



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

7 AUGUST 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 7 August 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
1 August 2018

Next Meeting Date: 21.08.18

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING	2
6.1	BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE.....	2
7	PUBLIC FORUMS/DEPUTATIONS	5
	NIL	5
8	OFFICERS' REPORTS	6
8.1	D/94-2017/A - DEVELOPMENT INCENTIVES APPLICATION FOR DEVELOPMENT PERMIT D/94-2017 FOR A MATERIAL CHANGE OF USE FOR A MEDIUM IMPACT INDUSTRY	6
8.2	D/45-2018 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A PARKING STATION	12
8.3	COMMITTEE REPORT DELEGATIONS - JUNE 2018	30
9	NOTICES OF MOTION	32
	NIL	32
10	URGENT BUSINESS/QUESTIONS	33
11	CLOSED SESSION	34
12.1	WRITE OFF CONTRIBUTIONS (PRE 2002)	34
12	CONFIDENTIAL REPORTS.....	35
12.1	WRITE OFF CONTRIBUTIONS (PRE 2002)	35
13	CLOSURE OF MEETING.....	36

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 17 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: 7 August 2018

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
22/05/2018	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	Plan drafting underway

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/94-2017/A - DEVELOPMENT INCENTIVES APPLICATION FOR DEVELOPMENT PERMIT D/94-2017 FOR A MATERIAL CHANGE OF USE FOR A MEDIUM IMPACT INDUSTRY

File No: D/94-2017/A

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: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/94-2017/A

Applicant: Beesa Investments Pty Ltd

Real Property Address: Lot 34 and Lot 35 on RP603516, Parish of Murchison

Common Property Address: 26 Hempenstall Street, Kawana

Planning Scheme Zone: Low Impact Industry Zone

Type of Approval: Development Permit for a Development Incentives Application for D/94-2017 for a Medium Impact Industry

Date of Decision: 22 November 2017

Application Lodgement Fee: \$2,941.00

Infrastructure Charges: \$6,783.00

Infrastructure charges incentive: Precinct 2 increased GFA – 50%
\$3,391.50

Incentives sought: Development facilitation
Refund of Development Application Fees
Infrastructure Charges Refund

OFFICER'S RECOMMENDATION

THAT in relation to the application under the Development Incentives Policy for a Development Permit D/94-2017 for a Material Change of Use for a Medium Impact Industry, located at 26 Hempenstall Street, Kawana and described as Lot 34 and Lot 35 on RP603516, Parish of Murchison, Council resolves to Approve the following incentives if the use commences prior to 22 November 2020:

- a) A fifty (50) percent reduction of infrastructure charges to the amount of \$3,391.50;
- b) \$2,941.00 general incentives being a refund of application fees; and
- c) That Council enter into an agreement with the applicant in relation to (a) and (b).

BACKGROUND**Project outcomes anticipated by applicant:**

The applicant wishes to develop abrasive blasting and coating capacity as part of his mining services business to compliment the mining supplies and maintenance which is currently undertaken at the site.

New jobs and investment:

The applicant estimates it will cost \$150,000.00 to develop the abrasive blasting and coating capacity which will be located within an enclosed canopy with a sealed concrete floor and sliding industrial curtains.

Benefits of project for applicant's business:

As a result of the project, the applicant will be able to carry out a wider range of activities on site, without the need to sub contract work off site.

Benefits of project to Rockhampton Regional economy:

The project provides a small increase in the capacity of the applicant's mining service business to service resource industry clients.

CONCLUSION

The development meets the eligibility criteria under the Development Incentives Policy and the applicant has demonstrated some economic benefits arising from the development.

**D/94-2017/A - DEVELOPMENT
INCENTIVES APPLICATION FOR
DEVELOPMENT PERMIT D/94-2017
FOR A MATERIAL CHANGE OF USE
FOR A MEDIUM IMPACT INDUSTRY**

Locality Plan

Meeting Date: 7 August 2018

Attachment No: 1

D/94-2017/A - Locality Plan



A4 Page scale at 1: 2,658.87
Printed from GeoCortex on 16/07/2018



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral DataBase is current as at July 2018. © The State Government of Queensland (Department of Natural Resources and Mines) 2018. All other data © Rockhampton Regional Council 2018. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



**D/94-2017/A - DEVELOPMENT
INCENTIVES APPLICATION FOR
DEVELOPMENT PERMIT D/94-2017
FOR A MATERIAL CHANGE OF USE
FOR A MEDIUM IMPACT INDUSTRY**

Site Plan

Meeting Date: 7 August 2018

Attachment No: 2



C:\Users\User\Documents\Design+Architecture\PROJECTS\GG GIDEONGENADE TPOG-004 2dHempstal St\GG-004 SITE PLAN.rvt

7/31/2017 9:59:00 AM

8.2 D/45-2018 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A PARKING STATION

File No: D/45-2018

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: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/45-2018

Applicant: Rockhampton Regional Council

Real Property Address: Lot 11 on RP602506 and Lot 307 on R1675, Parish of Rockhampton

Common Property Address: 135 and 143 Alma Street, Rockhampton City

Area of Site: 3,035 Square Metres

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Principal Centre Zone (Core Precinct)

Planning Scheme Overlays: Not Applicable

Existing Development: Vacant Land

Existing Approvals: Not Applicable

Approval Sought: Development Permit for a Material Change of Use for a Parking Station

Level of Assessment: Impact Assessable

Submissions: Nil

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	18 May 2018
<i>Acknowledgment Notice issued:</i>	29 May 2018
<i>Submission period commenced:</i>	8 June 2018
<i>Submission period end:</i>	29 June 2018
<i>Last receipt of information from applicant:</i>	6 July 2018
<i>Statutory due determination date:</i>	17 August 2018

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Material Change of Use for a Parking Station, made by Rockhampton Regional Council, on land located at 135 and 143 Alma Street, Rockhampton City, described as Lot 11 on RP602506 and Lot 307 on

R1675, Parish of Rockhampton, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use, unless otherwise stated.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Operational Works:
 - (i) Access and Parking Works;
 - (ii) Stormwater Works;
 - (iii) Sewerage Works; and
 - (iv) Site Works
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.6 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.
- 1.7 Lot 11 on RP602506 and Lot 307 on R1675 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>
Overall Layout, Typical Sections & Details	2018-088-01 Rev A	5 July 2018
General Layout Plan	2018-088-03 Rev A	5 July 2018
Stormwater Management Plan		May 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 ACCESS AND PARKING WORKS

- 3.1 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.
- 3.2 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).
- 3.3 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).
- 3.4 The existing access from Alma Street to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 3.5 All vehicular access to and from the development must be via Alma Street only.
- 3.6 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 3.7 All vehicles must ingress and egress the development in a forward gear.
- 3.8 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 3.9 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.
- 3.10 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"*.
- 3.11 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.

4.0 SEWERAGE WORKS

- 4.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
- 4.2 The existing sewer lines within Lot 11 are to be made redundant back to the access chamber located in the northern corner of Lot 11, near Bolsover Lane. Existing access chambers within the abandoned sections are to be removed.
- 4.3 The finished sewerage access chamber surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy duty trafficable lid must be provided in the trafficable area.

5.0 STORMWATER WORKS

- 5.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 5.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).

- 5.3 All stormwater must drain to a lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 5.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 5.5 The installation of Stormwater treatment tanks must be in accordance with the manufacturer's specifications and all maintenance of the proposed stormwater treatment tanks must be the responsibility of the property owner or body corporate (if applicable).
- 5.6 The provision of water quality devices must ensure that the proposed development meets the stormwater management objectives identified in the *State Planning Policy 2017*.

6.0 SITE WORKS

- 6.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 6.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
 - 6.2.1 the location of cut and/or fill;
 - 6.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 6.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 6.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 6.2.5 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.
- 6.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 6.4 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.

7.0 LANDSCAPING WORKS

- 7.1 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 landscape areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.

8.0 ASSET MANAGEMENT

- 8.1 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.
- 8.2 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.

9.0 ENVIRONMENTAL

- 9.1 An Erosion Control and Stormwater Control Management Plan in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the 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.

10.0 ENVIRONMENTAL HEALTH

- 10.1 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"*.
- 10.2 Noise emitted from the activity must not cause an environmental nuisance.

11.0 OPERATING PROCEDURES

- 11.1 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 Alma Street or Bolsover Lane.

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. 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.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a Parking Station, made by Rockhampton Regional Council, on land located at 135 and 143 Alma Street, Rockhampton City, described as Lot 11 on RP602506 and Lot 307 on R1675, Parish of Rockhampton, Council resolves not to issue an Infrastructure Charges Notice.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is for a temporary car parking facility to accommodate approximately 124 off street carparks to provide relief to current Central Business District parking congestion. The proposal will include the construction of a new entry/exit crossover on Alma Street along with a single coat sealing of the existing decomposed granite sub-base, installation of line marking, wheel stops and appropriate signage. The proposal will also include landscaping to ensure the carpark is visually enhancing and glare and heat are reduced.

SITE AND LOCALITY

The subject site is located at 135 and 143 Alma Street, Rockhampton City and is described as Lot 11 on RP602506 and Lot 307 on R1675. The subject site remains vacant and free from any significant overlays. The site is relatively flat with a gentle slope from east to west. The site fronts both Alma Street and Bolsover Lane, however, there is currently no constructed vehicular access to the site. Surrounding the subject site is predominately commercial premises including Ergon Energy.

PLANNING ASSESSMENT**MATTERS FOR CONSIDERATION**

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the assessment process provisions of the Development Assessment Rules, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments – 20 July 2018

Support, subject to conditions / comments.

Public and Environmental Health Comments – 22 May 2018

Support, subject to conditions.

Other Staff Technical Comments

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

TOWN PLANNING COMMENTS**Central Queensland Regional Plan 2013**

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

State Planning Policy 2017

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

1. Planning for liveable communities and housing**Housing supply and diversity**

Not Applicable.

Liveable communities

Not Applicable.

2. Planning for economic growthAgriculture

Not Applicable.

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

3. Planning for environment and heritageBiodiversity

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

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

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

5. InfrastructureEnergy and water supply

Not Applicable.

Infrastructure integration

Not Applicable.

Transport infrastructure

Not Applicable.

Strategic airports and aviation facilities

Not Applicable.

Strategic ports

Not Applicable.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Principal Centre 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.

Not Applicable. The proposal is identified as a temporary parking facility and therefore, will not impact on the settlement patterns of the region. The proposal will provide relief for businesses and visitors within the Rockhampton Central Business District by allowing a free parking facility and attracting more visitors to the CBD. The proposed design has incorporated landscaping areas to ensure the amenity of surrounding uses is maintained.

(ii) **Natural environment and hazards**

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

Not applicable. The proposal for a parking station will not have any impacts on the natural environment.

Community identity and diversity

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.

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

Not applicable. The proposal will not have any impacts on the community identity and diversity within the Rockhampton Region.

(iii) **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.

Not applicable. The proposal is for a parking station and will not have any impacts on the safety and efficiency of transport infrastructure within the region.

(iv) **Infrastructure and services**

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

Not applicable. The proposal is for a temporary parking station that will not contribute to overall infrastructure and services proposed for the region.

(v) **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. Although the proposal is temporary in nature, it will provide relief for businesses and visitors within the Rockhampton Central Business District by allowing a free parking facility and attracting more visitors to the CBD.

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

Principal Centre Zone

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

- (a) *the height and scale of buildings reinforce the principal role of the centre with the tallest buildings being in the core precinct;*
- (b) *building layout and form is suitable to accommodate a range of compatible uses;*
- (c) *development is designed for the local climate, and includes sustainable practices for maximising energy efficiency and water conservation;*
- (d) *development facilitates safe and efficient public/active transport use and pedestrian movement;*
- (e) *development activates the street at ground level through the location of active uses (including shops and food and drink outlets) and by design (including continuous shop facades, continuous awnings, narrow shop fronts, doorways, large display windows, street trees, street furniture and varied external wall treatments);*
- (f) *development creates a pedestrian rather than car oriented street frontage. Car parking areas do not dominate the street frontage and are predominantly located behind buildings;*
- (g) *development must address key corners, be responsive to the regions climate and create a pedestrian friendly environment;*
- (h) *development maintains or enhances view corridors, especially to Mount Archer and the Berserker Range;*
- (i) *development maintains the structured grid pattern layout of lanes and wide streets;*
- (j) *development that traverses a laneway and extends from one street through to another, provides linkages for pedestrians;*
- (k) *buildings that have heritage and character features reflecting the area's history are protected and reused where possible;*
- (l) *development is landscaped to assist with the greening of the city and the creation of shady, safe and well connected public places;*

- (m) *the provision of infrastructure services, car parking and access is adequate for the type and scale of development;*
- (n) *development is generally undertaken in accordance with concept plans; and*
- (o) *the establishment of four (4) precincts within the zone, where particular requirements are identified:*
 - i. Business services precinct;*
 - ii. Core precinct;*
 - iii. Denison Street precinct; and*
 - iv. Quay Street precinct.*

This application is not consistent with the purpose of the Zone given that the proposal incorporates parking spaces that dominate the street frontage. In order to reduce the visual dominance of car parking spaces, the proposal has incorporated a number of landscaping areas which will soften any visual impacts resulting from the development. It should also be noted that the development is proposed as a temporary parking facility, and in addition, Alma Street currently includes reverse angle parking along the whole frontage of the site and therefore, the site is already identified as having a car orientated street frontage.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- Principal Centre Zone Code;
- Access, Parking and Transport Code;
- Landscape Code; and
- Stormwater Management 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:

Landscape Code		
Performance Outcome/s		Officer's Response
PO10	<p>Car parks and internal access (both on and off-street) are landscaped to:</p> <ul style="list-style-type: none"> (a) Reduce their visual appearance; (b) Provide shade; (c) Reduce glare; (d) Reduce heat stored in hard surfaces; (e) Harvest stormwater; and (f) Be of a design that protects damage from vehicles, minimises risk of crime and contaminated stormwater runoff. 	<p>The proposal has incorporated shade trees at a rate of one (1) tree per six (6) parking spaces for all double sided parallel bays. In addition to this, a total of 171m² of the site has been designated as landscaping areas. The proposed landscaping is considered acceptable given that it will ensure any physical or visual impacts are reduced or eliminated.</p>

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

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1. 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	
Specialise d Uses	Parking Station	All Areas		per m ² of GFA	8.50 per m ² of impervious area		
					Total		\$25,823.00
					Less credit		\$42,000.00
					TOTAL CHARGE		\$0.00

This is based on the following calculations:

- (a) A charge of \$25,823.00 for Impervious Area being 3,038 square metres (access and parking areas); and
- (b) An Infrastructure Credit of \$42,000.00 applicable for the existing two (2) allotments.

The total credits outweigh the proposed charges and, therefore, no infrastructure charges are applicable to this development.

CONSULTATION

The proposal was the subject of public notification between 8 June 2018 and 29 June 2018, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly made submissions were received.

REFERRALS

The application did not require referral to any agencies.

STATEMENT OF REASONS

Description of the development	The proposed development is for Material Change of Use for a Parking Station
Reasons for Decision	<ul style="list-style-type: none"> a) The proposal is designed to temporarily relieve the existing demand on car parking space for businesses and visitors within the Rockhampton Central Business District; b) The proposal has included extensive landscaping to soften any physical or visual impacts, ensuring the amenity of the surrounding area is maintained; c) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i>; d) 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; e) The proposed development does not compromise the relevant State Planning Policy; and

	f) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework • Principal Centre Zone Code; • Access, Parking and Transport Code; • Landscape Code; and • Stormwater Management 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 exception listed below.</p>	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Landscape Code	<p>The proposal has incorporated shade trees at a rate of one (1) tree per six (6) parking spaces for all double sided parallel bays. In addition to this, a total of 171m² of the site has been designated as landscaping areas. The proposed landscaping is considered acceptable given that it will ensure any physical or visual impacts are reduced or eliminated.</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>; • Surrounding use of adjacent premises in terms of commensurate and consistent development form; and • The common material, being the material submitted with the application. 	

CONCLUSION

The application for a Material Change of Use for a Parking Station located at 135 and 143 Alma Street, Rockhampton City, is considered generally in keeping with the Principal Centre Zone and where there is deviation from the requirements of the zone, significant justification has been provided.

**D/45-2018 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A PARKING
STATION**

Locality Plan

Meeting Date: 7 August 2018

Attachment No: 1

D/45-2018 - Locality Plan



A4 Page scale at 1: 2,124.27
Printed from GeoCortex on 25/07/2018



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral DataBase is current as at July 2018. © The State Government of Queensland (Department of Natural Resources and Mines) 2018. All other data © Rockhampton Regional Council 2018. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

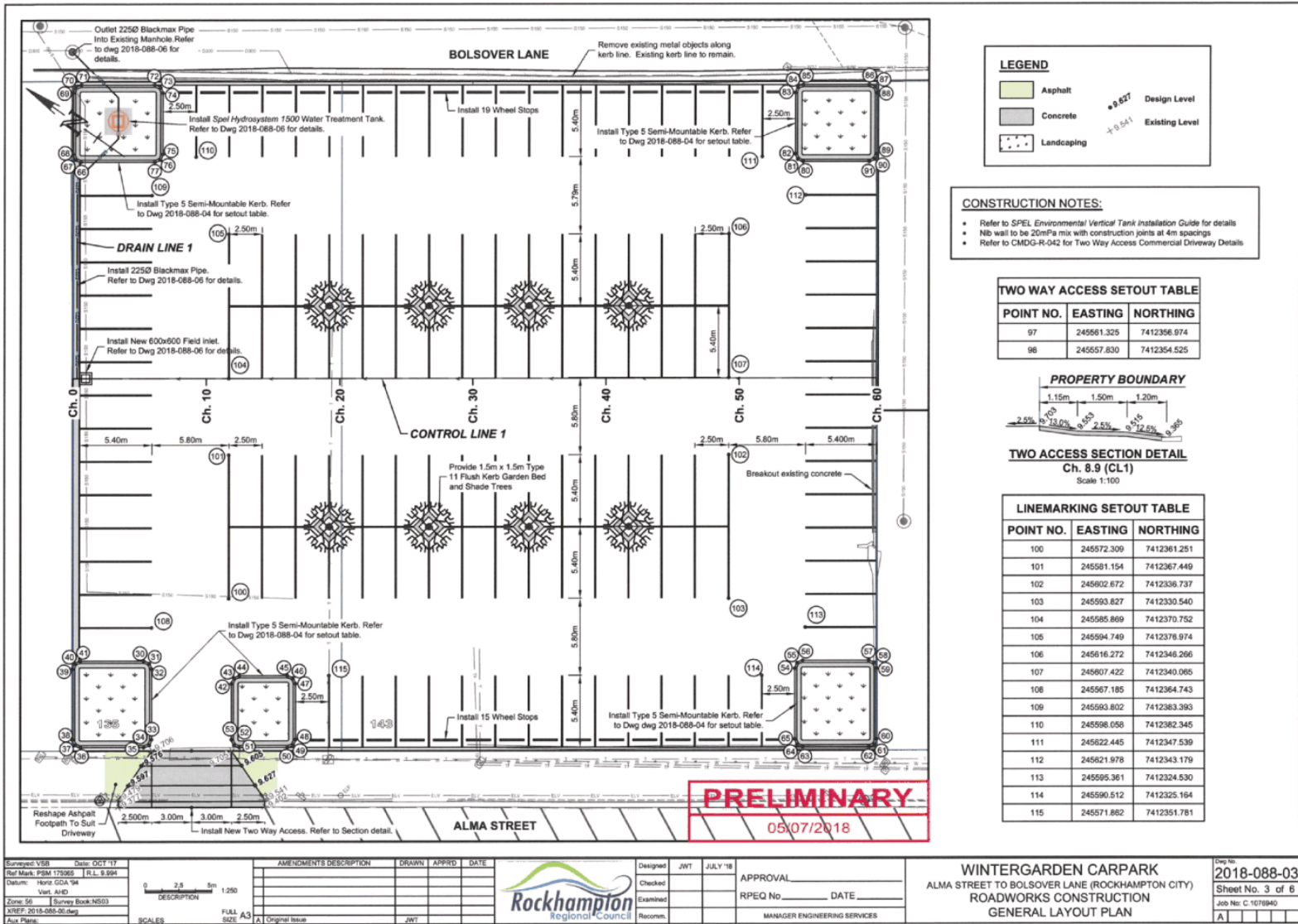


**D/45-2018 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR A PARKING
STATION**

Site Plan

Meeting Date: 7 August 2018

Attachment No: 2



O:\Regional\Eng\Design\Design Office Projects\2018\088 - Alma St Wintergarden Slab\ACAD Dwg\2018-088-00.dwg, 05/07/2018 11:01:52 AM

8.3 COMMITTEE REPORT DELEGATIONS - JUNE 2018

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

SUMMARY

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

OFFICER'S RECOMMENDATION

THAT this report into the applications lodged in June 2018 be received.

BACKGROUND

Matters are referred to Committee for decision where:

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

The following properly made applications were received in June 2018. They will be decided in the following manner:

Application type	Address	Decision
D/56-2018 – MCU for Dwelling House	15 Kilkenny Court, Kawana	Already decided under delegation
D/57-2018 – ROL (two lots into two lots)	412 and 420 Richardson Road, Norman Gardens	Delegation
D/58-2018 – ROL (one lot into four lots)	12 Mason Avenue, Parkhurst	Delegation
D/59-2018 – Operational Works for Earthworks, Access and Parking Works, Stormwater Works and Sewerage Works. The primary approval is for a Food and Drink Outlet.	122 Campbell Street, Rockhampton City	Delegation
D/60-2018 – Operational Works for Roadworks, Stormwater, Drainage Works and Earthworks. The primary approval is for an Educational Establishment for St Joseph's Catholic Primary School.	6 and 10 Herbert Street, Wandal and 67 Rundle Street, Wandal	Delegation
D/61-2018 – Building Works Assessable Against the Planning Scheme for Low Impact Industry	Lot 6 Canoona Road, West Rockhampton	Already decided under delegation

Application type	Address	Decision
(Workshop)		
D/64-2018 – MCU for Community Use and Operational Works for an Advertising Device (Wall Sign). This is for the Art Gallery and the sign is an LED sign.	208 and 220 Quay Street, Rockhampton City	Delegation
D/62-2018 – Operational Works for Advertising Device (above awning sign). This is the Great Western Hotel and it is for the digital sign above the awning.	37 Stanley Street, Rockhampton City	Delegation
D/63-2018 – MCU for Extractive Industry	248 Kabra Road, Kabra	Impact assessable so may go to Committee if receive submissions
D/66-2018 – MCU for Animal Keeping (Cattery). For keeping up to 10 cats.	30 Bodero Road, Bajool	Delegation
D/ 67-2018 – ROL (two lots into two lots)	460 and 480 Norman Road, Norman Gardens	Delegation

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

CONCLUSION

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

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 Write Off Contributions (pre 2002)

This report is considered confidential in accordance with section 275(1)(g) (h), 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; AND other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

12 CONFIDENTIAL REPORTS

12.1 WRITE OFF CONTRIBUTIONS (PRE 2002)

File No: 7028

Attachments: Nil

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

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

This report is considered confidential in accordance with section 275(1)(g) (h), 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; AND other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

SUMMARY

Council is in the process of collecting outstanding infrastructure charges and contributions from 1 January 2002 onwards. Part of this process also involved reconciling amounts outstanding in Pathways. This report seeks Council approval to write off a number of outstanding contributions for development approvals pre-2002 in order to reconcile these amounts in Pathways.

13 CLOSURE OF MEETING