre will occupy a Gross Floor Area (GFA) of 585 square metres, while the Child Care Centre will comprise a GFA of 587 square metres, plus an outdoor play area.

The Child Care Centre will be occupied by the Gracemere Early Learning Centre, which will be a new business for the Rockhampton region. While the Medical Centre does not have a confirmed tenant at this point in time, it will also represent a new business for the Gracemere area.

**New jobs and investment:**

The Child Care Centre is anticipated to employ approximately twelve (12) full time staff initially, with full time staff numbers anticipated to increase by up to fifteen (15) in subsequent years following its commencement. The annual turnover for the Child Care Centre is estimated to be \$1.1 million for the first year, which will subsequently increase to \$1.45 million and \$1.8 million in the second and third years respectively.

**Benefits of project for applicant's business:**

The entire project is essential for the proponent as both the Child Care Centre and Medical Centre will create substantial lease income. Further, both businesses will provide an opportunity for the proponent to expand their operations in regional Queensland.

**Benefits of project to Rockhampton Regional economy:**

The Child Care represents a significant new business venture for the Rockhampton region, while the proposed Medical Centre will support the continued need for professional medical services in the Gracemere area.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 9 December 2016**

Support, subject to comments.

**Economic Development Unit's Comments – 12 December 2016**

Support, subject to comments.

**Other Staff Technical Comments**

Not applicable as the application was not referred to any other technical staff.

**CONCLUSION**

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charges and a refund of the development application fee and the service and connection fees will be provided.

**D/97-2015/A - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
PERMIT FOR A MATERIAL CHANGE  
OF USE FOR A COMMERICAL  
PREMISES (MEDICAL CENTRE) AND A  
COMMUNITY PURPOSE (CHILD CARE  
CENTRE)**

**Locality Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 1**

D/97-2015 - Locality Plan



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## 8.8 D/299-2014/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AGED CARE ACCOMMODATION (EXTENSION)

**File No:** D/299-2014/A

**Attachments:** 1. Locality Plan

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

**Author:** Thomas Gardiner - Planning Officer

### SUMMARY

*Development Application Number:* D/299-2014

*Applicant:* The Presbyterian Church of Queensland

*Real Property Address:* Lot 101 on SP267888 (Previously known as Lot 100 on SP259326), Parish of Murchison

*Common Property Address:* 137-151 Farm Street, Kawana

*Planning Scheme:* Rockhampton Region Planning Scheme 2015

*Planning Scheme Zoning:* Low Density Residential Zone

*Type of Approval:* Development Permit D/299-2014 for a Material Change of Use for Aged Care Accommodation (extension)

*Date of Decision:* 2 June 2015

*Application Lodgement Fee:* \$24,191.50

*Infrastructure Charges:* \$1,000,000.00

*Infrastructure charges incentive:* All other areas – 50% discount

*Incentives sought:* Refund of Development Application Fee

### OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for Aged Care Accommodation (extension), at 137-151 Farm Street, Kawana, described as Lot 101 on SP267888 (Previously known as Lot 100 on SP259326), Parish of Murchison, Council resolves to Approve the following incentives if the use commences prior to 2 June 2018:

- a) A fifty (50) per cent reduction of infrastructure charges to the amount of \$500,000.00;
- b) A refund of the development application fee of \$24,191.50 upon commencement of the use; and
- c) That Council enter into an agreement with the applicant in relation to (a) and (b).

### BACKGROUND

#### Project outcomes anticipated by applicant:

The Presbyterian Church of Queensland is proposing to expand the existing Aged Care Facility located at 137-151 Farm Street, Kawana. The expansion will result in an increase of beds from 118 to 180 beds. It will also include additional palliative, respite and transitional care and mental health facilities.



**New jobs and investment:**

Approximately sixty-two (62) additional beds will be introduced over the coming nineteen (19) years, with the estimated cost of the extensions being approximately \$22 million. Further, there is predicted to be a positive, significant impact on the complex's employment policies, income and expenditure.

**Benefits of project for applicant's business:**

The expansion of the Aged Care Facility will broaden the range of services provided at the existing facility. Further, it will also enable the facility to develop much needed services in palliative, respite, mental health and transitional care in Central Queensland and reflect the broader scope of geriatric care in the region.

**Benefits of project to Rockhampton Regional economy:**

Prescare is currently a significant aged care service provider, and the finalisation of this project will significantly expand the range of services the facility can provide, in a sector which is important to the Rockhampton regional economy. The inclusion of palliative, mental health and transitional care within the facility will facilitate a more complete geriatric service to be available to residents within the Central Queensland region.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 23 December 2016**

Support, subject to comments.

**Economic Development Unit's Comments – 13 December 2016**

Support, subject to comments.

**Other Staff Technical Comments**

Not applicable as the application was not referred to any other technical staff.

**CONCLUSION**

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charges and a refund of the development application fee will be provided.

**D/299-2014/A - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
PERMIT FOR A MATERIAL CHANGE  
OF USE FOR AGED CARE  
ACCOMMODATION (EXTENSION)**

**Locality Plan**

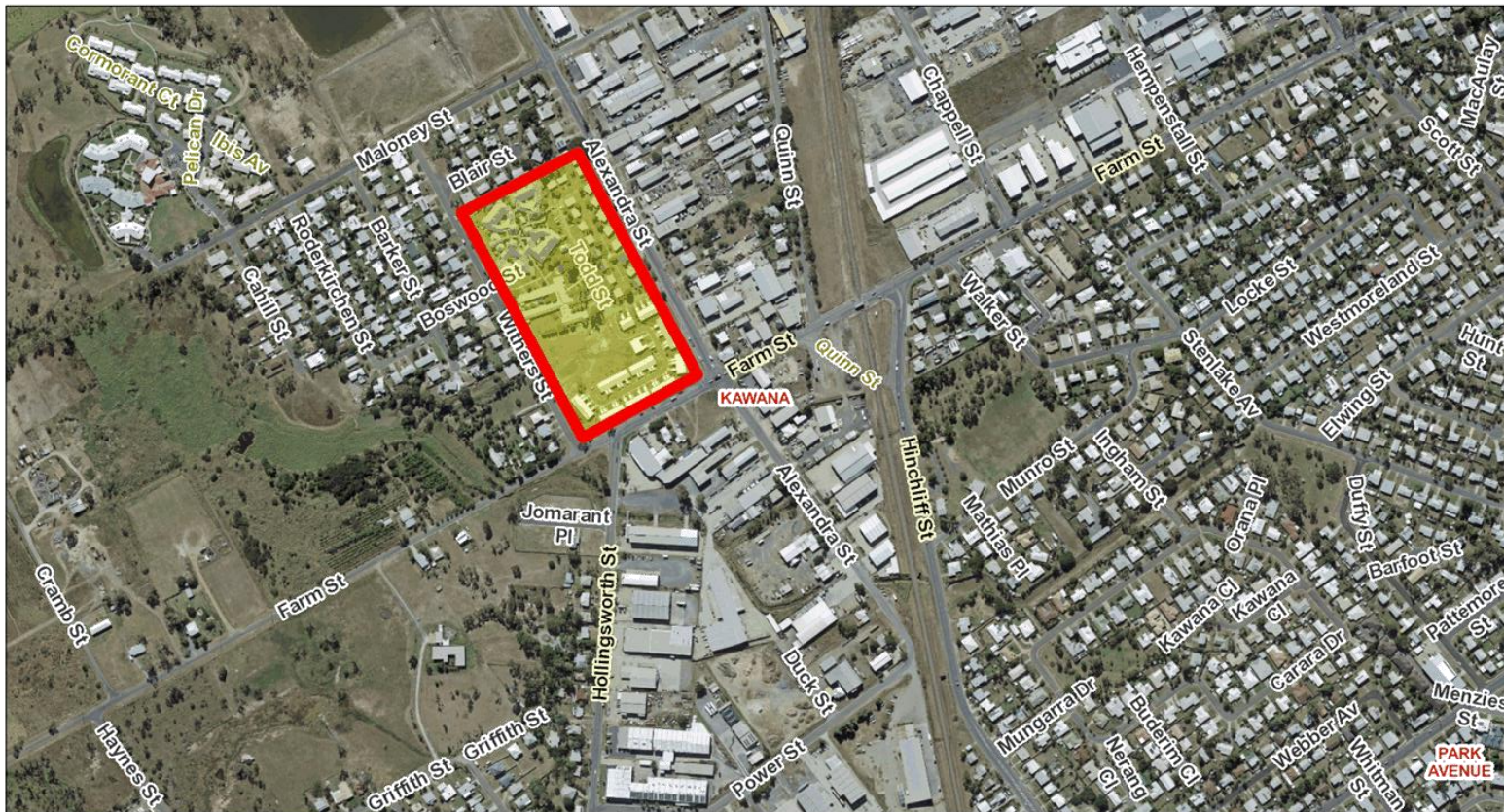
**Meeting Date: 14 February 2017**

**Attachment No: 1**

D/299-2014/A - Locality Plan



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**8.9 D/143-2015/A - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A CHILD CARE CENTRE**

**File No:** D/143-2015/A  
**Attachments:** 1. Locality Plan  
**Authorising Officer:** Tarnya Fitzgibbon - Coordinator Development Assessment  
Steven Gatt - Manager Planning & Regulatory Services  
Michael Rowe - General Manager Community Services  
**Author:** Thomas Gardiner - Planning Officer

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**SUMMARY**

*Development Application Number:* D/143-2015/A  
*Applicant:* Powercat Developments Pty Ltd  
*Real Property Address:* Lot 1 on RP607946, Lot 2 on RP607946, Lot 1 on RP620251, Lot 2 on RP620251 and Lot 2 on RP617448, Parish of Murchison  
*Common Property Address:* 28 Main Street, Park Avenue  
*Planning Scheme Zoning:* Neighbourhood Centre Zone  
*Type of Approval:* Development Permit for a Material Change of Use for a Child Care Centre  
*Date of Decision:* 25 May 2016  
*Application Lodgement Fee:* \$7,815.00  
*Infrastructure Charges:* \$101,243.50  
*Infrastructure charges incentive:* All other areas – 50% discount  
*Incentives sought:* Refund of Development Application Fees  
Refund of service and connection fees

**OFFICER'S RECOMMENDATION**

THAT in relation to the application under the Development Incentives Policy for a Development Permit for a Material Change of Use for a Child Care Centre at 28 Main Street, Park Avenue, described as Lot 1 on RP607946, Lot 2 on RP607946, Lot 1 on RP620251, Lot 2 on RP620251 and Lot 2 on RP617448, Council resolves to Approve the following incentives if the use commences prior to 25 May 2019:

- a) A fifty (50) per cent reduction of infrastructure charges to the amount of \$50,621.75;
- b) A refund of the development application fee of 7,815.00 upon commencement of the use;
- c) A refund of service and connection fees upon completion of the development; and
- d) That Council enter into an agreement with the applicant in relation to (a), (b) and (c).

**BACKGROUND****Project outcomes anticipated by applicant:**

The applicant has been given an approval for a Development Permit for a Material Change of Use for a community-based Child Care Centre, located at 28 Main Street, Park Avenue.

**New jobs and investment:**

The applicant has stated that the Child Care Centre will cost approximately \$1.5 million to construct. It is unknown at this point whether the building contractor is locally based within the Rockhampton region, where there would be a positive economic impact engaging a local contractor. The businesses which will benefit within the Rockhampton region may change with businesses such as accommodation providers benefiting more if the building contractor comes from outside the region. Further, the Child Care Centre will employ up to thirteen (13) people who are likely to come from the region.

**Benefits of project for applicant's business:**

The Child Care Centre will be a new business within the Rockhampton region which will employ up to thirteen (13) staff to provide for child care services within Park Avenue and other surrounding suburbs.

**Benefits of project to Rockhampton Regional economy:**

During the construction phase, the Child Care Centre will attract a large workforce which will be the greatest benefit to the Rockhampton regional economy. Further, up to thirteen (13) staff will be employed as a result of the business.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 13 January 2017**

Support, subject to comments.

**Economic Development Unit's Comments – 5 January 2017**

Support, subject to comments.

**Other Staff Technical Comments**

Not applicable as the application was not referred to any other technical staff.

**CONCLUSION**

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charges and a refund of the development application fee and service and connection fees will be provided.

**D/143-2015/A - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR DEVELOPMENT PERMIT  
FOR A MATERIAL CHANGE OF USE  
FOR A CHILD CARE CENTRE**

**Locality Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 1**



D/143-2015/A - Locality Plan



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# 8.10 D/51-2016 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A VETERINARY SERVICE

**File No:** D/51-2016

**Attachments:** 1. Locality Plan  
2. Site Plan

**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/51-2016/A

*Applicant:* Alma Street Veterinary Hospital

*Real Property Address:* Lot 6 on SP210592, Parish of Gracemere

*Common Property Address:* 1 Alexander Court, Gracemere

*Rockhampton City Plan Area:* Rockhampton Region Planning Scheme 2015

*Type of Approval:* Development Permit for a Material Change of Use for a Veterinary Service

*Date of Decision:* 13 September 2016

*Application Lodgement Fee:* \$3,633.00

*Infrastructure Charges:* \$39,440.10

*Infrastructure charges incentive:* All other areas – 50%

*Incentives sought:* Infrastructure Charges Concession  
Refund of Development Application Fees  
Refund of Service and Connection Fees

## OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for Development Permit D/51-2016 for a Material Change of Use for a Veterinary Service, on Lot 6 on SP210592, Parish of Gracemere, located at 1 Alexander Court, Gracemere, Council resolves to Approve the following incentives if the use commences prior to 13 September 2019:

- a) A fifty per cent (50%) reduction of infrastructure charges to the amount of \$19,720.05;
- b) A refund of the development application fee of \$3,633.00 on commencement of the use;
- c) A refund of service and connection fees on completion of the development; and
- d) That Council enter into an agreement with the applicant in relation to (a), (b) and (c).



**BACKGROUND****Project outcomes anticipated by applicant:**

The proponent intends to build a modern veterinary facility for Gracemere, Mt Morgan and surrounds at 1 Alexander Court, Gracemere. The facility will principally provide medical and surgical services for pets from these areas, although referrals are also expected from Gladstone, Emerald and Biloela. In addition, the proponent will provide services to the RSPCA and Capricorn Animal Aid which will be able to be expanded.

**New jobs and investment:**

The facility is expected to have a capital cost of \$1.2 million, the vast majority of which will be spent with local contractors and businesses. The facility will enable the proponent to open a second veterinary hospital in Gracemere. It is proposed the facility will contain x-ray and pathology services which are currently lacking in Gracemere. The facility should result in the employment of four (4) additional staff in Year 1, and expand to six (6) and eight (8) in Years 2 and 3. Turnover is expected to be \$460,000 in Year 1, \$700,000 in Year 2 and \$1 million in Year 3.

**Benefits of project for applicant's business:**

The facility will enable the Alma Street Veterinary Hospital to open a second outlet to service existing and new clients in the growing area of Gracemere as well as in Mt Morgan. It will also enable the proponent to continue undertaking services for the RSPCA and Capricorn Animal Aid.

**Benefits of project to Rockhampton Regional economy:**

The construction work will be welcome as will the additional employment for the region.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 5 December 2016**

Support.

**Economic Development Unit's Comments – 12 December 2016**

Support, comments.

**CONCLUSION**

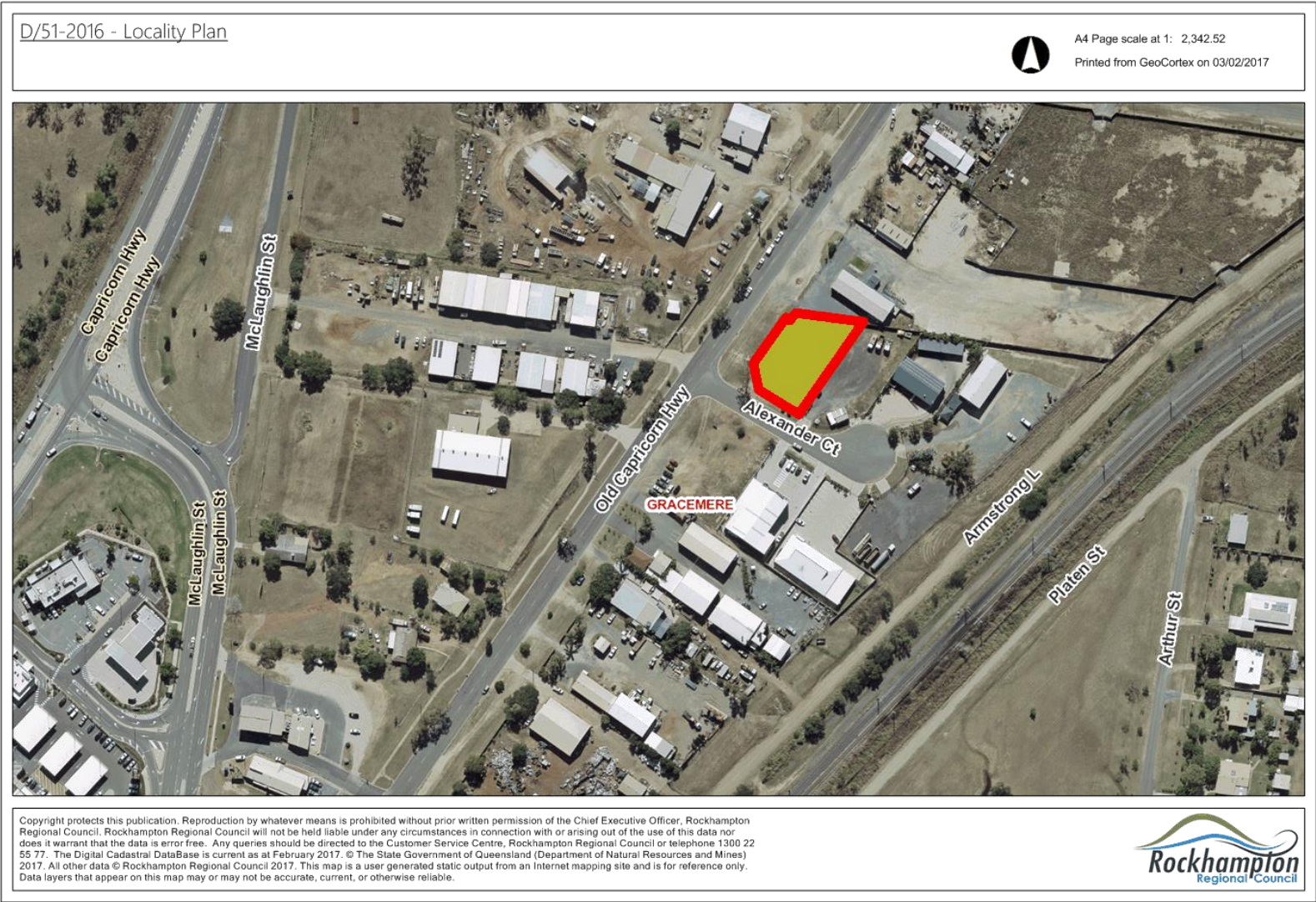
The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charge and a refund of the development application fee and the service and connection fees will be provided .

**D/51-2016 - APPLICATION UNDER THE  
DEVELOPMENT INCENTIVES POLICY  
FOR DEVELOPMENT PERMIT FOR A  
MATERIAL CHANGE OF USE FOR A  
VETERINARY SERVICE**

**Locality Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 1**



**D/51-2016 - APPLICATION UNDER THE  
DEVELOPMENT INCENTIVES POLICY  
FOR DEVELOPMENT PERMIT FOR A  
MATERIAL CHANGE OF USE FOR A  
VETERINARY SERVICE**

**Site Plan**

**Meeting Date: 14 February 2017**

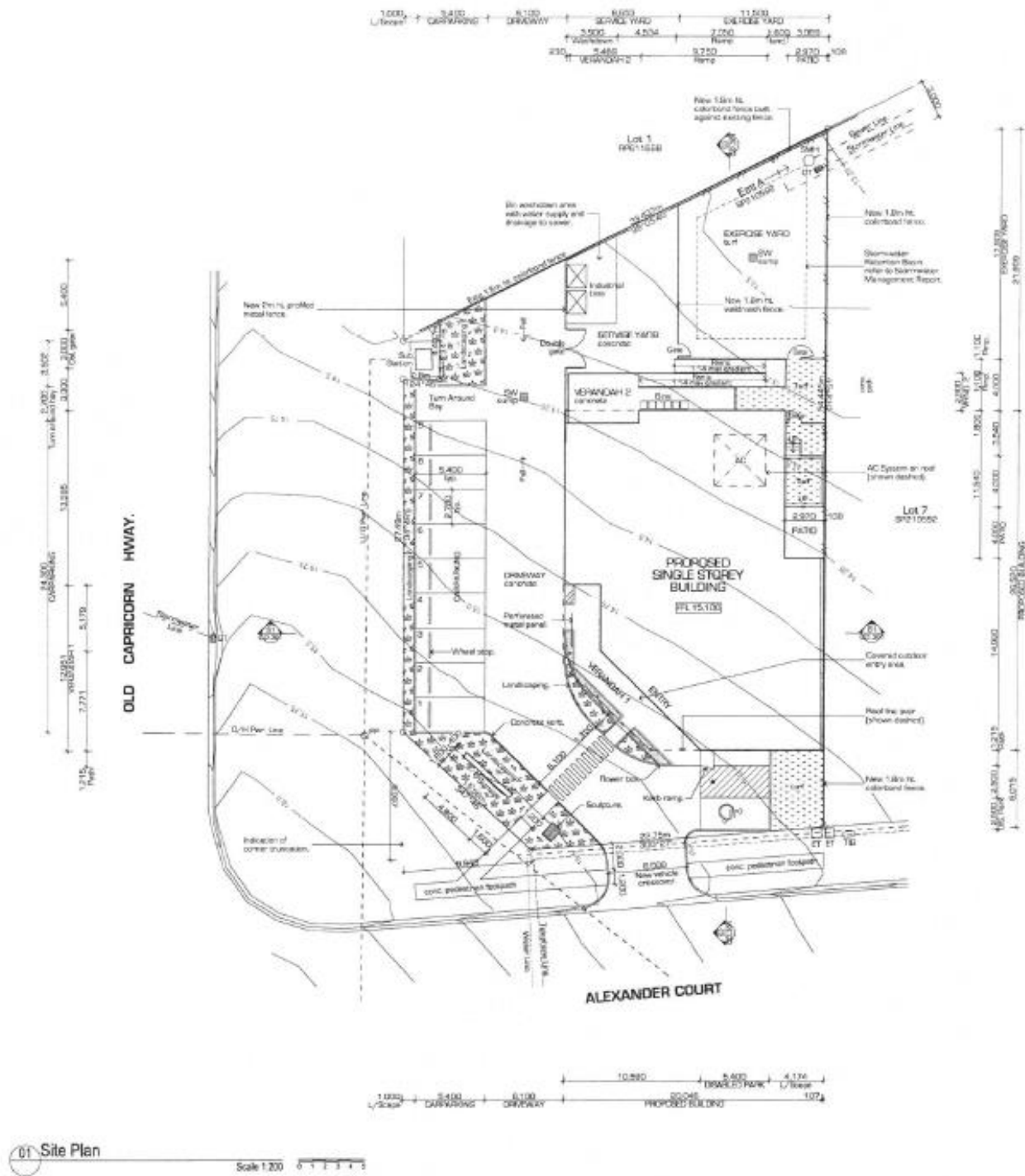
**Attachment No: 2**



**ROCKHAMPTON REGIONAL COUNCIL**

These plans are approved subject to the current conditions of approval associated with Development Permit No. D/51-2016

Dated: 14.09.2016

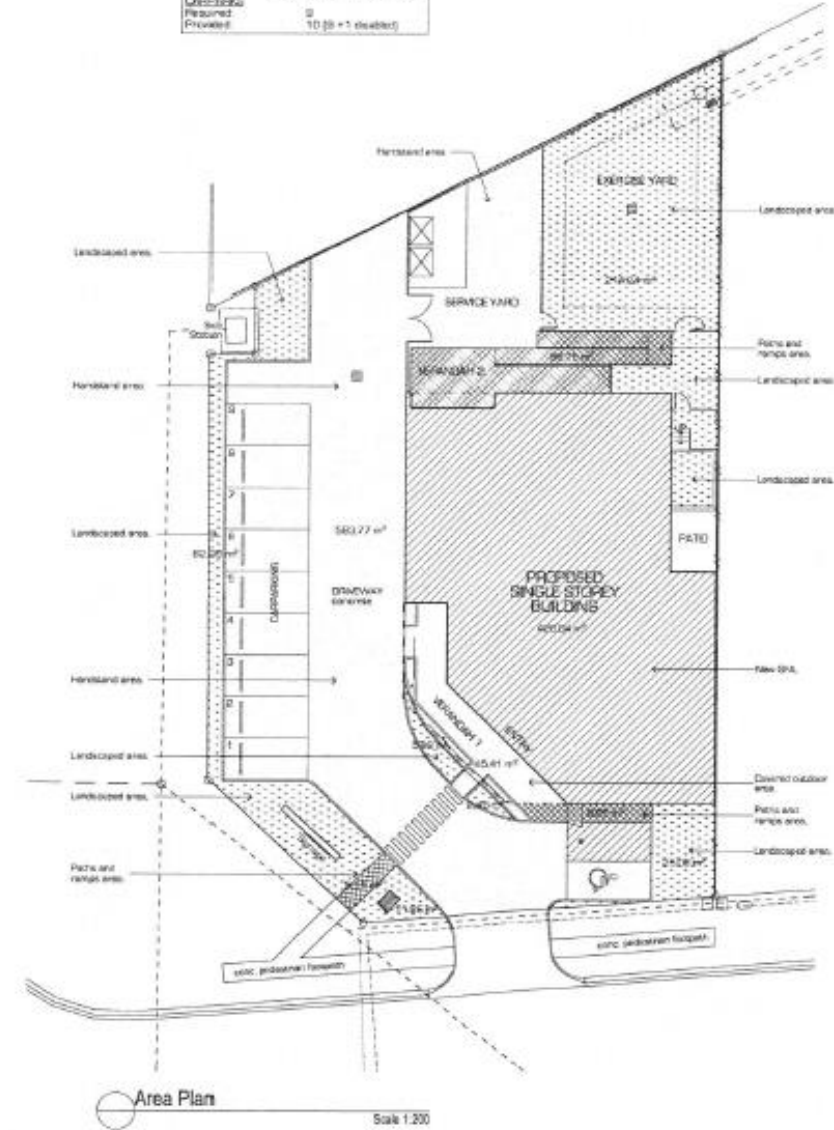


**REAL PROPERTY DESCRIPTION**

Lot 5  
SP 211055P  
Parish of Grosmore  
County of Longstone

**SITE AREAS & STATISTICS**

Category	Area
Zoning	Low Impact Industrial
Proposed Use	Veterinary Services
<b>AREAS</b>	
Site Area	1,489m <sup>2</sup>
Landscaped Area	342.4m <sup>2</sup>
Hardstand Area	563.5m <sup>2</sup>
Paved and Rangy Area	71.2m <sup>2</sup>
Downed Outdoor Area	45.4m <sup>2</sup>
<b>PROPOSED BUILDING</b>	
New GFA	420m <sup>2</sup>
Coverage	Allowed 119.5m <sup>2</sup> (80%)
	Provided 4.76m <sup>2</sup> (32%)
Building Height	Allowed 10m
	Provided 8.95m
Setbacks	Alexander Court 5m
	Old Capricorn Highway 12.4m
<b>CARSPACES</b>	
Required	0
Provided	10 (8 + 1 disabled)



**REVISIONS**

No.	Description	Date
1	Initial Design	14/09/2016

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**If in doubt, ASK**

**Legend**

Symbol	Description
ET	Electrical Service
GFA	Gross Floor Area
DT	Downed Outdoor Area
PS	Paved and Rangy Area
SM	Service Yard
SW	Stormwater
TD	Vehicle Inspection Bay

**Legend**

Symbol	Description
ET	Electrical Service
GFA	Gross Floor Area
DT	Downed Outdoor Area
PS	Paved and Rangy Area
SM	Service Yard
SW	Stormwater
TD	Vehicle Inspection Bay



**Project Details**

Client: **G. Muir**

Project: **Grosmore Veterinary Hospital**

Address: **1 Alexander Court, Grosmore**

Site Plan

**BEAT ARCHITECTS**

17 Flinders Parade  
Gladstone  
QLD 4680

Phone: (07) 4682 0000  
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**8.11 D/216-2014 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A VEHICLE DEPOT**

**File No:** D/216-2014

**Attachments:** 1. Locality Plan  
2. Site Plan

**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/216-2014/A

*Applicant:* Schwarz Excavations Pty Ltd

*Real Property Address:* Lot 50 on SP270249, Parish of Gracemere

*Common Property Address:* 245 Somerset Road, Gracemere

*Rockhampton City Plan Area:* Gracemere-Stanwell Zone, Medium Impact Industry

*Type of Approval:* Development Permit for a Material Change of Use for a Vehicle Depot

*Date of Decision:* 18 November 2014

*Application Lodgement Fee:* \$9,461.00

*Infrastructure Charges:* \$59,410.00

*Infrastructure charges incentive:* All other areas – 50%

*Incentives sought:* Refund of Development Application Fees  
Refund of Service and Connection Fees

**OFFICER'S RECOMMENDATION**

THAT in relation to the application under the Development Incentives Policy for Development Permit D/216-2014 for a Material Change of Use for a Vehicle Depot, on Lot 50 on SP270249, Parish of Gracemere, located at 245 Somerset Road, Gracemere, Council resolves to Approve the following incentives if the use commences prior to 18 November 2017:

- a) A fifty per cent (50%) reduction of infrastructure charges to the amount of \$29,705.00;
- b) A refund of the development application fee of \$9,461.00 on commencement of the use;
- c) A refund of service and connection fees on completion of the development; and
- d) That Council enter into an agreement with the applicant in relation to (a), (b) and (c).

**BACKGROUND****Project outcomes anticipated by applicant:**

The proponent has constructed an office and workshop in Gracemere. The business for the major part involves undertaking civil construction sub-contracting work for Aurizon. The proponent relocated its office from previous premises in Kabra.

**New jobs and investment:**

The proponent employs sixty (60) workers in its business subcontracting to Aurizon. The relocation of this business to a fully approved site enables the business to continue to operate without any threat of closure or interruption. The proponent has claimed it has invested 5 million in the purchase of this site and the development of the office and workshop.

**Benefits of project for applicant's business:**

The relocation of the proponent's business to a fully approved industrial site enables it to carry on business without any threat of closure. It also enables the proponent to continue to employ sixty (60) employees and provide much needed civil construction services, mainly for Aurizon.

**Benefits of project to Rockhampton Regional economy:**

The proponent is a significant employer within the Rockhampton Region and provides civil construction services to a range of businesses. In addition to spending 5 million to purchase land and construct its office and workshop, the proponent undertook the civil construction work for the Gracemere Industry Park as a sub-contractor for the JM Kelly Group.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 5 December 2016**

Support.

**Economic Development Unit's Comments – 23 November 2016**

Support, comments.

**CONCLUSION**

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development. Therefore, in accordance with the policy, a fifty (50) per cent discount will be applied to the infrastructure charge and a refund of the development application fee and the service and connection fees will be provided .

**D/216-2014 - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
PERMIT FOR A MATERIAL CHANGE  
OF USE FOR A VEHICLE DEPOT**

**Locality Plan**

**Meeting Date: 14 February 2017**

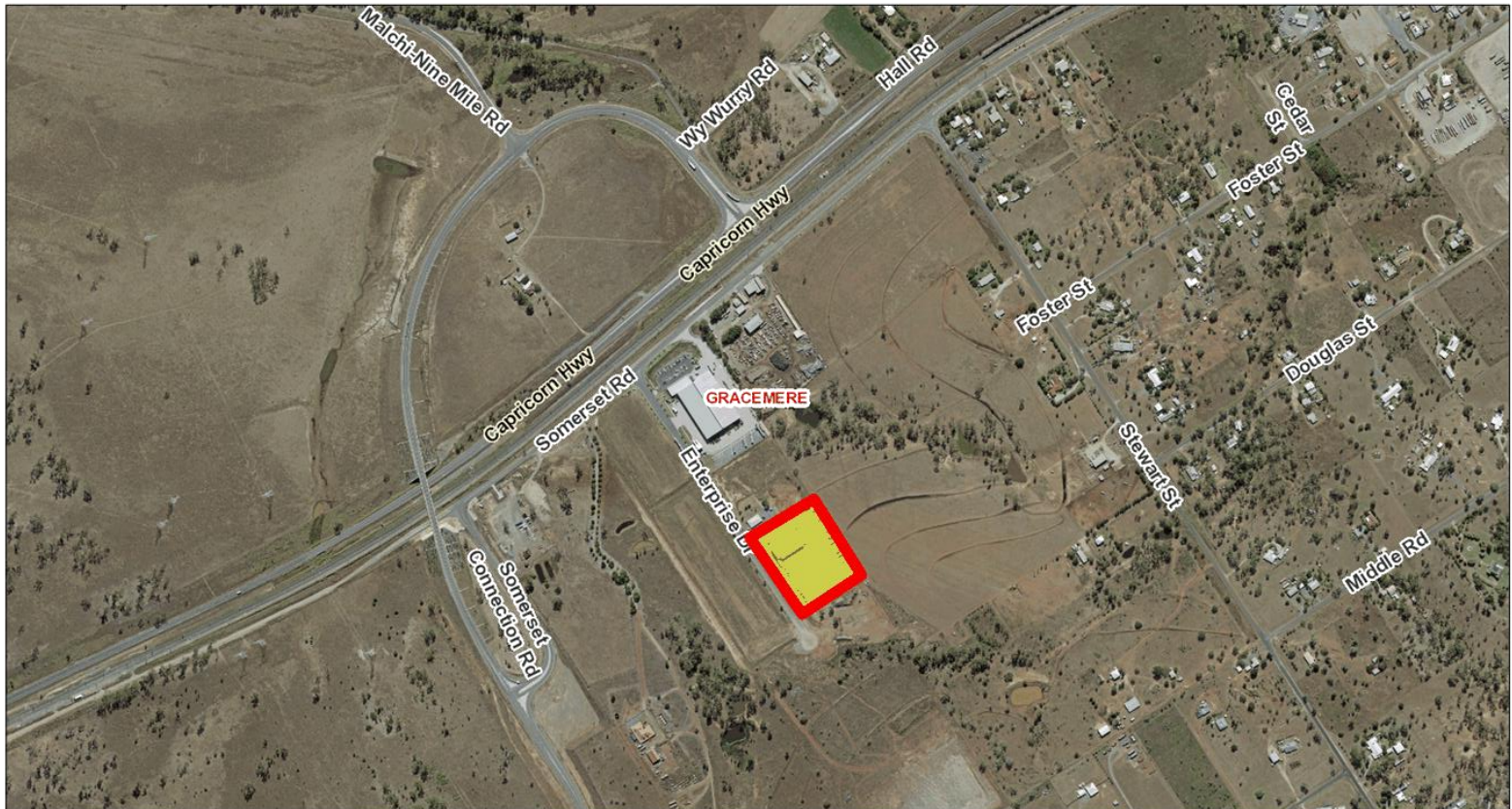
**Attachment No: 1**



D/216-2014 - Locality Plan



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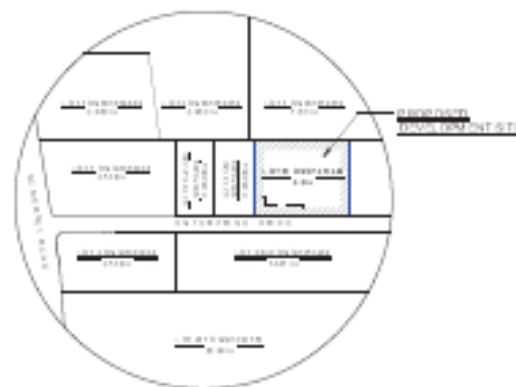


**D/216-2014 - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
PERMIT FOR A MATERIAL CHANGE  
OF USE FOR A VEHICLE DEPOT**

**Site Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 2**



**LOCALITY SITE PLAN**  
1 : 5000

SITE LEGEND	
RL 21.000	EXISTING SURFACE RL
RL 21.000	PROPOSED SURFACE RL (CONCRETE / ASPHALT)
RL 21.000	PROPOSED SURFACE RL

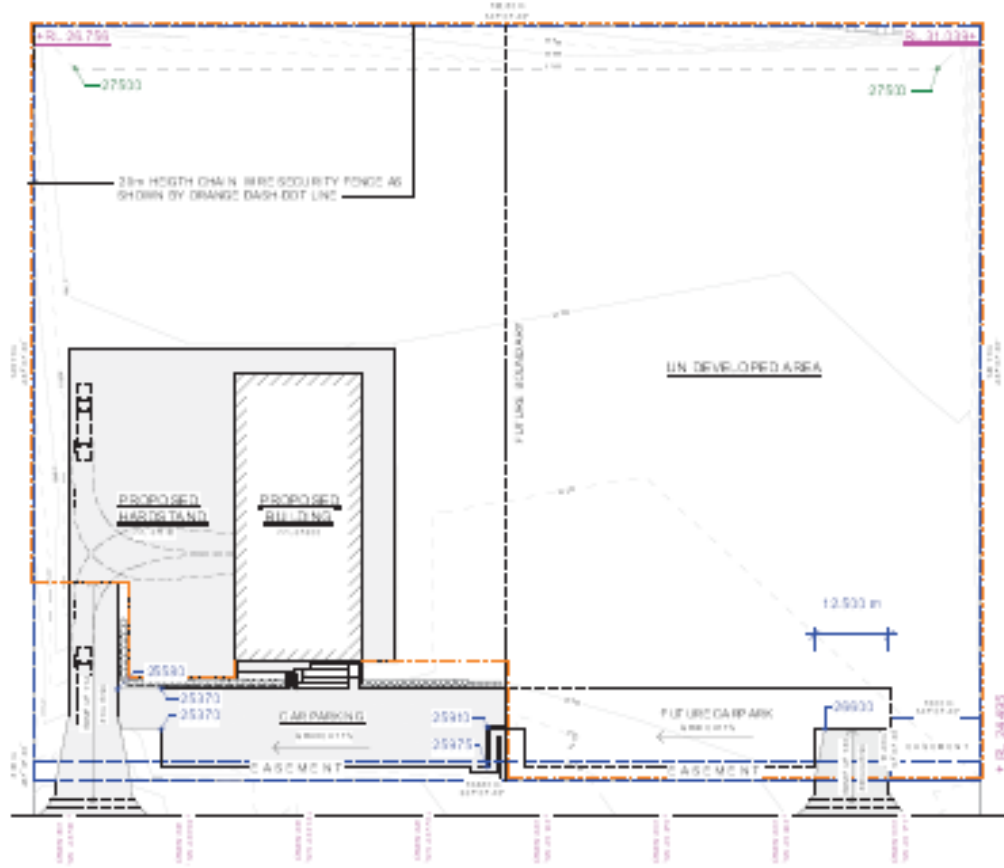
DRAWING SCHEDULE	
MOD 01	PROPOSED LOCALITY OVERALL SITE & SITE PLAN
MOD 02	PROPOSED ACCESS & PARKING SITE PLAN
MOD 03	PROPOSED ACCESS PLANS
MOD 04	PROPOSED FLOOR PLANS
MOD 05	PROPOSED ELEVATIONS
MOD 06	PROPOSED WEST & SOUTH ELEVATIONS
MOD 07	PROPOSED EAST & NORTH ELEVATIONS

PROPOSED DEVELOPMENT - SITE AREAS	
TOTAL SITE AREA	73.9852
PROPOSED GROUND GRA (USE DEFERRON - VEHICLE DEPT)	8.70m <sup>2</sup> (14.7%)
PROPOSED FIRST FLOOR GRA (USE DEFERRON - VEHICLE DEPT)	1.10m <sup>2</sup> (1.5%)
PROPOSED DRIVEWAY / CARPARK / HANDSTAND	3.17m <sup>2</sup> (4.3%)
PROPOSED SITE COVER	1.39m <sup>2</sup> (1.9%)
PROPOSED LANDSCAPE	2.12m <sup>2</sup> (2.9%)
PROPOSED CARPARKING NUMBERS	21
PROPOSED UNDEVELOPED SITE AREA	15.749m <sup>2</sup> (21.3%)

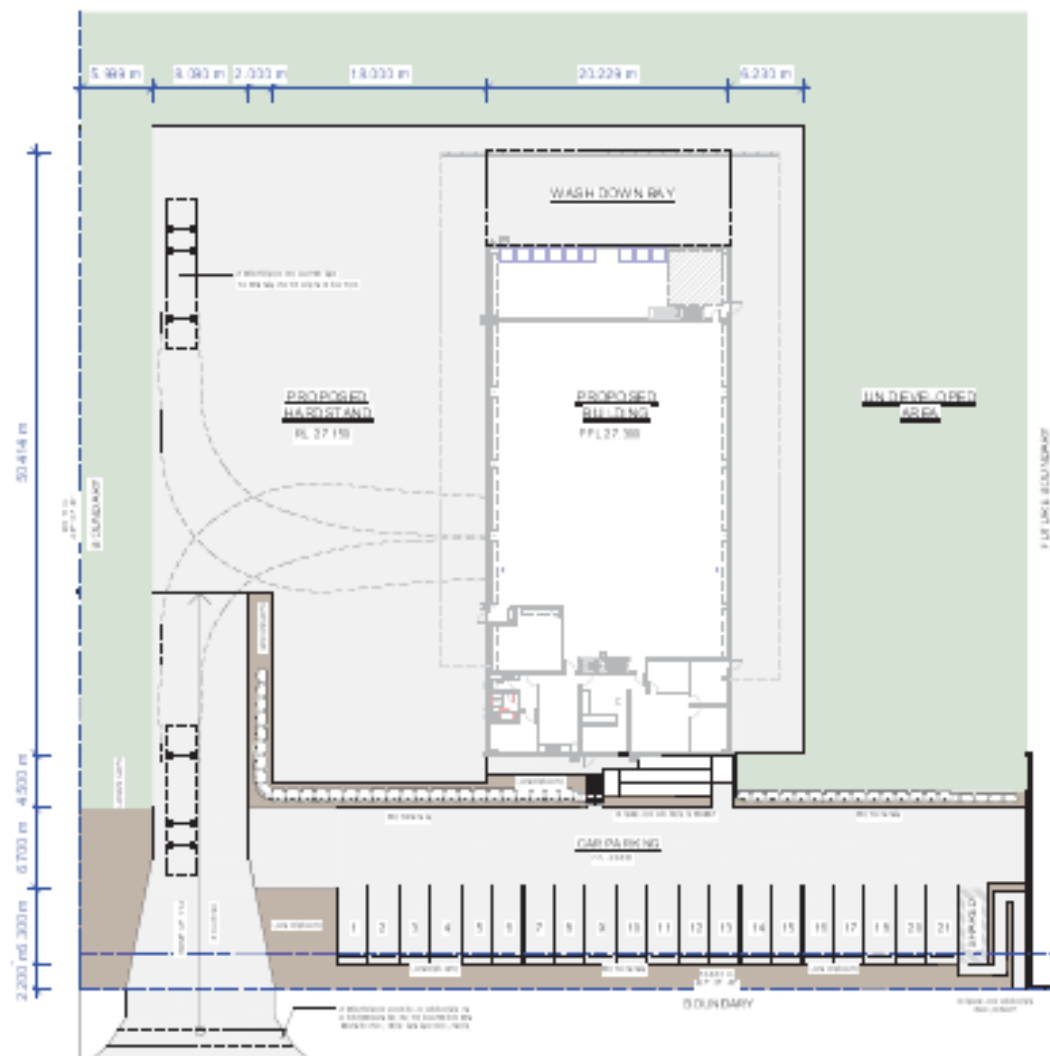
REVISION	
NO.	DESCRIPTION
1	FOR REVIEW
2	FOR APPROVAL
3	FOR APPROVAL
4	FOR APPROVAL

A1 DRAWING	
NOTED SCALE IS RELATED TO ALL DRAWINGS	

COLOUR	
PLEASE NOTE: DRAWINGS PRODUCED IN COLOUR. NON-COLOUR COPIES MAY REDUCE INFORMATION DETAIL & CLARITY.	



**OVERALL PROPOSED SITE PLAN**  
1 : 500



**PROPOSED PROPOSED SITE PLAN**  
1 : 250

**project**  
PROPOSED INDUSTRIAL DEVELOPMENT FOR SCHWARZ EXCAVATIONS - GRACEMERE INDUSTRIAL ESTATE

**builder**  
**mk**  
212 Richardson Road,  
Perry Park, QLD 4070  
p 3740 314311  
f 3740 314312

**design**  
**design tek**  
Highway Pains  
279/281 Pains Road  
Perry Park, QLD 4070  
p 3740 314311  
f 3740 314312

**building design** - **documentation**  
QPSA MEM NO 4125443  
QPSA MEM NO 4125443

**PROPOSED LOCALITY, OVERALL SITE & SITE PLAN**

**scale**  
1 : 500

**project no**  
1401-08

**sheet no**  
11 of 12

**drawing no**  
MCU-01

**rev**  
E

**8.12 D/185-2015 - APPLICATION UNDER THE DEVELOPMENT INCENTIVES POLICY FOR A DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR BULK LANDSCAPE SUPPLIES**

**File No:** D/185-2015

**Attachments:** 1. Locality Plan  
2. Site Plan

**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/185-2015/A

*Applicant:* JNK Roadways Pty Ltd

*Real Property Address:* Lot 3 on SP198265, Parish of Bouldercombe

*Common Property Address:* 49 Gum Tree Avenue, Bouldercombe

*Rockhampton City Plan Area:* Rockhampton Region Planning Scheme 2015

*Type of Approval:* Development Permit for a Material Change of Use for Bulk Landscape Supplies

*Date of Decision:* 11 May 2016

*Application Lodgement Fee:* \$7,454.00

*Infrastructure Charges:* Nil

*Infrastructure charges incentive:* Not applicable

*Incentives sought:* Refund of Development Application Fees

**OFFICER'S RECOMMENDATION**

THAT in relation to the application under the Development Incentives Policy for Development Permit D/185-2015 for a Material Change of Use for Bulk Landscape Supplies, on Lot 3 on SP198265, Parish of Bouldercombe, located at 49 Gum Tree Avenue, Bouldercombe, Council can consider the following options:

- a) Refuse the refund of the development application fee; or
- b) A fifty per cent (50%) refund of the development application fee to the amount of \$3,727.00 on commencement of the use; or
- c) A refund of the development application fee of \$7,454.00 on commencement of the use; and
- d) That Council enter into an agreement with the applicant in relation to (b) or (c) for the refund if approved.

**BACKGROUND****Project outcomes anticipated by applicant:**

The applicant wishes to establish a material stockpiling base for its associated bulk landscaping supply business. The applicant previously operated its material stockpiling base from a nearby unapproved site.

**New jobs and investment:**

The use of an approved site has enabled the applicant to continue its bulk landscaping supply business in Bouldercombe and to continue to employ a number of local staff.

The approval will not result in any expansion of the applicant's business, but the need for a development approval has generated business for some Rockhampton Region based consultants.

**Benefits of project for applicant's business:**

The approval has enabled the applicant to continue in business, as without the development approval they would not have been able to stockpile materials used in their business.

**Benefits of project to Rockhampton Regional economy:**

This project has a limited impact on the Rockhampton Region economy, but has enabled a Bouldercombe-based business to continue to operate.

**PLANNING ASSESSMENT****COMMENTS FROM RELEVANT UNITS****Development Engineering Unit's Comments – 1 December 2016**

Support, comments.

**Economic Development Unit's Comments – 11 January 2017**

Support, subject to conditions.

**CONCLUSION**

The development does not meet the eligibility criteria under the Development Incentives Policy as the project will have little impact on the regional economy. In addition, the site is located outside of the priority infrastructure area.

**D/185-2015 - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR BULK  
LANDSCAPE SUPPLIES**

**Locality Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 1**

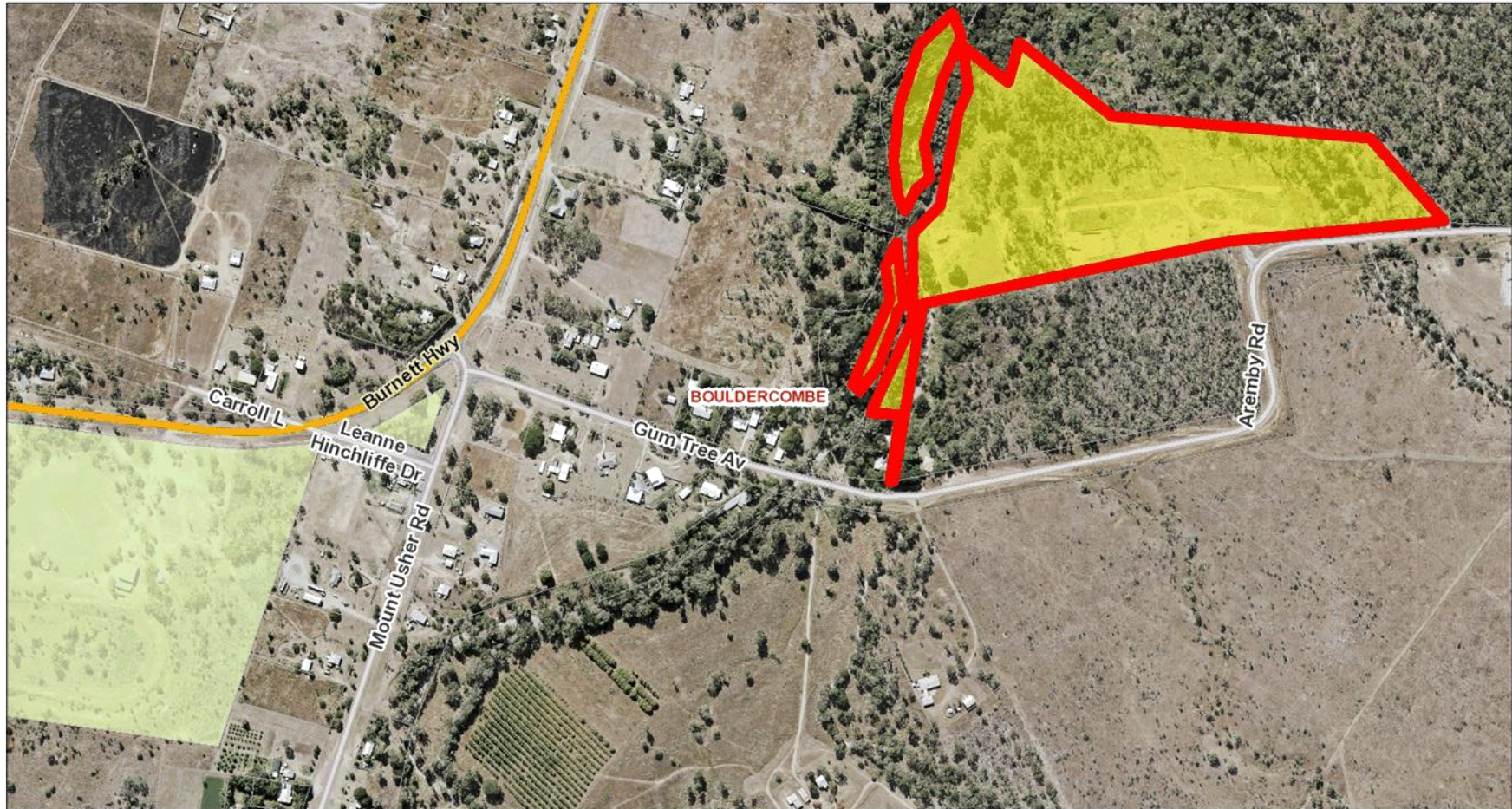


D/185-2015/A - Locality Plan



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**D/185-2015 - APPLICATION UNDER  
THE DEVELOPMENT INCENTIVES  
POLICY FOR A DEVELOPMENT  
APPLICATION FOR A MATERIAL  
CHANGE OF USE FOR BULK  
LANDSCAPE SUPPLIES**

**Site Plan**

**Meeting Date: 14 February 2017**

**Attachment No: 2**





## **9 NOTICES OF MOTION**

Nil

## **10 URGENT BUSINESS/QUESTIONS**

*Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.*

## 11 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.

### RECOMMENDATION

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.

#### 12.1 Options for the Location of the Pound Facility

This report is considered confidential in accordance with section 275(1)(h), of the *Local Government Regulation 2012*, as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

## 12 CONFIDENTIAL REPORTS

### 12.1 OPTIONS FOR THE LOCATION OF THE POUND FACILITY

**File No:** 10097

**Attachments:**

1. Planning Assessment Report
2. Cost Estimate
3. Due Diligence Comments
4. Cost Estimate
5. Due Diligence Comments

**Authorising Officer:** Michael Rowe - General Manager Community Services

**Author:** Steven Gatt - Manager Planning & Regulatory Services

This report is considered confidential in accordance with section 275(1)(h), of the *Local Government Regulation 2012*, as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

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#### SUMMARY

*Manager Planning and Regulatory Services reporting on the Gracemere Animal Management Facility siting options.*

## **13 CLOSURE OF MEETING**