



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

28 MAY 2019

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 28 May 2019 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", is written over a faint, light blue circular stamp.

CHIEF EXECUTIVE OFFICER
21 May 2019

Next Meeting Date: 11.06.19

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 M D Wickerson

In Attendance:

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

3 APOLOGIES AND LEAVE OF ABSENCE

Councillor Cherie Rutherford - Leave of Absence from 27 May 2019 to 4 June 2019

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 14 May 2019

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/17-2019 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A HIGH IMPACT INDUSTRY

File No: D/17-2019

Attachments:

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

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

Author: Brandon Diplock - Planning Officer

SUMMARY

Development Application Number: D/17-2019

Applicant: Watpac Construction Pty Ltd c/- PSA Consulting (Australia) Pty Ltd

Real Property Address: Lot 1 on CP888744 and Lot 1 on RP603369, Parish of Archer

Common Property Address: 484 Lakes Creek Road, Koongal

Area of Site: 13.11 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: High Impact Industry Zone (Lakes Creek Precinct)

Planning Scheme Overlays: Biodiversity Overlay
Bushfire Hazard Overlay (Medium & Buffer)
Coastal Protection Overlay
Flood Hazard Overlay
Steep Land Overlay

Existing Development: Abattoir

Existing Approvals: D/382-2013
D/243-2014

Approval Sought: Development Permit for a Material Change of Use for High Impact Industry

Level of Assessment: Impact Assessable

Submissions: Nil

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

Infrastructure Charges Area: Charge Area 1

Application Progress:

<i>Application Lodged:</i>	<i>12 March 2019</i>
<i>Acknowledgment Notice issued:</i>	<i>14 March 2019</i>
<i>Submission period commenced:</i>	<i>5 April 2019</i>
<i>Submission period end:</i>	<i>1 May 2019</i>
<i>Government Agency Response:</i>	<i>11 March 2019</i>
<i>Last receipt of information from applicant:</i>	<i>2 May 2019</i>
<i>Statutory due determination date:</i>	<i>19 June 2019</i>

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for High Impact Industry, made by Watpac Construction Pty Ltd c/- PSA Consulting (Australia) Pty Ltd, on land located at 484 Lakes Creek Road, Koongal, described as Lot 1 on CP888744 and Lot 1 on RP603369, Parish of Archer, 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 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.3.1 Plumbing and Drainage Works; and
 - 1.3.2 Building Works:
 - (i) Building Works.
- 1.4 All Development Permits for Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building 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.

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 Study Report	6670, Rev 1	8 March 2019
Site Plan	DA-001	18 February 2019
Ground Level Plan	DA-100	18 February 2019
Floor Plan	DA-101	18 February 2019
Elevations	DA-200	18 February 2019
Sections	DA-300	18 February 2019
Sections	DA-301	18 February 2019

2.2 An electronic copy of the hydraulic / hydrological model used in the submitted Flood Study Report must be submitted to Council prior to the commencement of the use. The models are required so that Council is able to undertake a review where necessary and also to update Council's model.

2.3 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.

2.4 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 Building Works.

3.0 ACCESS WORKS

3.1 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

3.2 The proposed emergency vehicle access track must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.

4.0 PLUMBING AND DRAINAGE WORKS

4.1 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.

4.2 All internal plumbing and drainage works must be designed and constructed in accordance with the *Plumbing and Drainage Act 2002*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

4.3 The development must be connected to Council's reticulated sewerage and water networks.

4.4 Internal Plumbing and Sanitary Drainage of existing buildings must be contained within the lot it serves.

4.5 All sanitary drainage works must comply with *Australian Plumbing and Drainage Standard AS3500* Part 2 section 3 and 4 for flood affected areas.

5.0 SITE WORKS

5.1 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.

5.2 Any vegetation cleared or removed must be:

- (i) mulched on-site and utilised on-site for landscaping purposes to Council's satisfaction; or
- (ii) removed for disposal at a location approved by Council, within sixty (60) days of clearing. Any vegetation removed must not be burnt.

6.0 ENVIRONMENTAL

- 6.1 An Erosion Control and Stormwater Control Management Plan prompt 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.

7.0 ENVIRONMENTAL HEALTH

- 7.1 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"*.
- 7.2 Noise emitted from the activity must not cause an environmental nuisance.
- 7.3 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.
- 7.4 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise, light or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation.

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

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

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for High Impact Industry, made by Watpac Construction Pty Ltd c/- PSA Consulting (Australia) Pty Ltd, on land located at 484 Lakes Creek Road, Koongal, described as Lot 1 on CP888744 and Lot 1 on RP603369, Parish of Archer,, Council resolves to issue an Infrastructure Charges Notice for the amount of \$53,312.00.

BACKGROUND

The proposal is for a High Impact Industry to accommodate a new research and development facility at Tey's Rockhampton. The proposed facility will be attached to the existing chiller and marshalling area to allow a small number of carcasses to be redirected from the main line into the research and development facility to trial new equipment. The proposed facility will be designed in a manner that will enable it to become a marshalling space in the future and will adopt a two (2) phased approach as outlined below:

- **Phase 1: Processing Research and Development** – During Phase 1, companies specialising in the production of processing equipment will install the latest state-of-the-art technology for use in the production line. Processing equipment will be installed for a predetermined period of time and assessed according to a number of factors, including cost effectiveness, safety/hazard reduction, and time efficiency.
- **Phase 2: Additional Marshalling Area** – During Phase 2, the room will be used for additional marshalling space allowing greater separation of different processed animals or products before further processing.

The proposed extension has a Gross Floor Area (GFA) of 780m² (1% of total site cover) and will also feature an access ramp and large opening allowing equipment to be delivered to and from the site for testing. A replacement, internal access track is also proposed to be constructed to the north of the proposed building, across the flow path (at grade) to enable emergency vehicle access around the entire site.

The proposed development will not result in significant changes to overall operations in terms of production volumes, processing activities, staff numbers, traffic or potential environmental impacts.

SITE AND LOCALITY

The subject site is located at 484 Lakes Creek Road, Koongal on land described as Lot 1 on CP888744 and Lot 1 on RP 603369. The site is located approximately 4 kilometres east of Rockhampton's Central Business District (CBD) and maintains an area of approximately 16.525 hectares. To the north-east, the site is bound by the Central Western Railway line and the State-Controlled, Lakes Creek Road which runs parallel to the rail corridor. The nearest dwelling house (not associated with the development) is located over 200 metres to the north of the proposed facility on Mackay Street. Access to the site for the transportation of incoming and outgoing product, as well as employee access is achieved via the existing access from Lakes Creek Road. No changes to traffic or staff numbers are proposed as part of this application and, therefore, existing access arrangements will be sufficient to service the proposal.

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 – 21 March 2019

Support, subject to conditions / comments.

Public and Environmental Health Comments – 13 March 2019

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**

Not Applicable..

Development and construction

Not Applicable.

Mining and extractive resources

Not Applicable.

Tourism

Not Applicable.

3. Planning for environment and heritage**Biodiversity**

Not Applicable.

Coastal environment

Not Applicable.

Cultural heritage

Not Applicable.

Water quality

Not Applicable.

4. Planning for safety and resilience to hazards

Emissions and hazardous activities

Not Applicable.

Natural hazard, risk and resilience

Not Applicable.

5. Infrastructure

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

(i) Settlement pattern

- (1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty (20) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.

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

Complies. The proposed development is an extension to an established industrial use with a historic presence on the site. Importantly, this development satisfies strategic outcome (14) by ensuring the long-term economic viability of the operation by enabling testing of equipment to ensure the company remains globally competitive. The design of the building is consistent with the existing industrial facility on the site and is appropriately designed and located to minimise potential adverse effects on sensitive land uses.

(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 proposed development involves the addition of a new research and development facility, which is ancillary to the existing abattoir on site. While the proposed development will be constructed above the defined flood level for the site, it does span across the overland flow path which traverses the site and flows beneath several of the existing buildings. In response to this potential hazard, the proposed building will be constructed on a suspended slab, allowing for overland flows to continue beneath the new buildings. A flood study report demonstrates that the proposed development would reduce the flood levels on neighbouring properties for all events except the 39% Annual Exceedance Probability (AEP) event. It is noted that the 39% AEP event shows a 5mm increase in flood levels on the upstream neighbouring property. However, this small increase is not anticipated to create a significant or adverse impact on the neighbouring property or result in impacts on the receiving environment.

(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 existing abattoir provides employment for over 850 staff and this proposal will further strengthen the long-term viability of the operation, providing an internationally important research and development space. This will reinforce Rockhampton's identity as the beef capital of Australia.

(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.

Not Applicable. The proposal will not result in any changes to the existing transport network.

(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. There are no changes to the existing provision of infrastructure and services are proposed or required as part of this development application.

(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 continued pressure of exponential technological advancement combined with the rapid uptake of technology in the global beef processing industry means that Australian processing plants such as Tey's Rockhampton must continue to invest in and implement best practice equipment to remain globally competitive. The proposed development for a research and development facility will contribute to the long-term viability of the existing abattoir and in turn, ensure the continued 'economic prosperity' of the region. In addition, the proposed development will have international significance and will reinforce Rockhampton's identity as the beef capital of Australia.

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

High Impact Industry Zone

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

- (a) *the zone accommodates a range of industrial uses that are likely to have a higher potential for off-site impacts and includes medium impact industry uses which are integral to the operation of the primary high impact industry within the high impact industry zone;*
- (b) *uses which are more appropriately located in centres including shops, stand-alone offices, shopping centre, showrooms and retail hardware are not located in this zone;*
- (c) *sensitive land use(s) will not occur within the zone;*
- (d) *the zone does not accommodate uses which attract visitation by members of the public;*
- (e) *a limited range of non-industrial uses that are ancillary to and support industrial uses and people employed in the area are located in the zone. The scale of these uses does not compromise the role and function of existing or future planned centres and include:*
 - (i) *caretaker's accommodation and ancillary administration offices associated with industrial uses;*
 - (ii) *warehousing associated with industrial uses carried out on the same site;*
 - (iii) *small-scale food and drink outlets servicing the day-to-day needs of the industrial zone; and*
 - (iv) *uses that support the operation of industrial uses such as a service station;*
- (f) *the viability of existing and future high impact industry uses is not affected by the intrusion of incompatible uses;*
- (g) *large land holdings are provided to accommodate for large land consumptive industries;*
- (h) *development is located, designed and managed to maintain safety to people, and to avoid significant adverse effects on the natural environment;*
- (i) *development minimises adverse impacts on nearby non-industrial zoned land and sensitive land use(s) through building design, hours of operation, screening and landscaping;*
- (j) *the scale, siting and form of development, including car parking areas and landscaping contributes to a high standard of amenity;*

- (k) development maximises the use of existing transport infrastructure and has safe and practical access to all modes of transport infrastructure and facilities, including airports and seaports;*
- (l) development is designed to incorporate sustainable practices including maximising opportunities for energy efficiency, water conservation, public and active transport use;*
- (m) development is sited and designed to respond to natural landscape features and environmental constraints;*
- (n) development is connected to all infrastructure services available in the area; and*
- (o) the establishment of two (2) precincts within the zone where particular requirements are identified:*
 - (i) Lakes Creek precinct; and*
 - (ii) Parkhurst precinct.*

Lakes Creek precinct:

- (a) existing high impact industry uses continue to operate, however the further intensification of the existing high impact industry use will not occur unless it can be demonstrated that the extension will not worsen the amenity of existing or future residents in the area, and appropriate separation is maintained. To minimise any potential impacts on nearby sensitive land use(s) (such as dwelling houses and residential zones), mitigation of noise, dust, light, odour and water quality must be achieved;***

(a) offices are only established when ancillary to the primary use of the site; and

(b) no new high impact industrial land uses to be established within the precinct.

This application is considered consistent with the purpose of the Zone. The proposed development involves the construction of an ancillary research and development facility which is attached to and will complement the existing abattoir on the site. The project is not anticipated to result in significant change to overall operation in terms of production volumes, processing activities, staff numbers, traffic or potential environmental impacts. As such, the development can be undertaken with minimal amenity impact on nearby sensitive land uses as is considered to align with the overall outcomes sought for the Lakes Creek Precinct.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application: -

- High Impact Industry Zone Code;
- Access, Parking and Mobility Code;
- Stormwater Management Code;
- Waste Management Code;
- Water and Sewer Code;
- Biodiversity Overlay Code; and
- Flood Hazard Overlay Code.

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

High Impact Industry Zone Code		
Performance Outcome/s		Officer's Response
PO20	No new high impact industries are established within the Lakes Creek precinct and development involving existing industrial uses does not impact on the amenity of the nearby residential zone, rural residential zone or existing sensitive land use(s) by way of noise, dust, lighting, hours of operation or unsightly activities.	<p>The proposed development will have a GFA of approximately 784m² which represents roughly a 1% increase in site cover across the entire site.</p> <p>The proposed development will not significantly change the general operation of the abattoir and will have negligible impacts on traffic, noise, dust, odour or light emissions from the site. As such, the proposed development is not anticipated to have a significant impact on the amenity of existing sensitive land uses or the nearby residential and rural residential zones.</p>
PO21	Development is designed and oriented to reduce the potential for impacts on nearby sensitive uses.	The proposed development will not change the existing hours of operation that are currently in place at the abattoir. The research and development facility is not anticipated to generate significant noise emissions.
Biodiversity Overlay Code		
PO6	<p>Development has no adverse impacts on:</p> <ul style="list-style-type: none"> (a) native vegetation; (b) habitat; (c) ecological functions; (d) water quality; and (e) nature conservation values. 	<p>It is noted that the proposed development spans the overland flow path connecting Lakes Creek and the Fitzroy River. Recently, this overland flow path has been heavily modified and currently passes between several buildings on site which are constructed on suspended slabs.</p> <p>The proposed development will be constructed over a portion of the flow path which is a grass swale with no riparian vegetation present. The development location was determined by its requirement to be located close to the existing marshalling area and as such, no other locations on the site were deemed suitable.</p> <p>Due to the heavily modified nature of the flow path, as well as the lack of native, riparian vegetation in proximity the proposed development is not expected to have an adverse impact on ecological values, function or water quality.</p>
Flood Hazard Overlay Code		
PO4	Development does not involve the further intensification of land uses or the construction of new buildings or structures (except involving the replacement, alterations or extensions to an existing building) in order to avoid potential flood impacts on people and property.	The proposed development is to be located in suspension over an existing overland flow path connecting Lakes Creek to the Fitzroy River. As part of the application, a Flood Study Report was prepared demonstrating that the proposal will have positive impacts to the overall flood levels of the site.

		<p>In particular, the report demonstrates that the proposed development would reduce the flood levels on neighbouring properties for all events except the 39% AEP event. The 39% AEP event shows a 5mm increase in flood levels on the upstream neighbouring property (under the suspended railway line). The flood level on the upstream neighbouring property is below the level of the railway tracks and is located within the flow path. The small increase does not create an adverse impact to the neighbouring land and it is anticipated that the reduced flood levels for all other AEP events is more beneficial than the small 5mm increase in flood levels for the minor AEP event.</p> <p>It is noted that the footing and foundations of the proposed building will be designed to withstand the hydrostatic, hydrodynamic and debris impact loads associated with the flow velocities and depths affecting the new building.</p>
Stormwater Management Code		
PO4	<p>Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement.</p>	<p>It is noted that the proposed development spans the overland flow path connecting Lakes Creek and the Fitzroy River. Over recent times, this overland flow path has been heavily modified and currently passes between several buildings on site which are constructed on suspended slabs.</p> <p>The proposed development will be constructed over a portion of the flow path which is a grass swale with no riparian vegetation present. The development location was determined by its requirement to be located close to the existing marshalling area and as such, no other locations on the site were deemed suitable.</p> <p>Due to the heavily modified nature of the flow path, as well as the lack of native, riparian vegetation the proposed development is not expected to have an adverse impact on ecological values, function or water quality.</p>
PO12	<p>The development is compatible with the land use constraints of the site for:</p> <ul style="list-style-type: none"> (a) achieving stormwater design objectives; and (b) avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater. 	<p>As per existing arrangements, roof water from the proposed building will be directed to the existing overland flow path traversing the site. Due to the nature of the proposed development, it is anticipated that there is minimal risk of the release of contaminants into stormwater.</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	
High Impact Industry	All uses as per AICN 4/14 Table 2.2.1	Areas 1 and 2	59.50	per m ² of GFA			\$46,648.00
				per m ² of GFA	8.50	per m ² of impervious area	\$6,664.00
						Total	\$53,312.00
						Less credit	\$0.00
						TOTAL CHARGE	\$53,312.00

This is based on the following calculations:

- (a) A charge of \$46,648.00 for Gross Floor Area being 784 square metres (research and development facility); and
- (b) A charge of \$6,664.00 for Impervious Area being 784 square metres (roof area, hardstand areas, access, and parking areas).

Therefore, a total charge of \$53,312.00 is payable and will be reflected in an Infrastructure Charges Notice for the development.

CONSULTATION

The proposal was the subject of public notification between 5 April 2019 and 1 May 2019, as per the requirements of the *Planning Act 2016* and the Development Assessment Rules, and no properly made submissions were received.

REFERRALS

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have assessed the application under the provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

On 11 April 2019 the department provided their support subject to conditions under section 56(1)(b)(i) of the *Planning Act 2016*.

STATEMENT OF REASONS

Description of the development	The proposed development is for Material Change of Use - High Impact Industry	
Reasons for Decision	<p>a) The proposal is considered a minor expansion of an established industrial use in line with industry changes and demand.</p> <p>b) The proposal has taken into consideration surrounding sensitive receptors by ensuring that operations avoid significant adverse impacts to neighbouring properties and the natural environment.</p> <p>c) The proposal will contribute to the long-term viability of the existing abattoir and, ensure the continued 'economic prosperity' of the region.</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"> • High Impact Industry Zone Code; • Access, Parking and Mobility Code; • Stormwater Management Code; • Waste Management Code; • Water and Sewer Code; • Biodiversity Overlay Code; and • Flood Hazard Overlay Code. 	
Compliance with assessment benchmarks	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	High Impact Industry Zone Code	The proposed development will have a Gross Floor Area (GFA) of approximately 784m ² which represents roughly a 1% increase in site cover across the entire site.

		<p>The proposed development will not significantly change the general operation of the abattoir and will have negligible impacts on traffic, noise, dust, odour or light emissions from the site. As such, the proposed development is not anticipated to have a significant impact on the amenity of existing sensitive land uses or the nearby residential and rural residential zones.</p>
	Biodiversity Overlay Code	<p>It is noted that the proposed development spans the overland flow path connecting Lakes Creek and the Fitzroy River. Over recent times, this overland flow path has been heavily modified and currently passes between several buildings on site which are constructed on suspended slabs.</p> <p>The proposed development will be constructed over a portion of the flow path which is a grass swale with no riparian vegetation present. The development location was determined by its requirement to be located close to the existing marshalling area and as such, no other locations on the site were deemed suitable.</p> <p>Due to the already heavily modified nature of the flow path, as well as the lack of native, riparian vegetation the proposed development is not expected to have an adverse impact on ecological values, function or water quality.</p>
	Flood Hazard Overlay Code	<p>The proposed development is to be located in suspension over an existing overland flow path connecting Lakes Creek to the Fitzroy River. As part of the application, a Flood Study Report was prepared demonstrating that the proposal will have positive impacts to the overall flood levels of the site.</p> <p>In particular, the report demonstrates that the proposed development would reduce the flood levels on neighbouring properties for all events except the 39% AEP event. The 39% AEP event shows a 5mm increase in flood levels on the upstream neighbouring property (under the suspended railway line). The flood level on the upstream neighbouring property is below the level of the railway tracks and is located within the flow path.</p>

		<p>The small increase does not create an adverse impact to the neighbouring land and it is anticipated that the reduced flood levels for all other AEP events is more beneficial than the small 5mm increase in flood levels for the minor AEP event.</p> <p>It is noted that the footing and foundations of the proposed building will be designed to withstand the hydrostatic, hydrodynamic and debris impact loads associated with the flow velocities and depths affecting the new building.</p>
	Stormwater Management Code	<p>The proposed development will be constructed over a portion of the flow path which is a grass swale with no riparian vegetation present. The development location was determined by its requirement to be located close to the existing marshalling area and as such, no other locations on the site were deemed suitable.</p> <p>Due to the already heavily modified nature of the flow path, as well as the lack of native, riparian vegetation the proposed development is not expected to have an adverse impact on ecological values, function or water quality.</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 proposal is generally consistent with the intent of the High Impact Industry Zone. As such, it is recommended that the proposal for a High Impact Industry can be supported subject to the conditions outlined in the assessment report.

**D/17-2019 - DEVELOPMENT
APPLICATION FOR A
MATERIAL CHANGE OF USE
FOR A HIGH IMPACT INDUSTRY**

Locality Plan

Meeting Date: 28 May 2019

Attachment No: 1

D/17-2019 - Locality Plan



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**D/17-2019 - DEVELOPMENT
APPLICATION FOR A
MATERIAL CHANGE OF USE
FOR A HIGH IMPACT INDUSTRY**

Site Plan

Meeting Date: 28 May 2019

Attachment No: 2



1901 DA-001 DATE - 18/02/19

STUDIO
arkitecture
199 WATERWORKS RD ASHGROVE 4060
E myw.ark@bigpond.com T 07 3366 8983

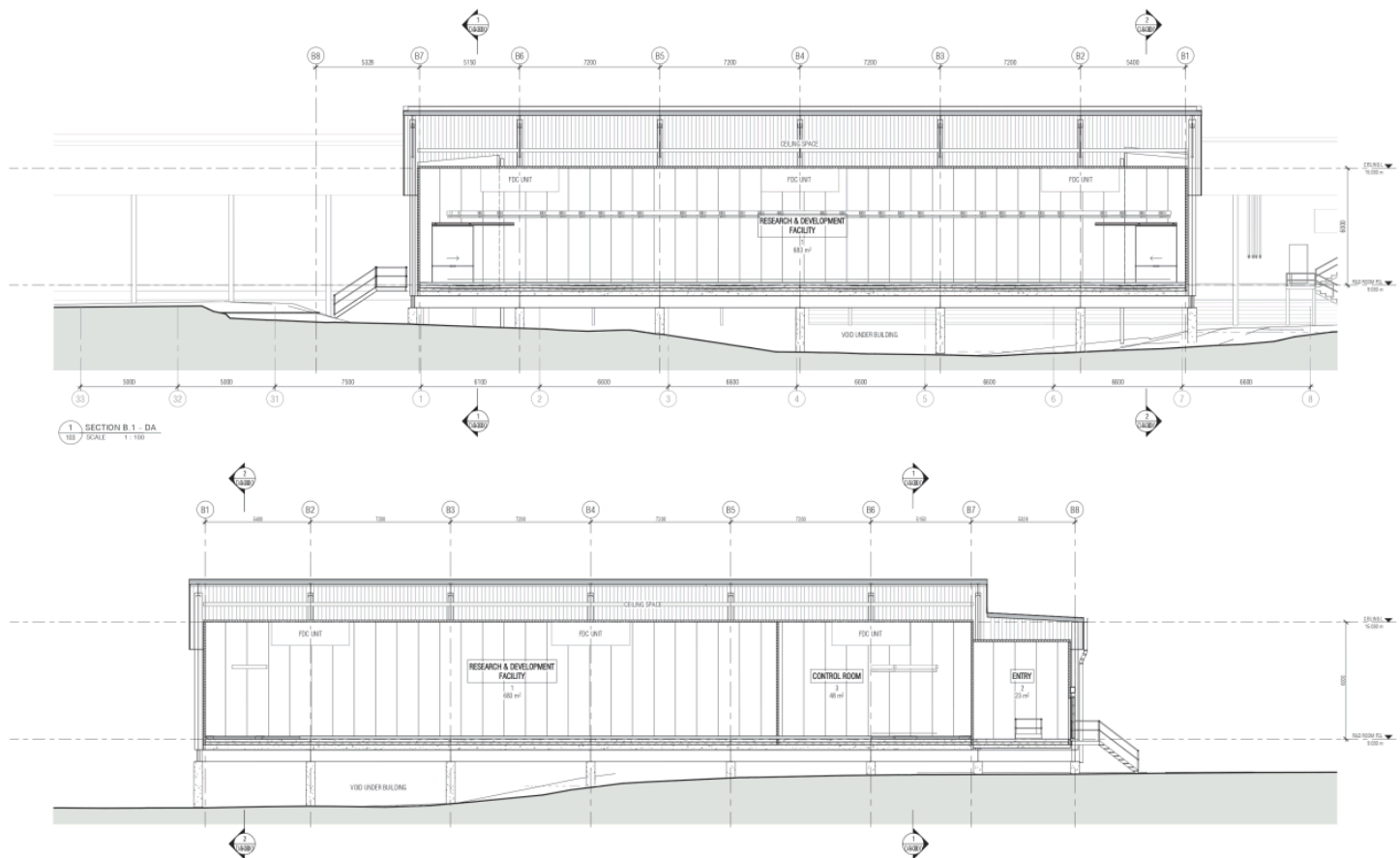
TEYS ROCKHAMPTON INDUSTRY R&D FACILITY

**D/17-2019 - DEVELOPMENT
APPLICATION FOR A
MATERIAL CHANGE OF USE
FOR A HIGH IMPACT INDUSTRY**

Elevation Plan

Meeting Date: 28 May 2019

Attachment No: 3



WATPAC
CONSTRUCTION
Level 1, 12 Commercial Rd, Newcastle Qld 4006
Phone : (07) 3251 6300

SECTIONS

1901 DA-301 DATE - 18/02/19

studio arkitecture
199 WATERWORKS RD ASHGROVE 4060
E mw.ark@bigpond.com T 07 3366 8983

TEYS ROCKHAMPTON INDUSTRY R&D FACILITY

8.2 DECISIONS UNDER DELEGATION - APRIL 2019

File No: 7028

Attachments: Nil

Authorising Officer: Steven Gatt - Acting General Manager Community Services
Colleen Worthy - General Manager Community Services

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

This report outlines the properly made development applications received in April 2019 and whether they will be decided under delegation or decided by Council.

OFFICER'S RECOMMENDATION

THAT this report into the applications lodged in April 2019 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 April 2019. They will be decided in the following manner:

Application type	Applicant	Address	Decision
D/25-2019 – MCU for Service Station	Aurizon Property Pty Ltd	715 Capricorn Highway, Gracemere	Delegation
D/26-2019 – MCU for Medium Impact Industry (Spray Booth)	Manuplex Pty Ltd	86 and 94A Hollingsworth Street, Kawana	Impact assessable so may go to Committee if there are submissions.
D/29-2019 – Operational Works for Road Works, Earthworks and Prescribed Tidal Works. There are no primary approvals.	Department of Transport and Main Roads	249-253 and 254 Lakes Creek Road, Berserker, Lot 345 Railway Line, The Common, 250 Williamson Street, Koongal	Delegation
D/30-2019 – MCU for Residential Care Facility, Retirement Facility and Community Use	Rockhampton Benevolent Homes Society Inc	60 West Street, The Range	Impact assessable so may go to Committee if there are submissions.
D/31-2019 – Building Works Assessable Against the Planning Scheme for New Change Room and Club House	Rockhampton Brothers Senior Rugby League	4 Graeme Acton Way	Delegation

Application type	Applicant	Address	Decision
D/32-2019 – Operational Works for Road Work, Stormwater, Drainage Work, Sewage Infrastructure. The primary approval is for MCU for Low Impact Industry and Operational Works for Advertising Devices (Tyre store)	Statewide Property Group Pty Ltd	6/235-239 Musgrave Street, Berserker	Delegation
D/33-2019 – Operational Works for Roadworks, Access Works, Stormwater Works, Earthworks and Water Infrastructure. The primary approval is for Community Use and Operational Works for an Advertising Device.	Rockhampton Regional Council	208 and 220 Quay Street, Rockhampton	Delegation
D/34-2019 - ROL (two lots into two lots)	A M White	20 Cavell Street, Wandal	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 April 2019 and the manner in which they will be decided.

8.3 MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - APRIL 2019**File No:** 1464**Attachments:** 1. Monthly Operations Report for Planning & Regulatory Services - April 2019 [1](#)**Authorising Officer:** Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Acting General Manager Community Services

SUMMARY

The Monthly Operations Report for the Planning & Regulatory Services Section for April 2019 is presented for Councillors information.

OFFICER'S RECOMMENDATION

THAT the Planning & Regulatory Services Monthly Operations Report for April 2019 be 'received'.

COMMENTARY

The monthly operations report for Planning & Regulatory Services is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2019/2020 Operational Plan Key Performance Indicators.

MONTHLY OPERATIONS REPORT FOR PLANNING & REGULATORY SERVICES - APRIL 2019

Monthly Operations Report for Planning & Regulatory Services - April 2019

Meeting Date: 28 May 2019

Attachment No: 1

MONTHLY OPERATIONS REPORT

PLANNING & REGULATORY SERVICES

PERIOD ENDED APRIL 2019



1. Operational Summary

Local Laws

Systematic Inspection Program – Gracemere

The Systematic Inspection Program continued during the month of April with property inspections undertaken in the locality of Gracemere to monitor compliance with the *Animal Management (Cats and Dogs) Act 2008*, *Rockhampton Regional Council Local Law 1 (Administration) 2011* and *Rockhampton Regional Council Local Law 2 (Animal Management) 2011* in relation to the keeping of dogs.

Program statistics for the month of April are shown below:

Statistics - 1 April to 30 April 2019	Total
No. of properties within Gracemere	4707
No. of dogs currently registered in Gracemere	3261
No. of Premises Attended	998
No. of Properties with Dogs	513
No. of Properties with No Dogs	485
No. of Properties already Registered	268
No. of Fully Compliant Premises	206
No. of Compliance Notices	30
No. of Visit Advice's Issued	487
No. Dogs Impounded	2
No. of PIN's issued	4

Officer Training

Local Laws Officers attended "*Deliver Responsible Pet Ownership Education in Schools*" training. This training was delivered by Peak Services and focused on gaining the skills to interact and engage with students of all ages regarding responsible pet ownership and safety around pets. This training is part of the Local Law Officers preparations ahead of launching the national curriculum linked school pet safety program and responsible pet ownership community education programme.

Development Engineering

The Capricorn Municipal Development Guidelines Governance Strategy was presented to Council and endorsed. This satisfies item 1.1.3.2 of the Operational Plan and the document can now be signed by Rockhampton Regional Council.

Work continues on the Stormwater Management Plan for The Gardens Estate and the potential benefits for the surrounding catchment with the introduction of a large stormwater pipe being constructed down Cheney Street discharging into Moores Creek.

Development Assessment

During the month online lodgements for the following Development application types went live;

- Building Works Assessable against the Planning Scheme
- Material Change of Use
- Reconfiguring of a Lot
- Operational Works

Health & Environment

Pest Management Officers hosted the Wild Dog advisory meeting during the month and have set upcoming baiting dates.

Pest Management Officers also attended the Stanwell Power Station and neighbours meet and greet at Kalapa Hall, where Officers answered a number of general chemical enquiries in regard to property biosecurity. Officers also attended and presented at CPMG peri-urban day at Alton downs Hall.

Pest Management Officers have set up trail cameras in Fraser Park to monitor pig activity in the area. Some non-disturbed areas have been cordoned off by electric fencing to help protect works.

Food Business and Personal Appearance Services renewals were sent out in April, along with the annual newsletter. Personal Appearance Renewals are due on the 30 May and Food Business Licences are due on 30 June.

Three Environmental Health Officers attended EHA CQ Regional conference in Gympie. The conference covered a variety of different Environmental Health topics and included updates from several State departments.

Building, Plumbing & Compliance

During the month online lodgements for the following building application types went live. Positive feedback has been received from private certifying business with improved efficiencies and time and cost savings being seen.

- Referral Agency (QDC siting requirements)
- Private Certifier – Building Approval Decision Notice Lodgement

Building inspectors have begun trialling onsite inspections with mobile devices.

2. Customer Service Requests

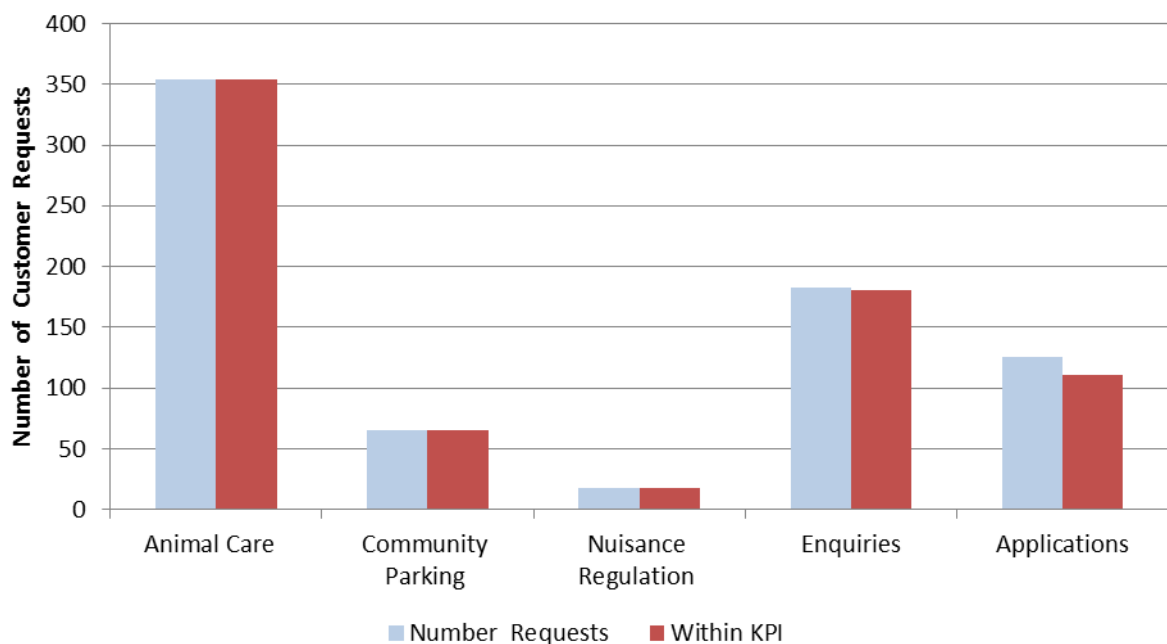
The Planning and Regulatory Services section has received in the vicinity of 4,151 customer requests from January 2019 to date. Of these, 3,552 have been completed giving an average completion rate of 85% across the spectrum of operations.

Local Laws

- The Local Laws unit received 827 requests in April resolving 432 requests during the period.
- Response times for completing customer requests in this reporting period of April 2019 are within the set timeframes for our KPIs.
- 196 wandering and restrained for collection customer requests were received during the month with 121 of these resolved.

Graph 2.1

Initial Customer Request KPI Performance April 2019

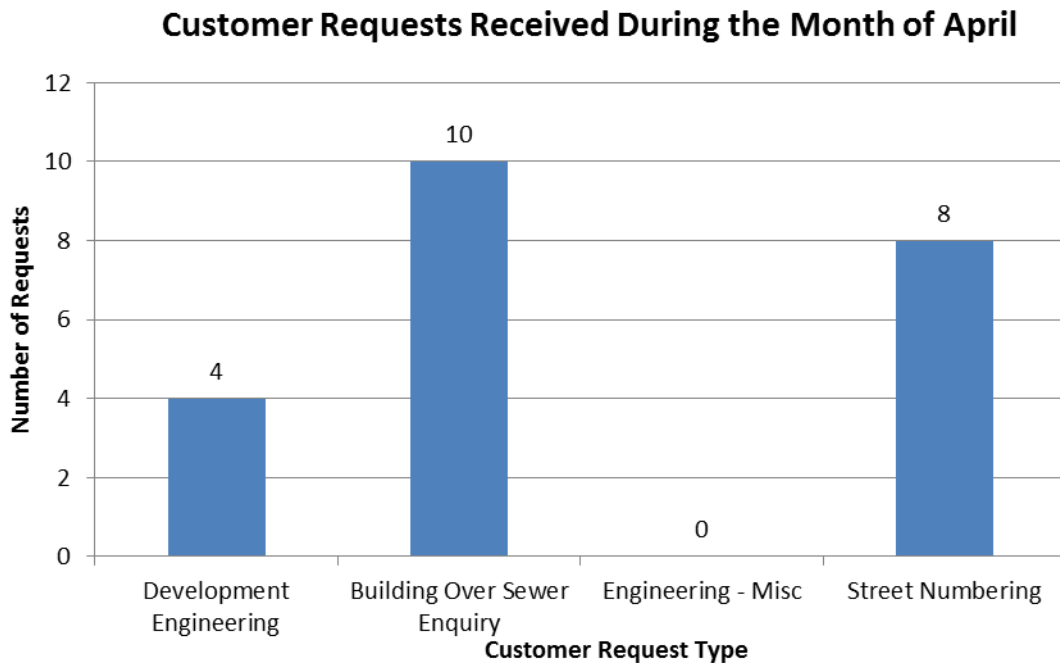


Development Engineering (DEU)

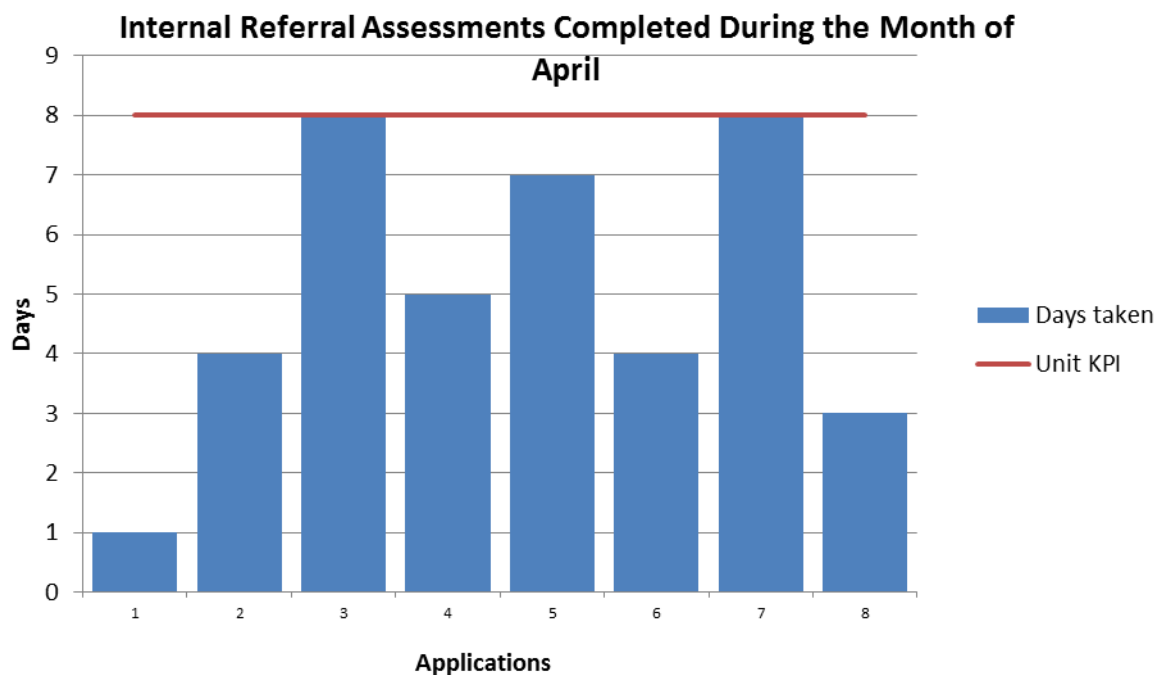
Response times for completing customer requests in this reporting period for April 2019 are within the set timeframes.

The number of development applications referred to DEU for the period of April was 8. The unit's KPI for completing the assessment of applications is 90% within 8 business days of receiving the application. All of the applications were responded to within the 8 business days. For the month of April.

Graph 2.2



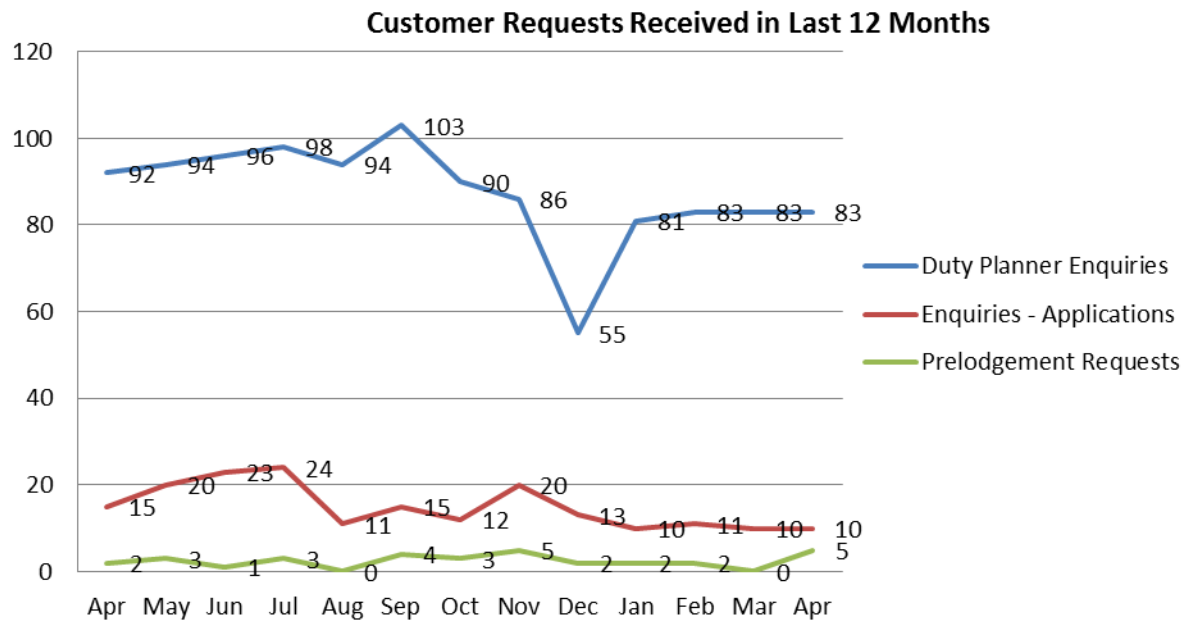
Graph 2.3



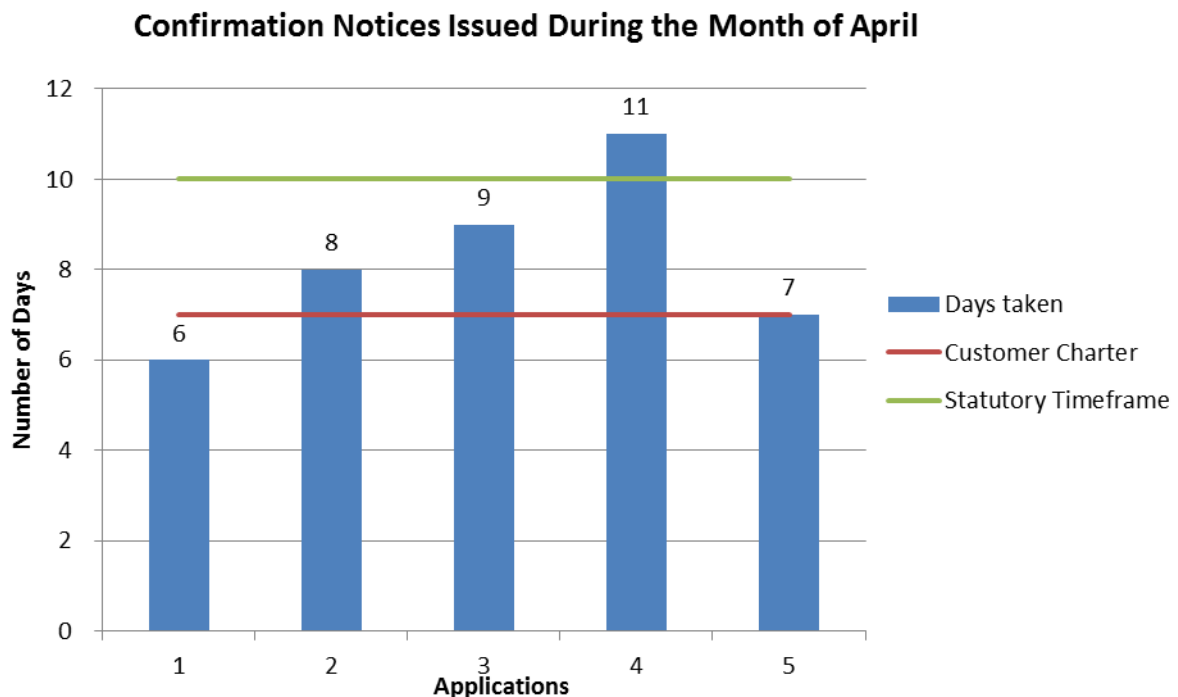
Development Assessment

The Development Assessment Unit had 93 customer requests for April. All of these requests were completed in April. Response times for completing customer requests in this reporting period are within the set timeframes.

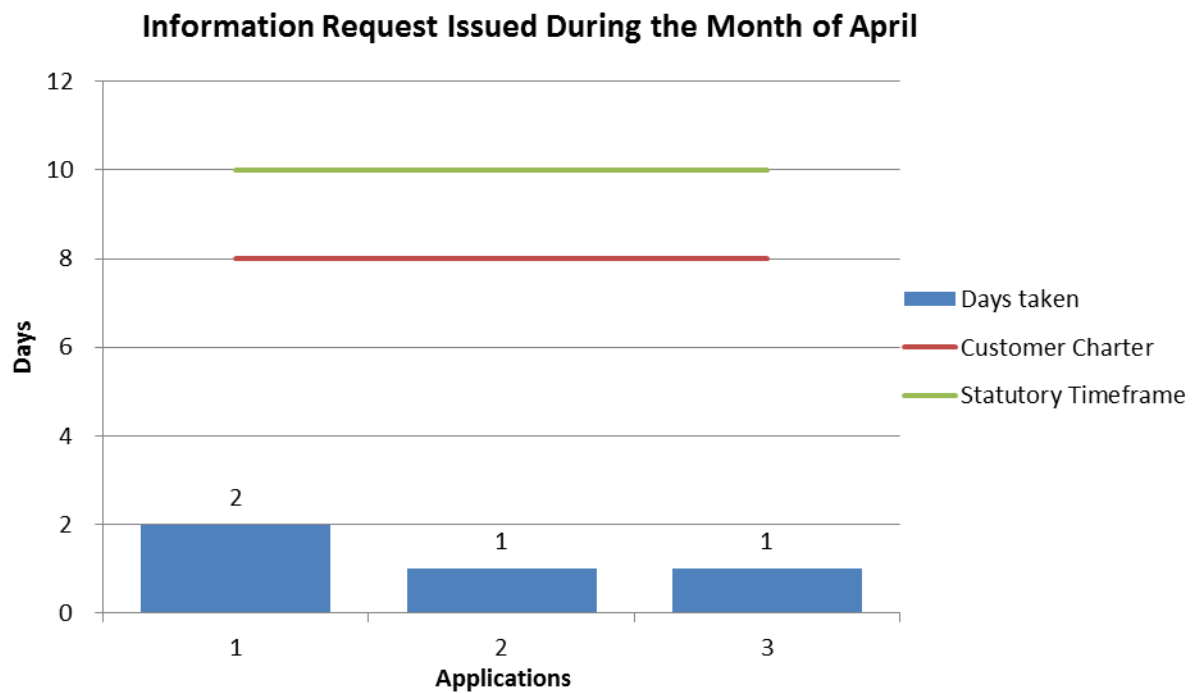
Graph 2.4



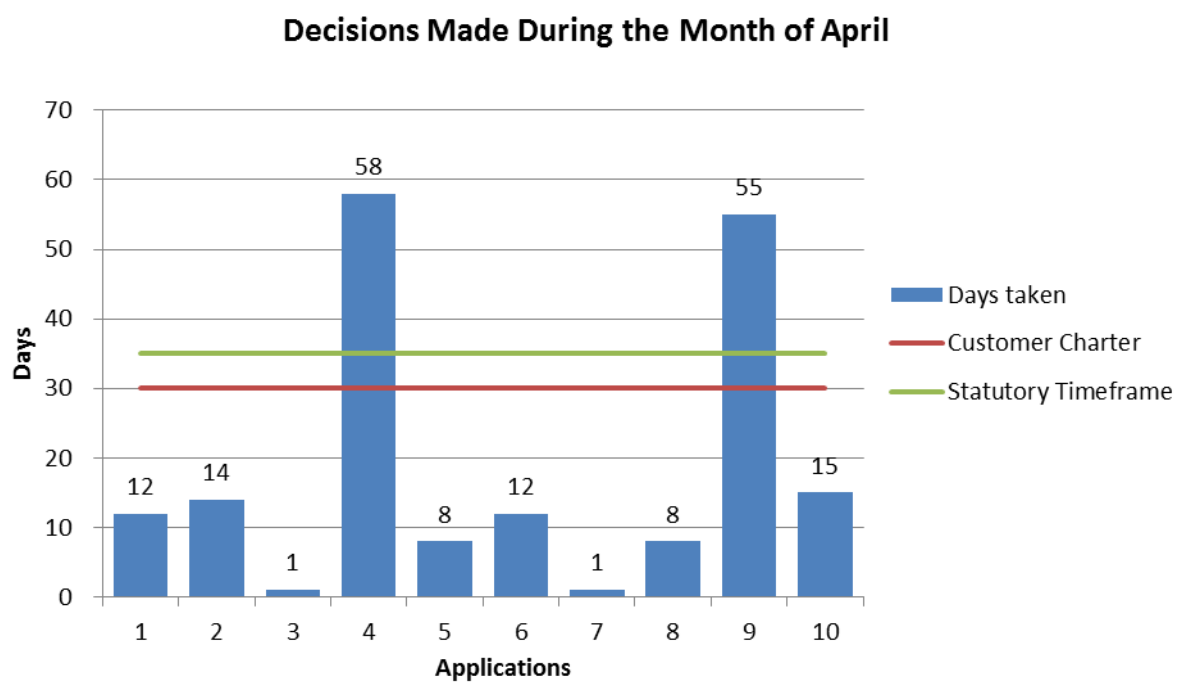
Graph 2.5



Graph 2.6



Graph 2.7

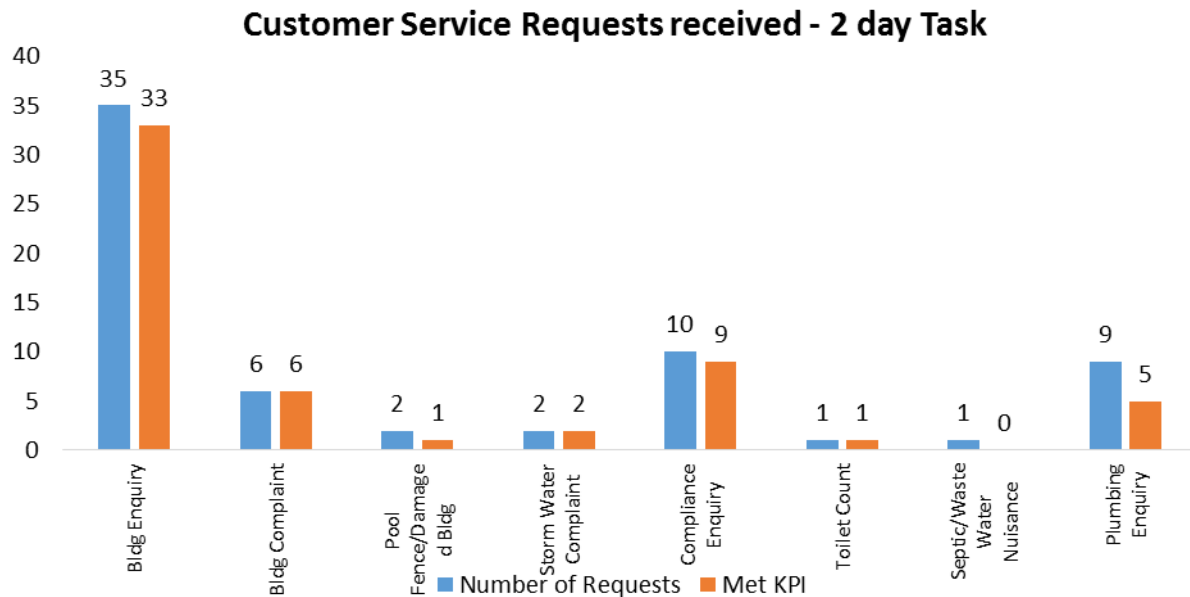


Both applications number 4 and 9 were extended in accordance with the *Planning Act* and were required for the applicant to provide further information for the application to be decided after their initial information request periods.

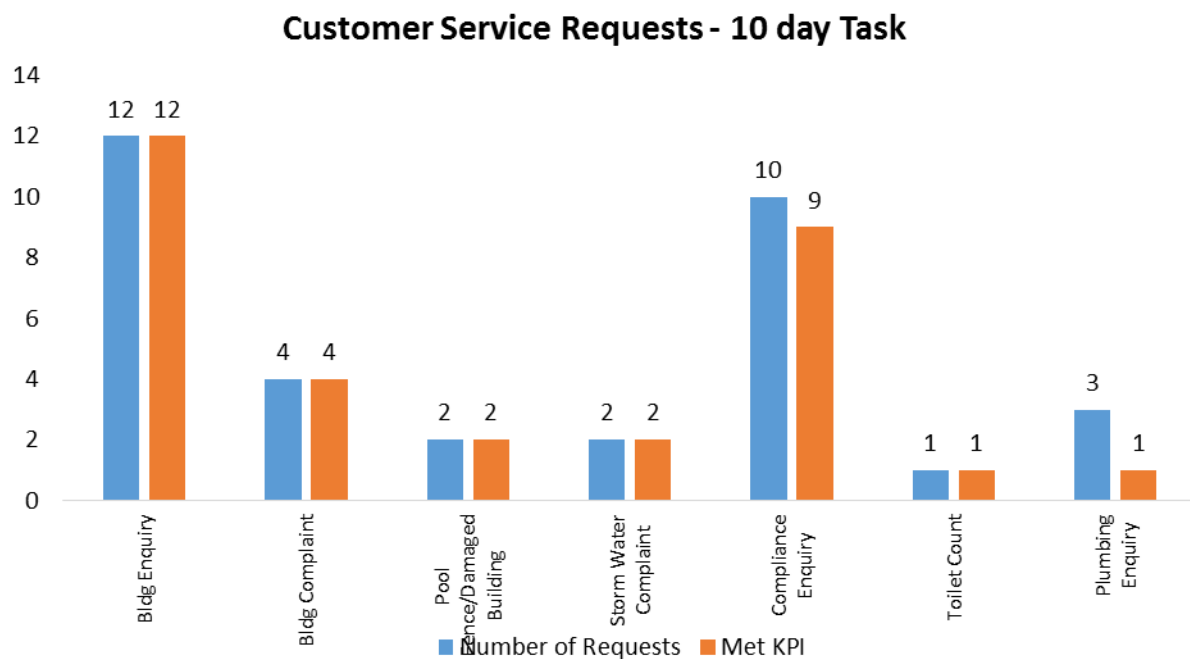
Building, Plumbing & Compliance

The unit received a total of 98 customer requests for the month of April and completed 76%. Overall the customer service targets were met.

Graph 2.8



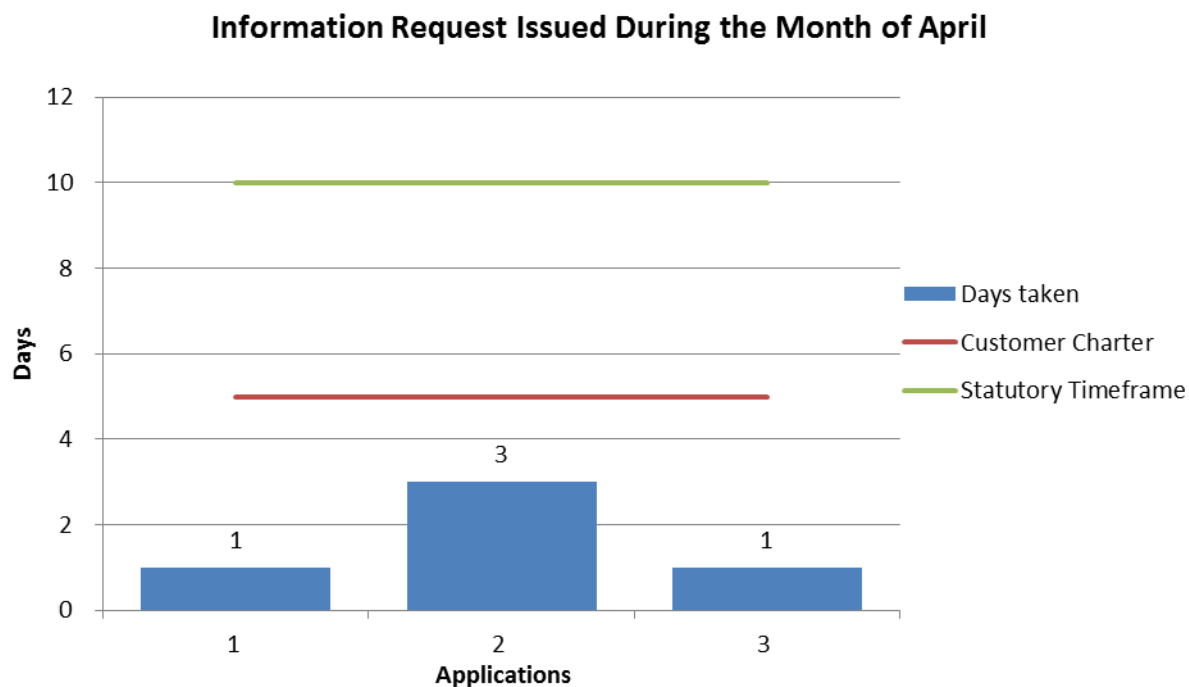
Graph 2.9



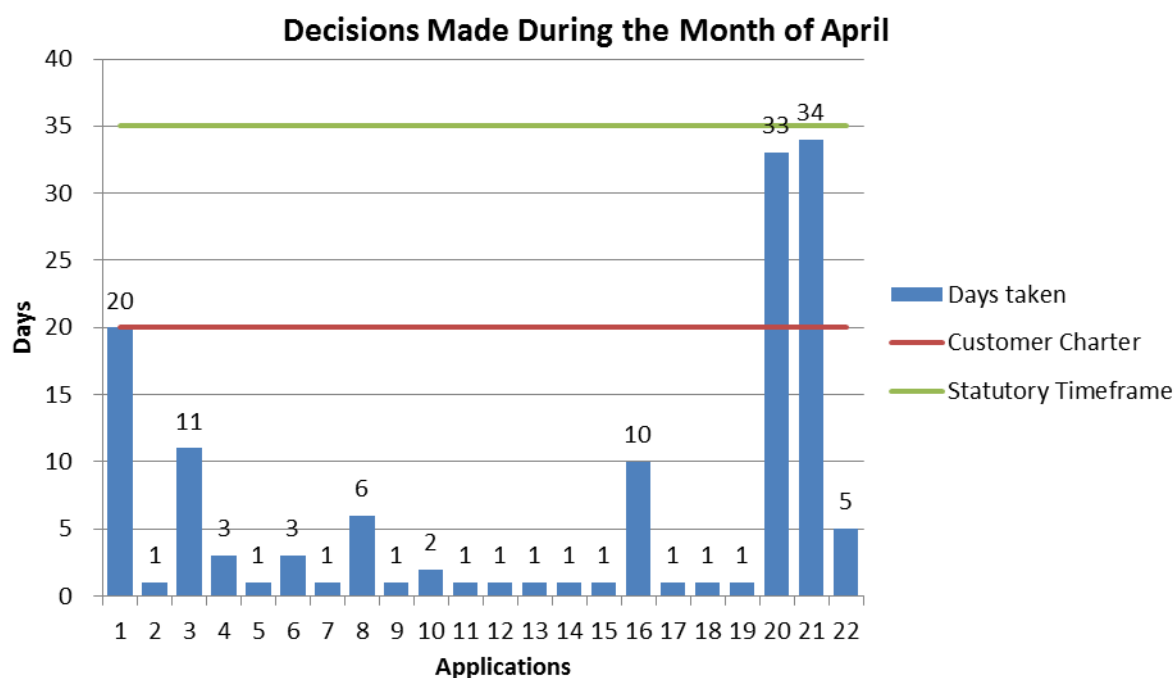
Building Applications

All of the building application information requests and decision notices were issued within statutory time frames and were generally issued within the customer charter targets.

Graph 2.10

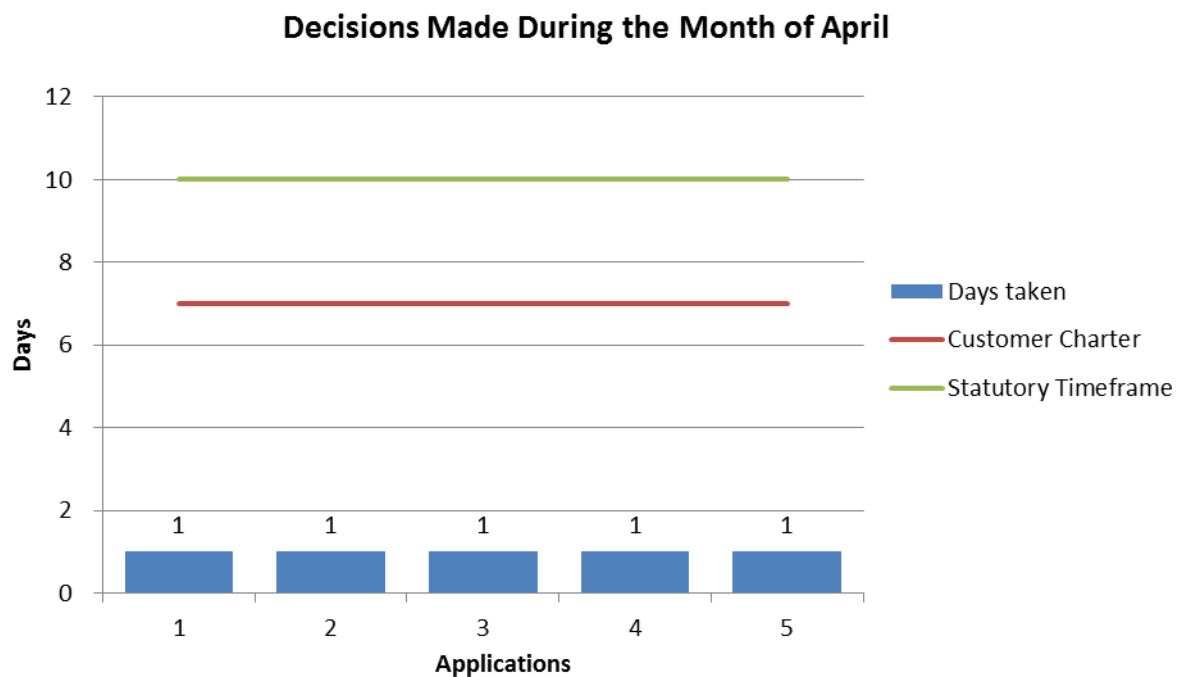


Graph 2.11



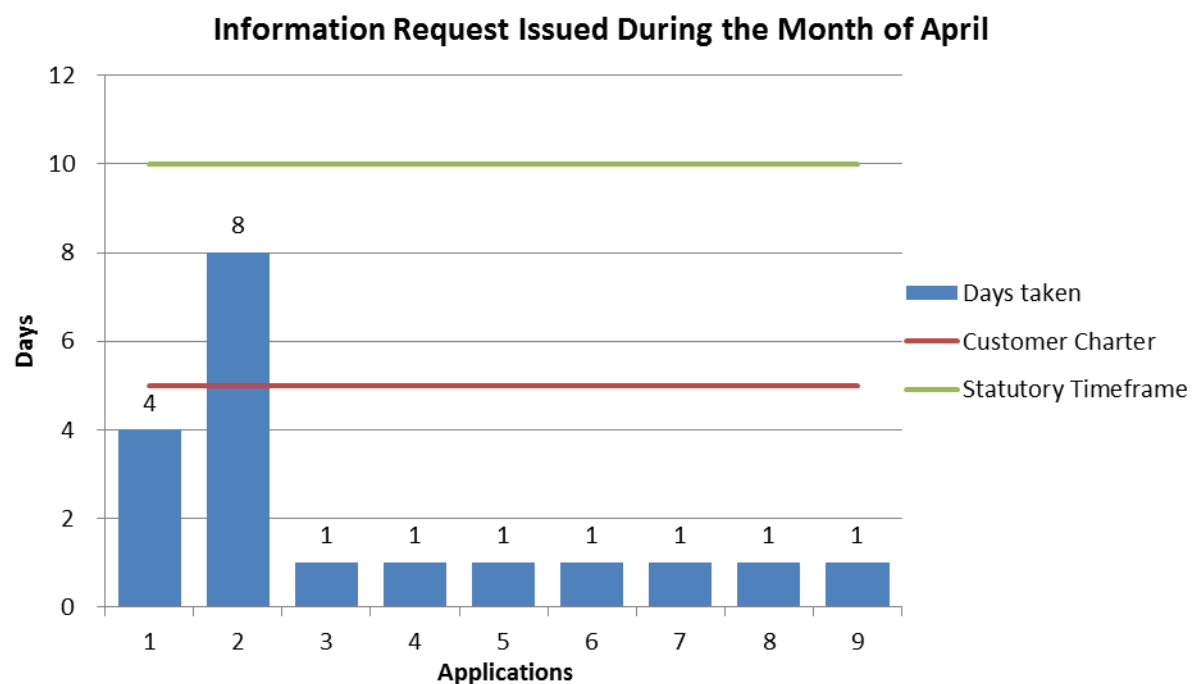
Referral Agency Applications

Graph 2.12

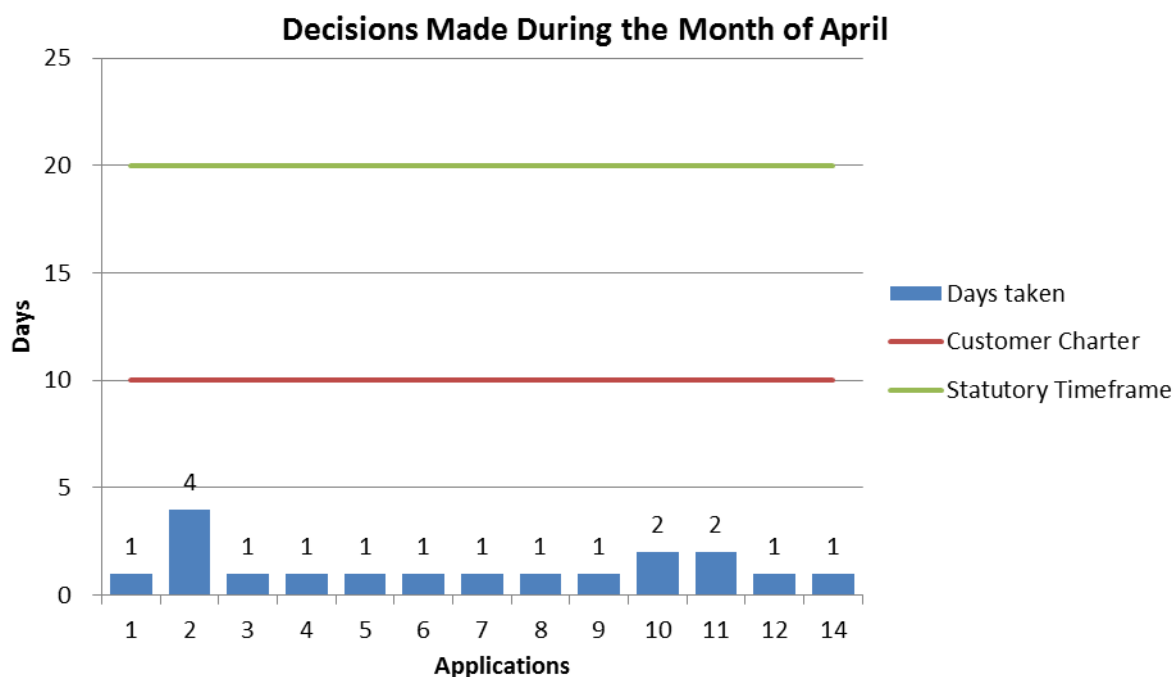
Plumbing Applications

All plumbing application information requests and decision notices were issued within statutory time frames and were generally issued within the customer charter targets.

Graph 2.13



Graph 2.14

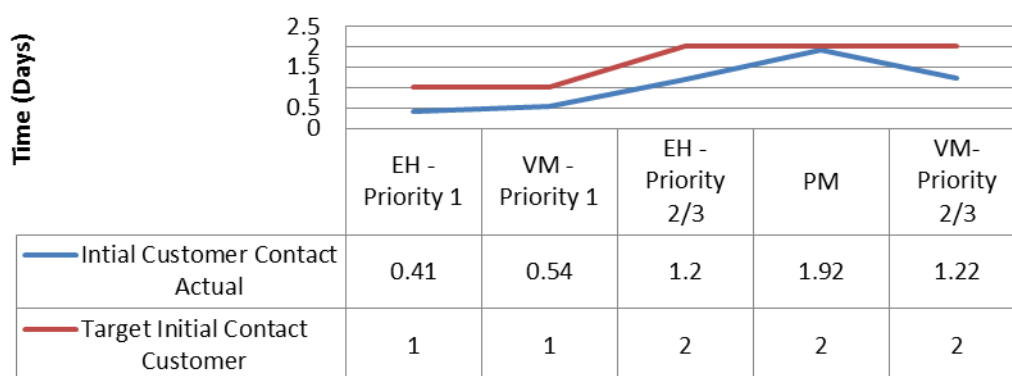


Health & Environment

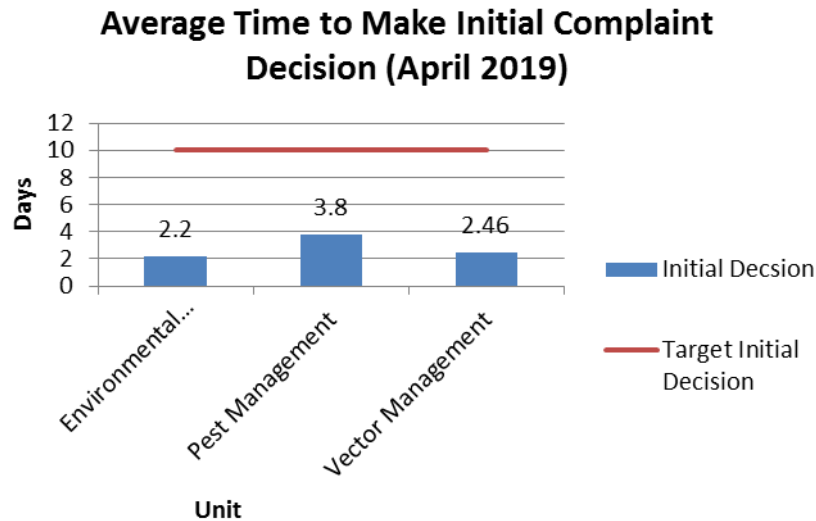
The Health and Environment units responded to 84 requests during April, all were completed within the customer service timeframes. The most common requests received were for food enquiries, pest plant complaints and misting requests. April saw an influx in the number of requests received by the Vector unit in relation to ants on Council land.

Graph 2.13

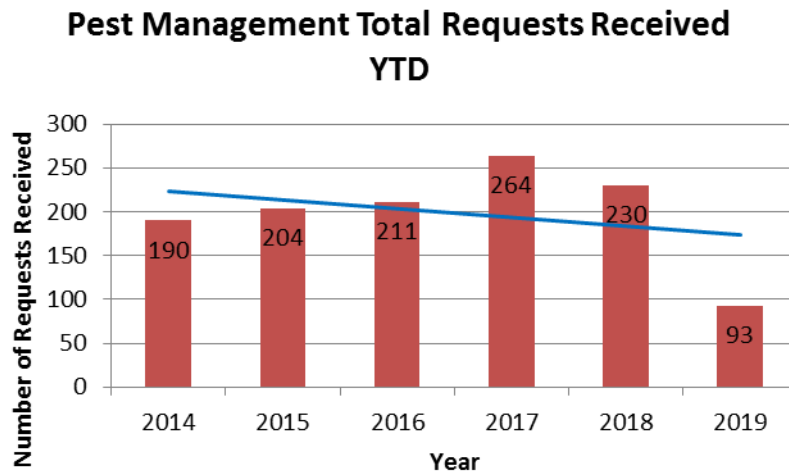
Average Time to Contact Customer - All Enquiries and Complaints (April 2019)



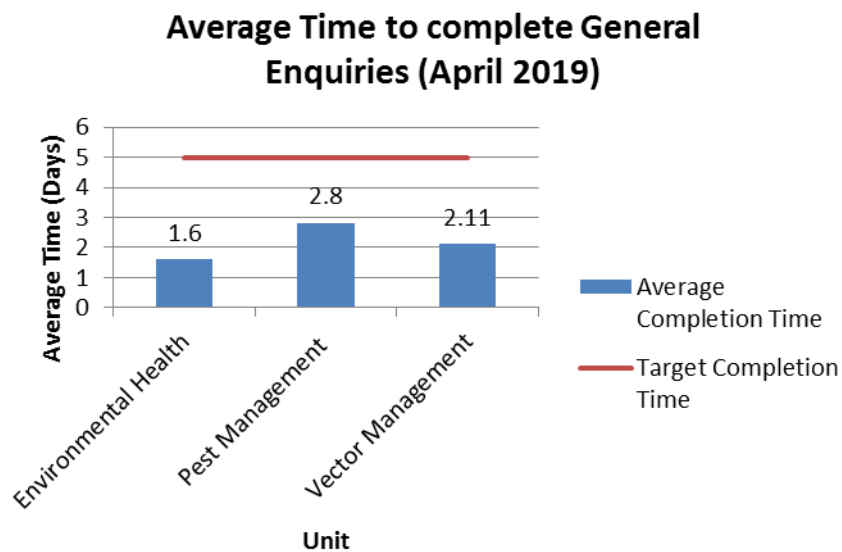
Graph 2.14



Graph 2.15







Graph 2.16



3. Operational Projects

As at period ended April 2019 – 83% of year elapsed.

Project	Planned Start Date	Planned End Date	On Track	Comment	Budget Estimate	YTD actual (incl committals)
Local Laws						
<i>Issuing of Dog Registration Renewals</i>	<i>Jun 18</i>	<i>Sept 19</i>		<i>In progress.</i>	<i>\$20,000</i>	<i>\$16,341.99</i>
<i>Approved Inspection Program</i>	<i>May 19</i>	<i>Jun 19</i>		<i>In progress.</i>	<i>Operational</i>	<i>Within Budget</i>
Development Engineering						
Capricorn Municipal Development Guideline - Governance Strategy Document	<i>Commenced</i>	<i>Jun 19</i>		<i>Complete.</i>	<i>Operational</i>	<i>Within Budget</i>
Building, Plumbing & Compliance						
Mobile Inspections	<i>Commenced</i>	<i>To be determined</i>		<i>In progress.</i>	<i>Operational</i>	<i>Within Budget</i>

4. Budget

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



As At End Of April

Report Run: 07-May-2019 08:28:20 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906

	Adopted Budget FULL YR	Revised Budget	YTD Actual	EOM Commitments	Commit + Actual	Variance
	\$	\$	\$	\$	\$	%
<u>Development Engineering</u>						
Revenues	(2,624)	(2,624)	(508)	0	(508)	19%
Expenses	1,108,422	1,108,422	876,924	23,195	900,118	81%
Transfer / Overhead Allocation	(448,589)	(448,589)	(365,617)	0	(365,617)	82%
Total Unit: Development Engineering	657,209	657,209	510,799	23,195	533,994	81%
<u>Development Assessment</u>						
Revenues	(861,928)	(730,061)	(407,556)	0	(407,556)	56%
Expenses	1,533,026	1,613,026	1,362,143	43,718	1,405,861	87%
Transfer / Overhead Allocation	31,212	31,212	(38,421)	0	(38,421)	-123%
Total Unit: Development Assessment	702,310	914,177	916,166	43,718	959,884	105%
<u>Building, Plumbing and Compliance</u>						
Revenues	(747,266)	(747,266)	(416,775)	0	(416,775)	56%
Expenses	1,359,712	1,359,712	952,232	3,177	955,409	70%
Transfer / Overhead Allocation	(106,419)	(106,419)	(99,352)	0	(99,352)	93%
Total Unit: Building, Plumbing and Compliance	506,027	506,027	436,106	3,177	439,283	87%
<u>Health & Environment</u>						
Revenues	(192,052)	(192,052)	(101,976)	0	(101,976)	53%
Expenses	2,611,869	2,611,869	1,689,400	29,560	1,718,960	66%
Transfer / Overhead Allocation	360,558	360,558	224,951	0	224,951	62%
Total Unit: Health & Environment	2,780,374	2,780,374	1,812,376	29,560	1,841,936	66%
<u>Local Laws</u>						
Revenues	(1,456,385)	(1,237,950)	(823,853)	0	(823,853)	67%
Expenses	2,784,876	2,784,876	2,204,038	138,159	2,342,197	84%
Transfer / Overhead Allocation	260,367	260,367	211,586	0	211,586	81%
Total Unit: Local Laws	1,588,858	1,807,293	1,591,771	138,159	1,729,930	96%
<u>Planning and Regulatory Services Management</u>						
Revenues	0	0	(15,480)	0	(15,480)	-
Expenses	530,958	530,958	392,651	42,371	435,022	82%
Transfer / Overhead Allocation	0	0	15	0	15	-
Total Unit: Planning and Regulatory Services Management	530,958	530,958	377,186	42,371	419,557	79%
Total Section: PLANNING AND REGULATORY SERVICES	6,765,736	7,196,038	5,644,404	280,178	5,924,582	82%
Grand Total:	6,765,736	7,196,038	5,644,404	280,178	5,924,582	82%

Comments

Development Assessment – The Development Assessment budget is not on track because of the legal expenditure, with two matters (including Kershaw Gardens) going to hearing. Revenue is also under budget.

Development Engineering – The Development Engineering Units expenditure budget is on track for 2019. The minor revenue budget is under the target however, the revenue items identified are relevant for other units and this is being rectified in the 19/20 budget package.

Local Laws – The Local Laws overall budget is on target for 2019. Some individual job numbers at the natural account level shows an over spend. This will be managed and addressed in the revised budget.

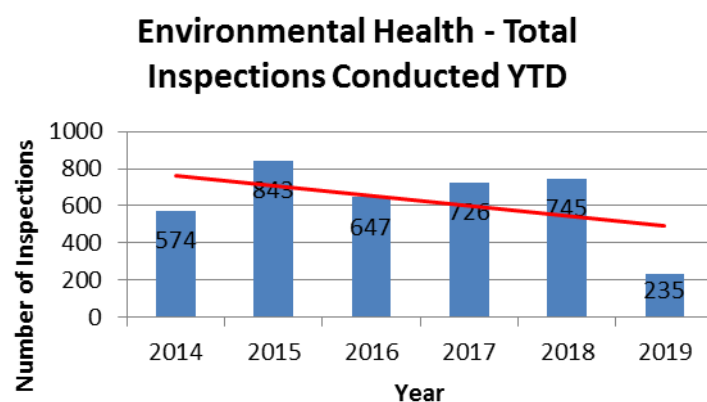
Health & Environment – The Health and Environment budget is on target for both expenditure and income. As food business and personal appearance services renewals were issued in April 2019, the majority of the remaining income will be expected to be received during May and June.

Building, Plumbing & Compliance - Expenditure budget is on track for 2019. The revenue budget is under the target however, this will not affect the sections overall budget position.

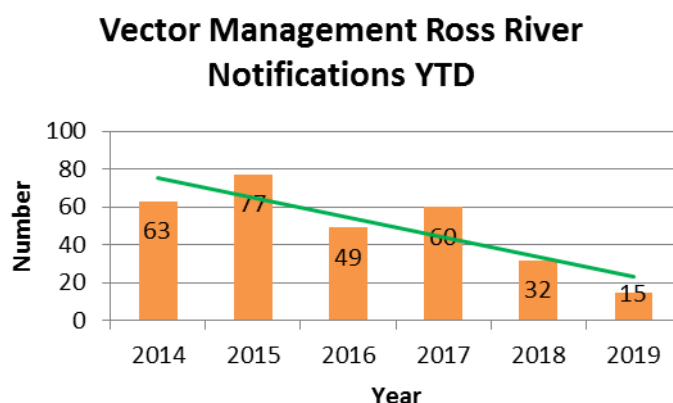
5. Section Statistics

<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Visitor/Participant Numbers</i>	<i>Comments</i>
Health and Environment			
Applications/Inspections		Apr 19	Comments
Number of Food Business Licence Applications		3	2 Approved within the month 1 under assessment
Number of Short Term Food Business Licence Applications		3	All approved
Number of Mobile Food Business Licence Applications		1	At further information stage
Total Number of Approved Food Business Licences		28	Renewals issued April - 383 awaiting return - 10 not properly made - 3 under assessment Excludes short term FBL
Number of Annual Inspections for Food Business Licences financial YTD		360	

Graph 5.1



Graph 5.2



Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Health and Environment			
Annual inspection of licensed food businesses undertaken	474 premises	65% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	11 premises	25% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	56% completed	Operational
Development Assessment			
Confirmation Notices (where required) sent out within 10 business days of applications lodged	100%	80%	Operational
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Operational
Decisions are made within timeframes required 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
Development Engineering			
Development MCU, ROL Completed in 8 days	90%	100%	Operational
Development Operational Works Completed in 8 days	90%	100%	Operational

Development Engineering

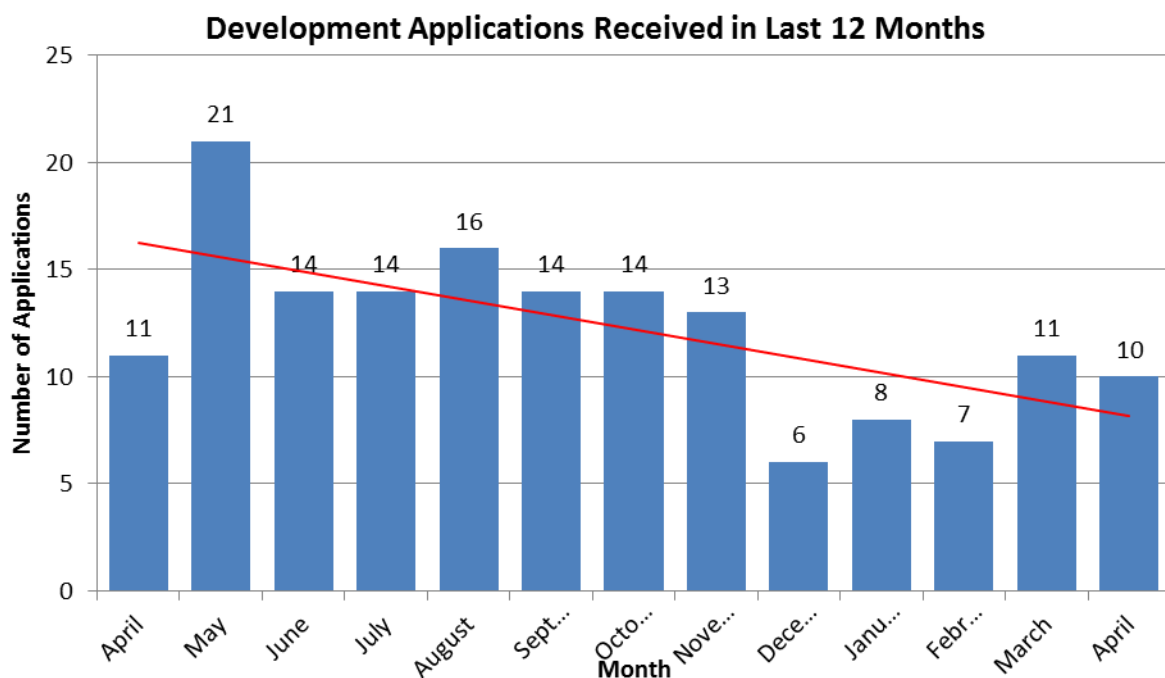
Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
MCU & ROL referrals completed	5	9	20	7	141
Op Works referral completed	12	7	8	1	146
Total Completed	17	16	28	8	287

This total includes referrals for all Operational Works, MCU/ROLs and As-constructed Plans but also responses to information requests made for applications previously submitted.

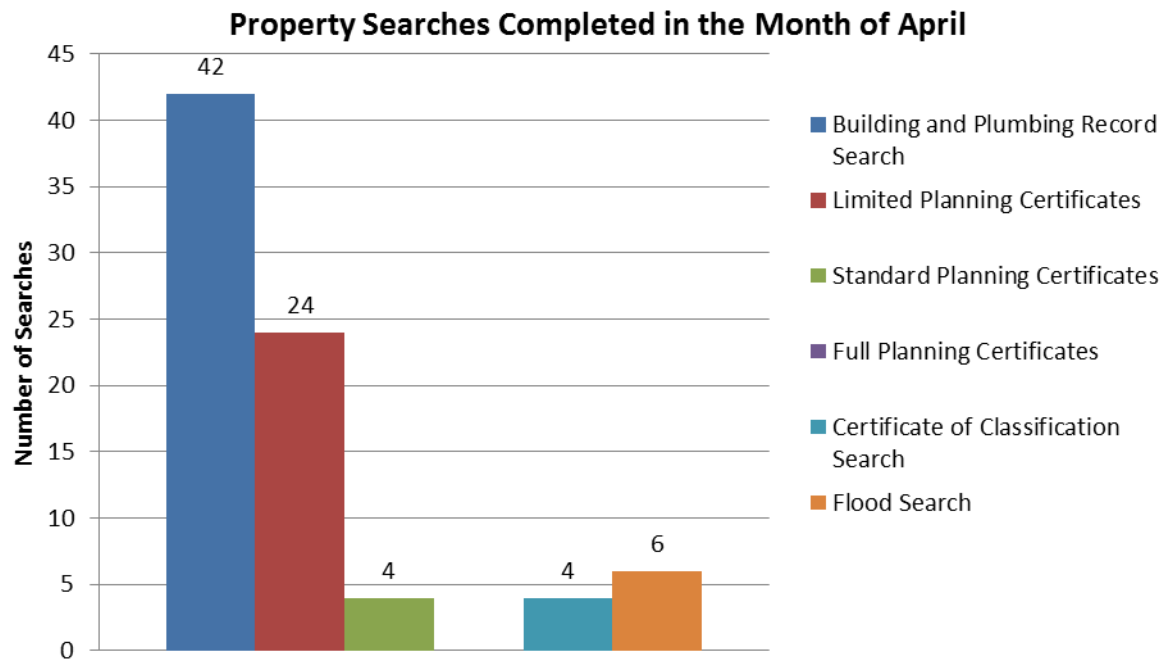
Development Assessment

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
New Applications	7	7	9	9	94
Request to Change Applications	1	0	2	0	15
Development Incentives Applications	0	0	0	1	4
Total Received	8	7	11	10	113
Total Decided	11	20	12	10	142

Graph 5.3



Graph 5.4

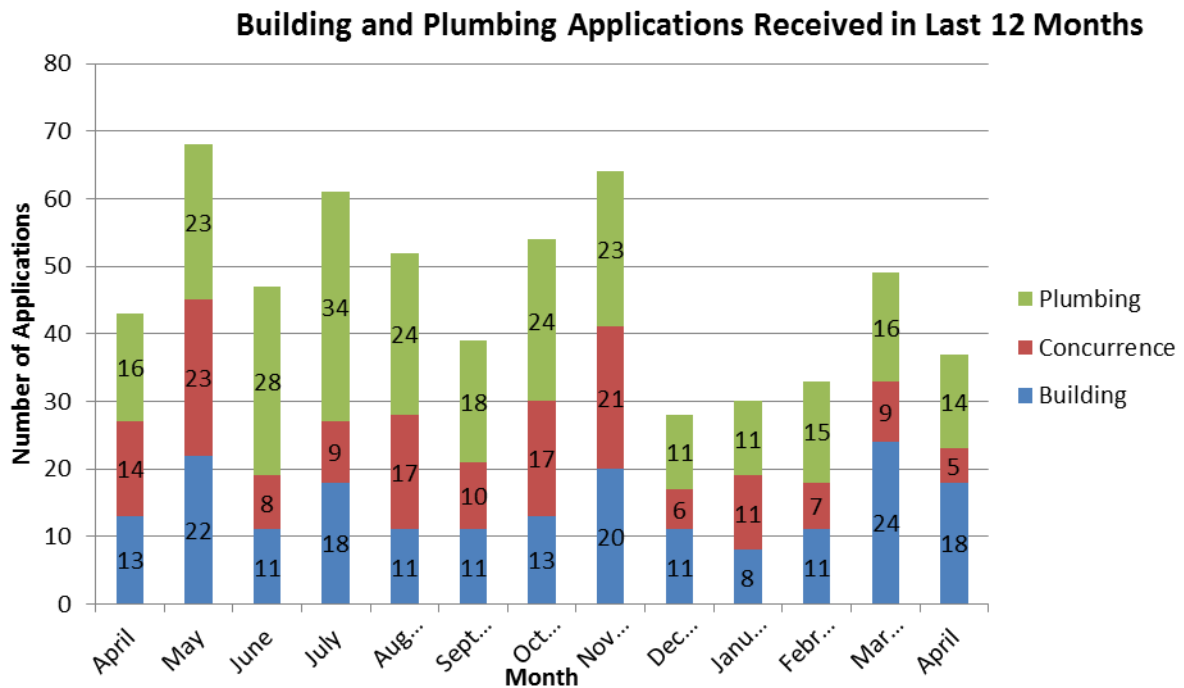
**Building, Plumbing & Compliance****Building**

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
Concurrence Applications	11	7	9	5	112
Building Works	8	11	24	18	145
Total Received	19	18	33	23	257
Total Decided	13	16	23	31	245

Plumbing

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
New Applications	11	15	16	14	192
Total Decided	11	12	19	15	186

Graph 5.5

**Local Laws*****Registered Dogs***

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
New Dogs Registered	198	391	700	1,054	3,516
Dog Registration Renewals	50	106	182	270	13,536
Total	248	497	882	1,324	17,052

Declared Dogs

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
Dangerous Dogs	0	0	0	3	18
Menacing Dogs	2	1	0	0	5
Restricted Dogs	0	0	0	0	0

Infringements Issued

Description	Jan 19	Feb 19	Mar 19	Apr 19	Financial YTD
Parking Infringements	125	149	878	338	2,863
Animal Infringements	25	29	24	8	179
Local Law Infringements	16	23	7	12	69
Total	166	192	903	358	3,111

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 CLOSURE OF MEETING