



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

17 APRIL 2018

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 17 April 2018 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "CR", is positioned above the printed name and date.

CHIEF EXECUTIVE OFFICER
12 April 2018

Next Meeting Date: 01.05.18

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING	2
	NIL	2
7	PUBLIC FORUMS/DEPUTATIONS	3
	NIL	3
8	OFFICERS' REPORTS	4
8.1	D/136-2017 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS)	4
8.2	D/135-2017 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR EARTHWORKS AND A RETAINING WALL.....	24
8.3	DECISION UNDER DELEGATION - MARCH 2018	33
8.4	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MARCH 2018	35
9	NOTICES OF MOTION	52
	NIL	52
10	URGENT BUSINESS/QUESTIONS	53
11	CLOSED SESSION	54
12.1	PARKING OCCUPANCY AND TURNOVER - ALMA STREET	54
12	CONFIDENTIAL REPORTS.....	55
12.1	PARKING OCCUPANCY AND TURNOVER - ALMA STREET	55
13	CLOSURE OF MEETING.....	56

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:

Ms C Worthy – General Manager Community Services (Executive Officer)
Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 3 April 2018

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/136-2017 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS)

File No: D/136-2017

Attachments:

1. [Zoning Plan](#)
2. [Locality Plan](#)
3. [Site Plan](#)

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Amy Johnson - Acting Planning Officer

SUMMARY

Development Application Number: D/136-2017

Applicant: Diawyn Pty Ltd

Real Property Address: Lot 2 on RP885689, Parish of Gracemere

Common Property Address: 9 Kelly Road, Gracemere

Area of Site: 41.53 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Low Impact Industry Zone and Rural Zone

Planning Scheme Overlays: Flood hazard overlay
Special management area overlay

Existing Development: Transportable building hire and sales business and rural land

Existing Approvals: AF-31-16.318 – Material Change of Use for a Low Impact Industry (Industrial Shed Enclosure)

Approval Sought: Development Permit for Reconfiguring a Lot (one lot into two lots)

Level of Assessment: Impact Assessable

Submissions: Nil

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

Infrastructure Charges Area: Charge Area 3

Application Progress:

<i>Application Lodged:</i>	9 November 2017
<i>Confirmation Notice issued:</i>	21 November 2017
<i>Request for Further Information sent:</i>	23 November 2017
<i>Request for Further Information responded to:</i>	23 February 2018
<i>Submission period commenced:</i>	5 March 2018
<i>Submission period end:</i>	23 March 2018

<i>Last receipt of information from applicant:</i>	<i>28 March 2018</i>
<i>Statutory due determination date:</i>	<i>8 May 2018</i>

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into two lots), made by Diawyn Pty Ltd, located at 9 Kelly Road, Gracemere, described as Lot 2 on RP885689, Parish of Gracemere, 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 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 issue of the Approval Certificate for the Survey Plan, 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 issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.5.1 Operational Works:
 - (i) Access Works.
- 1.6 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.7 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.8 An easement over the One Percent Average Recurrence Interval Neerkol Creek flood extents must be created over Lot 2. Easement documents must accompany the Survey Plan for endorsement by Council, prior to the issue of the Approval Certificate for the Survey Plan.
- 1.9 The access to Lot 2 must be via the proposed access easement over Lot 1. Easement documents must accompany the Survey Plan for endorsement by Council, prior to the issue of the Compliance Certificate for the Survey Plan.
- 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:

Drawing/report title	Prepared by	Date	Reference number	Version/issue
Site Plan	Design & Architecture	7 November 2017	GG-011	Rev 1

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

- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works required by this development approval.
- 3.2 All access works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 3.3 All access areas must be constructed in accordance with the approved site plan (refer to condition 2.1). The access must be constructed, operated and maintained in a manner so that there is no significant impact on the amenity of adjoining premises or the surrounding area being caused due to the emission of dust or resulting in sediment laden water. In the event the surface does not perform adequately, or the amenity impacts cannot be mitigated, the access must be sealed to Council's satisfaction.
- 3.4 The existing access for Lot 1 must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.

4.0 ASSET MANAGEMENT

- 4.1 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.
- 4.2 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.

5.0 OPERATING PROCEDURES

- 5.1 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 Kelly Road or Hall Road.

ADVISORY NOTES

NOTE 1. Property Note - Flood Risk

It is advised that the majority of the subject site is inundated by a one percent (1%) average exceedance probability flood. The flood modelling for this area has only recently been completed as at 3 April 2018 and has not been adopted by Council or been made publically available at this time. Council advises against the construction of any habitable structures within the affected areas of Lot 2 due to the risks associated with flooding.

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety Of Public During Construction

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

NOTE 4. Works in Road Reserve Permit

It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with *Standard Capricorn Municipal Development Guidelines*, Standard Drawings) may be accepted in place of the application for a Development Permit for Operational Works (access works).

NOTE 5. Infrastructure Charges Notice

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

NOTE 6. Rural Addressing

Rural addressing must be provided to Lot 2 in accordance with Council's rural addressing procedures.

RECOMMENDATION B

That in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into two lots), made by Diawyn Pty Ltd, located at 9 Kelly Road, Gracemere, described as Lot 2 on RP885689, Parish of Gracemere, Council resolves to issue an Infrastructure Charges Notice for the amount of \$7,000.00.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for a Development Permit for Reconfiguring a Lot (one lot into two lots) situated at 9 Kelly Road, Gracemere. The proposal will align the common boundary between proposed Lots 1 and 2 with the current zone mapping of the *Rockhampton Region Planning Scheme 2015*. This will result in proposed Lot 1 being located wholly within the Low Impact Industry Zone and proposed Lot 2 within the Rural zone.

Proposed Lot 1 will retain its existing access via Kelly Road and proposed Lot 2 will be accessible via an access easement along the western boundary of proposed Lot 1 from Hall Road.

SITE AND LOCALITY

The subject site is within the Low Impact Industry Zone and the Rural Zone under the *Rockhampton Region Planning Scheme 2015*. The site runs along the Capricorn Highway and adjoins Rural properties to the north and west of the site and Medium Impact Industry zoned land to the south-east.

PLANNING ASSESSMENT**MATTERS FOR CONSIDERATION**

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the assessment process provisions of the Development Assessment Rules,

based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments – 7 March 2018

Support, subject to conditions / comments.

Public and Environmental Health Comments – 9 November 2017

Support, no comments or conditions

Other Staff Technical Comments -

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

TOWN PLANNING COMMENTS

Central Queensland Regional Plan 2013

The *Central Queensland Regional Plan 2013* is a statutory document which came into effect on 18 October 2013. The development is not required to be assessed against the Regional Plan if this document is appropriately reflected in the local planning scheme. It is considered that the Regional Plan is appropriately reflected in the current local planning scheme.

State Planning Policy 2017

The current State Planning Policy (SPP) came into effect on 3 July 2017 and replaces the previous SPP (April 2016). The new policy expresses the state's interests in land-use planning and development and contains a number of changes to better align with the *Planning Act 2016*. This policy requires development applications to be assessed against its requirements where they have not been appropriately reflected in the local planning scheme.

1. Planning for liveable communities and housing

Housing supply and diversity

Not Applicable.

Liveable communities

Not Applicable.

2. Planning for economic growth

Agriculture

Not Applicable.

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

3. Planning for environment and heritage

Biodiversity

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

4. Planning for safety and resilience to hazardsEmissions and hazardous activities

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

5. InfrastructureEnergy and water supply

Not Applicable.

Infrastructure integration

Not Applicable. The proposed development will not have infrastructure that needs integrating with existing systems.

Transport infrastructure

Not Applicable.

Strategic airports and aviation facilities

Not Applicable.

Strategic ports

Not Applicable.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Industrial Area and Rural Area designation under the scheme's strategic framework map. The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable:

(i) Settlement pattern

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty (20) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.

- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.
- (16) The productive capacity of all rural land is protected.**
- (17) Rural lands and natural areas are maintained for their rural and landscape values.**
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies. The proposal will align the property boundary with the planning scheme zone boundary and will not negatively impact the productive capacity of the rural land.

(ii) Natural environment and hazards

- (1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.

- (2) Development does not create unsustainable impacts on:
 - (a) the natural functioning of floodplains;
 - (b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and
 - (c) the quality of water entering waterways, wetlands and local catchments.
- (3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built up areas.
- (4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.

Not applicable. The proposal does not impact the natural environment and landscape.

(iii) **Community identity and diversity**

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.
- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.
- (5) Crime prevention through environmental design is achieved in urban areas including public spaces to improve public safety.

Not applicable. The proposal does not incorporate a community facility

(iv) **Access and mobility**

- (1) Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.
- (2) The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.
- (3) The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.
- (4) **The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.**

Complies. The proposal will create a new access on Hall Road and will not compromise the safety and efficiency of transport infrastructure along the Capricorn Highway.

(v) Infrastructure and services

- (1) Infrastructure and services are planned and delivered in a logical and cost efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:
 - (a) efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;
 - (b) the long-term needs of the community, industry and business are met; and
 - (c) the desired standards of service in Part 4 — Local government infrastructure plan are achieved.

Not applicable. The proposal will not cause any unreasonable impacts on Council's infrastructure networks.

(vi) Natural resources and economic development

- (1) The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.
- (2) The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).
- (3) The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region's economic prosperity, culture, character and sense of place. The region's traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.
- (4) Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.
- (5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.

Not applicable. The proposal has no direct implications on the Rockhampton region's natural resources or economic development.

The performance assessment of the proposal demonstrates that the development will not compromise the Rockhampton Region Planning Scheme 2015 strategic outcomes.

Low Impact Industry Zone and Rural Zone

The subject site is situated within the Low Impact Industry Zone and the Rural Zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Low Impact Industry Zone and the Rural Zone identifies that: -

Low Impact Industry Zone

- (a) ensure that adequate, serviced and accessible land for low impact industry is provided and developed in accordance with acceptable environmental standards and with minimal impacts on nearby sensitive land use(s); and
- (b) provide for low impact industry zoned land in a number of locations in order to service local communities throughout the planning scheme area including

Gracemere (Gracemere industrial area), and Rockhampton (south Rockhampton, Park Avenue industrial area and Parkhurst industrial area).

Rural Zone

- (a) ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area;
- (b) recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries;
- (c) prevent the establishment of development which may limit the productive capacity of the land;
- (d) provide for diversification of rural industries where impacts can be managed; and
- (e) maintain the environmental values of all rural land.

This application is consistent with the purpose of the Low Impact Industry Zone and Rural Zone.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Low Impact Industry Zone Code
- Rural Zone Code
- Access, Parking and Transport Code
- Filling and Excavation Code
- Landscape Code
- Reconfiguring a Lot Code
- Stormwater Management Code
- Water and Sewer Code
- Special Management Area Overlay Code
- Flood Hazard Overlay Code
- Biodiversity Overlay Code

An assessment has been made against the requirements of the abovementioned codes and the proposed development generally complies with the relevant Performance outcomes and Acceptable outcomes. An assessment of the Performance outcome/s which the application is in conflict with, is outlined below:

Rural Zone Code		
Performance Outcome/s		Officer's Response
PO34	The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	Proposed Lot 2 will be 28.125 hectares and subsequently does not meet the minimum lot size requirement of 100 hectares. Despite this non-compliance the proposed subdivision rationalises the property boundaries to align with the zoning as reflected in the <i>Rockhampton Region Planning Scheme 2015</i> . The proposal will not result in the creation of additional rural allotments and will not detract from the primary use of the land for rural and grazing purposes.

Flood Hazard Overlay Code		
Performance Outcome/s		Officer's Response
PO13	Development does not result in the creation of additional lots.	<p>The proposal will align the common boundary between proposed Lots 1 and 2 with the current zoning outlined in the <i>Rockhampton Region Planning Scheme 2015</i>. The proposed subdivision will create one (1) additional lot however it will eliminate the split zoning of the site and will not increase the severity of flooding on the subject site or surrounding premises.</p> <p>As such the proposal to subdivide the land along the zone boundary is considered to be acceptable.</p>
PO14	<p>Reconfiguring a lot within the floodplain hazard investigation area is resilient to flood events by ensuring the location and design account for the potential risks of flooding.</p> <p>Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.</p>	<p>The proposed subdivision rationalises the property boundaries to align with the zoning as reflected in the planning scheme. The proposal will not increase the severity of flooding on the subject site or surrounding premises.</p> <p>Future flood modelling for this site identifies that a large portion of proposed Lot 2 will fall within the extreme flood hazard area.</p> <p>It is proposed that a condition requiring an easement over the one per cent average recurrence interval Neerkol Creek flood extents must be created over proposed Lot 2. An advisory property note will also be attached to the premises to advise any future purchaser of the potential flood hazard risks burdening the site.</p>
Reconfiguring a Lot Code		
Performance Outcome/s		Officer's Response
PO7	<p>Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:</p> <ul style="list-style-type: none"> (a) appropriate buildings and structures; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and <u>on-site</u> parking where required; and (f) any required <u>on-site</u> services and infrastructure such as effluent disposal areas. 	<p>Proposed Lot 2 will be 28.125 hectares and subsequently does not meet the minimum lot size requirement of 100 hectares. Despite this non-compliance the proposed subdivision rationalises the property boundaries to align with the zoning as reflected in the <i>Rockhampton Region Planning Scheme 2015</i>. The proposal will not result in the creation of additional rural allotments and will not detract from the primary use of the land for rural and grazing purposes.</p>

Based on a performance assessment of the above mentioned codes, it is determined that the proposal is acceptable and generally complies with the relevant Performance outcomes and where there is deviation from the codes, sufficient justification has been provided.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for Reconfiguring a Lot applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

Column 1 Charge Area	Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit	Calculated Charge
Charge Area 3	7,000	per lot	14,000.00
Total			14,000.00
Less credit			7,000.00
TOTAL CHARGE			\$7,000.00

Adopted Infrastructure Charges Resolution (No. 5) 2015 for residential development applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

This is based on the following calculations:

- (a) A charge of \$14,000.00 for two (2) lots; and
- (b) An Infrastructure Credit of \$7,000.00 for the existing allotment.

Therefore, a total charge of \$7,000.00 is payable and will be reflected in an Infrastructure Charges Notice for the development.

CONSULTATION

The proposal was the subject of public notification between 5 March 2018 and 23 March 2018, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly made submissions were received.

REFERRALS

The application was required to undergo referral to the State Referral Agency under the provisions of the *Planning Regulation 2017* as per the trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State transport corridor.

The application was approved subject to conditions which are to be attached to the Decision Notice.

STATEMENT OF REASONS

Description of the development	The proposed development is for Reconfiguring a Lot (one lot into two lots)
Reasons for Decision	<ul style="list-style-type: none"> a) The proposed subdivision will realign the common property boundaries to correspond with the zoning outlined under the <i>Rockhampton Region Planning Scheme 2015</i> in order to eliminate a split zoned site. b) The productive capacity of the land on both allotments for rural and industrial purposes will not be affected as a result of the subdivision. c) The proposed development will not increase the severity of flooding on the subject site and surrounding premises.

	<p>d) The proposed subdivision does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>.</p> <p>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.</p> <p>f) The proposed development does not compromise the relevant State Planning Policy.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Low Impact Industry Zone Code • Rural Zone Code • Reconfiguring a Lot Code • Access, Parking and Transport Code • Filling and Excavation Code • Landscape Code • Stormwater Management Code • Water and Sewer Code • Special Management Area Overlay Code • Flood Hazard Overlay Code • Biodiversity Overlay Code 	
Compliance with assessment benchmarks	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p>	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Rural Zone Code and Reconfiguring a Lot Code	The proposal will create a lot in the Rural Zone which is smaller than the minimum lot size requirement of 100 hectares. However the proposed subdivision will not change the current rural area on the site and will allow proposed Lot 2 to be situated wholly within the Rural Zone ensuring the productive capacity of the land for rural purposes is maintained.
	Flood Hazard Overlay Code	The proposed development is situated within the floodplain hazard investigation area. Council's projected flood modelling suggests a large portion of proposed Lot 2 will be included within the extreme flood hazard area. Despite this, the proposed subdivision will not impact the severity of flooding on the subject site or the surrounding area.

		Council will be attaching an advisory property note to the premises to inform any future purchaser of the flood risks associated with the site.
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CONCLUSION

The proposed development is not consistent with the lot size requirements of the Rural Zone and the intent of the Flood Hazard Overlay Code. Despite this, the proposal is considered to be an acceptable solution to eliminating a split zoned site and sufficient merits to justify the conflict with the planning scheme have been provided. As such, it is recommended that the proposal for Reconfiguring a Lot (one lot into two lots) can be supported subject to the conditions outlined in the assessment report.

**D/136-2017 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO TWO LOTS)**

Zoning Plan

Meeting Date: 17 April 2018

Attachment No: 1



**D/136-2017 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO TWO LOTS)**

Locality Plan

Meeting Date: 17 April 2018

Attachment No: 2

D/136-2017 - Locality Plan



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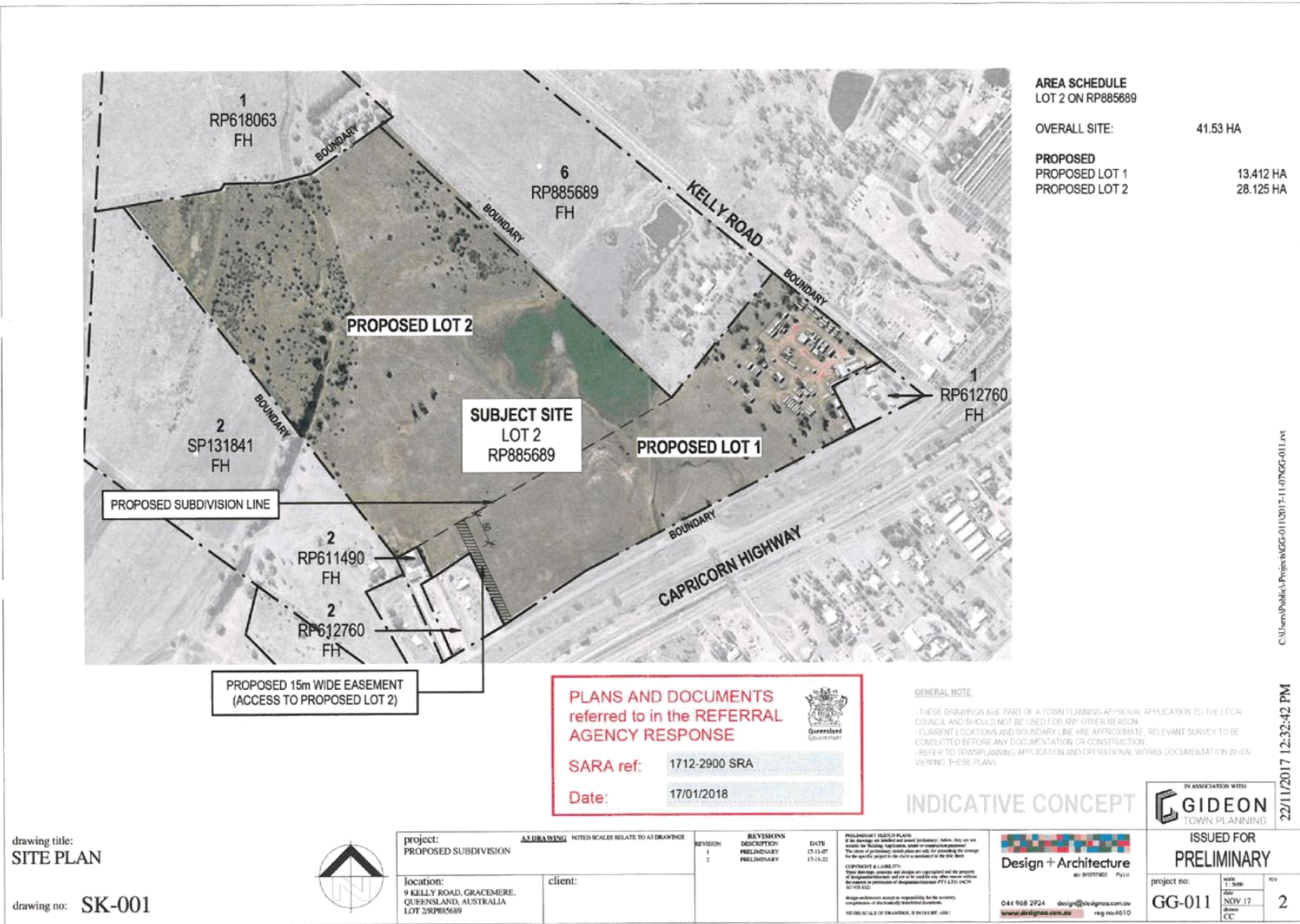


**D/136-2017 - DEVELOPMENT
APPLICATION FOR RECONFIGURING
A LOT (ONE LOT INTO TWO LOTS)**

Site Plan

Meeting Date: 17 April 2018

Attachment No: 3



8.2 D/135-2017 - DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR EARTHWORKS AND A RETAINING WALL

File No: D/135-2017

Attachments:

1. [Locality Plan](#)
2. [Plan View and Elevations of Retaining Wall](#)
3. [Construction Details of Retaining Wall](#)

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Philip Benfield - Operational Works Administrator

SUMMARY

The proposal is to construct up to a two (2) metre high concrete block retaining wall, topped with a 1.5 metre high timber fence, along the western boundary of 9 Rogar Avenue.

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for Operational Works for Earthworks and a Retaining Wall on Lot 1 on RP618772 and located at 9 Rogar Avenue, Frenchville, Council resolves to Refuse the application for the following reasons:

1. The visual character and amenity of the adjoining property owners will be adversely affected as a result of the construction of the retaining wall;
2. The proposed retaining wall is of a scale and size which is not appropriate for the Low Density Residential Zone; and
3. Access to natural light and ventilation for adjoining property owners will be compromised as a direct result of the construction of the retaining wall.

BACKGROUND

The applicant proposes to construct a concrete block retaining wall up to two (2) metres high, topped with a 1.5 metre high fence, along a sixty (60) metre length of the western boundary of 9 Rogar Avenue (lot 1 on RP618772). The abutting properties affected are lots 6 and 7 on SP158483 (numbers 10 and 12 Constantia Crescent). The eastern corner of the house at number 12 is less than three (3) metres from the proposed wall, as well as the ground level at this point being approximately 300 millimetres above the bottom of the wall. The eastern corner/wall of the house at number 10 is some six (6) metres from the proposed wall while being approximately level with the bottom of the wall. The applicant intends to fill behind the wall (in 9 Rogar Avenue) to raise the ground level to within 500 millimetres of the top of the wall.

The wall is designed to divert the overland flows, largely from the applicant's property, from entering number 12's property via the natural low point and channel between the two properties. The wall is also intended to divert overland flows from entering number 10, where an existing 150 millimetre piped system and pits are located along the eastern boundary to cater for the existing situation. There is a five (5) metre wide stormwater easement located along the eastern boundary of number 12, south of the house, and then into the adjoining properties (number 10 and number 8) along their eastern boundaries, terminating in Rockhampton Regional Council Reserve Land adjoining Frenchville Road. The proposed wall (60 metres) will terminate at the common boundary of numbers 10 and 8 Constantia Crescent, where overland water flows to be channeled by the wall, will flow into the five (5) metre wide easement along the eastern boundary of number 8, then into reserve land fronting Frenchville Road.

PLANNING ASSESSMENT

From an engineering perspective the proposed design and location of the wall is practical and meets accepted engineering standards.

When assessed against the relevant Planning Scheme Codes, there are performance outcomes that are not satisfied by the application namely:

(1) Low density residential zone code

Table 6.2.1.3.2 – Built form- PO11 states *“the development is located and designed so that buildings and structures make provision for*

- (1) *an appropriate scale and size that reflects the purpose of the zone*
- (2) *access to natural light and ventilation.”*

(2) Filling and Excavation Code

Table 9.3.3.3.1 –Amenity – PO2 states *“excavation or filling or the construction of retaining walls does not adversely affect the visual character of the surrounding area and areas of high scenic amenity and visibility.”*

PO3 states *“excavation or filling or the construction of retaining walls does not adversely affect the amenity of adjoining or nearby properties.”*

The proposed retaining wall will be visually intrusive to the inhabitants of the adjoining properties, as well as some reduction of natural light due to the close proximity of the proposed wall and fence to the houses.

The right to reasonable sunlight and a visually pleasant outlook along the eastern boundary of number 12 Constantia Crescent will be compromised by the current proposal.

STATEMENT OF REASONS

Description of the development	The proposed development is for Operational Works – construction of a retaining wall.
Reasons for Decision	<p>a) Assessment of the development against the relevant zone purpose demonstrates that the proposed development will adversely impact the amenity of adjoining properties. Specifically the Low density residential zone code purpose states <i>“(b) provide for the development of a mixture of other residential land use types that provide for long-term residency, where they are sited and designed to maintain the existing urban form (low rise and low density) and <u>amenity of the surrounding area</u>.</i></p> <p>b) Assessment of the development against the relevant planning scheme code demonstrates that the proposed development will adversely impact the amenity of adjoining properties. Specifically the Filling and Excavation code purpose states</p> <p>(1) <i>the purpose of the filling and excavation code is to ensure that <u>filling or excavation</u> of land is minimised and occurs in a manner that minimises adverse impacts on the <u>site</u> and the surrounding area.</i></p> <p>(2) <i>The purpose of the code will be achieved through the following overall outcomes:</i></p> <ol style="list-style-type: none"> a) <i>excavation or filling or the construction of retaining walls is minimised;</i> b) <i>the visual character and amenity of the <u>site</u> and surrounding area is not adversely impacted by <u>filling or excavation</u> or the construction of retaining walls;</i>
Assessment	The proposed development was assessed against the following assessment benchmarks:

Benchmarks	a) Low density residential zone code; and b) Filling and Excavation Code.
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CONCLUSION

Council Officers have encouraged the parties to discuss and negotiate an acceptable outcome, however to date a satisfactory outcome has not been achieved. In light of this impasse, the clear intent of the *Rockhampton Region Planning Scheme 2015* (Low Density Residential Zone Code - PO11 - Built form and Filling/Excavation Code - PO3 - Amenity) would not be achieved for number 12 Constantia Crescent. If, or until, a negotiated solution is achieved, Council should uphold the Performance Outcomes of its Planning Scheme and protect the rights of adversely affected adjoining properties. Thus the application is recommended for refusal.

**D/135-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR EARTHWORKS AND A
RETAINING WALL**

Locality Plan

Meeting Date: 17 April 2018

Attachment No: 1

D/135-2017 - Locality Plan



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Legend

- Boundaries
- Property Parcels (Main)
- Roads
 - Main Roads (M1)
 - Major Council Roads
 - Council Roads
 - Access/Service Road
 - Private Roads
 - Unconstructed Road
- Coastline
- Ocean
- Rivers
- DCMR Parks
 - Natural Park
 - Reserves
 - State Forest

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**D/135-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR EARTHWORKS AND A
RETAINING WALL**

**Plan View and Elevations of Retaining
Wall**

Meeting Date: 17 April 2018

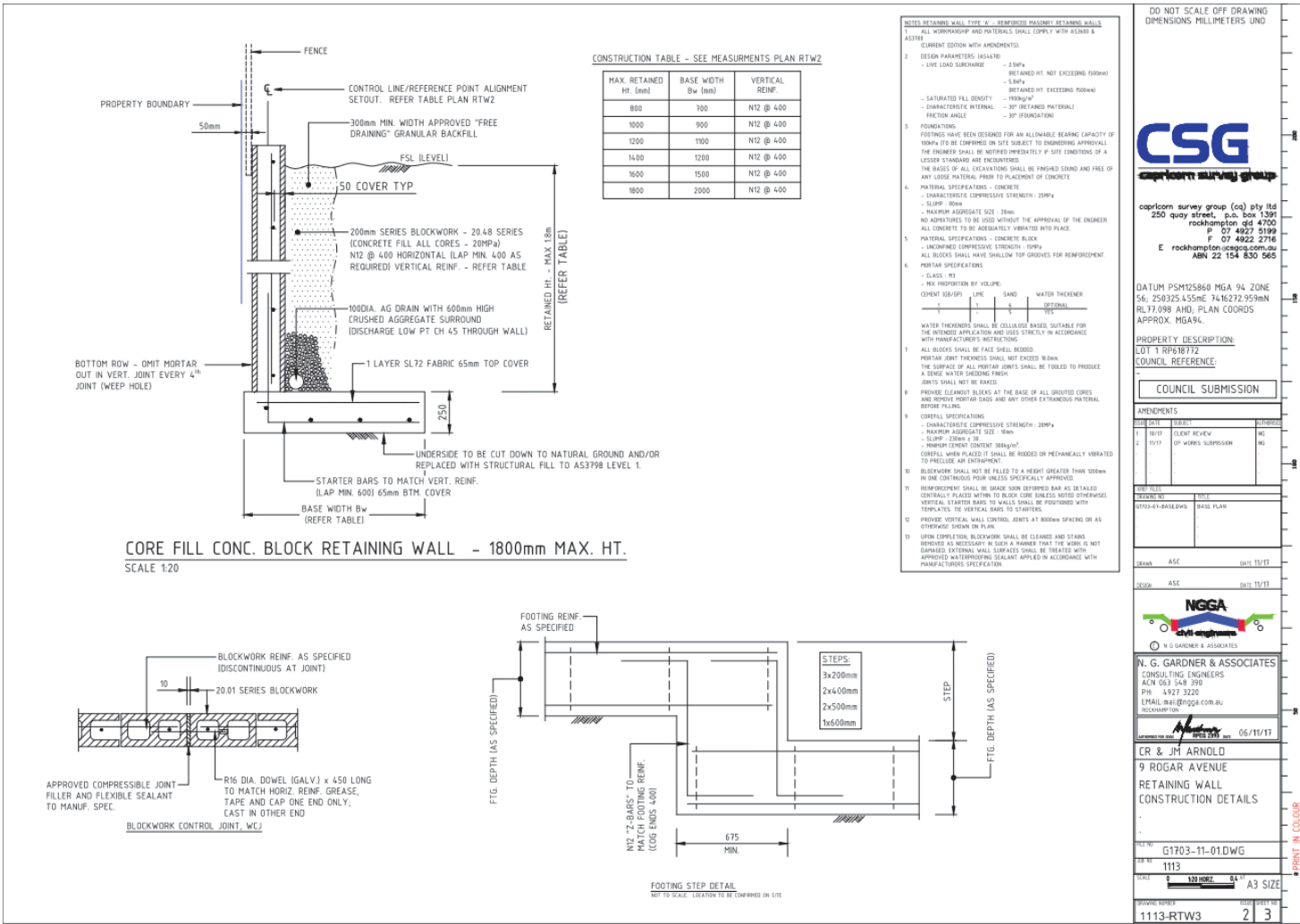
Attachment No: 2

**D/135-2017 - DEVELOPMENT
APPLICATION FOR OPERATIONAL
WORKS FOR EARTHWORKS AND A
RETAINING WALL**

Construction Details of Retaining Wall

Meeting Date: 17 April 2018

Attachment No: 3



8.3 DECISION UNDER DELEGATION - MARCH 2018

File No: 7028

Attachments: Nil

Authorising Officer: Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

This report outlines the properly made development applications received in March 2018 and whether they will be decided under delegation or decided by Council.

OFFICER'S RECOMMENDATION

THAT this report into the applications lodged in March 2018 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 March 2018. They will be decided in the following manner:

Application type	Address	Decision
D/150-2017 – Operational Works for Roadworks, Drainage Works, Earthworks and Signage. Unable to determine primary approval.	Lot 151 Capricorn Highway, Gogango	Delegation
D/19-2018 – Operational Works for Earthworks and Roadworks. There is no primary approval for these works.	19 Hempenstall Street, Kawana	Delegation
D/20-2018 – ROL (one into four lots)	61 Butler Road, Bouldercombe	Delegation
D/21-2018 – Operational Works for Roadworks, Access and Parking Works, Stormwater Works, Sewerage Works, Roof and Allotment Drainage. The primary approval is for a Multiple Dwelling (13 units).	37 Alma Street, Rockhampton City	Delegation
D/22-2018 – Operational Works for Access and	143 Stanley Street, Allenstown	Delegation

Parking and Earthworks. The primary approval is for an Agricultural Supplies Store.		
D/23-2018 – ROL (one into three lots)	8-12 Sturt Street, Parkhurst	Already decided under delegation
D/24-2018 – MCU for Food and Drink Outlet and Operational Works for an Advertising Device (Pylon Sign)	116 and 122 Campbell Street and 34 Albert Street, Rockhampton City	Impact assessable so may go to Committee
D/25-2018 – MCU for 4 Shops and a Multiple Dwelling (8 units)	78 High Street, Berserker	Impact assessable so may go to Committee
D/26-2018 – ROL (access easement)	308 Frenchville Road, Frenchville and Lot 211 Frenchville Road, Frenchville	Delegation
D/28-2018 – Operational Works for Roadworks, Stormwater, Water Infrastructure, Drainage Works and Sewerage Infrastructure (Edenbrook Stage 9B). The primary approval is for an ROL (one lot into 14 lots)	Lot 253 Edenbrook Drive, Parkhurst	Delegation
D/ 29-2018 – MCU for Shopping Centre	331 Yaamba Road, Park Avenue	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

This report outlines the applications received in March 2018 and the manner in which they will be decided.

8.4 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MARCH 2018**File No:** 1464**Attachments:**
1. Monthly Operations Report - March 2018 [↓](#)
2. Traffic Light Report - March 2018 [↓](#)**Authorising Officer:** Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning and Regulatory Services

SUMMARY

The Monthly Operations Report for the Planning and Regulatory Services Section for March 2018 is presented for Councillor's information.

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for March 2018 be 'received'.

COMMENTARY

The monthly operations report for Planning and Regulatory Services Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2017/2018 Operational Plan Key Performance Indicators.

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MARCH 2018

Monthly Operations Report - March 2018

Meeting Date: 17 April 2018

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services
March 2018

1. Highlights

Health and Environment – Vector Management

Wild Dog workshop was held in Alton Downs on 27 March 2018 in conjunction with Landcare.

Scheduled surveillance was undertaken of the rural saltmarsh sites on Friday 2nd March 2018. The surveillance found all sites were fully inundated and a significant emergence of larva above the threshold was detected in all sites sampled, some sites experiencing upwards of 2000 larva from ten dips. This initiated a treatment of 118 hectares by aerial application.

Approval was received from property owners for Council to use a new chemical Teknar 1200SC (for specific control of first to early fourth instar mosquito larva) similar to VectoBac. Property owners have agreed to allow the chemical to be used on their property for the control of mosquito larva.

Post surveillance was undertaken on 3rd March 2018. The post surveillance found that the treatment had been effective on all of the sites recording an overall mortality across all the treated sites of 98.5%.

This was the first treatment using a new product Teknar 1200SC with kill rate much similar to VectoBac. Council now have the ability to use this product if the other product is not available.

2. Innovations, Improvements and Variations

Local Laws

Planning continues for the Snip and Chip program where subsidised vaccinations, microchipping and desexing program aimed at Rockhampton Regional Council residents that are an eligible holder of a Queensland Pensioner Concession Card issued by Centrelink or the Department of Veterans' Affairs or Queensland Repatriation Health Card.

Through an expression of interest issued to the six veterinary practices in the Rockhampton Region, two veterinary practises *Torenbeek Veterinary Clinic* and *Rockhampton Veterinary Clinic* favourability responded to Council's proposal heavily subsidising their services entering into a partnership with Council for this great community initiative.

Subsidised vouchers will be issued at the community event programmed for the 24 June 2018 where non pensioner card holders will also be afforded the opportunity to have their cats and dogs microchipped at the event for a subsidised fee by Council's veterinary providers Capricorn Vet Surgery to encourage owners of pets to have their animal microchipped in accordance with State legislation.

Health and Environment

Lockers were purchased to improve the workplace for Vector Management Officer's, this allows the officer to have additional clean uniforms available after undertaking surveillance in wet and muddy conditions and increase the storage of personal items at work.

Development Assessment

The construction work for the Development Advice centre is now complete with the branding and advertising of the centre being all that remains before it can officially open.

A focus is now on the systems improvement project which will see the ability for customers to lodge and maintain their development applications online.

3. Customer Service Requests

Response times for completing customer requests in this reporting period for *February* are outlined in the *Traffic Light Report for Planning and Regulatory Services*. Refer attachment 2.

The Planning and Regulatory Services section has received 2,294 customer requests for February. Of these 1,895 have been completed giving an average completion rate of 82% across the spectrum of operations.

Local Laws

Local Laws has received 673 customer requests in the reporting period of March, completing 389 within the period. The unit continues to provide quality customer service whilst experiencing high levels of requests for service.

A snapshot of high profile customer requests received for the month is provided below illustrating the high level of activity within the unit:

- 128 wandering animal customer requests;
- 73 overgrown allotment customer requests;
- 56 Dog Registration Enquiries.

Health and Environment

Councils Environmental Health Unit has received 11 short term Food Business Licence Applications to assess during March, this increase can be attributed to the upcoming Beef Australia Event.

Councils Vector Management Unit has received 15 Vermin complaints during March 2018, 11 of which have been completed. This is an increase on the 6 received the previous month (February 2018) and 6 for the same time in 2017 (March 2017)

Development Assessment

The Development Assessment Unit received 136 requests during March. As at 5 April 2018 all but two had been completed.

4. Service Delivery

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Local Laws			
Dog registration enquiry customer requests (56)	10 days	0.98 days	Operational
Wandering animal customer requests (128)	10 days	1.43 days	Operational
Barking dog stage 1 customer requests (73)	30 days	4.93 days	Operational
Health and Environment			
Annual inspection of licensed food businesses undertaken	488 premises	64% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	9 premises	33% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	6% completed	Operational
Development Assessment			
Acknowledgement notices (where required) sent out within 10 business days of applications being properly made	100%	100%	Operational
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Operational
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA and PA)	100%	100%	Operational
Decision notices are issued within 5 business days of the decision being made	100%	100%	Operational
Building			
Action notices and confirmation notices (where required) sent out within 10 business days of applications being lodged	100%	100%	Operational
Information requests (where required) sent out within timeframes under <i>Planning Act 2016</i>	100%	100%	Operational
Building approvals – decisions are made within a 35 business day timeframe	100%	100%	Operational
Plumbing			
Plumbing and Drainage Approvals – decisions are made	100%	100%	Operational

within 20 business day timeframes			
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5. Legislative Compliance and Standards

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Local Laws			
Certificate IV (Government Investigations)	Various	80%	Assessment due April 2018
Environment and Public Health			
Council's Ground Distribution Contract Licence	6 April 2020	Yes	Current
Pest Management Officers AC/DC Licenses	Various	Yes	Current
Vector Management Officers Pest Management Technicians Licenses	Various	Yes	Current
Payment of Pest Management Government Charges to DAFF	3 February 2019	Yes	Current
Building, Plumbing and Compliance			
Compliance Officers Powers of Entry	Various	Yes	Current
C Class Drivers Licence	Various	Yes	Current
Cert IV (Government Investigations)	Various	80%	Assessment due April 2018

6. Operational Plan Targets by Section

Operational Plan Ref	Action	Target	Status
1.1.4	Maintain Council buildings and facilities		
1.1.4.4	Completion of a new animal pound facility at Gracemere	Completed in accordance with project schedule	Framing and building structure construction in progress. Project is being closely monitored and is currently on schedule.
1.3.2	Public safety initiatives that enhance public amenity and lifestyle		
1.3.2.1	Prevention of disease an adverse impact of domestic animals	Implement actions in accordance with the Animal Management Guidelines	No incidents to report during the period.
		Implement public health programs in accordance with schedule	
2.2.3.1	Support programs that assist people with seeking employment		
2.2.3.1	Support programs that encourage residents to transition away for social support options	Consider options in budget planning to support employment programs in 2018/19	Options for suitable employment programs for 18/19 are being investigated. It is anticipated that the Section will utilise the traineeship program currently offered.
3.1.3	Provide effective weed, pest animal and environmental health management programs		
3.1.3.1	Implement strategic plans to advise community on programs	Achieve strategy outcomes in the Biosecurity Plan in accordance with timeframes	Assistant Pest Management Officer has been appointed and commenced 25 March 2018. Surveillance program of Marmor/Bajool areas continue.
4.2.1	Ensure public health, safety, local policies and law are adhered to		
4.2.1.1	Provide effective development management programs in line with legislative requirements for environment health, food, safety, notice, odour and dust protection	Compliance with statutory codes and regulations	The Environmental Health Unit received 1 environmentally relevant activity, 2 odour and 6 noise complaints during March. 3 noise complaints remain under investigation. 43 food related enquiries and 1 complaint was received, two enquires are under current

Operational Plan Ref	Action	Target	Status
			investigation. 7 public health complaints were received, one remains under investigation. These complaints include chemical overspray and wild bird nesting area.
4.2.1.2	Provide formal and informal education opportunities to the public to ensure the community are aware of their legislative obligations	Education program implemented in accordance with program milestones	Wild Dog workshop was held in Alton Downs on 27 March 2018 in conjunction with Landcare. Planning continues on a number of projects including: Good Neighbour Guide, the Snip and Chip Program, Be a Responsible Pet Owner education videos and Be Pet Smart education video <i>'Paws!!! And be safe around dogs'</i> for Primary School Level and Childcare Centres in partnership with RSPCA
4.2.2	Monitor compliance and trigger legislative changes		
4.2.2.3	Provide a diverse range of compliance tools to a wide range of amenity, health, and safety issues across the community to enhance liveability	Develop an enforcement manual by 30 June 2018	Enforcement Manual is in the final stages of completion.
5.2.1	Council's decision making, planning and reporting processes provide transparent and accountable governance		
5.2.1.8	Monitor and review non-compliance of legislative requirements.	Report on legislative non-compliance included in sectional reports presented to Council on a monthly basis.	No non-compliances in decision making, planning and reporting processes identified. These are investigated as required and updated process applied.
5.3.1	Council's resources are allocated in an efficient and effective manner		
5.3.1.1	Workforce planning is reviewed to ensure that resourcing levels meet business needs in accordance with budget allocations	Review workforce requirements in accordance with budget schedule	The various units within the section continue to review and refine current work practices to ensure best practice is achieved in accordance with resource and staffing levels. Current resourcing in the Pest and Vector fields does not meet business needs but is in accordance with budget allocation.

7. Operational Projects

As at period ended February – 66% of year elapsed

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Snip and Chip	Jan 2018	June 2018	Planning	\$17,000	
Issuing of Dog Registration Renewals	Jun 2018	Sept 2018	Planning	\$20,000	
Health and Environment					
Biosecurity Plan	Commenced	Dec 2017	Completed	Operational budget	
Dengue Management Plan	Commenced	March 2018	Completed	Operational budget	
Enforcement Guideline			Awaiting enforcement manual and policy. Enforcement manual in final draft. Training was carried out with Consultants 7 March 2018.	Operational budget	
Story Books (food safety, mosquitos) – education tools	Commenced	May 2018	Story books second design received, final content review occurring. QH has approached RRC to become involved in the food story book and have a wider distribution. These discussions continue.	Operational budget	
In field devices to record activity in the field	Commenced	May 18	Inspection application being trialled in the live environment by one EHO with the assistance of ITS. Minor glitches being investigation.	Operational budget	

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Building, Plumbing and Compliance					
Backlog of outstanding customer requests	1 Jul 17	1 Jan 18	Completed	Operational budget	
Business Improvement Project	1 Jul 17	1 Jun 18	Review of current process has been completed with the focus now on moving forward with implementation of efficiency gains.	Operational budget	Within budget
Work flow alignment	21 Aug 17	1 Jun 18	Proposed model has been built to align with the unit moving towards online lodgements of applications.	\$10,000	Nil
Development Assessment					
Outstanding infrastructure charges	Jun 2017	Dec 18	Outstanding charges continue to be collected by writing to the applicant and sending a tax invoice.	Within budget	Within budget
Development Advice Centre	Jul 2017	Jun 18	Construction of the Development Advice Centre is complete. Branding of the centre is to occur in the coming weeks and then advertising will commence.	Within approved Budget for staff	Within budget

8. Budget



End of Month General Ledger - (Operating Only) - Planning and Regulat

As At End Of March

Report Run: 06-Apr-2018 11:01:39 Excludes Nat Accts: 2802,2914,2917,2924

	Adopted Budget \$	Revised Budget \$	EOM Commitments \$	YTD Actual \$	Commit + Actual \$	Variance %	On target 75% of Year Gone
COMMUNITY SERVICES							
Planning and Regulatory Services							
<u>Development Assessment</u>							
Revenues	(807,066)	(840,906)	0	(590,421)	(590,421)	70% *	
Expenses	1,292,143	1,473,219	536,804	1,092,714	1,629,517	111% *	
Transfer / Overhead Allocation	30,630	30,630	12	15,368	15,380	50% ✓	
Total Unit: Development Assessment	515,707	662,943	536,815	517,660	1,054,476	159% *	
<u>Building, Plumbing and Compliance</u>							
Revenues	(762,880)	(729,040)	0	(549,399)	(549,399)	75% ✓	
Expenses	1,130,867	1,130,867	51,756	847,346	899,102	80% *	
Transfer / Overhead Allocation	(105,696)	(105,696)	8,163	(88,334)	(80,171)	76% ✓	
Total Unit: Building, Plumbing and Compliance	262,291	296,131	59,919	209,613	269,533	91% *	
<u>Health & Environment</u>							
Revenues	(189,489)	(189,489)	0	(97,316)	(97,316)	51% *	
Expenses	2,556,478	2,554,616	521,210	1,521,751	2,042,961	80% *	
Transfer / Overhead Allocation	353,717	353,717	257	200,185	200,442	57% ✓	
Total Unit: Health & Environment	2,720,707	2,718,845	521,467	1,624,620	2,146,088	79% *	
<u>Local Laws</u>							
Revenues	(1,420,867)	(1,420,867)	0	(809,224)	(809,224)	57% *	
Expenses	2,853,790	2,792,816	1,260,910	1,730,979	2,991,889	107% *	
Transfer / Overhead Allocation	256,157	256,157	233	176,208	176,441	69% ✓	
Total Unit: Local Laws	1,689,080	1,628,106	1,261,143	1,097,963	2,359,106	145% *	
<u>Planning and Regulatory Services Management</u>							
Expenses	917,963	736,887	33,953	267,357	301,310	41% ✓	
Transfer / Overhead Allocation	0	0	0	775	775	0% *	
Total Unit: Planning and Regulatory Services Management	917,963	736,887	33,953	268,132	302,085	41% ✓	
Total Section: Planning and Regulatory Services	6,105,748	6,042,912	2,413,298	3,717,989	6,131,287	101% *	
Total Department: COMMUNITY SERVICES	6,105,748	6,042,912	2,413,298	3,717,989	6,131,287	101% *	
Grand Total:	6,105,748	6,042,912	2,413,298	3,717,989	6,131,287	101% *	

9. Section Statistics

<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Visitor/Participant Numbers</i>	<i>Comments</i>
Health and Environment			
Surveillance Program under Biosecurity Act – Previous Month	1 – 31 March 2018	9 properties inspected	All properties were detected with Rubber Vine and Lantana and 6 with Harissa Cactus
Surveillance Program under Biosecurity Act – Entire Program to Date	1 Dec 2017 – 30 Nov 2018	51 properties inspected	Rubber vine (68%), Lantana (66%) and Harissa Cactus (52%) have been the most prevalent invasive plants identified throughout the entire surveillance program.
Applications/Inspections		Feb 18	Comments
Number of Food Business Licence Applications		3	
Number of Short Term Food Business Licence Applications		11	
Number of Mobile Food Business Licence Applications		1	
Total Number of Food Business Licences		490	Does not include short term food business licenses.
Number of Annual Inspections for Food Business Licences YTD		312	

Local Laws***Registered Dogs***

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
New Dogs Registered	124	151	167	158	1,943
Dog Registration Renewals	37	48	39	29	12,533
Total	161	199	206	187	14,476

Declared Dogs

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
Dangerous Dogs	3	1	1	2	44
Menacing Dogs	1	1	0	0	49
Restricted Dogs	0	0	0	0	1

Infringements Issued

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
Parking Infringements	304	270	303	584	3640
Animal Infringements	13	32	33	40	530
Local Law Infringements	1	24	15	5	77
Total	318	326	351	629	4247

Development Assessment

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
New Applications	9	7	11	13	106
Request to Change Applications	2	1	7	7	31
Development Incentives Applications	1	0	0	1	9
Total Received	12	8	18	21	146
Total Decided	8	15	20	9	148

Building

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
Concurrence Applications	7	10	14	14	104
Domestic Building Works	6	19	15	7	86
Commercial Building Works	0	1	2	3	22
Total Received	13	30	31	24	212
Total Decided	17	18	28	32	199

Plumbing

Description	Dec 17	Jan 18	Feb 18	Mar 18	Financial YTD
New Applications	20	28	35	36	286
Total Decided	23	16	29	39	274

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MARCH 2018

Traffic Light Report - March 2018

Meeting Date: 17 April 2018

Attachment No: 2

All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report March 2018

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	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)	Avg Completion Time (days) Q3
			Received	Completed								
Dog Registration Enquiry	8	8	56	55	1	0	10	● 0.98	● 5.35	● 3.75	3.08	● 2.67
Animals (more than permitted number)	11	8	6	2	6	0	30	● 5.50	● 12.15	● 41.17	15.83	● 8.05
Building Inspection Booking	0	0	1	1	0	0	1	● 4.00	● 4.00	● 10.33	11.00	● 4.00
Building Enquiry - General Info/Admin etc	10	8	27	18	7	0	5	● 1.33	● 6.21	● 8.13	4.76	● 6.80
Living in Illegal Premises	2	2	0	0	0	0	30	● 0.00	● 23.67	● 22.50	30.20	● 4.00
Other Building Compliant Issue	5	4	3	2	1	0	30	● 0.00	● 1,038.66	● 1,246.82	159.81	● 320.33
Poor Condition of Building	0	0	3	2	0	0	30	● 2.00	● 1.90	● 27.11	18.08	● 1.00
Pool Fence Issues	3	2	1	0	1	0	30	● 0.00	● 1,727.09	● 1,848.78	17.94	● 9.08
Retaining Wall Issues	1	0	0	0	1	0	30	● 0.00	● 0.00	● 7.00	7.00	● 0.00
Storm Water Complaint	2	1	8	0	1	0	30	● 0.00	● 25.21	● 21.00	16.78	● 73.75
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Planning Compliance Request/Enquiry	13	8	27	11	6	0	30	● 1.73	● 29.83	● 28.12	31.32	● 11.20
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Dog Attack on Person (Fear) CSO	10	8	8	2	8	0	20	● 11.00	● 10.81	● 13.18	9.40	● 13.08
Dog Attack on Animal (Alleged) CSO	16	7	11	1	19	0	20	● 4.00	● 13.90	● 14.99	10.29	● 12.41
Dog Attack on Person (Bite) CSO	3	3	6	1	5	0	20	● 1.00	● 18.90	● 14.37	9.39	● 12.11
Duty Planner (New Enquiry)	4	4	125	118	4	0	1	● 0.57	● 0.62	● 1.72	1.70	● 0.56
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	35	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Plan Sign Sealling - Contributions	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Telephone Enquiry (Existing Application/Call Back)	0	0	13	13	0	0	1	● 0.23	● 0.53	● 1.57	1.50	● 0.33
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Heavy Vehicle Parking	3	3	3	2	0	0	10	● 10.00	● 12.00	● 11.30	6.54	● 9.20
Overgrown Allotments	51	41	73	27	33	0	45	● 4.93	● 75.81	● 53.11	48.96	● 14.09
Regulated Parking	6	5	49	31	18	0	10	● 2.52	● 5.49	● 6.32	4.38	● 3.24
Dust Complaint	0	0	0	0	0	0	10	● 0.00	● 0.00	● 4.00	1.33	● 0.00
Litter/Illegal Dumping	4	4	9	4	2	0	20	● 1.75	● 5.86	● 9.55	6.82	● 5.06
Noise Complaint	2	2	4	3	1	0	10	● 2.67	● 4.43	● 7.49	5.07	● 5.82
Plumbing Inspection Booking	0	0	1	1	0	0	1	● 0.00	● 0.00	● 0.25	0.25	● 0.00
P&D Works without a Plumbing Permit	2	0	0	0	2	0	30	● 0.00	● 2.00	● 9.50	52.00	● 2.00
Requests for Toilet Counts	1	1	0	0	0	0	30	● 0.00	● 8.00	● 12.67	6.33	● 8.00
Onsite (Private) Treatment Plant Odours	0	0	0	0	0	0	30	● 0.00	● 0.00	● 33.20	0.00	● 0.00
P&D Waste Water Leaking to Adjoining Properties	1	0	0	0	1	0	30	● 0.00	● 10.00	● 12.00	30.50	● 0.00
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Plumbing and Drainage - Sanitary Drainage Plan	1	1	27	25	2	0	30	● 0.92	● 0.49	● 0.58	0.58	● 0.62
Plumbing Issues General	3	3	4	2	1	0	30	● 1.50	● 5.96	● 178.62	5.56	● 3.91
Limited Planning Development Certificate	0	0	14	12	2	0	5	● 1.17	● 1.38	● 1.64	1.48	● 1.75

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	On Hold	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)	Avg Completion Time (days) Q3
			Received	Completed								
Barking Dog Complaint - Stage 1	10	10	34	27	7	0	30	● 4.00	● 6.62	● 6.61	4.48	● 5.57
Barking Dog Complaint - Stage 2 LLEO Use Only	5	4	8	1	7	0	30	● 4.00	● 43.07	● 47.76	23.19	● 48.82
Vector Misting	6	6	30	29	1	0	7	● 1.41	● 1.40	● 3.85	3.84	● 1.25
Nuisance Vehicle	9	7	20	11	7	0	10	● 5.18	● 7.89	● 8.95	5.66	● 6.70
Wandering Animals / Livestock	35	35	128	100	23	0	10	● 21.15	● 4.58	● 5.30	5.44	● 8.02
Wandering Stock	0	0	0	0	0	0	10	● 0.00	● 0.00	● 4.33	2.00	● 0.00

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 Parking Occupancy and Turnover - Alma Street

This report is considered confidential in accordance with section 275(1)(e), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it.

12 CONFIDENTIAL REPORTS

12.1 PARKING OCCUPANCY AND TURNOVER - ALMA STREET

File No: 1464
Attachments: Nil
Authorising Officer: Steven Gatt - Manager Planning and Regulatory Services
Colleen Worthy - General Manager Community Services
Author: Nishu Ellawala - Coordinator Local Laws
Previous Items: 9.1.6 - Parking Occupancy and Turnover - Pilbeam Theatre - Planning and Regulatory Committee - 14 Nov 2017 9.00 am

This report is considered confidential in accordance with section 275(1)(e), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it.

SUMMARY

This report provides an analysis of the parking occupancy and the current revenue and expenses of the parking infrastructure at the Alma Street Car Park.

13 CLOSURE OF MEETING