



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

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

A handwritten signature in black ink that reads "R Cheesman".

ACTING CHIEF EXECUTIVE OFFICER
10 July 2018

Next Meeting Date: 07.08.18

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.

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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:

Ms C Worthy – General Manager Community Services (Executive Officer)
Mr R Cheesman – Acting Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 3 July 2018

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

File No: 10097
Attachments: 1. Business Outstanding Table [↓](#)
Authorising Officer: Colleen Worthy - General Manager Community Services
Author: Colleen Worthy - General Manager Community Services

SUMMARY

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

OFFICER'S RECOMMENDATION

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

BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

Business Outstanding Table

Meeting Date: 17 July 2018

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
1 May 2018	Animal Management - Surrendered and Unclaimed Animals Policy	THAT the Draft Animal Management – Surrendered and Unclaimed Animals Policy be referred to a later meeting.	Nishu Ellawala	15/05/2018	Animal Management - Surrendered and Unclaimed Animals Policy has been approved by the CEO. An information report will be presented at the August Committee.
22 May 2018	Parking During Major Events	THAT Council officers prepare an overview report with recommendations which would reduce impacts of significant events at the Showgrounds on the Wandal community and retail precinct, which may involve temporary changes to the parking regime or other alternatives as suggested.	Steven Gatt	30/08/2018	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/12-2018 - REQUEST FOR A NEGOTIATED DECISION NOTICE FOR DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A FOOD AND DRINK OUTLET

File No: D/12-2018

Attachments: 1. [Locality Plan](#)
2. [Proposed Plan](#)

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

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/12-2018

Applicant: Kele Property Group (Qld) Pty Ltd

Real Property Address: Lot 2 and 3 on RP619302 and Lot 3 on RP602746, Parish of Rockhampton

Common Property Address: 106 George Street and 73 Archer Street, Rockhampton City

Area of Site: 1,686 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Specialised Centre Zone (Gladstone Road and George Street Precinct) and Low-medium Density Residential Zone

Planning Scheme Overlays: Transport Noise Corridor (Category 2-4)

Existing Development: Office and Residential Dwelling

Existing Approvals: D/12-2018

Approval Sought: Negotiated Decision Notice for Development Permit D/12-2018 for a Material Change of Use for a Food and Drink Outlet

Level of Assessment: Impact Assessable

Submissions: Two (2)

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

Infrastructure Charges Area: Charge Area 1

OFFICER'S RECOMMENDATION

A1 THAT in relation to the application for a Negotiated Decision Notice for a Development Permit D/12-2018 for a Material Change of Use for a Food and Drink Outlet, made by Kele Property Group (QLD) Pty Ltd, on land located at 106 George Street and 73 Archer Street, Rockhampton City, formally described as Lot 2 and 3 on RP619302 and Lot 3 on RP602746, Parish of Rockhampton Council resolves that:

1. Conditions 2.1, 3.3, 3.5, 4.5, 4.6, 4.10, 9.7 and 16.2 be amended by replacing:
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Demolition Plan	SK-003 Rev 4	8 March 2018
Proposal Plan	SK-004 Rev 4	8 March 2018
Elevations	SK-005 Rev 4	8 March 2018
Elevations	SK-006 Rev 4	8 March 2018
Conceptual Images	SK-008 Rev 4	8 March 2018
Site Layout	0711718-SK-0001 Rev B	1 March 2018
Preliminary Stormwater Pre Development	0711718-SK-0002 Rev B	1 March 2018
Preliminary Stormwater Post Development	0711718-SK-0003 Rev B	1 March 2018
Preliminary Roadworks and Swept Paths	0711718-SK-0004 Rev B	1 March 2018

- 3.3 An Auxiliary Left Turn and Channelised Right Turn into George Lane must be constructed along the Archer Street frontage of the site generally in accordance with McMurtrie Consulting Engineers Drawing 0711718-SK-0004 Rev B dated 1 March 2018.
- 3.5 Suitable pavement marking and signage must be installed in George Lane for the pedestrian crossing between the car park and the restaurant.
- 4.5 All service and delivery vehicles, including refuse collection vehicles must exit via Archer Street only. The Developer must install suitable signage that prevents patrons using the drive-through from exiting onto Archer Street.
- 4.6 All service and delivery vehicles must only access the site outside the approved operating hours.
- 4.10 Any application for a Development Permit for Operational Works (access and parking works) must demonstrate the provision of a minimum of seventeen (17) off-street parking spaces within the site.
- 9.7 A minimum 2.1 metre high acoustic screen fence must be erected along the common boundary of the subject development site and any adjoining residential properties.

- 16.2 The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.

With

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Demolition Plan	SK-003 Rev 4	15 June 2018
Proposal Plan	SK-004 Rev 5	15 June 2018
Elevations	SK-005 Rev 5	15 June 2018
3D Views	SK-006 Rev 5	15 June 2018
Conceptual Images	SK-008 Rev 4	8 March 2018
Site Layout	0711718-SK-0001 Rev B	1 March 2018
Preliminary Stormwater Pre Development	0711718-SK-0002 Rev B	1 March 2018
Preliminary Stormwater Post Development	0711718-SK-0003 Rev B	1 March 2018
Preliminary Roadworks and Swept Paths	0711718-SK-0004 Rev C	12 June 2018

- 3.3 An Auxiliary Left Turn and Channelised Right Turn into George Lane must be constructed along the Archer Street frontage of the site generally in accordance with McMurtrie Consulting Engineers Drawing 0711718-SK-0004 Rev C dated 12 June 2018.
- 3.5 Suitable pavement marking and signage must be installed in George Lane for both the pedestrian crossing between the car park and the restaurant, and the loading bay.
- 4.5 All service and delivery vehicles, including refuse collection vehicles must exit via Archer Street only. Any persons using the disabled parking bay must also exit the site via Archer Street only. The Developer must install suitable signage that facilitates these movements while preventing patrons using the drive-through from exiting onto Archer Street.
- 4.6 Service and delivery vehicles must only use the loading/waiting bay adjacent to the dining area outside of the approved operating hours.
- 4.10 Any application for a Development Permit for Operational Works (access and parking works) must demonstrate the provision of a minimum of fourteen (14) off-street parking spaces within the site.
- 9.7 An acoustic assessment must be undertaken to determine the height and type of fence required to be erected along the common boundary of the subject development site and any adjoining residential properties. The acoustic assessment must be provided to Council prior to the commencement of use.

- 16.2 The loading and/or unloading of delivery vehicles within the designated George Lane loading bay is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must use the loading bay outside these times to wait for unloading/loading.

2. Condition 1.5.1 be removed.

- A2 That to reflect the above amendments, Kele Property Group (Qld) Pty Ltd be issued with a Negotiated Decision Notice for Development Permit D/12-2018 for a Material Change of Use for a Food and Drink Outlet.**

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
- 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use;
- unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.5.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Stormwater Works;
 - (iv) Roof and Allotment Drainage;
 - 1.5.2 Plumbing and Drainage Works; and
 - 1.5.3 Building Works:
 - (i) Demolition Works; and
 - (ii) Building Works.
- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
-

- 1.9 Lots 2 and 3 on RP619302 and Lot 3 on RP602746 must be amalgamated and registered as one lot prior to the commencement of the use.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Demolition Plan	SK-003 Rev 4	15 June 2018
Proposal Plan	SK-004 Rev 5	15 June 2018
Elevations	SK-005 Rev 5	15 June 2018
3D Views	SK-006 Rev 5	15 June 2018
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Preliminary Stormwater Post Development	0711718-SK-0003 Rev B	1 March 2018
Preliminary Roadworks and Swept Paths	0711718-SK-0004 Rev C	12 June 2018

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

3.0 ROAD WORKS

- 3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.
- 3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and *Austroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 An Auxiliary Left Turn and Channelised Right Turn into George Lane must be constructed along the Archer Street frontage of the site generally in accordance with McMurtrie Consulting Engineers Drawing 0711718-SK-0004 Rev C dated 12 June 2018.
- 3.4 Where the existing bicycle lane along the Archer Street frontage of the site is diverted onto the footpath area, the existing pedestrian footpath must be widened to a minimum of 2.5 metres wide.
- 3.5 Suitable pavement marking and signage must be installed in George Lane for both the pedestrian crossing between the car park and the restaurant, and the loading bay.

- 3.6 Dedicated pedestrian linkages through the proposed development linking the car parking areas to the restaurant dining areas must be provided.
- 3.7 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 3.8 All pathways located within a road reserve or Public use land must be provided with public space lighting in accordance with *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 3.9 All pathways must incorporate kerb ramps at all road crossing points.
- 3.10 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

4.0 ACCESS AND PARKING WORKS

- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 4.4 All vehicular access to and from the development must be via George Lane only.
- 4.5 All service and delivery vehicles, including refuse collection vehicles must exit via Archer Street only. Any persons using the disabled parking bay must also exit the site via Archer Street only. The Developer must install suitable signage that facilitates these movements while preventing patrons using the drive-through from exiting onto Archer Street.
- 4.6 Service and delivery vehicles must only use the loading/waiting bay adjacent to the dining area outside of the approved operating hours.
- 4.7 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 4.8 All vehicles must ingress and egress the development in a forward gear.
- 4.9 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 4.10 Any application for a Development Permit for Operational Works (access and parking works) must demonstrate the provision of a minimum of fourteen (14) off-street parking spaces within the site.
- 4.11 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 4.12 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

- 4.13 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 4.14 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
- 4.15 Wheel stops must be included for all parking spaces in accordance with *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
- 4.16 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 4.17 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 4.18 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 4.19 Bicycle parking facilities must be provided in accordance with *AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles*. The bicycle parking facilities must be located at basement or ground floor level and encourage casual surveillance.

5.0 PLUMBING AND DRAINAGE WORKS

- 5.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structure on the development site.
- 5.2 All internal plumbing and drainage works must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2002*, and Council's Plumbing and Drainage Policies.
- 5.3 The development must be connected to Council's reticulated sewerage and water networks.
- 5.4 The existing sewerage and water connection point(s) must be retained, and upgraded if necessary, to service the development.
- 5.5 Internal Plumbing and Sanitary Drainage of existing buildings must be contained within the lot it serves.
- 5.6 Adequate domestic and fire-fighting protection must be provided to the development, and must be certified by an hydraulic engineer or other suitably qualified person.
- 5.7 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 5.8 Alteration or relocation of internal sanitary drainage works associated with the existing buildings must be in accordance with regulated work under the *Plumbing and Drainage Act 2002*.
- 5.9 Alteration, disconnection or relocation of internal plumbing and sanitary drainage works associated with the existing buildings must be in accordance with regulated work under the *Plumbing and Drainage Act 2002* and Council's Plumbing and Drainage Policies.
- 5.10 Amended sewerage/Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.

6.0 STORMWATER WORKS

- 6.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 6.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 6.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 6.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 6.5 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a detailed Stormwater Management Plan, prepared and certified by a Registered Professional Engineer of Queensland. The Stormwater Management Plan must clearly demonstrate that:
- 6.5.1 all content of the stormwater management plan is in accordance with the *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, stormwater management design objectives in *State Planning Policy 2017*, and sound engineering practice;
 - 6.5.2 the Stormwater discharge is to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual*;
 - 6.5.3 each part of every lot is self-draining;
- 6.6 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with details of any new drainage systems including detention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.

7.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 7.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 7.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 7.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 7.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.

8.0 SITE WORKS

- 8.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.

- 8.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.

9.0 BUILDING WORKS

- 9.1 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structure on the development site.
- 9.2 The existing dwellings on the subject land must be demolished and a Development Permit for Building Works (demolition) must be obtained prior to the commencement of demolition works on the development site.
- 9.3 All building works must be undertaken in accordance with Council's *Building Over/Adjacent to Local Government Sewerage Infrastructure Policy* and any permit obtained in respect of this policy.
- 9.4 All external elements, such as air conditioners, pool and spa pumps and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 9.5 Access to and use of the land the subject of this application must comply with the provisions of the *Disability Discrimination Act 1992* and/or the *Anti-Discrimination Act 1991*. If either of those statutes require the provision of access or facilities in a way that is inconsistent with this development approval, those facilities must be provided.
- 9.6 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2008* and must be:
- 9.6.1 designed and located so as not to cause a nuisance to neighbouring properties;
 - 9.6.2 aesthetically screened from any road frontage or adjoining property;
 - 9.6.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;
 - 9.6.4 setback a minimum of two (2) metres from any road frontage; and
 - 9.6.5 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2002*.
- As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.
- 9.7 An acoustic assessment must be undertaken to determine the height and type of fence required to be erected along the common boundary of the subject development site and any adjoining residential properties. The acoustic assessment must be provided to Council prior to the commencement of use.
- 9.8 Any advertising device associated with or attached to the development must be carried out in accordance with the applicable Advertising Devices Code in the *Rockhampton Region Planning Scheme 2015*.

10.0 LANDSCAPING WORKS

- 10.1 All landscaping must be established generally in accordance with the approved plans (refer to condition 2.1). The landscaping must be constructed and/or established prior to the commencement of the use and the landscaped areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.

- 10.2 All landscaping must be of a mature height to ensure the amenity of surrounding land uses is maintained.
- 10.3 The landscaped areas must be subject to:
- 10.3.1 a watering and maintenance plan during the establishment moment; and
 - 10.3.2 an ongoing maintenance and replanting programme.
- 10.4 Council approval must be obtained prior to the removal of or interference with street trees located on Council land in accordance with Council's street tree policy.
- 10.5 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.
- 11.0 ELECTRICITY
- 11.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 12.0 TELECOMMUNICATIONS
- 12.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 13.0 ASSET MANAGEMENT
- 13.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 13.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.
- 13.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC)*.
- 14.0 ENVIRONMENTAL
- 14.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan that addresses, but is not limited to, the following:
- (i) objectives;
 - (ii) site location and topography;
 - (iii) vegetation;
 - (iv) site drainage;
 - (v) soils;
 - (vi) erosion susceptibility;
 - (vii) erosion risk;
 - (viii) concept;
 - (ix) design; and
-

(x) implementation,

for the construction and post-construction phases of work.

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

15.0 ENVIRONMENTAL HEALTH

- 15.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- 15.2 Noise emitted from the activity must not cause an environmental nuisance.
- 15.3 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.
- 15.4 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.

16.0 HOURS OF OPERATION

- 16.1 The hours of operations for the food and drink outlet must be limited to:
- (i) 0800 hours to 2300 hours on Monday to Thursday and Sunday, and
 - (ii) 0800 hours to 2400 hours on Friday and Saturday
- 16.2 The loading and/or unloading of delivery vehicles within the designated George Lane loading bay is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must use the loading bay outside these times to wait for unloading/loading.

ADVISORY NOTES

NOTE 1. Asbestos Removal

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

NOTE 2. General Environmental Duty

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

NOTE 3. General Safety Of Public During Construction

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

NOTE 4. Infrastructure Charges Notice

Council has resolved not to issue an Infrastructure Charges Notice for this development because the new infrastructure charges arising from the development are less than the credits applicable for the new development.

NOTE 5. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the premises, Council's Health and Environment Unit should be consulted to determine whether any approvals are required. Such activities may include the storage, preparation, serving of food to the public.

BACKGROUND

At its meeting of 1 May 2018, Council approved a Development Application for a Food and Drink Outlet over Lots 2 and 3 on RP619302 and Lot 3 on RP602746, Parish of Rockhampton, located at 106 George Street and 73 Archer Street, Rockhampton City, (Development Permit D/12-2018).

The applicant has made representations in accordance with section 75 of the *Planning Act 2016* for a Negotiated Decision Notice pertaining to the approved plans, parking layout and loading bays.

SITE AND LOCALITY

The subject site is located on the corner of George and Archer Streets and consists of three separate allotments formally described as Lots 2 and 3 on RP619302 and Lot 3 on RP602746. The site has a total site area of 1,686m² with frontage to George Street (Bruce Highway), Archer Street and George Lane.

The site currently accommodates a highset building on the corner of George and Archer Streets which is used as an office and includes a detached open shed at the rear which is utilised for the washing and cleaning of vehicles. Additionally, the site contains a highset residential dwelling on the corner of Archer Street and George Lane.

Surrounding the site are predominantly commercial uses in the shape of motels and fast food outlets along the Bruce Highway. To the west of the site are largely residential uses located in the Low-Medium Density Residential Zone.

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 Integrated development assessment process provisions of the *Planning Act 2016* and 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.

TOWN PLANNING COMMENTS

The applicant has requested the following conditions be amended or removed:

Condition 1.5.1

1.5.1 Reconfiguring a Lot (amalgamation)

Recommendation:

Amalgamation of the lots will not require a Reconfiguring a Lot approval through Council and therefore, should be removed from the conditions of approval.

Condition 2.1

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Demolition Plan	SK-003 Rev 4	8 March 2018
Proposal Plan	SK-004 Rev 4	8 March 2018
Elevations	SK-005 Rev 4	8 March 2018
Elevations	SK-006 Rev 4	8 March 2018
Conceptual Images	SK-008 Rev 4	8 March 2018
Site Layout	0711718-SK-0001 Rev B	1 March 2018
Preliminary Stormwater Pre Development	0711718-SK-0002 Rev B	1 March 2018
Preliminary Stormwater Post Development	0711718-SK-0003 Rev B	1 March 2018
Preliminary Roadworks and Swept Paths	0711718-SK-0004 Rev B	1 March 2018

Applicant's request:

The applicant has proposed a number of amendments to the layout of the development and as such has provided updated plans reflecting the proposed changes. Specifically, these changes include:

- Inclusion of one (1) parking space for persons with disabilities;
- Decrease in internal floor area (from 280m² to 244m²);
- Increase in outdoor dining area (from 37m² to 64m²);
- Relocation of waiting bay and refuse yard;
- Awnings (covered areas) at order, pay and pickup points;
- Changed parking layout, providing 13 onsite car parking spaces;
- Provision of onsite loading bay, directly adjoining George Lane; and
- Increase in landscape area directly adjoining residential premises.

Council response:

Council is willing to accept the proposed amendments to the approved plans and will therefore update condition 2.1 to reflect these changes.

Recommendation:

This condition is to be amended to remove the outdated plans and replace with the updated plans.

Condition 3.3

- 3.3 An Auxiliary Left Turn and Channelised Right Turn into George Lane must be constructed along the Archer Street frontage of the site generally in accordance with McMurtrie Consulting Engineers Drawing 0711718-SK-0004 Rev B dated 1 March 2018.

Recommendation:

This condition is to be amended to reflect the updated plan McMurtrie Consulting Engineers Drawing 0711718-SK-0004 Rev C dated 12 June 2018.

Condition 3.5

- 3.5 Suitable pavement marking and signage must be installed in George Lane for the pedestrian crossing between the car park and the restaurant.

Recommendation:

This condition is to be amended to include appropriate pavement marking and signage for the loading bay proposed along George Lane.

Condition 4.5

- 4.5 All service and delivery vehicles, including refuse collection vehicles must exit via Archer Street only. The Developer must install suitable signage that prevents patrons using the drive-through from exiting onto Archer Street.

Recommendation:

This condition is to be amended to restrict persons using the disabled car parking space from exiting the site via George Lane. This will ensure that there are no incidents with those vehicles entering the drive thru facility.

Condition 4.6

- 4.6 All service and delivery vehicles must only access the site outside the approved operating hours.

Recommendation:

This condition is to be amended to restrict service and delivery vehicles from using the loading/waiting bay adjacent to the dining area within the operating hours to ensure there are no disruptions to the drive thru traffic.

Condition 4.10

- 4.10 Any application for a Development Permit for Operational Works (access and parking works) must demonstrate the provision of a minimum of seventeen (17) off-street parking spaces within the site.

Recommendation:

This condition is to be amended to update the number of off-street parking spaces from seventeen (17) to fourteen (14).

Condition 9.7

- 9.7 A minimum 2.1 metre high acoustic screen fence must be erected along the common boundary of the subject development site and any adjoining residential properties.

Applicant's request:

The applicant has requested that in lieu of the requirement for an acoustic fence, it is expected that an acoustic assessment be undertaken to determine the design and extent of the fence that is required. Alternitavely, the applicant has requested a solid fence with no gaps (i.e. double lapped paling fence).

Council response

The updated layout proposes a 1.8 metre landscaped buffer between the designated car parks and the boundary of adjoining residential properties. Given the landscape buffer is wider than what was previously proposed, Council can accept that an acoustic assessment be undertaken to determine the design and extent of the proposed fence.

Recommendation:

It is recommended that the development be conditioned requesting an acoustic assessment be undertaken to determine the extent of fence required.

Condition 16.2

16.2 The loading and/or unloading of delivery and waste collection vehicles is limited between the hours of 0700 and 1900 Monday to Saturday and between the hours of 0800 and 1500 on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.

Recommendation:

This condition is to be amended to refer specifically to the designated George Lane loading bay. The loading bay adjacent to the outdoor dining area can only be accessed outside of operating hours as it will interrupt the flow of the drive thru facility.

CONCLUSION

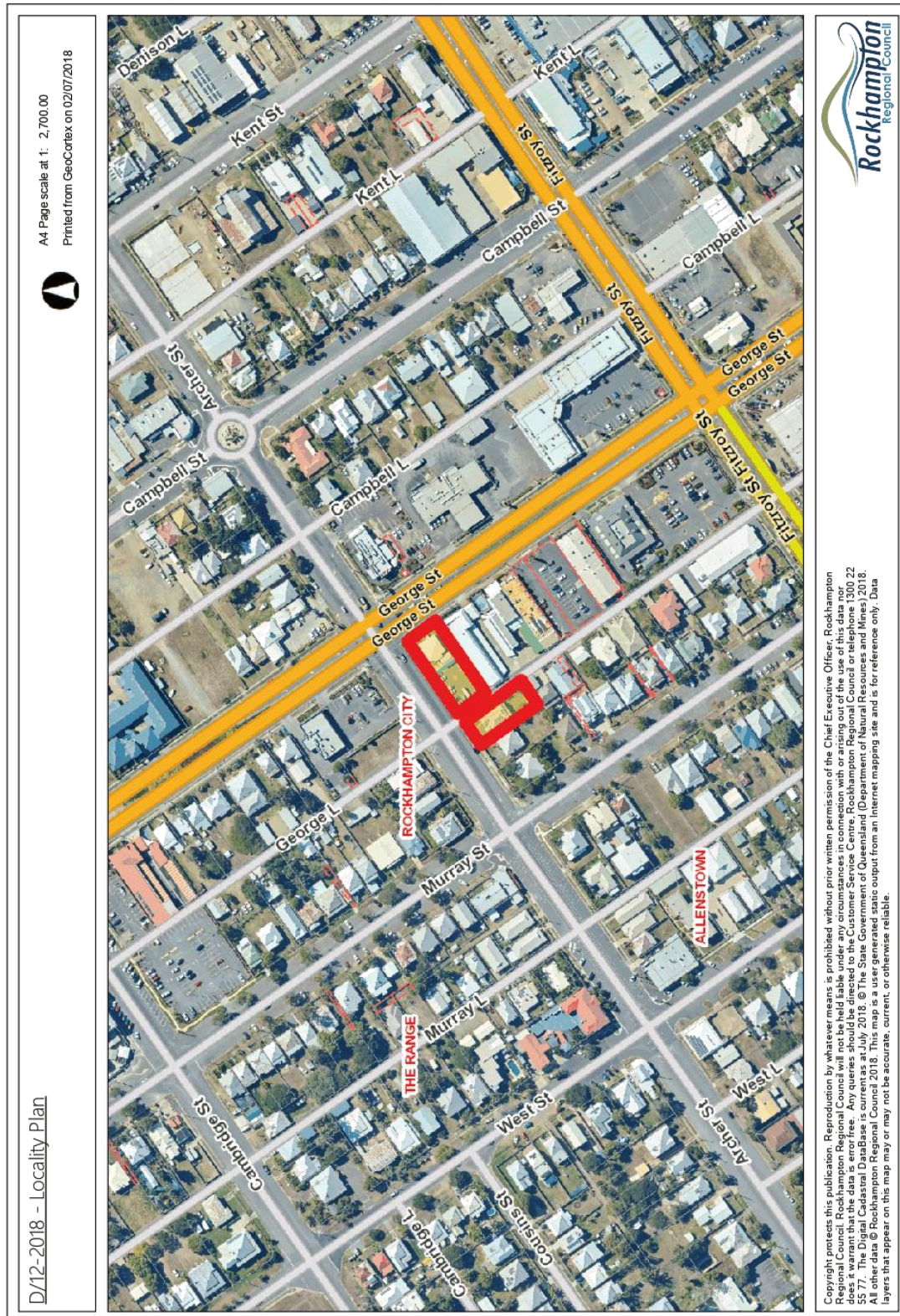
The applicant's request for a Negotiated Decision Notice is considered reasonable and recommended for approval as detailed below.

**D/12-2018 - REQUEST FOR A
NEGOTIATED DECISION NOTICE FOR
DEVELOPMENT APPLICATION FOR A
MATERIAL CHANGE OF USE FOR A
FOOD AND DRINK OUTLET**

Locality Plan

Meeting Date: 17 July 2018

Attachment No: 1



**D/12-2018 - REQUEST FOR A
NEGOTIATED DECISION NOTICE FOR
DEVELOPMENT APPLICATION FOR A
MATERIAL CHANGE OF USE FOR A
FOOD AND DRINK OUTLET**

Proposed Plan

Meeting Date: 17 July 2018

Attachment No: 2

8.2 D/19-2017 - MINOR CHANGE APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (TWO LOTS INTO FIVE LOTS) AND ACCESS EASEMENT

File No: D/19-2017

Attachments: 1. Locality Plan [↓](#)
2. Site Plan [↓](#)

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

Author: Bevan Koelmeyer - Planning Officer

SUMMARY

Development Application Number: D/19-2017

Applicant: Vicki Heilbronn

Real Property Address: Lot 1844 on LIV40662 and Lot 485 on LIV40112, Parish of Murchison

Common Property Address: 277 Yeppoon Road and 66 Alfred Road, Parkhurst

Planning Scheme: Rockhampton City Plan 2005

Planning Scheme Area: Yeppoon Road Corridor Environmental Protection Area

Approval Sought: Minor Change to a Development Permit for Reconfiguring a Lot (two lots into five Lots) and Access Easement

Submissions: Nil

Referral Agency(s): Nil Applicable

Infrastructure Charges Area: Charge Area 3

OFFICER'S RECOMMENDATION

RECOMMENDATION A:

THAT in relation to the application for a request for a Minor Change to a Development Permit for Reconfiguring a Lot (two lots into five Lots) and Access Easement, made by Vicki Heilbronn, located at 277 Yeppoon Road and 66 Alfred Road, Parkhurst, described as Lot 1844 on LIV40662 and Lot 485 on LIV40112, Parish of Murchison, Council resolves that:

1. Item 9 and Condition 2.1 to be amended by replacing:

Plan/Document Name	Plan Number	Dated
Flood Hazard Assessment	K3925-0002	21 February 2017
Proposed Subdivision Layout	R17006-001, Revision C	10 October 2017
Bushfire Hazard Assessment & Bushfire Management Plan	Version 2	10 March 2017
Regulated Vegetation Impact Assessment and Mitigation	Version 2	29 March 2017

With

Plan/Document Name	Plan Number	Dated
Flood Hazard Assessment	K3925-0002	21 February 2017
Proposed Subdivision Layout	R17006-001, Revision D	Undated
Bushfire Hazard Assessment & Bushfire Management Plan	Version 2	10 March 2017
Regulated Vegetation Impact Assessment and Mitigation	Version 2	29 March 2017

2. Condition 3.1 to be amended by replacing:

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Lot 13 to Lot 14 (Stage One – two [2] lots); and

3.1.2 Lot 11 to Lot 12 (Stage Two – two [2] lots).

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

The stages are not required to be undertaken in any chronological order.

With

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Lots 12, 13 and 14 (Stage One – three [3] lots); and

3.1.2 Lot 11 (Stage Two – one [1] lot).

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

The stages are not required to be undertaken in any chronological order.

3. The Infrastructure Charges Notice (Item 5) to be amended by replacing:

The contribution required to be paid is **\$21,000.00** this charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 631 of the *Sustainable Planning Act 2009* and Council's Adopted Infrastructure Charges Resolution (No. 5) 2015.

The property falls within Charge Area 3 and the Infrastructure Charges have been calculated as follows:

(a) Stage 1 - A charge of \$14,000.00 for two (2) allotments; and

Stage 2 - A charge of \$14,000.00 for two (2) allotments.

(b) An Infrastructure Credit of \$7,000.00 for the existing allotment.

Therefore a total charge of \$21,000.00 is payable for the development.

With

The contribution required to be paid is **\$21,000.00** this charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 121 of the *Planning Act 2016* and Council's Adopted Infrastructure Charges Resolution (No. 5) 2015.

The property falls within Charge Area 3 and the Infrastructure Charges have been calculated as follows:

(a) Stage 1 - A charge of \$21,000.00 for three (3) allotments; and

Stage 2 - A charge of \$7,000.00 for one (1) allotment.

(b) An Infrastructure Credit of \$7,000.00 for the existing allotment.

Therefore \$14,000.00 is payable in Stage 1 and \$7,000.00 is payable in Stage 2 for a total overall charge of \$21,000.00 payable for the development.

RECOMMENDATION B:

That in relation to the above changes, Council resolves to issue an Amended Decision Notice:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Compliance 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) Road Works; and
 - (ii) 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 The access to Lot 12 and Lot 13 must be via Easement B over Lot 485 and Easement C over Lot 13. 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:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Flood Hazard Assessment	K3925-0002	21 February 2017
Proposed Subdivision Layout	R17006-001, Revision D	Undated
Bushfire Hazard Assessment & Bushfire Management Plan	Version 2	10 March 2017

Regulated Vegetation Impact Assessment and Mitigation	Version 2	29 March 2017
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- 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 STAGED DEVELOPMENT
- 3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:
- 3.1.1 Lots 12, 13 and Lot 14 (Stage One – three [3] lots); and
- 3.1.2 Lot 11 (Stage Two – one [1] lot).
- in accordance with the approved proposed subdivision layout plan (refer to condition 2.1).
- The stages are not required to be undertaken in any chronological order.
- 3.2 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.
- 4.0 ROAD WORKS
- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval for Stage 2.
- 4.2 All road works for Stage 2 of the development must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and relevant *Australian Standards* and *Austroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 As part of Stage 2, Olive Street must be constructed to a Rural Access standard from the intersection with McMillan Avenue to the access point for Lot 11.
- 4.4 As part of Stage 2 of the development, McMillan Avenue must be designed and constructed as a half road construction, with a minimum width of 5.5 metres from the end of the existing seal to the intersection with Olive Street. The edge line of the new construction must match the alignment of the existing kerb and channel on the western side of McMillan Avenue. Council will accept a two-coat seal in accordance with the requirements of the *Capricorn Municipal Development Guidelines* in lieu of asphalt surfacing for this section of roadway, with no kerb and channel construction required in this instance.
- 4.5 As part of Stage 2 of the development, the intersection of McMillan Avenue and Olive Street must be sealed with a minimum of a two-coat seal in accordance with the requirements of the *Capricorn Municipal Development Guidelines* such that it has a minimum width of 6.5 metres within the Olive Street road reserve and extends a minimum of ten (10) metres to the east along Olive Street.
- 4.6 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary; existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

5.0 ACCESS WORKS

- 5.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works required by this development approval.
- 5.2 All access works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), and *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 5.3 The internal access to Lot 12 and Lot 13 must be constructed from the end of Alfred Road to the southern boundary of Lot 12. Construction must be a minimum of four (4) metres wide with a low flow pipe and concrete spillway with a one (1) year ARI immunity through the existing natural channel.
- 5.4 A new access must be constructed for Lot 11 for Stage 2 of the development in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 5.5 Flood height markers must be installed along the access to Lot 12 and Lot 13, for the full extent of the 1% Average Exceedance Probability inundation area.

6.0 PLUMBING AND DRAINAGE WORKS

- 6.1 On-site sewage treatment and disposal must be in accordance with the Queensland Plumbing and Wastewater Code and Council's Plumbing and Drainage Policies. This can be completed at the building works application stage.
- 6.2 On-site water supply for domestic and firefighting purposes must be provided and may include the provision of a bore, dams, water storage tanks or a combination of each. This can be completed at the building works application stage.

7.0 STORMWATER WORKS

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

8.0 SITE WORKS

- 8.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 8.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 8.3 Vegetation must not be cleared unless and until written approval has been provided by Council. A Development Permit for Operational Works constitutes written approval, only for the purposes of clearing vegetation directly pertinent to the operational works that are the subject of the Development Permit.
- 8.4 All site works must be undertaken to ensure that there is:
 - 8.4.1 no increase in upstream or downstream flood levels for all levels of immunity up to a one per cent (1%) Annual exceedance probability defined flood event;
 - 8.4.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 8.4.3 a lawful point of discharge to which the approved works drain during the construction phase.

9.0 ELECTRICITY

- 9.1 Electricity services must be provided in accordance with the standards and requirements of the relevant service provider, prior to the issue of the Compliance Certificate for the Survey Plan.

10.0 TELECOMMUNICATIONS

- 10.1 Evidence that the new lots can be provided with telecommunications services from the relevant service provider must be provided to Council, prior to the issue of the Compliance Certificate for the Survey Plan.

11.0 ASSET MANAGEMENT

- 11.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 11.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.
- 11.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the issue of the Compliance Certificate for the Survey Plan. This information must be provided in accordance with the Asset Design and As Constructed Manual (ADAC).

12.0 ENVIRONMENTAL

- 12.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan that addresses, but is not limited to, the following:
- (i) objectives;
 - (ii) site location and topography
 - (iii) vegetation;
 - (iv) site drainage;
 - (v) soils;
 - (vi) erosion susceptibility;
 - (vii) erosion risk;
 - (viii) concept;
 - (ix) design; and
 - (x) implementation,
- for the construction and post-construction phases of work.
- 12.2 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.
- 12.3 The development must be undertaken in accordance with the recommendations in the approved Bushfire Management Plan (refer to condition 2.1).
-

- 12.4 The maintenance of the fire management trail must be the responsibility of the owner of the land (the Developer) until the subdivision is accepted by Council as being 'off defects' whereupon it must be the responsibility of the relevant property owners. All future owners of the proposed lots must be advised by the Developer in writing of their responsibility to comply with the requirements of the approved Bushfire Management Plan (refer to condition 2.1).
- 12.5 All future buildings on the proposed lots must be constructed in accordance with *Australian Standard AS3959 "Construction of buildings in bushfire-prone areas"* and the approved Bushfire Management Plan (refer to condition 2.1). A property note to this effect will be entered against Lots 11, 12, 13 and 14.

ADVISORY NOTES

NOTE 1. 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 2. 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 3. Property Note (Bushfire)

All future buildings on the proposed lots must be constructed in accordance with *Australian Standard AS3959 "Construction of buildings in bushfire-prone areas"* and the approved Bushfire Management Plan.

NOTE 4. Infrastructure Charges Notice

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

NOTE 5. Clearing within Road Reserve

An approval for a Tree Clearing Permit, issued by the Department of Environment and Heritage Protection in addition to the Operational Works (road works) permit, will be required when constructing the proposed new roads.

It is a requirement under the *Nature Conservation Act 1992* that an approved Tree Clearing Permit is obtained from the Department of Environment and Heritage Protection, prior to any tree clearing activities that are to occur within a road reserve that is under Council control.

NOTE 6. Provision for Sewer and Water services

Each lot must be provided with on-site sewerage treatment and disposal systems at the time of house construction. All systems must comply with the *Queensland Plumbing and Wastewater Code, Australian Standard AS1547:2012 "On-site domestic wastewater management"* and Council Plumbing and Drainage Policies. Sustainable Water sources including rainwater tanks, and a bore or small dam must be provided.

NOTE 7. Rural Addressing

Rural addressing must be provided to each lot in accordance with Council's rural addressing procedures.

BACKGROUND

The proposal is a Minor Change to D/19-2017 approved on 14 December 2017 for a Reconfiguring a Lot (two into five lots) and Access Easement over land located at 277 Yeppoon Road and 66 Alfred Road, Parkhurst. The applicant seeks to amend the staging for the development which is currently approved for proposed lots 13 and 14 to be completed in Stage 1 with proposed lots 11 and 12 to be completed in Stage 2. The proposed change to the staging will include proposed lots 12, 13 and 14 in Stage 1 with proposed lot 11 to be completed in Stage 2.

PLANNING ASSESSMENT**STATEMENT OF REASONS**

Description of the development	The proposed development is for Reconfiguring a Lot (two lots into five Lots) and Access Easement
Reasons for decision	The proposed Minor Change will not materially change the approved development. The proposed change was assessed against all of the assessment benchmarks listed below and wholly complies.
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Reconfiguration of Lot Code; • Biodiversity and Nature Conservation Code; • Bushfire Risk Minimisation Code; • Flood Prone Land Code; • Water Quality and Quantity Code; • Landscape Code; and • Parking and Access Code.
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>State Planning Policy – Part E</i>; • The <i>Central Queensland Regional Plan</i>; • The <i>Rockhampton City Plan 2005</i>; and • The common material, being the material submitted with the application.

CONCLUSION

The minor change application is consistent with the approved development and does not materially alter the approved development. The application is therefore recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/19-2017 - MINOR CHANGE
APPLICATION FOR A DEVELOPMENT
PERMIT FOR RECONFIGURING A LOT
(TWO LOTS INTO FIVE LOTS) AND
ACCESS EASEMENT**

Locality Plan

Meeting Date: 17 July 2018

Attachment No: 1

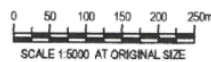
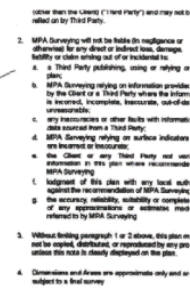


**D/19-2017 - MINOR CHANGE
APPLICATION FOR A DEVELOPMENT
PERMIT FOR RECONFIGURING A LOT
(TWO LOTS INTO FIVE LOTS) AND
ACCESS EASEMENT**

Site Plan

Meeting Date: 17 July 2018

Attachment No: 2





17 Wilkes St, Rockhampton, QLD 4701

07 4922 3634

English Landscape Electrical

CADAS/ITAL ENGINEERING MAPPING TOWN PLANNING

8.3 D/146-2017 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION AND ANCILLARY FOOD AND DRINK OUTLET

File No: D/146-2017

Attachments:

1. Locality Plan [↓](#)
2. Proposed Site Plan [↓](#)
3. Proposed Building Floor Plan [↓](#)
4. Proposed Building - Elevations Sheet 1 [↓](#)
5. Proposed Building - Elevations Sheet 2 [↓](#)
6. Proposed Car Canopy - Elevations Sheet 1 [↓](#)
7. Proposed Car Canopy - Elevations Sheet 2 [↓](#)
8. Proposed Truck Canopy - Elevations Sheet 1 [↓](#)
9. Proposed Truck Canopy - Elevations Sheet 2 [↓](#)
10. Pre-Development Flood Storage Plan [↓](#)
11. Post-Development Flood Storage Plan [↓](#)

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

Author: Jonathon Trevett-Lyall - Planning Officer

SUMMARY

Development Application Number: D/146-2017

Applicant: Corbet Property Pty Ltd

Real Property Address: Lots 1 and 2 on RP617280, Parish of Gracemere

Common Property Address: Lot 1 Capricorn Highway, Gracemere

Area of Site: 19,614 square metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Rural Zone

Planning Scheme Overlays: Flood Hazard Overlay

Existing Development: Vacant Land

Existing Approvals: Nil

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

Level of Assessment: Impact Assessable

Submissions: Two (2) properly made submissions

Referral Agency: Department of State Development, Manufacturing, Infrastructure and Planning

Infrastructure Charges Area: Charge Area 3

Application Progress:

<i>Application Lodged:</i>	19 December 2017
<i>Confirmation Notice issued:</i>	9 January 2018
<i>Request for Further Information sent:</i>	23 January 2018

<i>Request for Further Information responded to:</i>	<i>18 April 2018</i>
<i>Submission period commenced:</i>	<i>8 May 2018</i>
<i>Submission period end:</i>	<i>31 May 2018</i>
<i>Government Agency Response:</i>	<i>8 May 2018</i>
<i>Last receipt of information from applicant:</i>	<i>14 June 2018</i>
<i>Statutory due determination date:</i>	<i>3 August 2018</i>

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Material Change of Use for a Service Station with Ancillary Food and Drink Outlet, made by Corbet Property Pty Ltd, on land located at Lot 1 Capricorn Highway, Gracemere, described as Lots 1 and 2 on RP617280, 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 approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use,
 unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.5.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Sewerage Works;
 - (iv) Water Works;
 - (v) Stormwater Works;
 - (vi) Roof and Allotment Drainage;
 - (vii) Site Works; and
 - (viii) Advertising device.
 - 1.5.2 Plumbing and Drainage Works; and
 - 1.5.3 Building Works.

- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.9 Lot 1 on RP617280 and Lot 2 on RP617280 must be amalgamated and registered as one lot prior to the commencement of the use.
- 2.0 **APPROVED PLANS AND DOCUMENTS**
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Contour and Detail Survey of Lot 1 & 2 on RP617280	R17005-1, Rev A1	23 Feb 2017
Proposed Site Plan	16273 D03, Rev B	11 Apr 2018
Proposed Building Floor Plan	16273 D04, Rev A	30 Nov 2017
Proposed Building Elevations Sheet 1	16273 D05, Rev A	30 Nov 2017
Proposed Building Elevations Sheet 2	16273 D06, Rev A	30 Nov 2017
Proposed Car Canopy Elevations Sheet 1	16273 D07, Rev A	30 Nov 2017
Proposed Car Canopy Elevations Sheet 2	16273 D08, Rev A	30 Nov 2017
Proposed Truck Canopy Elevations Sheet 1	16273 D09, Rev A	30 Nov 2017
Proposed Truck Canopy Elevations Sheet 2	16273 D10, Rev A	30 Nov 2017
Swept Path Analysis – Fuel Delivery Tankers	16273 D11, Rev B	11 Apr 2018
Swept Path Analysis – Service Vehicle	16273 D12, Rev B	11 Apr 2018
Swept Path Analysis – Truck parking	16273 D13, Rev B	11 Apr 2018
Swept Path Analysis – Queuing Plan	16273 D14, Rev B	11 Apr 2018
Conceptual Stormwater Management Plan	16273 D17, Rev B	11 Apr 2018
Post-Development Flood Storage Plan	16273 D18, Rev B	16 Apr 2018

Concept Landscape Plan	16273 D20, Rev B	11 Apr 2018
Turn Lane Concept – Channelised Right Turn	B17141-SK-003, Rev A	19 Mar 2018
Site Based Stormwater Management Plan	16273, Rev D	9 May 2018
Environmental Noise Impact Report	17061 Report rev.1	1 Dec 2017

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

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

3.0 ROAD WORKS

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

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

3.3 Wy Wurry Road must be upgraded to rural minor collector standard level with a minimum seal width of 6.5 metres to accommodate B-Triple vehicles for the full frontage of the development site.

Note: the existing crown elevation of the Wy Wurry Road must be maintained for the full frontage of the development site, no filling is permitted. Hydraulic capacity of the existing box culvert at Wy Wurry Road must be maintained.

3.4 The existing Malchi Nine Mile Road/Wy Wurry Road intersection must be upgraded to accommodate safe turning movements in all directions for multiple B-Triple vehicles at the same time.

3.5 The existing channelised right (CHR) from Malchi Nine Mile Road into Wy Wurry Road must be upgraded to accommodate B-Triple vehicles in accordance with the approved plans (refer to condition 2.1).

3.6 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

3.7 Any proposed retaining structure/retaining wall (irrespective of height) within a road reserve must be separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (road works).

4.0 ACCESS AND PARKING WORKS

4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.

4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

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- 4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 4.4 A new two-way access cross-over to the development must be provided at Wy Wurry Road in accordance with the approved plans (refer to condition 2.1) to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.5 An 'Exit only' cross-over to the development must be provided at Wy Wurry Road in accordance with the approved plans (refer to condition 2.1) to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.6 Articulated Vehicles or higher must only egress from the development site via the 'Exit Only' crossover to Wy Wurry Road (refer to condition 2.1).
- 4.7 Direct vehicle access to the development from Malchi Nine Mile Road is prohibited.
- 4.8 All vehicles must ingress and egress the development in a forward gear.
- 4.9 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 4.10 A minimum of sixteen (16) parking spaces must be provided on-site for passenger cars in accordance with the approved plans (refer to condition 2.1). This includes a minimum of one (1) universal access parking space.
- 4.11 A minimum of fourteen (14) truck parking spaces must be provided on-site in accordance with the approved plans (refer to condition 2.1).
- 4.12 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 4.13 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.14 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 4.15 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
- 4.16 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 4.17 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 4.18 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 5.0 SEWERAGE WORKS
- 5.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
- 5.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2002* and the provisions of a Development Permit for Operational Works (sewerage works).
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- 5.3 The development must be connected to Council's reticulated sewerage network via a 'Special Sewerage Arrangement'.
- 5.4 All sewerage infrastructure associated with the 'special sewerage arrangement' must be privately owned and maintained.
- 5.5 A 'Trade Waste Permit' must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.

6.0 WATER WORKS

- 6.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works required by this development approval.
- 6.2 All water works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008*, and *Plumbing and Drainage Act 2002* and the provisions of a Development Permit for Operational Works (water works).
- 6.3 The development must be connected to Council's reticulated water network via a 'Special Water Supply Arrangement'.
- 6.4 All water supply infrastructure associated with 'special water supply arrangement' must be privately owned and maintained.
- 6.5 Adequate firefighting protection must be provided to the development, and must be certified by a hydraulic engineer or other suitably qualified person in accordance with the *Capricorn Municipal Development Guidelines* and *Water Supply (Safety and Reliability) Act 2008*.

Note: This may include the provision of water storage tanks and connection to the reticulated water supply network.

7.0 PLUMBING AND DRAINAGE WORKS

- 7.1 A Development Permit for Plumbing and Drainage Works must be obtained for the development prior to commencement of any plumbing and drainage works within the development site.
- 7.2 All internal plumbing and drainage works must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2002*, and Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

8.0 STORMWATER WORKS

- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 8.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 8.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.

- 8.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 8.5 The installation of gross pollutant traps and filters must be in accordance with the relevant *Australian Standards* and all maintenance of the proposed gross pollutant traps and filters must be the responsibility of the property owner or operator.
- 8.6 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with details of any new drainage systems including retention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.
- 8.7 The detention basin/bio basin as identified on the approved plans (refer to condition 2.1) must be landscaped in accordance with Council's requirements. Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by detailed plans and specifications for the detention basin/proposed within the development site, and the design must:
- 8.7.1 be suitable to the climate and incorporate predominately native species;
 - 8.7.2 maximise areas suitable for on-site infiltration of stormwater;
 - 8.7.3 incorporate shade trees;
 - 8.7.4 demonstrate that all areas apart from garden beds are fully turfed or hydromulched;
 - 8.7.5 include a maintenance plan for the proposed detention basin system; and
 - 8.7.6 ensure the safety of the public and/or tenants and where applicable include all required safety measures and facilities (for example, child proof fences).
- 9.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 9.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 9.2 All roof and allotment drainage works must be designed and constructed in accordance with the *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 9.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 10.0 SITE WORKS
- 10.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 10.2.1 the location of cut and/or fill;
 - 10.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 10.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 10.2.5 the maintenance of access roads to and from the development site so that they are free of all cut and/or fill material and cleaned as necessary.
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- 10.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 10.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 10.5 Any retaining structures above one (1) metre in height that are not incidental works to a Development Permit for Building Works, must not be constructed unless separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (site works).
- 10.6 All site works must be undertaken to ensure that there is:
- 10.6.1 no increase in upstream or downstream flood levels for all levels of immunity up to a one per cent (1%) Annual exceedance probability flood event;
 - 10.6.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 10.6.3 a lawful point of discharge to which the approved works drain during construction phase.
- 11.0 **BUILDING WORKS**
- 11.1 A Development Permit for Building Works must be obtained prior to commencement of any works within the development site.
- 11.2 All fuel bowzers must be located such that they are resilient to the 1% AEP inundation level.
- 11.3 The underground petroleum storage system and associated structures must be designed and constructed as per *Australian Standard AS4897 "The design, installation and operation of underground petroleum storage systems"*. The design must be carried out and signed by a suitably qualified Registered Professional Engineer of Queensland.
- 11.4 The underground petroleum storage system must have measures implemented that will mitigate the potential buoyancy of the underground tanks during a flood event.
- Note: This may include increasing the burial depth, the use of deadmen anchors, adding extra weight with a concrete collar, using hold down straps attached to a bottom hold down pad, or a combination of these measures.
- 11.5 All practicable measures must be taken to prevent loss of containment from any underground petroleum storage system. A leak detection system must be installed, maintained and documented in compliance with *Australian Standard AS4897 "The design, installation and operation of underground petroleum storage systems"* and manufacturer's instructions. The leak detection system must be inspected at a sufficient frequency, sensitivity and reliability to provide a high level of confidence that any release of a petroleum product will be detected.
- 11.6 Stage 1 Vapour Recovery Systems must be installed for all tanks used for the storage of petroleum products. The Vapour Recovery System must be designed and installed in accordance with the following:
- 11.6.1 mixing of product must be prevented in pipework common to more than one tank;
 - 11.6.2 spring-loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser; and

- 11.6.3 the vapour recovery point must be located within 2 metres of the respective fill point.
- 11.7 Impervious paved waste storage area/s must be provided for the development in accordance with the *Environmental Protection Regulation 2008* and must be:
- 11.7.1 designed and located so as not to cause a nuisance to neighbouring properties;
- 11.7.2 screened so as not to be visible from a public space;
- 11.7.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;
- 11.7.4 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2002*.
- Note: As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.
- 11.8 The finished floor level (refer to condition 2.1) must be a minimum of 500 millimetres above a one per cent (1%) Annual exceedance probability flood inundation level.
- 11.9 All non-habitable areas subjected to flood inundation during a one per cent (1%) Annual exceedance probability flood event, must be designed and constructed using suitable flood resilient materials.
- 11.10 All electrical and telecommunication services and utilities connected to the property, including electrical outlets, must be designed and installed at such a height that they are a minimum of 500 millimetres above a one per cent (1%) Annual exceedance probability flood level.
- 11.11 A Development Permit for Operational Works (Advertising device) must be submitted for approval by Council for the signage; other than those that are exempt or self-assessable under the applicable Advertising Devices Code in the Council Planning Scheme.
- 12.0 ELECTRICITY
- 12.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 13.0 TELECOMMUNICATIONS
- 13.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 14.0 ASSET MANAGEMENT
- 14.1 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.
- 14.2 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.
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- 14.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC)*.

15.0 ENVIRONMENTAL HEALTH

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

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

- 15.3 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust. Noise mitigation measures must be constructed and implemented in accordance with the recommendations in the report titled "Environmental Noise Impact Report", prepared for Corbet Property Pty Ltd, 1 December 2017, section 6.0, page 10.

- 15.4 When requested by Council, monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light, odour or dust. The monitoring data, an analysis of the data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any nuisance mitigation measures identified in the assessment to be implemented within appropriate timeframes.

Note: Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.

- 15.5 Plant and equipment must be maintained in proper working order at all times, in accordance with the manufacturer's directions to ensure the efficiency of the equipment.

- 15.6 Any spillage of environmentally hazardous liquids or other materials must be cleaned up as quickly as practicable. Any spillage of waste and/or contaminants must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.

- 15.7 As soon as possible after becoming aware of any discrepancy detected by the leak detection system (refer to condition 11.6), action must be taken:

15.7.1 to investigate the discrepancy as per *Australian Standard AS4897 "The design, installation and operation of underground petroleum storage systems"*;

15.7.2 if the discrepancy cannot be attributed to anything other than a leak, to confirm the existence of a leak; and

15.7.3 if the existence of a leak is confirmed, to identify the source of the leak and cease using the tank until the leak is appropriately fixed.

- 15.8 Stormwater must be prevented from entering contaminated work areas. Any stormwater which may enter into a contaminated area must not be drained to the stormwater drainage system.

- 15.9 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to the reticulated sewerage network in accordance with a trade waste permit.

16.0 OPERATING PROCEDURES

- 16.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Malchi Nine Mile Road and Wy Wurry Road.
- 16.2 Where un-sealed surface treatments are utilised in access, parking and vehicle manoeuvring areas, contaminants such as oils or chemicals must not be released onto the surface treatment.
- 16.3 Where un-sealed surface treatments are utilised, Council may require these areas to be sealed if the unsealed surface creates a dust nuisance that cannot be rectified by other surface treatments.
- 16.4 All surface treatments must be 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.
- Note: If the amenity impacts cannot be mitigated, the area must be sealed to Council's satisfaction.
- 16.5 A review of the compacted gravel heavy vehicle parking area is to be undertaken every six (6) months or after a flood event and any issues must be rectified within three (3) months of the review. The review must be part of the site's operational management plan, must be documented, and a copy of the maintenance program must be available for inspection by Council officers on-site at all times.
- 16.6 All waste must be stored within a waste storage area. The owner of the land must ensure that:
- 16.6.1 the area is kept in a clean and tidy condition;
 - 16.6.2 fences and screens are maintained;
 - 16.6.3 no waste material is stored external to the waste storage area/s;
 - 16.6.4 all wash down of refuse containers takes place in the existing washdown facility;
 - 16.6.5 the area is maintained in accordance with *Environmental Protection Regulation 2008*; and
 - 16.6.6 all waste must be disposed via a private contractor.
- 16.7 Prior to a flood event, the owner or occupier must:
- 16.7.1 shut off all power to any underground petroleum storage system related equipment, including dispensers, pumps, and other associated devices;
 - 16.7.2 ensure that all openings on top of any tanks have been fastened and locked securely in place;
 - 16.7.3 ensure that the seals on the spill bucket plungers are operational; and
 - 16.7.4 close the shear valve on pressurised piping.
- 16.8 Following a flood event, the owner or occupier must review the integrity of the underground petroleum storage system prior to recommencement of operations. The review of the underground petroleum storage system must follow these guidelines:
- 16.8.1 shut off all power to any underground petroleum storage system related equipment, including dispensers, pumps, and other associated devices;
 - 16.8.2 determine if the underground petroleum storage system has leaked. If a leak is discovered, isolate the area to prevent unauthorised access and notify the local authorities;

- 16.8.3 determine if water or debris has entered the underground petroleum storage system by using daily inventory control and stock reconciliation as a method of leak detection. If excessive water is found or inventory control shows a loss of product, a suitably qualified person/contractor should be engaged to determine if the liquid should be removed from the tank. A full integrity test should be conducted and any repairs completed before the tank is put back into service;
 - 16.8.4 inspect all measures that have been implemented to mitigate the buoyancy of the underground petroleum storage system ensuring that the tank has not shifted and the integrity of the mitigation measures remain intact;
 - 16.8.5 all equipment including pumps, shear valves, fill pipes, and vent lines must be checked and cleaned;
 - 16.8.6 clean and empty spill boxes and sumps, including those under the dispensers. Inspect the piping and fittings for damage and possible leaks;
 - 16.8.7 drain and flush the interstitial space in double walled tanks and pipe work and check the leak detection system to ensure it is functioning as designed;
 - 16.8.8 any work carried out on the underground petroleum storage system must be conducted by an appropriately qualified person/contractor;
 - 16.8.9 maintain on-site all certification from the qualified person/contractor conducting the work that all aspects of the underground petroleum storage system have been checked and the system is safe to return to service; and
 - 16.8.10 return power to the underground petroleum storage system only after being cleared by a suitably qualified electrical contractor.
- 16.9 A Flood Contingency Plan must be submitted to Council prior to the issue of the Development Permit for Building Works. The plan must demonstrate that the subject development will not increase the flood debris loading of flood waters nor result in environmental harm. The Plan must also include details of how the customers and employees of the business will collect possessions, move their vehicle to appropriately high ground, clear the site and vacate the property in a flood event. The principles of the Contingency Plan will be entered as a property note against the property.
- NOTE: Council is not required to approve Contingency Plans. Council does not accept any liability for loss of or damage to property, or injury, or loss of life as a result of any person using or relying on the Contingency Plan or failing to use the Contingency Plan during a flood event.
- 16.10 It is the responsibility of the owner or occupier of the land from time to time to implement the Flood Contingency Plan during a flood event or if there is a risk of flooding near the land.
- 16.11 A review and amendment of the Flood Contingency Plan must be undertaken with any change in the owner or occupier of the land. The amended Flood Contingency Plan must demonstrate appropriate evacuation routes and preparation procedures during a flood event or if there is a risk of flooding near the land.
- 16.12 A copy of the most up to date version of the Flood Contingency Plan must be available for inspection by Council officers on-site at all times.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of

care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships website www.datsip.qld.gov.au.

NOTE 2. General Environmental Duty

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

NOTE 3. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the premises, Council's Environment and Public Health Unit should be consulted to determine whether any approvals are required. Such activities would be the storage, preparation and sale of food. Approval for such activities is required before 'fitout' and operation.

NOTE 4. General Safety Of Public During Construction

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

NOTE 5. Property Note (Access)

All vehicular access to and from the development site must be via Wy Wurry Road. Direct vehicular access to Malchi Nine Mile Road is prohibited.

NOTE 6. Property Note (Contingency Plan)

A complete copy of the Development Approval and any documents conditioned by this development approval (including the Contingency Plan or an updated Contingency Plan) must be given to the proposed purchaser when entering into a contract of sale or to the new registered proprietor upon any transfer of land for this lot.

NOTE 7. 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 8. Clearing within Road Reserve

It is a requirement under the *Nature Conservation Act 1992* that an approved Tree Clearing Permit is obtained from the Department of Environment and Heritage Protection, prior to any tree clearing activities that are to occur within a road reserve that is under Council control.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Development Permit for a Material Change of Use for a Service Station with Ancillary Food and Drink Outlet, made by Corbet Property Pty Ltd, on land located on Lot 1 Capricorn Highway, Gracemere, described as Lot 1 and Lot 2 on RP617280, Parish of Gracemere, Council resolves to issue an Infrastructure Charges Notice for the amount of \$8,084.65.

BACKGROUND

The proposal is to establish a Service Station with an ancillary Food and Drink Outlet on vacant land located at Lot 1 Capricorn Highway, Gracemere. The proposal will include:

- Separate refuelling areas for light vehicles (three (3) bowzers) and heavy vehicles (four (4) bowzers);
- Four (4) x 90,000 litre double walled underground petroleum storage systems;
- A tanker refuelling area;
- A truck parking area; and
- A shop building (inclusive of the ancillary Food and Drink Outlet facilities).

The proposal includes two (2) access and/or egress points. The main crossover on Wy Wurry Road will be for all vehicles to enter the site and for light vehicles and heavy rigid vehicles to exit the site. The second crossover on Wy Wurry Road will be for the egress of all vehicles (particularly for heavy vehicles).

The light vehicle refuelling area will have the provision for six (6) vehicles to refuel at any one time and for up to eighteen (18) light vehicles to queue. The heavy vehicle refuelling area will have the provision for three (3) heavy vehicles to refuel at any one time and for the queuing of three (3) B-doubles and one (1) articulated vehicle.

The proposal includes sixteen (16) car parking spaces for light vehicles inclusive of one (1) universal access parking space, and an air and water facility to the side of the light vehicle refuelling area. Furthermore, there will be a dedicated truck parking area with the provision for fourteen (14) heavy vehicles (consisting of spaces for nine (9) B-triples, three (3) B-doubles and two (2) articulated vehicles).

The proposed shop building will have an approximate gross floor area (GFA) of 369 square metres consisting of a sales and payment area, a food and drink outlet, indoor and outdoor seating areas, a customer amenities area, and a storage/office area. At the rear of the building will be a loading bay area which can be conveniently accessed by heavy rigid vehicles for deliveries and waste collection.

The proposed development will be connected to Council's reticulated sewer and water infrastructure on the opposite side of the Capricorn Highway. The proposed development will be able to connect to the reticulated electrical system along the Capricorn Highway.

The operating hours of the proposed Service Station are to be 24 hours a day, 7 days a week.

SITE AND LOCALITY

The subject site, Lot 1 Capricorn Highway, Gracemere, is located in the Rural Zone of the *Rockhampton Region Planning Scheme 2015* (the Planning Scheme) and has an area of 19,614 square metres. The site is currently vacant and has a slight fall towards the north-west.

The site has three (3) road frontages. To the north-west is Wy Wurry Road, to the south-west is Malchi Nine Mile Road, and to the south-east is the Capricorn Highway. Between the boundary of the subject site and in the road reserve of both the Capricorn Highway and Malchi Nine Mile Road there is an informal road (Hall Road). Running parallel and south of the Capricorn Highway is the Central West Rail Line and Somerset Road.

The land adjoining the subject site to the north-east, north-west and south-west is located in the Rural Zone of the Planning Scheme. The adjoining property to the north-east has been improved with a Dwelling House and the property to the north-west, on the opposite side of Wy Wurry Road, has been improved with a Dwelling House with the land being used for cattle fattening. The land on the opposite side of the Capricorn Highway, to the south-east of the subject site along Somerset Road, is zoned in the Rural Zone, Low Impact Industry Zone, Medium Impact Industry Zone, or High Impact Industry Zone under the Planning Scheme.

The sites on the other side of the Capricorn Highway to the east of the subject site, in the Rural Zone, are predominately improved by Dwelling Houses, while the sites south and to the west, in the industrial zones, are improved by industrial uses or remain vacant land.

There is an available electrical connection point along the Capricorn Highway. The site does not have any available water or sewer services in the near vicinity of the site. The nearest connection point for water is located approximately 180 metres to the south-east of the site on the opposite side of Somerset Road and for sewer the nearest connection point is approximately 250 metres to the south-west on the opposite side of Somerset Road.

The subject site is encumbered by the Creek Catchment Flood Overlay - Planning Area 2 and the Floodplain Investigation Area of the Flood Hazard Overlay and has a defined flood level of 17.756 Australian Height Datum (AHD). The site is also affected by the Acid Sulfate Soils, Airport Environs, and Special Management Overlays.

PLANNING ASSESSMENT

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 – 29 June 2018

Support, subject to conditions / comments.

Public and Environmental Health Comments – 2 May 2018

Support, subject to conditions / comments.

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

Complies - The site is located opposite a lot with Class A or Class B agricultural land. The development site is surrounded by road reserves on three sides and a Dwelling House on

the fourth side. As this land is less than two (2) hectares in area and is fragmented from other rural uses, the development of this site would not have an impact on the site's agricultural capacity.

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 hazards

Emissions and hazardous activities

Not Applicable.

Natural hazard, risk and resilience

Complies - The site is encumbered by the floodplain investigation area of the Flood Hazard Overlay. The development, post cut and fill, will increase the flood storage volume from approximately 11,430m² to 11,736m² (refer approved plans - Pre-Development Flood Storage Plan, 16273 D19, Rev B and Post-Development Flood Storage Plan, 16273 D18, Rev B). This will allow for the finished floor level of the shop building to be located a minimum of 500 millimetres above the one per cent (1%) Annual exceedance probability flood inundation level. Furthermore, measures will be implemented to ensure that any development within the flood storage area will mitigate the risks to people and property.

5. Infrastructure

Energy and water supply

Not Applicable.

Infrastructure integration

Not Applicable.

Transport infrastructure

Complies - The development is located adjacent to the Capricorn Highway which is a State-controlled road. The proposed development will integrate into the current transport network and will not adversely affect the safety and efficiency of existing and future state transport infrastructure, corridors, and networks.

Strategic airports and aviation facilities

Not Applicable.

Strategic ports

Not Applicable.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Rural 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 is on land that is not classified as Class A or Class B agricultural land, and is of a size and location that would not impact on the rural productivity or landscape value of the site. The site is located in the Rural Zone opposite a lot with Class A or Class B agricultural land. The proposed development will not alienate or impact on the productive agricultural capacity of the rural area as the subject land is located on land where farming is not practicable as it is less than two (2) hectares in area and surrounded by road reserves on three (3) sides and a Dwelling House on the fourth side. The site is in a flood hazard area; however the location of the shop building will be above the one per cent (1%) Annual exceedance probability flood inundation level. The design, construction and pre and post flood procedures for the underground petroleum storage system will mitigate potential impacts of a flood event. The proposed service station at this locality will foster the economic development potential of the Gracemere Industrial Area (GIA) and will not impact on the viability of any future development occurring within the GIA.

(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.

Complies - The site is encumbered by the floodplain investigation area of the Flood Hazard Overlay. However, the development, post cut and fill, will increase the flood storage volume from approximately 11,430m² to 11,736m² (refer approved plans - Pre-Development Flood Storage Plan, 16273 D19, Rev B and Post-Development Flood Storage Plan, 16273 D18, Rev B). This will allow for the finished floor level of the shop building to be located a minimum of 500 millimetres above the one per cent (1%) Annual exceedance probability flood inundation level. A best practice device method to manage the hydrocarbons and other pollutants within the development site will be implemented in accordance with the Site Based Stormwater Management Plan (SBSMP). The underground petroleum storage system will have directions imposed for the management of the system prior to and after a flood event. The SBSMP will employ measures to ensure that any development within the flood storage area will mitigate the risks to people and property to an acceptable or tolerable level, and that the water quality and quantity of the proposed development will not be negatively impacted.

(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.

Complies - The provision of a Service Station in this location will allow for the local community, travellers along the Capricorn Highway, and truck drivers servicing the Gracemere Industrial Area to be able to get fuel, have some food, and have a break within the Rockhampton region.

(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 not compromise the safety and efficiency of transport infrastructure along the Capricorn Highway. The signalised intersection at the corner of the Capricorn Highway and Malchi Nine Mile Road is sufficient to service the proposal and will not be required to be upgraded. The intersection at Malchi Nine Mile Road and Wy Wurry Road will be upgraded with a lengthening of the channelised right and widened to facilitate an auxiliary left to allow for the safe turning of multiple B-triple vehicles at the same time.

(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 – No infrastructure or services are planned in the support of the settlement pattern and surrounding purposes.

(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.

Complies – The proposal will provide the community with employment opportunities, support the transport and logistics industries of the GIA, and will not have any negative impacts on the natural resources of the region. The location of the Service Station on the Capricorn Highway will provide an ideal locality for travellers and trucks entering and exiting the GIA. The proposed Service Station near the GIA will

enhance the strategic importance of Rockhampton's transport and logistics industries through fostering the economic development potential of Rockhampton within the wider Central Queensland region.

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

Rural Zone

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

(1) **The purposes of the rural zone code is to:**

- (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.

(2) The purpose of the zone will be achieved through the following outcomes:

- (a) development in the zone accommodates predominantly rural uses;
- (b) **development:**
 - (i) does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline;
 - (ii) **is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation;**
 - (iii) **has legal and practical access to the road hierarchy;**
 - (iv) **is serviced by infrastructure that is commensurate with the needs of the use; and**
 - (v) maximises energy efficiency and water conservation;
- (c) **non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:**
 - (i) **a direct relationship with the rural use in the immediate locality; or**
 - (ii) **the potential to make a contribution to primary production or the diversification of rural industries; or**
 - (iii) **a need to be remote from urban uses as a result of their impacts; or**
 - (iv) they cannot be located in an urban area (for example, due to land area requirements);
- (d) transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone;
- (e) **development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development;**

Editor's note—Agricultural land classified as Class A or Class B is identified on the agricultural land classification overlay map OM-13.

- (f) all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct;
- (g) animal keeping (being kennels and catteries), intensive animal industries, intensive horticulture, aquaculture and rural industries establish where they:
 - (i) are located on sites that are large enough to accommodate appropriate buffering to sensitive land use(s), residential, township and emerging community zones. Intensive animal industries are preferred in proximity to the lower Fitzroy River, west of Ridgeland;
 - (ii) do not cause adverse impacts on sensitive land use(s) in relation to traffic, noise and air quality;
 - (iii) do not cause a negative impact on water quality;
 - (iv) protect natural, scenic and environmental values;
 - (v) do not diminish the productive capacity of other land nearby;
 - (vi) gain access from roads which are constructed to accommodate the traffic generated by the use; and
 - (vii) are not located in areas identified on the Agricultural Land Classification (ALC) overlay maps (except for intensive horticulture);
- (h) Rural workers' accommodation is appropriate where:
 - (i) directly associated with the primary rural use undertaken at the site;
 - (ii) compatible with the rural character of the zone;
 - (iii) not compromising the existing or potential future operation of rural uses on adjoining lots; and
 - (iv) not located in areas identified on the Agricultural Land Classification (ALC) overlay maps;
- (i) urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone;
- (j) sensitive land use(s) are adequately separated from animal keeping (being kennels and catteries), intensive animal industry, aquaculture, rural industry, and industrial zoned areas (including the Gracemere industrial area, Stanwell power station, Bajool explosives reserve and Bouldercombe brickworks);
- (k) renewable energy facilities are located on sites that are large enough to accommodate appropriate buffering from sensitive land use(s) and minimise adverse impacts on the natural environment;
- (l) extractive industries (including Marmor limeworks) on rural land are protected from encroachment by incompatible uses;
- (m) extractive industry minimises environmental and traffic impacts. Once the operation has ceased the site is rehabilitated;
- (n) aquaculture activities may be integrated with horticulture operations, where benefits of diversification are evident and there are no adverse impacts on amenity, ecological values and existing fish habitats; and
- (o) the establishment of two (2) precincts within the zone where particular requirements are identified:
 - (i) Alton Downs precinct; and
 - (ii) Cropping and intensive horticulture precinct.

The site is located opposite a lot with Class A or Class B agricultural land and is less than two (2) hectares in area. Furthermore, the site is surrounded by road reserves on three (3) sides and a Dwelling House on the fourth side, fragmenting the site from other rural uses. Therefore, due to the site's restricted size and location, the proposed development will have minimal impact on the natural features of the surrounding area, will not alienate agricultural land, and will not limit the productive agricultural capacity of the surrounding land.

The proposed development will be connected to Council's reticulated sewer and water infrastructure on the opposite side of the Capricorn Highway, which will be commensurate with the needs of a Service Station. Furthermore, the proposed development will have legal and practicable access to the road hierarchy with all adjoining roads identified as Type 1 routes (accessible for all vehicles, up to road trains, with an overall length of 36.5 metres or less) in the Department of Transport and Main Roads mapping for "Multi-combination routes and zones in Queensland". Therefore, the proposed development is consistent with the purpose of the Rural Zone under the *Rockhampton Region Planning Scheme 2015*.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Rural zone code;
- Acid sulfate soils overlay code;
- Flood hazard overlay code;
- Access, parking and transport code;
- Advertising devices code;
- Filling and excavation code;
- Landscape code;
- Stormwater management code;
- Waste management code;
- Water and sewer code; and
- Works 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:

Flood Hazard Overlay Code		
Performance Outcome/s		Officer's Response
PO6	Development 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>The finished floor level of the proposed shop building will be located a minimum of 500 millimetres above the one per cent (1%) Annual exceedance probability flood inundation level. Furthermore, measures will be implemented to ensure that any development within the flood storage area will mitigate the risks to people and property to an acceptable or tolerable level.</p> <p>The cut and fill proposed on the development site will lead to an increase in the flood storage capacity of the site by approximately 300 cubic metres which will have minimal influence on the backwatering that will occur during major regional scale</p>

		rainfall events due to the peak water elevation being controlled by the regional catchment runoff and not from the development site.
PO7	Development avoids the release of hazardous materials into floodwaters.	<p>The Site Based Stormwater Management Plan (SBSMP) identifies that SPEL Stormsacks and SPEL filters or similar approved treatment devices for nutrients removal will be used to manage the hydrocarbons and other pollutants with the development site. The SPEL unit operates as a sealed system and will not release pollutants into floodwaters during a flood event. The applicant is also willing to install a manual shut off valve for this system to increase the level of immunity for the whole system.</p> <p>The underground petroleum storage system (UPSS) will be designed and installed in accordance with Australian Standards. Measures will be employed in the design and construction phase to mitigate any potential buoyancy issues with the underground tanks during a flood event. Conditions will be implemented which will have directions for the management of the UPSS prior to and after a flood event.</p> <p>There will be some minor hydrocarbons on the surface of the above ground bunded areas which will be affected by the flood waters. However, the amount of surface hydrocarbons will be minimal and will have a negligible effect on the water quality of the flood waters.</p>
PO9	<p>Development directly, indirectly and cumulatively avoids:</p> <p>(a) creating flowpath obstacles; or</p> <p>(b) increasing water flow velocity or flood levels; and</p> <p>(c) does not increase the potential for flood damage on the premises or on other properties.</p>	The cut and fill proposed on the development site will lead to an increase in the flood storage capacity of the site by approximately 300 cubic metres which will be consumed during a major regional scale event. The changes to the topography of the development site will not adversely affect local flow paths, surface runoff velocities and inundation depths. The peak water elevation will continue to be controlled by the regional catchment runoff and not from the development site.
Access, Parking and Transport Code		
Performance Outcome/s		Officer's Response
PO2	Access driveways do not disrupt existing road or footpath infrastructure.	Wy Wurry Road will be conditioned to be upgraded to a minimum standard, for B-triple vehicles, with a minimum width of 6.5 metres for the whole development frontage. The crown elevation of Wy Wurry Road will be maintained and the hydraulic capacity of

		the existing box culvert will have to be maintained or improved.
PO14	Development does not impact on the safety, operation or function of the road network or system.	The existing Malchi Nine Mile Road / Wy Wurry Road intersection will be upgraded to accommodate safe turning movements in all directions for multiple B-Triple vehicles at the same time. This will include some road widening for the auxiliary left and a lengthening of the channelised right, which will be further assessed as part of an Operational Works (road works) application.
PO16	On-site transport network infrastructure integrates safely and effectively with surrounding networks.	The existing Malchi Nine Mile Road/Wy Wurry Road intersection will be upgraded to accommodate safe turning movements in all directions for multiple B-Triple vehicles at the same time. This will include some road widening for the auxiliary left and a lengthening of the channelised right, which will be further assessed as part of an Operational Works (road works) application.
Stormwater Management Code		
Performance Outcome/s		Officer's Response
PO5	Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site.	<p>The SBSMP identifies that the stormwater drainage from the impervious and paved areas will be treated via best practice device methods to manage the hydrocarbons and other pollutants within the development site in accordance with Australian Standards. Stormwater will be captured and treated of any potential contaminants prior to discharge to the lawful point of stormwater discharge.</p> <p>The UPSS that will be used as part of the development will be designed and installed in accordance with Australian Standards. The UPSS will have conditions imposed that will have directions for the management of the system prior to and after a flood event.</p> <p>These measures will mitigate any potential impacts and therefore protect the environmental water quality within and external to the site.</p>
PO12	<p>The development is compatible with the land use constraints of the site for:</p> <p>(a) achieving stormwater design objectives; and</p> <p>(b) avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.</p>	<p>The SBSMP identifies that the development will meet the water quality design objectives for Central Queensland (South), post construction phase, as per the <i>State Planning Policy</i>.</p> <p>The stormwater drainage from the development site will be treated via best practice device methods to manage the hydrocarbons and other pollutants in accordance with Australian Standards.</p>

		Stormwater will be captured and treated of any potential contaminants prior to discharge to the lawful point of stormwater discharge. There will be some minor hydrocarbons on the surface of the above ground bunded areas which will be affected by the flood waters. However, the amount of surface hydrocarbons will be minimal and will have a negligible effect on the water quality of the flood waters.
Works Code		
Performance Outcome/s		Officer's Response
PO2	Access driveways do not disrupt existing road or footpath infrastructure.	Wy Wurry Road will be conditioned to be upgraded to a minimum standard, for B-triple vehicles, with a minimum width of 6.5 metres for the whole development frontage. The crown elevation of Wy Wurry Road will be maintained and the hydraulic capacity of the existing box culvert will have to be maintained.

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.

Planning Scheme Policies

Policy		Officer's Response
SC6.3	Air, noise and hazard assessments planning scheme policy	Council's Environmental Health Unit reviewed the "Environmental Noise Impact Report, prepared for Corbet Property Pty Ltd, 1 December 2017" and were satisfied that the recommendations made as part of this report can be implemented for the proposed development.
SC6.10	Flood hazard planning scheme policy	A flood statement from a Registered Professional Engineer of Queensland was provided which considered the cut and fill within the flood inundation area and any impact external to the development site due to the proposed earthworks. The statement was reviewed by Council engineers and they were satisfied that the pre and post development flood storage volume has been balanced within the development site.
SC6.17	Sewerage infrastructure planning scheme policy	The development will connect to Council's reticulated sewer network. A full assessment will be made as part of an Operational Works (sewerage works) application.
SC6.18	Stormwater management planning scheme policy	A Site Based Stormwater Management Plan was submitted as part of the application. The SBSMP (including modelling) was reviewed by Council's engineers who were satisfied with the recommendations put

	forward as part of the SBSMP.
SC6.21 Water supply infrastructure planning scheme policy	The development will connect to Council's reticulated water supply network. A full assessment will be made as part of an Operational Works (water works) application.

As evident from the above assessment, the proposal generally complies with the requirements of the applicable planning scheme policies.

INFRASTRUCTURE CHARGES

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

Column 1 Use Schedule		Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge
			(\$)	Unit	(\$)	Unit	
Commercial (Retail)	Service Station (all other areas)	Area 3	45	per m ² of GFA	0	per m ² of impervious area	\$16,605.00
	Connection to Water Supply Network	Area 3	9.90 (22% of total GFA charge)	per m ² of GFA			\$3,653.10
	Connection to Sewerage Network	Area 3	4.95 (11% of total GFA charge)	per m ² of GFA			\$1,826.55
	Total						\$22,084.65
	Less credit						\$14,000.00
	TOTAL CHARGE						\$8,084.65

This is based on the following calculations:

- (a) A charge of \$16,605.00 for Gross Floor Area being 369 square metres;
- (b) A charge of \$3,653.10 for Connection to the Water Supply Network being 22% of the charge for Gross Floor Area;
- (c) A charge of \$1,826.55 for Connection to the Sewerage Network being 11% of the charge for Gross Floor Area; and
- (d) An Infrastructure Credit of \$14,000.00, for the existing two (2) allotments;

Therefore, a total charge of \$8,084.65 is payable and will be reflected in an Infrastructure Charges Notice for the development.

CONSULTATION

The proposal was the subject of public notification between 8 May 2018 and 31 May 2018, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and two (2) properly made submissions were received.

The following is a summary of the submissions lodged, with Council officer comments:

Issue	Officer's Response
The subject site is subject to major flood inundation events. To make the site safe & viable in extreme weather events would require thousands of cubic meters of fill, what impacts will this have on the neighbouring residents?	A statement from a Registered Professional Engineer of Queensland has been provided which states that the pre and post development flood storage volume has increased by approximately 300 cubic metres and that there will not be any impacts external to the site due to any cut and fill associated with the proposed earthworks.
There are no engineering drawings of changes to Wy-Wurry Road and it is likely that 26m B-doubles and 36.5m Road trains would cross the centre while turning, with potential of causing accidents involving oncoming traffic. A 36m B-triple will require approximately 150m lead in before turning into the Wy Wurry Road.	It has been identified that the channelised right (CHR) into Wy Wurry Road will require lengthening and intersection works will be required for the auxiliary left into Wy Wurry Road. An amended turn lane concept plan has been submitted showing a lengthening of the CHR. As part of an application for Operational Works (road works) detailed plans for the CHR and intersection works for the auxiliary left will be assessed against the relevant <i>Australian Standards</i> and <i>Austroads Guidelines</i> to make sure that they comply. This will ensure that entry and exit into Wy Wurry Road will not negatively impact on the safety of the traffic utilising the overpass.
There are extensive unsealed areas in the planned drawing leading to a very real dust hazard along with excreta from cattle trucks on drying out will become airborne to blow onto our roofs & contaminate our drinking water. Contaminants could leach into the underground water supply and could impact on surrounding wetlands and neighbouring properties.	The truck parking area will be compacted gravel and will have the contaminants treated via best practice device methods, as per the approved SBSMP, in accordance with Australian Standards. Stormwater will be captured and treated of any potential contaminants prior to discharge to the lawful point of stormwater discharge. A standard condition regarding impacts on the amenity of adjoining premises in relation to the emission of light, noise, odour or dust has been added as well as a condition relating to regular maintenance of the compacted gravel heavy vehicle parking area.
We see there are proposed acoustic barriers to be put in place these need to be of a height of not less than 2.4m to dampen the noise impact of parked cattle trucks & refrigerated trucks parked for in some circumstances long periods of time & we are anticipating that 50 or more trucks per week would use the proposed facility.	The approved "Environmental Noise Impact Report, prepared for Corbet Property Pty Ltd, 1 December 2017" recommends an acoustic barrier height of four (4) metres above the finished floor level between the subject site and the adjoining residential property. The barriers are to be free of gaps and holes with a minimum surface mass of 11kg/m ² . The other recommendations from the report are to be implemented to mitigate

Issue	Officer's Response
	any on-site activity noise impacts. A standard condition regarding impacts on the amenity of adjoining premises in relation to the emission of light, noise, odour or dust has been included.
Hall Road should not be contemplated at all for access to the site as the pavement width is only 4m with a total unsealed section of the road alongside the site boundary. Even light vehicle should be restricted from using Hall Rd.	There will be no access to or from Hall Road at all times. Emergency flood access will be provided by a footpath only in the southern corner of the development site.
We are living in a rural area namely precinct K which was never allowed to be changed to Industrial or commercial use, I know this because under the former council this was given to me as an absolute ruling to reject our material change of use application & I still have all the negotiated paperwork.	The previous site was located in the Gracemere-Stanwell Precinct K under the superseded <i>Fitzroy Shire Council Planning Scheme 2005</i> . The current zoning under the <i>Rockhampton Region Planning Scheme 2015</i> is Rural Zone which has different requirements than Precinct K under the superseded scheme. A Service Station is also a different type of land use to a Transport Depot with different requirements and impacts for each use.
Finally the Queensland Government has spent millions of dollars to build a heavy vehicle overpass to access the Gracemere Industrial Area on the southern side of the western highway & railway line; this is where it would be more appropriate site for a proposed service station to be built. We prefer precinct K to remain a residential area.	The proposed site for the Service Station is encumbered by the Flood Hazard Overlay and Special Management Area Overlay, and is on fragmented rural land, this limits the types of development that can occur on this site. The proposed site is ideally located on the Capricorn Highway and will service the needs of highway travellers and truck drivers, including those that are travelling to and from the Gracemere Industrial Area. Furthermore, the location of the proposed Service Station near the Gracemere Industrial Area will foster the economic development potential of the nearby industrial sites.

REFERRALS

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning as the site is located within 25 metres of a State-Controlled Road. The Department has approved the application subject to conditions.

STATEMENT OF REASONS

Description of the development	The proposed development is for Material Change of Use for a Service Station and Ancillary Food and Drink Outlet
Reasons for Decision	<p>a) The proposal takes advantage of the site's high exposure and accessibility to the Capricorn Highway servicing the needs of highway travellers, truck drivers, and the surrounding rural and industrial businesses;</p> <p>b) The required cut and fill within the Flood Hazard Overlay area for the proposed development will not have a negative impact on adjoining properties or the local waterways;</p>

	<p>c) Design, construction and maintenance procedures have been implemented to mitigate potential issues with the underground petroleum storage systems prior to and post a flood level event;</p> <p>d) The proposed use 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; and</p> <p>g) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Rural zone code; • Acid sulfate soils overlay code; • Flood hazard overlay code; • Access, parking and transport code; • Advertising devices code; • Filling and excavation code; • Landscape code; • Stormwater management code; • Waste management code; • Water and sewer code; and • Works 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
	Flood Hazard Overlay Code	There will be some structures developed within the Flood Hazard Overlay Area; however the design, construction and maintenance of these structures have been conditioned to be resilient to a flood level event.
	Access, Parking and Transport Code	Wy Wurry Road will be upgraded to a minimum standard to accommodate the

		movement of B-triple vehicles. The intersection at Malchi Nine Mile Road and Wy Wurry Road will be upgraded to accommodate safe turning movements in all directions for multiple B-Triple vehicles at the same time.
Matters raised in submissions	Issue	How matter was dealt with
	The impact of cut and fill on the surrounding area.	The flood storage capacity of the development site has increased by approximately 300 cubic metres which will not have an impact on the surrounding area.
	Safety of the existing and future traffic with the turning movements of B-triple vehicles.	An Operational Works (road works) application will be required which will have detailed plans for the extension to the channelised right and intersection works for the auxiliary left. This will ensure that entry and exit into Wy Wurry Road will not negatively impact on the safety of existing and future traffic.
	Potential dust issues and leaching of contaminants into the underground water supply in the truck parking area.	The contaminants within the development site will be treated via best practice device methods and will meet the water quality design objectives as per the <i>State Planning Policy</i> . Regular maintenance of the compacted gravel parking area has been conditioned. A standard condition regarding impacts on the amenity of adjoining premises in relation to the emission of light, noise, odour or dust is included in the conditions.
	The potential impacts of noise from the development on the adjoining property.	The recommendations from the approved "Environmental Noise Impact Report", including a four (4) metre high acoustic barrier between the development site and the adjoining residential property, have been conditioned. A standard condition regarding impacts on the amenity of adjoining premises in relation to the emission of light, noise, odour or dust is included in the conditions.
	Hall Road should not be contemplated at all for access to the site.	There will be no access to or from Hall Road at all times.
	The site is in a rural area namely precinct K which was never allowed to be changed to Industrial or commercial use.	The previous scheme has been superseded by the Rockhampton Region Planning Scheme 2015 and is being assessed under different requirements.

	<p>A large portion of money has been invested into the Gracemere Industrial Area on the southern side of the Capricorn Highway. The Gracemere Industrial Area would be a more appropriate site for the development of a Service Station.</p>	<p>Due to the constraints on the proposed development site, the types of development that can occur are limited. The proposed site is ideally located to service the needs of highway travellers and truck drivers, The location of the proposed Service Station near the Gracemere Industrial Area will foster the economic development potential of the nearby industrial sites.</p>
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>State Planning Policy – Part E</i>; • The <i>Central Queensland Regional Plan</i>; • The <i>Rockhampton Region Planning Scheme 2015</i>. • The common material, being the material submitted with the application. 	

CONCLUSION

The proposal for establishing a Service Station within the Rural Zone is considered to be a consistent use and can be supported by the *Rockhampton Region Planning Scheme 2015*.

Therefore, the proposal for a Material Change of Use for a Service Station at Lot 1 Capricorn Highway, Gracemere, generally complies with the requirements of the planning scheme and is recommended for approval subject to conditions.

**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Locality Plan

Meeting Date: 17 July 2018

Attachment No: 1

D/146-2017 - Locality Plan



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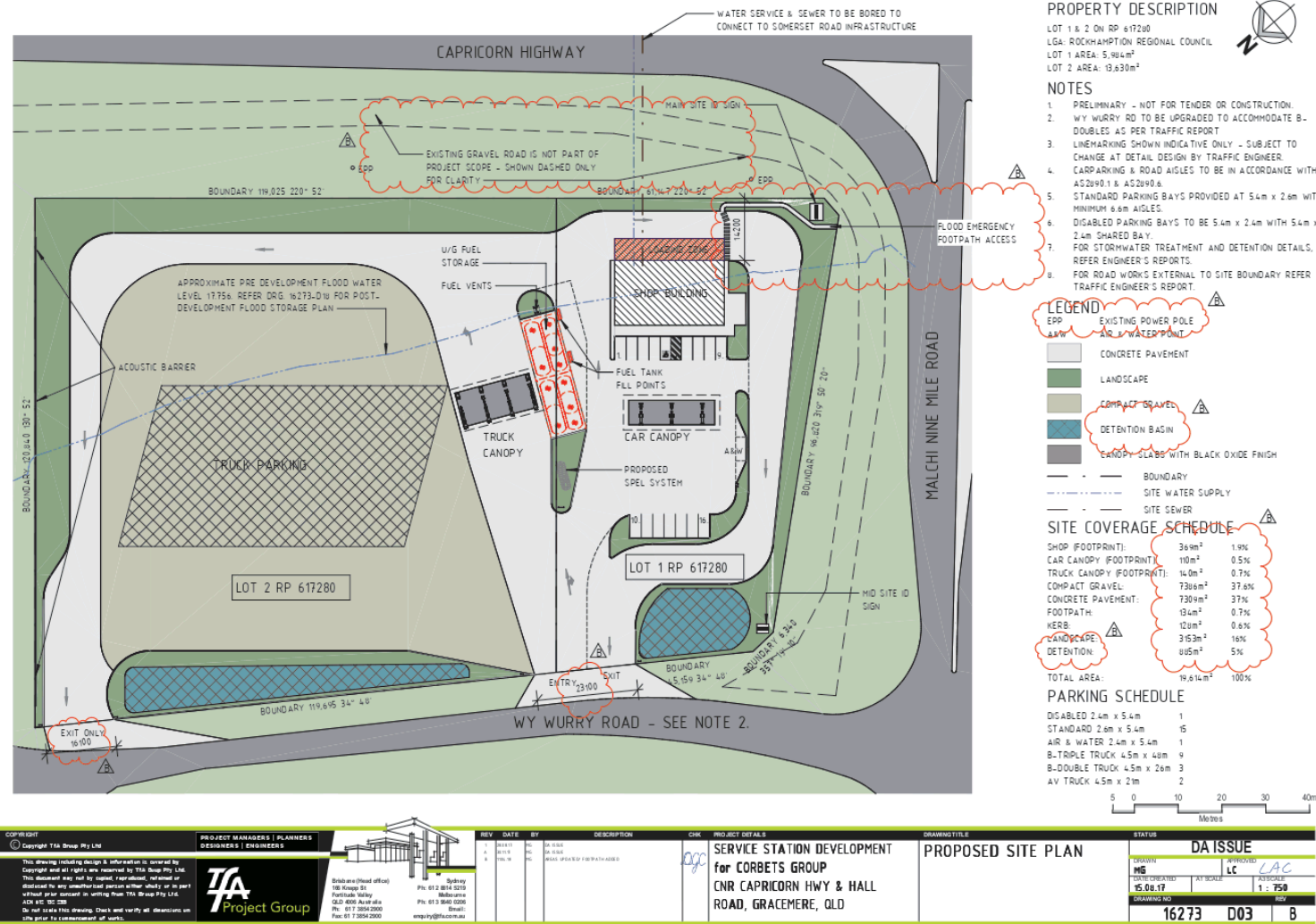


**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Proposed Site Plan

Meeting Date: 17 July 2018

Attachment No: 2

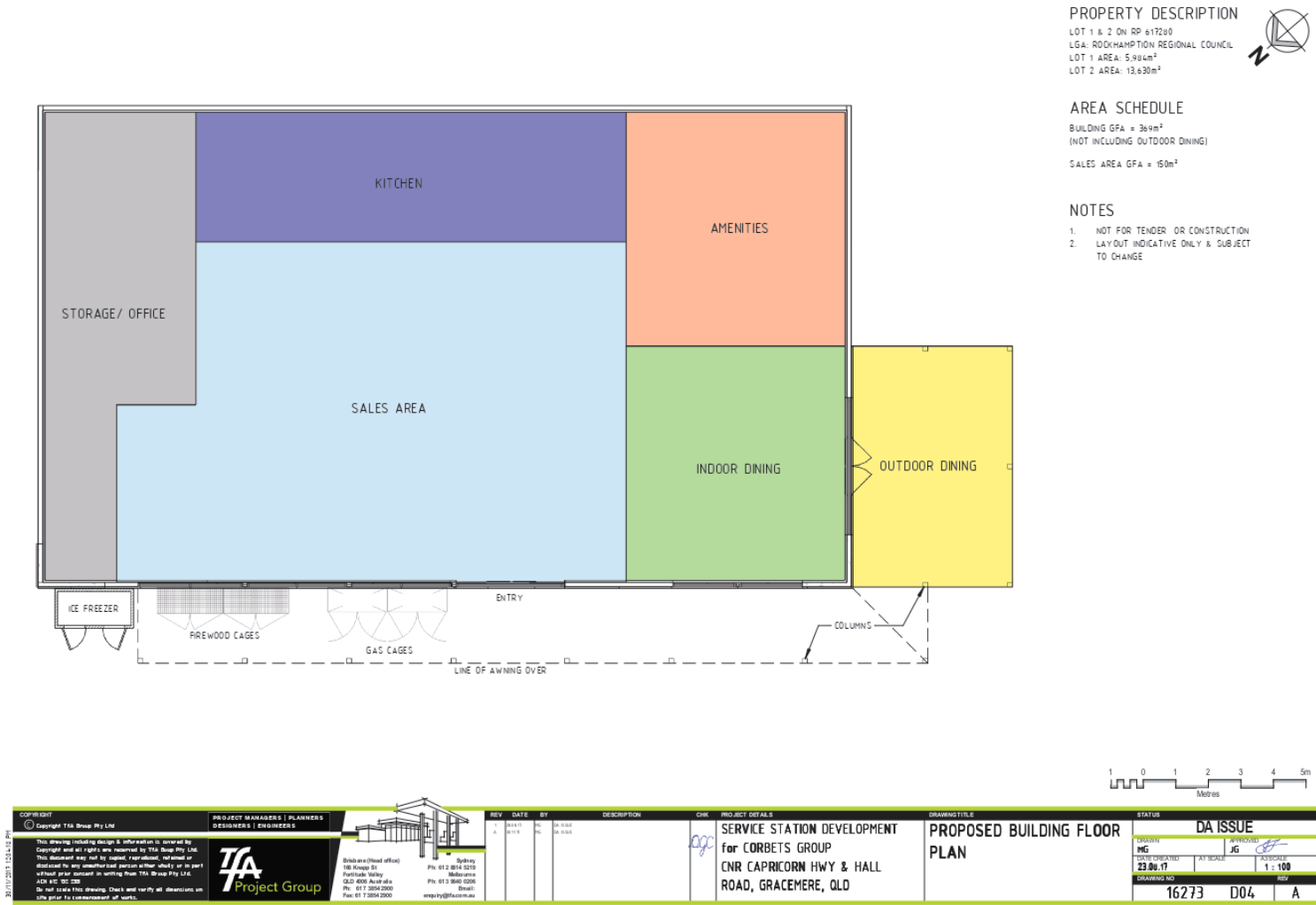


**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Proposed Building Floor Plan

Meeting Date: 17 July 2018

Attachment No: 3



**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Proposed Building - Elevations Sheet 1

Meeting Date: 17 July 2018

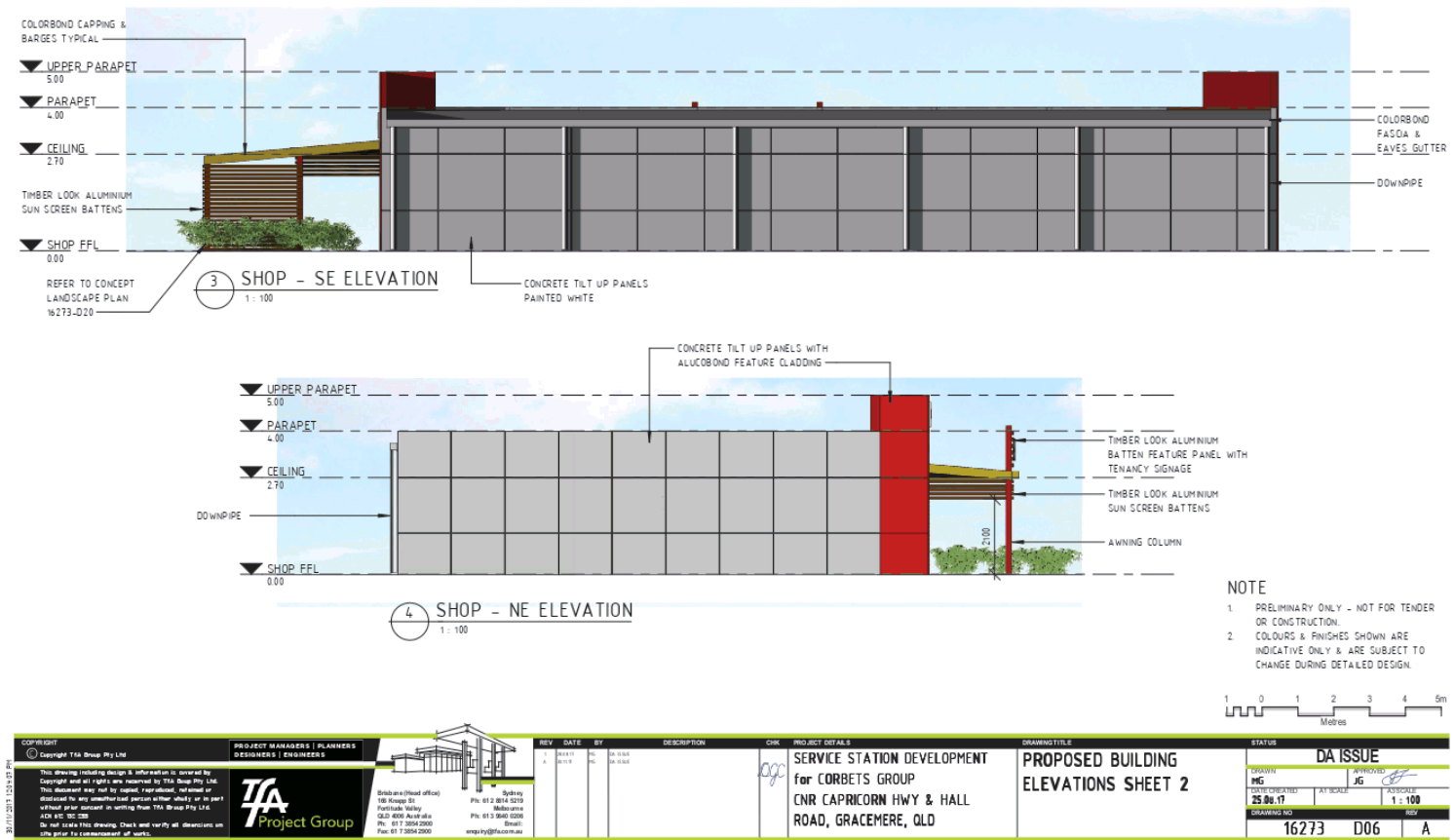
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**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Proposed Building - Elevations Sheet 2

Meeting Date: 17 July 2018

Attachment No: 5

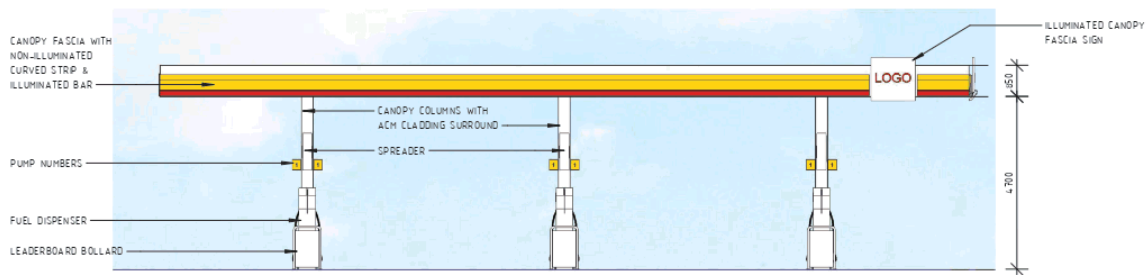


**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

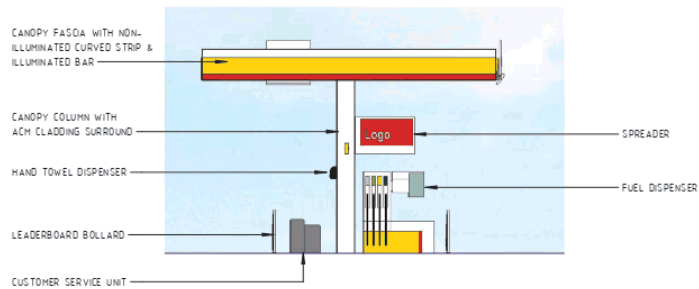
**Proposed Car Canopy - Elevations
Sheet 1**

Meeting Date: 17 July 2018

Attachment No: 6



1 CAR CANOPY - NW ELEVATION
1:100



2 CAR CANOPY NE ELEVATION
1:100

- NOTE
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				Sydney (Head office) 100 Kippax St Sydney NSW 1585 Ph: 61 2 8164 5330 Ph: 61 2 8164 5330 Ph: 61 7 3554 2000 Fax: 61 7 3554 2000 Email: enquiries@tjagroup.com.au				lago				DRAWN MG APPROVED JG PROJECT NO. 25.06.17 AT SCALE 1:100 DRAWING NO. 16273 REV D07 A	

**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

**Proposed Car Canopy –
Elevations Sheet 2**

Meeting Date: 17 July 2018

Attachment No: 7



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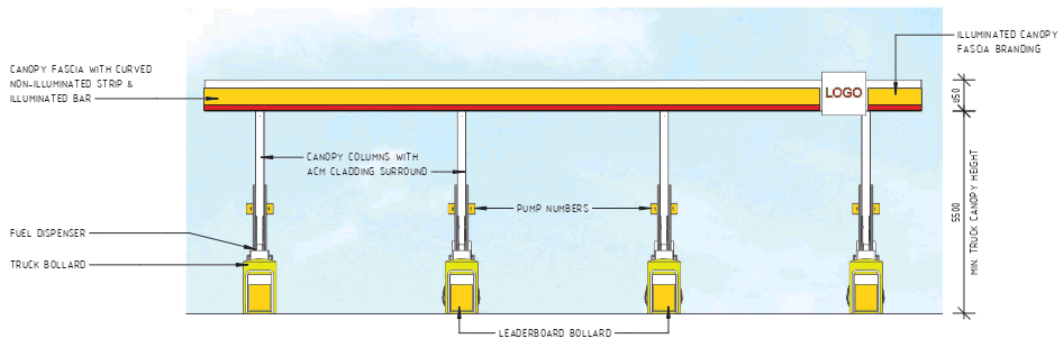
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**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

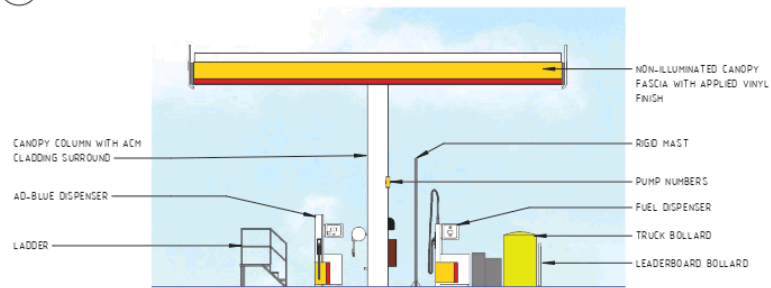
**Proposed Truck Canopy –
Elevations Sheet 1**

Meeting Date: 17 July 2018

Attachment No: 8



1 TRUCK CANOPY WEST ELEVATION
1 : 100



2 TRUCK CANOPY NORTH ELEVATION
1 : 100

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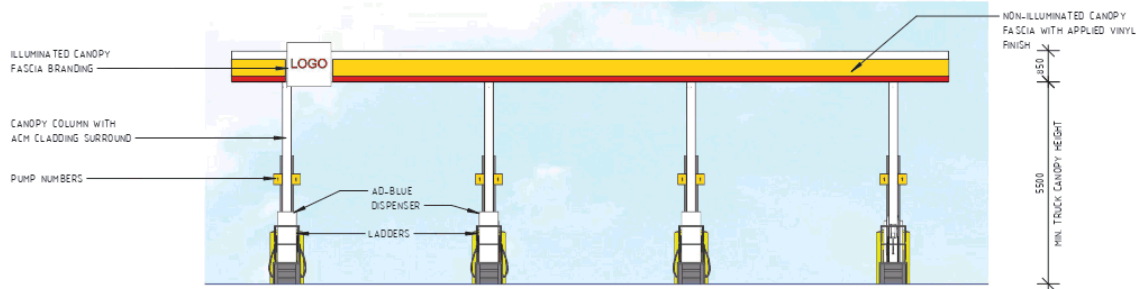
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**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

**Proposed Truck Canopy –
Elevations Sheet 2**

Meeting Date: 17 July 2018

Attachment No: 9



3 TRUCK CANOPY EAST ELEVATION
1:100



4 TRUCK CANOPY SOUTH ELEVATION
1:100

NOTE

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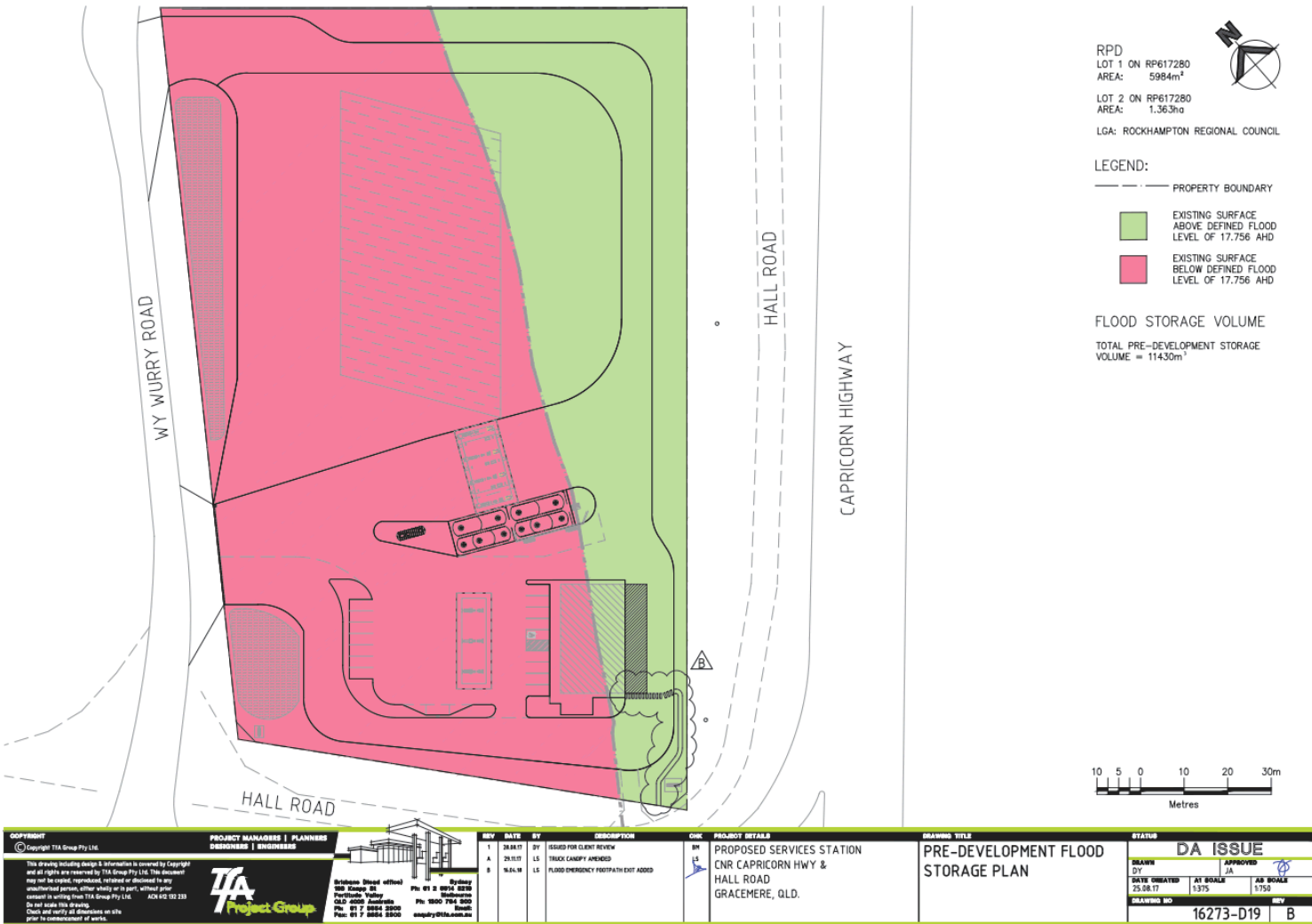
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				<small>Sideline (Head Office) 100 Kippax St Portside Valley Q20 4000 Australia Ph: 61 7 3554 2000 Fax: 61 7 3554 2000</small>		<small>Sydney Ph: 61 2 9164 5210 Melbourne Ph: 61 3 9460 5200 Email: enquiry@tjagroup.au</small>				<table><tr><td>DRAWN MG</td><td>CHECKED JG</td><td>APPROVED </td></tr><tr><td>DATE 29/04/18</td><td>AT SCALE 1:100</td><td>DRAWING NO 16273</td></tr></table>		DRAWN MG	CHECKED JG	APPROVED 	DATE 29/04/18	AT SCALE 1:100	DRAWING NO 16273	<table><tr><td>REV D10</td><td>A</td></tr></table>		REV D10	A
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**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Pre-Development Flood Storage Plan

Meeting Date: 17 July 2018

Attachment No: 10

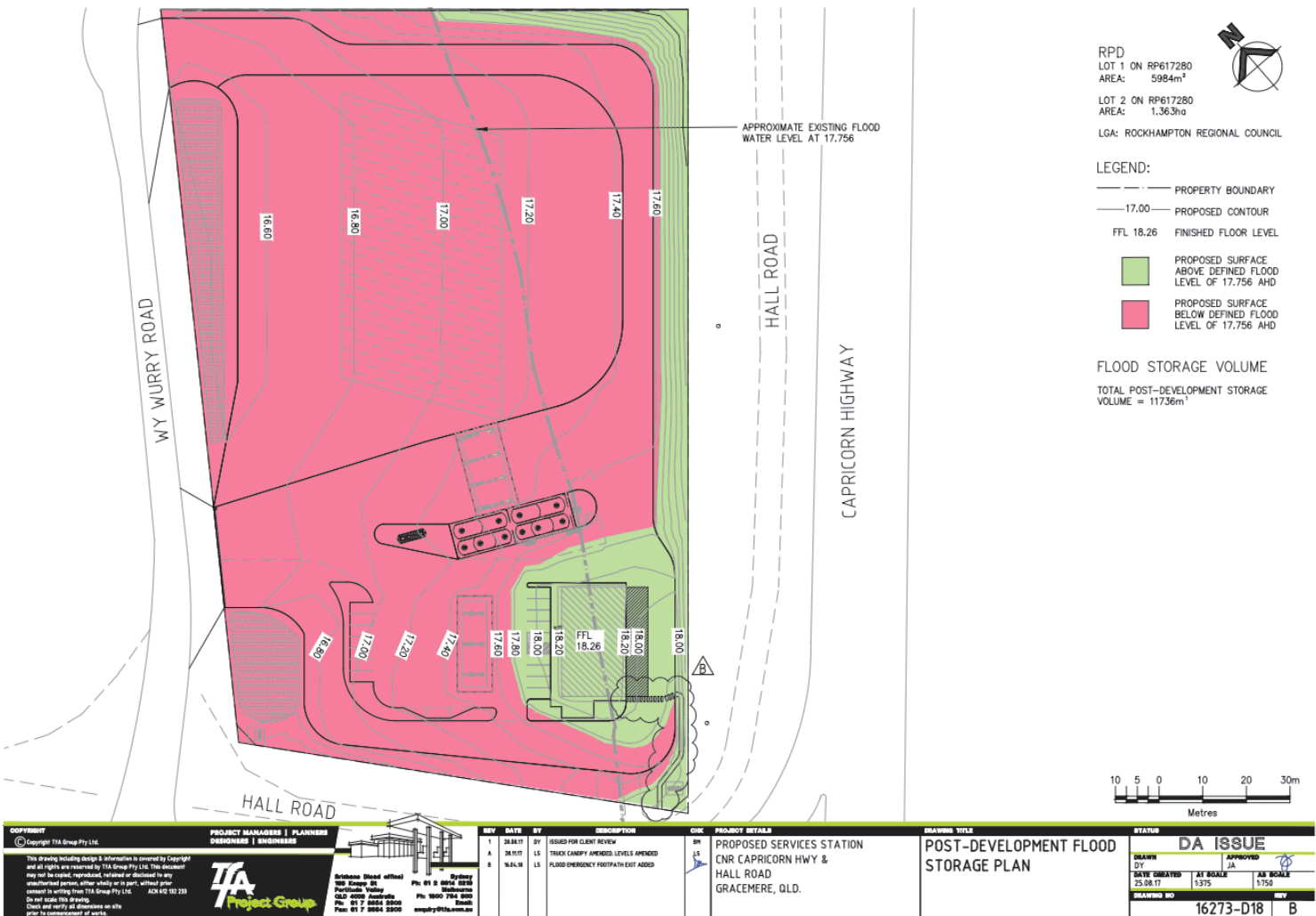


**D/146-2017 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A SERVICE
STATION AND ANCILLARY FOOD AND
DRINK OUTLET**

Post-Development Flood Storage Plan

Meeting Date: 17 July 2018

Attachment No: 11



8.4 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MAY 2018**File No:** 1464**Attachments:**

1. Monthly Operations Report for Planning and Regulatory Services - May 2018 [↓](#)
2. Traffic Light Report - May 2018 [↓](#)

Authorising Officer: Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning & Regulatory Services

SUMMARY

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

OFFICER'S RECOMMENDATION

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

COMMENTARY

The monthly operations report for Planning and Regulatory Services 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 - MAY 2018

Monthly Operations Report for Planning and Regulatory Services - May 2018

Meeting Date: 17 July 2018

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services

May 2018

1. Highlights

Development Advice Centre

The Development Advice Centre officially opened this month with the Marketing and Communications Plan rolling out from 25th June to 6th July 2018. Signage and branding has been installed over the past month and the DAC now has its own look and feel that matches in with the corporate Rockhampton Regional Council branding. Improved processes have now been in place for some time and the general feedback from staff and customers has been positive.

With the completion of the Development Advice Centre, the focus for the team now moves towards making electronic lodgement of development applications possible for our customers.



Health and Environment

Environmental Health

The Environment & Public Health Unit undertook inspections of food vendors at Beef Australia 2018 and noted a reduction in issues found compared to previous years. Identified issues included inappropriate stall set up (blockage of handwash basins, flooring and walls) and sanitisers were not provided onsite. Issues were rapidly rectified by the licensee or Beef Australia staff. Ipad's were used at Beef Australia for the first time to record inspections directly into pathway via the Inspection App.

EHOs provided education programs to the multicultural stall holders attending the Taste of the World Event. Inspections on the day identified a number of minor issues, which were quickly addressed. The main issues identified were inappropriate stall set up (flooring and walls) and provision of a sanitiser onsite.

Pest Management

Pest Management Officers were involved with the site set up of the Capricornia Pest Management Group's trade fair at Beef Australia 2018. Other CPMG members and representatives also attended the week and advised visitors how we manage biosecurity in our local areas. CPMG together with our regional Councils hosted a very successful and interactive seminar at Beef. Delivered by Dr Wayne Vogler; *"Prickly Acacia and Giant Rats Tail grass spread – Managing cattle, reducing the risk*. Those in the Beef industry were encouraged to re-think old ways of pest plant management and to plan and coordinate a strategic approach to protect their business to ensure their future in this industry. The seminar was very well attended with 84 tickets being sold, many attendees sought advice after the seminar was over indicating our topic was fitting.

Pest Management Officers attended their first Big Boys Toys Expo, where there was a vast range of enquiries received over the two days. Enquiries centred on invasive plant management, correct chemical use, mechanical, fire and feral animal control from a customer base as well as education on weed seed spread risks.

2. Innovations, Improvements and Variations

Local Laws

Council's Snip and Chip program was launched during the month. The program provides subsidised vaccinations, microchipping and desexing for eligible Rockhampton Regional Council residents.

The community event is programmed for Sunday 24 June 2018 at Rigalsford Park from 8am to noon where non pension card holders will be afforded the opportunity to have their cats and dogs microchipped for a subsidised fee.

Health and Environment

Customer Service has updated the format of the email received by officers when a Pathway request is allocated. The format now includes details of notes which were not previously able to be seen. This saves valuable time as the Officer no longer needs to return to the office to access these notes and can now action whilst in the field accordingly.

3. Customer Service Requests

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

The Planning and Regulatory Services section has received 5,831 customer requests from January 2018 to date. Of these 5,311 have been completed giving an average completion rate of 91% across the spectrum of operations.

Local Laws

Local Laws has received 814 customer requests in the reporting period of May, completing 446 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:

- 141 wandering animal customer requests;
- 95 barking dog complaint – stage 1 requests;
- 62 dog registration enquiries.

Health and Environment

Councils Environmental Health Unit has received and completed 147 food enquiry requests. This has peaked as food businesses continue to renew licenses and enquiries in regards to the agricultural show in June.

Development Assessment

The Development Assessment Unit received 84 customer requests for Duty Planner advice during May. As at 1 June 2018 all but eight had been completed.

Building, Plumbing & Compliance

The Building, Plumbing & Compliance Unit received a total of 147 customer requests and completed 95. Building received 68 customer requests and completed 46. Plumbing received 55 new customer requests and completed 47. Planning compliance received 24 customer requests and completed 2.

Further to the above, 50 requests for Sanitary Drainage Plans were received with 40 of these completed.

4. Service Delivery

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Local Laws			
Dog registration enquiries (62)	45 days	0.27 days	Operational
Wandering animal customer requests (141)	10 days	0.65 days	Operational
Barking dog stage 1 customer requests (95)	30 days	3.37 days	Operational
Health and Environment			
Annual inspection of licensed food businesses undertaken	488 premises	80% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	9 premises	56% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	13% 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 within 20 business day timeframes	100%	100%	Operational

5. Legislative Compliance and Standards

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Local Laws			
Certificate IV (Government Investigations)	Various	95%	Extension provided. Completion date now 30 June 2018.
Environment and Public Health			
Council's Ground Distribution Contract Licence	6 Apr 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 Feb 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	Yes	Completed

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	The project is currently on schedule with the buildings internal fitout in progress.
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	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	Survelliance program of Marmor/Bajool areas continue. Baiting campaigns have been undertaken to combat wild dogs and pigs in a number of rural areas.
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 one environmentally relevant activity, two light, two odour, one noise and four water contamination complaints during May. Two remain under investigation. Six public health complaints and six food complaints were received. Environmental Health Officers are assessing food business and personal appearance renewals within legislative timeframes.

Operational Plan Ref	Action	Target	Status
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	<p>Recruitment of an Education Officer for the Section has been completed with the successful applicant commencing in July.</p> <p>Pest Management Officers assisted Capricorn Pest Management Group with their stall at Beef Australia.</p> <p>Pest Management Officers attended the Big Boys Toys Expo, a diverse range of topics were discussed with members of the public throughout the day.</p> <p>Environmental Health Officers provided a food safety session to the multicultural groups attending the Taste of the World Event.</p>
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	Completed.
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.	<p>No non-compliances in decision making, planning and reporting processes identified.</p> <p>These are investigated as required and updated process applied.</p>
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	<p>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.</p> <p>Current resourcing in the Pest and Vector fields does not meet business needs but is in accordance with budget allocation.</p>

7. Operational Projects

As at period ended May – 91% of year elapsed

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Snip and Chip	Jan 2018	Jun 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	Mar 2018	Completed	Operational budget	
Enforcement Guideline	Commenced	Yet to be determined	In progress	Operational budget	
Story Books (food safety, mosquitos) – education tools	Commenced	May 2018	Food safety story books printed, first print run of 1000 books received by Council. Initial launch planning underway through media releases and gifting one book to each primary school in our region.	Operational budget	
In field devices to record activity in the field	Commenced	May 18	Completed	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	Final review for efficiencies underway; data extraction to improve reporting in progress.	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	The Development Advice Centre is now complete and the marketing and communications plan be executed in June/ July.	Within approved Budget for staff	Within budget

8. Budget



End of Month General Ledger - (Operating Only) - COMMUNITY SERVICES

As At End Of May

Report Run: 25-Jun-2018 09:56:10 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget FULL YR \$	Revised Budget YTD \$	Revised Budget \$	YTD Actual \$	EOM Commitments \$	Commit + Actual \$	Variance %	On target 91.7% of Year Gone
Planning and Regulatory Services								
<u>Development Assessment</u>								
Revenues	(807,066)	(770,830)	(840,906)	(663,833)	0	(663,833)	86%	*
Expenses	1,292,143	1,350,451	1,473,219	1,334,411	34,578	1,368,989	101%	✓
Transfer / Overhead Allocation	30,630	28,078	30,630	(27,823)	0	(27,823)	-99%	*
Total Unit: Development Assessment	515,707	607,698	662,943	642,755	34,578	677,333	111%	*
<u>Building, Plumbing and Compliance</u>								
Revenues	(762,880)	(668,287)	(729,040)	(641,178)	0	(641,178)	96%	✓
Expenses	1,130,867	1,036,628	1,130,867	1,011,344	5,318	1,016,662	98%	✓
Transfer / Overhead Allocation	(105,696)	(96,888)	(105,696)	(99,399)	0	(99,399)	103%	✓
Total Unit: Building, Plumbing and Compliance	262,291	271,453	296,131	270,767	5,318	276,084	102%	✓
<u>Health & Environment</u>								
Revenues	(189,489)	(173,698)	(189,489)	(169,099)	0	(169,099)	97%	✓
Expenses	2,556,478	2,341,747	2,554,616	1,867,191	79,891	1,947,082	83%	*
Transfer / Overhead Allocation	353,717	324,241	353,717	241,825	0	241,825	75%	*
Total Unit: Health & Environment	2,720,707	2,492,290	2,718,845	1,939,916	79,891	2,019,808	81%	*
<u>Local Laws</u>								
Revenues	(1,420,867)	(1,302,462)	(1,420,867)	(903,123)	0	(903,123)	69%	*
Expenses	2,853,790	2,560,082	2,792,816	2,041,142	158,488	2,199,629	86%	*
Transfer / Overhead Allocation	256,157	234,811	256,157	201,883	0	201,883	86%	*
Total Unit: Local Laws	1,689,080	1,492,431	1,628,106	1,339,901	158,488	1,498,389	100%	✓
<u>Planning and Regulatory Services Management</u>								
Expenses	917,963	675,480	736,887	328,690	20,047	348,737	52%	*
Transfer / Overhead Allocation	0	0	0	775	0	775	#DIV/0!	*
Total Unit: Planning and Regulatory Services Manager	917,963	675,480	736,887	329,465	20,047	349,512	52%	*
Total Section: Planning and Regulatory Services	6,105,748	5,539,351	6,042,912	4,522,804	298,322	4,821,126	87%	*
Total Department: COMMUNITY SERVICES	6,105,748	5,539,351	6,042,912	4,522,804	298,322	4,821,126	87%	*
Grand Total:	6,105,748	5,539,351	6,042,912	4,522,804	298,322	4,821,126	87%	*

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 – Month	1 – 31 May 2018	18 properties inspected	Six properties found to have Rubber vine, Lantana and three Harissa Cactus. A number of inspections were conducted in the township of Marmor.
		3 follow up inspections	Follow up inspections began in May 2018, revisiting those premises that were inspected initially in December. One property found to be compliant on follow up inspection. The others are partially compliant, having worked on some of the identified invasive species.
Surveillance Program under Biosecurity Act – Entire Program to Date	1 Dec 2017 – 30 Nov 2018	75 properties inspected	Rubber vine (61%), Lantana (61%) and Harissa Cactus (46%) have been the most prevalent invasive plants identified throughout the program.
Applications/Inspections		May 18	Comments
Number of Food Business Licence Applications		1	
Number of Short Term Food Business Licence Applications		2	
Number of Mobile Food Business Licence Applications		1	
Total Number of Food Business Licences		495	Does not include short term food business licenses.
Number of Annual Inspections for Food Business Licences YTD		393	488 premises require inspections.

Local Laws***Registered Dogs***

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
New Dogs Registered	167	158	145	124	2,212
Dog Registration Renewals	39	29	20	24	12,577
Total	206	187	165	148	14,789

Declared Dogs

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
Dangerous Dogs	1	2	0	3	47
Menacing Dogs	0	0	0	0	49
Restricted Dogs	0	0	0	0	1

Infringements Issued

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
Parking Infringements	303	584	401	389	4,443
Animal Infringements	40	27	18	25	591
Local Law Infringements	15	5	9	12	115
Total	358	616	428	426	5,149

Development Assessment

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
New Applications	11	13	10	17	133
Request to Change Applications	7	7	1	1	33
Development Incentives Applications	0	1	0	3	12
Total Received	18	21	11	21	178
Total Decided	20	9	9	10	167

Building

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
Concurrence Applications	14	14	14	23	141
Domestic Building Works	15	7	8	20	114
Commercial Building Works	2	3	5	2	29
Total Received	31	24	27	45	284
Total Decided	28	32	20	29	248

Plumbing

Description	Feb 18	Mar 18	Apr 18	May 18	Financial YTD
New Applications	35	36	16	23	325
Total Decided	29	39	13	27	314

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - MAY 2018

Traffic Light Report - May 2018

Meeting Date: 17 July 2018

Attachment No: 2

All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report May 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)
			Received	Completed							
Dog Registration Enquiry	1	1	62	48	1	0	30	● 0.27	● 2.55	● 3.46	2.95
Animals (more than permitted number)	12	7	12	1	12	0	30	● 8.00	● 11.77	● 40.31	14.85
Building Inspection Booking	0	0	1	0	0	0	1	● 0.00	● 4.00	● 7.40	6.33
Building Enquiry - General Info/Admin etc	17	13	33	22	6	0	5	● 1.23	● 443.39	● 262.51	9.58
Living in Illegal Premises	0	0	0	0	0	0	30	● 0.00	● 34.00	● 22.50	22.50
Other Building Compliant Issue	5	4	3	0	1	0	30	● 0.00	● 243.60	● 1,670.89	152.25
Poor Condition of Building	2	1	1	0	1	0	30	● 0.00	● 3.70	● 20.81	18.30
Pool Fence Issues	4	4	1	0	0	0	30	● 0.00	● 19.42	● 2,576.21	22.82
Retaining Wall Issues	1	0	0	0	1	0	30	● 0.00	● 0.00	● 13.00	13.00
Storm Water Complaint	6	3	1	0	3	0	30	● 0.00	● 25.39	● 21.13	19.81
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	21	13	13	2	12	0	30	● 10.50	● 17.31	● 28.11	33.54
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	14	3	11	0	18	0	20	● 0.00	● 14.11	● 14.11	9.58
Dog Attack on Animal (Alleged) CSO	27	11	15	3	28	0	20	● 3.67	● 21.97	● 17.49	10.94
Dog Attack on Person (Bite) CSO	7	5	4	0	5	0	20	● 0.00	● 19.50	● 17.47	9.39
Duty Planner (New Enquiry)	4	4	70	50	1	0	1	● 0.38	● 0.58	● 1.75	1.74
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	35	● 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
Telephone Enquiry (Existing Application/Call Back)	2	2	14	10	0	0	1	● 0.50	● 0.44	● 0.65	0.46
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	● 0.00	● 0.00	● 0.00	0.00
Heavy Vehicle Parking	1	0	1	1	1	0	10	● 1.00	● 7.70	● 14.96	5.93
Overgrown Allotments	40	29	24	7	19	0	45	● 1.43	● 14.24	● 56.10	53.63
Regulated Parking	15	12	50	29	15	0	20	● 6.41	● 5.65	● 6.57	4.06
Dust Complaint	0	0	1	0	0	0	10	● 0.00	● 0.00	● 4.33	0.50
Litter/Illegal Dumping	4	2	14	10	4	0	60	● 3.30	● 5.15	● 9.24	6.22
Noise Complaint	3	3	9	4	4	0	10	● 0.50	● 4.52	● 6.52	4.98
Plumbing Inspection Booking	0	0	2	2	0	0	1	● 0.50	● 0.25	● 0.17	0.17
P&D Works without a Plumbing Permit	3	2	0	0	1	0	30	● 0.00	● 2.00	● 49.29	72.33
Requests for Toilet Counts	0	0	1	0	1	0	30	● 0.00	● 8.00	● 12.67	8.29
Onsite (Private) Treatment Plant Odours	1	0	0	0	1	0	30	● 0.00	● 0.00	● 47.00	24.00
P&D Waste Water Leaking to Adjoining Properties	3	1	2	0	3	0	30	● 0.00	● 7.00	● 10.00	30.83
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	50	40	0	0	30	● 0.58	● 0.63	● 0.52	0.51
Plumbing Issues General	4	3	8	3	4	0	30	● 3.33	● 3.11	● 163.76	4.93
Limited Planning Dev Certificate (Dev use only)	2	2	25	18	2	0	5	● 1.06	● 1.41	● 1.52	1.46

	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)
			Received	Completed							
Barking Dog Complaint - Stage 1	33	30	95	62	20	0	60	● 3.37	● 6.04	● 6.43	5.13
Barking Dog Complaint - Stage 2 LLEO Use Only	9	5	15	2	11	0	60	● 4.50	● 20.72	● 42.58	19.88
Vector Misting	0	0	5	3	1	0	7	● 2.33	● 1.24	● 1.49	1.50
Nuisance Vehicle	8	7	18	6	3	0	60	● 4.00	● 7.13	● 8.87	5.62
Wandering Animals / Livestock	39	32	141	85	36	0	10	● 0.65	● 4.96	● 5.12	5.42
Wandering Stock	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00

8.5 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - JUNE 2018**File No:** 1464**Attachments:**

1. Monthly Operations Report for Planning and Regulatory Services - June 2018 [↓](#)
2. Traffic Light Report - June 2018 [↓](#)

Authorising Officer: Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning & Regulatory Services

SUMMARY

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

OFFICER'S RECOMMENDATION

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

COMMENTARY

The monthly operations report for Planning and Regulatory Services 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 - JUNE 2018

Monthly Operations Report for Planning and Regulatory Services - June 2018

Meeting Date: 17 July 2018

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services

June 2018

1. Highlights

Pest Management

On the 22 June, the Pest Management Team together with the Fitzroy Basin Association (FBA) conducted an information workshop on Giant Rat's Tail Grass. There were 28 attendees including guest speakers; Vicki Horstman FBA, Chris Irving from Gladstone Regional Council, John Reeves from Biosecurity Qld, Wilson McKenzie Granular Products and Peter MacCallum from Council. Demonstrations on the day included the use of drones and vehicle clean downs.



Vector Management

Rockhampton Show

The Vector Management show display acquired additional back drops for the display marquee. The artwork on the back drops indicated potential mosquito breeding sites around a residential property. The display was well received with lots of positive comments by the public and from other sections of Council. Enquires and requests were constant on the Thursday, however they were slightly down on the other days especially during the evenings.



Mosquitos – International Flights received in Rockhampton

Between the 10th and 13th of June 2018 a number of international flights landed at the airport carrying personnel from the United States Armed Forces. When internal flights are received in Rockhampton the Vector Management unit undertake to inspect the area and surrounding properties for the container breeding mosquito; *Aedes aegypti*. This mosquito can carry Dengue Fever and Zika Virus. An inspection of the airport and properties within a 400m radius was undertaken on 7 June 2018 to control this species thereby reducing the possibility of these diseases being spread in the Rockhampton region.

Disease Statistics**Total for YTD for Rockhampton**

Disease/Month	Jan	Feb	Mar	Apr	May	Jun	Total
Ross River	2	2	2	9	2	5	22
Barmah Forest	0	0	0	0	1	0	1

Ross River per 100,000 Population

Region/Month	Jan	Feb	Mar	Apr	May	Jun	Total
Rockhampton	2.3	2.3	2.3	10.5	2.3	5.8	25.5
Livingstone	2.7	10.9	13.6	21.9	5.4	5.4	59.9
Gladstone	1.5	4.7	9.4	20.4	9.4	3.1	48.5
Mackay	3.4	1.7	0.8	13.9	12.1	0.8	32.7

Barmah Forest per 100,000 Population

Region/Month	Jan	Feb	Mar	Apr	May	Jun	Total
Rockhampton	0	0	0	0	1.1	0	1.1
Livingstone	2.7	2.7	2.7	2.7	2.7	0	13.5
Gladstone	0	0	0	0	0	0	0
Mackay	1.7	0.8	2.6	0.8	0	0	5.9

2. Innovations, Improvements and Variations

Health and Environment

The Coordinator Health and Environment has been obtained membership with the Central Queensland University (CQU) Environmental Health Course Reference Committee. As part of this membership the coordinator will provide input into the Environmental Health Course at CQU. This role will enhance the current working relationships between CQU and Rockhampton Regional Council.

Local Laws

The *Snip & Chip* event was held at Rigalsford Park on the 24 June 2018. Hundreds of eligible residents have taken up the opportunity to microchip, desex and/or vaccinate their cats or dogs through this initiative at a subsidised cost.

We are thrilled to report that over 536 vouchers were purchased at the pensioner subsidised rate and are detailed below.

<u>Cats</u>				
Vaccinations	Microchipping	De-sexing Male	De-sexing Female	Total Cat Vouchers
59	74	55	47	235

<u>Dogs</u>				
Vaccinations	Microchipping	De-sexing Male	De-sexing Female	Total Dog Vouchers
80	71	74	76	301

In addition through this event, other Rockhampton region residents were able to microchip their cats and dogs for just \$10. A total of 131 microchipping vouchers were issued and 70 dogs were microchipped at the event.

Overall, it was a fantastic starting point; we have received great feedback and are already looking to build on the event in the future.

Development Assessment

Workflows are being developed for the ROL Incentives Policy. This will streamline the current process and ensure that applications under the ROL Incentives Policy are processed as efficiently as possible.

Building, Plumbing & Compliance

Work continues on workflows and reporting in Pathway to improve the unit's responses in these areas.

3. Customer Service Requests

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

Local Laws

Local Laws has received 667 customer requests in the reporting period of June, completing 376 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:

- 93 wandering animal customer requests;
- 65 barking dog complaint – stage 1 requests;
- 71 dog registration enquiries;
- 65 restrained animals for collection.

Health and Environment

Environmental Health Officers received 271 food enquiries for the month of June, with 270 of these enquiries being completed.

Development Assessment

The Development Assessment Unit received 98 customer requests for Duty Planner advice during June. As at 1 July 2018 all but three had been completed.

Building, Plumbing & Compliance

For the month of June Unit received a total of 106 customer requests and completed 75. Building received 47 customer requests and completed 28. Plumbing received 42 customer requests and completed 41. Development compliance received 17 customer requests and completed 6.

4. Service Delivery

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Local Laws			
Wandering animal customer requests (93)	10 days	0.74 days	Operational
Barking dog stage 1 customer requests (65)	30 days	3.46 days	Operational
Dog registration enquiries (71)	30 days	1.72 days	Operational
Health and Environment			
Annual inspection of licensed food businesses undertaken	488 premises	100% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	9 premises	78% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	100% 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 within 20 business day timeframes	100%	95.7%	Operational

5. Legislative Compliance and Standards

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Local Laws			
Certificate IV (Government Investigations)	Various	95%	Current
Environment and Public Health			
Council's Ground Distribution Contract Licence	6 Apr 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 Feb 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	Yes	Completed

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	The 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	The Section will utilise the traineeship program currently offered and hopes to expand its current trainee allocation to incorporate an administration trainee for Building, Plumbing and Compliance.
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	Surveillance program of Marmor/ Bajool areas has been suspended due to dry weather. Baiting campaigns have been undertaken in South Ulam, Bushley and Riversleigh, with one remaining bait program to be completed in July.
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, 1 light, 1 odour, and 5 water contamination complaints during June. There were 7 public health complaints and 5 food complaints received.

Operational Plan Ref	Action	Target	Status
			Environmental Health Officers are assessing food business and personal appearance renewals within legislative timeframes.
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	<p>Pest Management Officers in conjunction with Fitzroy Basin Association and Gladstone Regional Council provided education to landholders on eradication of Giant Rats Tail Grass at a workshop held 22 June.</p> <p>Education was provided to the public at the Agricultural Show by Vector and Pest Management Officers in relation to designated pests, pest plants and animals.</p>
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	This section has purchased body worn cameras and expects delivery in the month of July.
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.	<p>No non-compliance in decision making, planning and reporting processes identified.</p> <p>These are investigated as required and updated process applied.</p>
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	<p>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.</p> <p>Current resourcing in the Pest and Vector fields does not meet business needs but is in accordance with budget allocation.</p>

7. Operational Projects

As at period ended June – 100% of year elapsed

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Snip and Chip	Jan 2018	Jun 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	Mar 2018	Completed	Operational budget	
Enforcement Guideline	Commenced	Yet to be determined	In progress	Operational budget	
Story Books (food safety, mosquitos) – education tools	Commenced	August 2018	Launch planning underway for a possible August launch. Media release and gifting one book to each primary school in our region.	Operational budget	
In field devices to record activity in the field	Commenced	May 18	Completed	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	Final review for efficiencies underway; data extraction to improve reporting in progress.	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	Completed	Within approved Budget for staff	Within budget

8. Budget



End of Month General Ledger - (Operating Only) - COMMUNITY SERVICES

As At End Of June

Report Run: 05-Jul-2018 11:07:52 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget FULL YR \$	Revised Budget YTD \$	Revised Budget \$	YTD Actual \$	EOM Commitments \$	Commit + Actual \$	Variance %	On target 100% of Year Gone
Planning and Regulatory Services								
<u>Development Assessment</u>								
Revenues	(807,066)	(840,906)	(840,906)	(714,667)	0	(714,667)	85%	✖
Expenses	1,292,143	1,473,219	1,473,219	1,445,114	28,944	1,474,058	100%	✓
Transfer / Overhead Allocation	30,630	30,630	30,630	(39,474)	0	(39,474)	-129%	✖
Total Unit: Development Assessment	515,707	662,943	662,943	690,973	28,944	719,917	109%	✖
<u>Building, Plumbing and Compliance</u>								
Revenues	(762,880)	(729,040)	(729,040)	(686,128)	0	(686,128)	94%	✖
Expenses	1,130,867	1,130,867	1,130,867	1,110,321	2,126	1,112,448	98%	✓
Transfer / Overhead Allocation	(105,696)	(105,696)	(105,696)	(110,849)	0	(110,849)	105%	✓
Total Unit: Building, Plumbing and Compliance	262,291	296,131	296,131	313,344	2,126	315,470	107%	✖
<u>Health & Environment</u>								
Revenues	(189,489)	(189,489)	(189,489)	(255,866)	0	(255,866)	135%	✖
Expenses	2,556,478	2,554,616	2,554,616	2,044,332	47,285	2,091,617	82%	✖
Transfer / Overhead Allocation	353,717	353,717	353,717	254,463	0	254,463	72%	✖
Total Unit: Health & Environment	2,720,707	2,718,845	2,718,845	2,042,928	47,285	2,090,214	77%	✖
<u>Local Laws</u>								
Revenues	(1,420,867)	(1,420,867)	(1,420,867)	(962,464)	0	(962,464)	68%	✖
Expenses	2,853,790	2,792,816	2,792,816	2,293,471	150,839	2,444,310	88%	✖
Transfer / Overhead Allocation	256,157	256,157	256,157	206,701	0	206,701	81%	✖
Total Unit: Local Laws	1,689,080	1,628,106	1,628,106	1,537,709	150,839	1,688,548	104%	✓
<u>Planning and Regulatory Services Management</u>								
Expenses	917,963	736,887	736,887	377,947	3,492	381,439	52%	✖
Transfer / Overhead Allocation	0	0	0	785	0	785	#DIV/0!	✖
Total Unit: Planning and Regulatory Services Manager	917,963	736,887	736,887	378,732	3,492	382,223	52%	✖
Total Section: Planning and Regulatory Services	6,105,748	6,042,912	6,042,912	4,963,686	232,686	5,196,372	86%	✖
Total Department: COMMUNITY SERVICES	6,105,748	6,042,912	6,042,912	4,963,686	232,686	5,196,372	86%	✖
Grand Total:	6,105,748	6,042,912	6,042,912	4,963,686	232,686	5,196,372	86%	✖

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 – Month	1 – 30 June 2018	1 property inspected	1 property found to have Giant Rats Tail Grass, Rubber vine, Lantana, Lions Tail and Harissa Cactus.
		no follow up inspections	Follow up inspections began in May 2018, revisiting those premises that were inspected initially in December.
Surveillance Program under Biosecurity Act – Entire Program to Date	1 Dec 2017 – To date	76 properties inspected	Rubber vine (61.84%), Lantana (61.84%) and Harissa Cactus (47.36%) have been the most prevalent invasive plants identified throughout the program.
Applications/Inspections		June 18	Comments
Number of Food Business Licence Applications		3	
Number of Short Term Food Business Licence Applications		29	
Number of Mobile Food Business Licence Applications		1	
Total Number of Food Business Licences		489	Does not include short term food business licenses.
Number of Annual Inspections for Food Business Licences YTD		455	

Local Laws***Registered Dogs***

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
New Dogs Registered	158	145	124	144	2,356
Dog Registration Renewals	29	20	24	19	12,596
Total	187	165	148	163	14,952

Declared Dogs

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
Dangerous Dogs	2	0	3	1	48
Menacing Dogs	0	0	0	0	49
Restricted Dogs	0	0	0	0	1

Infringements Issued

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
Parking Infringements	584	401	390	114	4,559
Animal Infringements	27	20	28	17	613
Local Law Infringements	5	9	12	1	107
Total	616	430	430	132	5,317

Development Assessment

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
New Applications	13	10	17	11	144
Request to Change Applications	7	1	1	2	35
Development Incentives Applications	1	0	3	1	13
Total Received	21	11	21	14	192
Total Decided	9	9	10	19	186

Building

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
Concurrence Applications	14	14	23	8	149
Domestic Building Works	7	8	20	7	121
Commercial Building Works	3	5	2	4	33
Total Received	24	27	45	19	303
Total Decided	32	20	29	28	276

Plumbing

Description	Mar 18	Apr 18	May 18	Jun 18	Financial YTD
New Applications	36	16	23	28	353
Total Decided	39	13	27	23	337

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - JUNE 2018

Traffic Light Report - June 2018

Meeting Date: 17 July 2018

Attachment No: 2

All Monthly Requests (Priority 3) Planning & Regulatory Services 'Traffic Light' report June 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) Q4
			Received	Completed								
Dog Registration Enquiry	0	0	71	69	2	0	30	● 1.72	● 1.92	● 3.50	2.97	● 0.94
Animals (more than permitted number)	17	3	8	2	18	0	30	● 7.00	● 11.71	● 38.84	13.13	● 12.06
Building Inspection Booking	0	0	0	0	0	0	1	● 0.00	● 2.50	● 6.33	6.33	● 1.00
Building Enquiry - General Info/Admin etc	16	16	22	20	2	0	12	● 11.75	● 566.82	● 435.66	14.55	● 385.35
Living in Illegal Premises	0	0	0	0	0	0	30	● 0.00	● 4.00	● 23.67	23.67	● 0.00
Building Complaint	0	0	9	2	0	0	12	● 620.50	● 620.50	● 620.50	142.22	● 620.50
Poor Condition of Building	3	3	2	0	0	0	30	● 0.00	● 5.83	● 722.61	18.20	● 6.00
Pool Fence / Damaged Building (Urgent)	0	0	1	0	0	0	12	● 0.00	● 0.00	● 0.00	3.00	● 0.00
Retaining Wall Issues	1	0	0	0	1	0	30	● 0.00	● 0.00	● 13.00	13.00	● 0.00
Storm Water Complaint	8	7	3	2	2	0	12	● 8.00	● 25.89	● 35.13	19.61	● 9.83
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	31	27	6	2	4	0	12	● 4.50	● 353.06	● 198.33	191.14	● 255.82
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	22	10	0	0	12	0	20	● 0.00	● 17.95	● 15.34	9.30	● 18.82
Dog Attack on Animal (Alleged) CSO	26	5	1	0	22	0	20	● 0.00	● 22.22	● 18.74	10.89	● 16.45
Dog Attack on Person (Bite) CSO	5	2	0	0	3	0	20	● 0.00	● 18.05	● 18.91	9.54	● 15.43
Duty Planner (New Enquiry)	6	6	87	84	2	0	1	● 0.46	● 0.59	● 1.69	1.66	● 0.57
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)	2	2	11	11	0	0	1	● 0.55	● 0.39	● 0.63	0.45	● 0.46
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	● 0.00	● 0.00	● 0.00	0.00	● 0.00
Heavy Vehicle Parking	1	0	4	3	2	0	10	● 4.00	● 5.83	● 13.74	5.53	● 3.50
Overgrown Allotments	30	26	12	4	11	0	45	● 1.25	● 14.43	● 56.03	54.44	● 11.63
Regulated Parking/ Heavy Vehicle	22	17	37	12	30	0	20	● 2.67	● 5.83	● 6.77	4.43	● 7.79
Dust Complaint	1	1	0	0	0	0	10	● 0.00	● 7.00	● 5.00	2.67	● 7.00
Litter/Illegal Dumping	3	1	17	8	11	0	60	● 2.38	● 5.02	● 7.56	5.81	● 3.48
Noise Complaint	4	4	5	3	2	0	10	● 6.67	● 488.37	● 256.31	5.20	● 810.06
Plumbing Inspection Booking	0	0	0	0	0	0	1	● 0.00	● 0.25	● 0.17	0.17	● 0.33
P&D Works without a Plumbing Permit	1	0	0	0	1	0	30	● 0.00	● 2.00	● 49.29	79.33	● 0.00
Requests for Toilet Counts	1	1	2	1	0	0	12	● 2.00	● 11.00	● 14.60	5.57	● 17.00
Onsite (Private) Treatment Plant Odours	0	0	0	0	0	0	30	● 0.00	● 22.00	● 23.00	22.00	● 22.00
Septic / Waste Water Nuisance	0	0	0	0	0	0	12	● 0.00	● 0.00	● 0.00	0.00	● 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	45	42	3	0	30	● 0.79	● 0.67	● 0.55	0.54	● 0.64
Plumbing General	5	5	6	5	0	0	12	● 2.80	● 5.03	● 156.18	5.27	● 3.10
Limited Planning Dev Certificate (Dev use only)	2	2	16	15	1	0	5	● 1.40	● 1.63	● 1.58	1.49	● 1.51

	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) Q4
			Received	Completed								
Barking Dog Complaint - Stage 1	27	11	65	26	55	0	60	● 3.46	● 6.22	● 6.54	5.87	● 4.88
Barking Dog Complaint - Stage 2 LLEO Use Only	17	5	11	1	22	0	60	● 3.00	● 26.53	● 43.00	22.45	● 29.57
Vector Misting	1	1	1	1	0	0	7	● 1.00	● 1.31	● 1.49	1.49	● 1.60
Nuisance Vehicle	9	8	21	15	6	0	60	● 5.13	● 7.46	● 8.75	5.75	● 7.31
Wandering Animals / Livestock	41	33	93	72	28	0	10	● 0.75	● 4.66	● 5.10	5.40	● 1.40
Wandering Stock	0	0	0	0	0	0	10	● 0.00	● 0.00	● 0.00	0.00	● 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 Customer Requests with Councillor or Public Interest at Building, Plumbing & Compliance

This report is considered confidential in accordance with section 275(1)(g), of the *Local Government Regulation 2012*, as it contains information relating to any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

12 CONFIDENTIAL REPORTS

12.1 CUSTOMER REQUESTS WITH COUNCILLOR OR PUBLIC INTEREST AT BUILDING, PLUMBING & COMPLIANCE

File No: 4842

Attachments: Nil

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

Author: Philip Harrison - Coordinator Building Plumbing and Compliance

This report is considered confidential in accordance with section 275(1)(g), of the *Local Government Regulation 2012*, as it contains information relating to any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

SUMMARY

The purpose of this report is to apprise Councillors of the Development Control issues subject to investigation at Building, Plumbing & Compliance.

13 CLOSURE OF MEETING