



ORDINARY MEETING

MINUTES

10 MAY 2022

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MEETING ATTACHMENTS

ANNEXURE A - Documents presented for reference to Item 10.6 and Item 10.7

**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 10 MAY 2022 COMMENCING AT 9:00AM**

1 OPENING

- 1.1 Acknowledgement of Country
- 1.2 Opening prayer delivered by Pastor Mark Chamberlain, Rockhampton Baptist Church

9:02AM Councillor Mathers attended the meeting

2 PRESENT

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor N K Fisher
Councillor S Latcham
Councillor G D Mathers
Councillor C E Smith
Councillor M D Wickerson
Councillor D Kirkland

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Ms A Cutler – General Manager Community Services
Mr P Kofod – General Manager Regional Services (via Video Link)
Mr G Bowden – Executive Manager Advance Rockhampton
Ms M Taylor – Chief Financial Officer
Mr D Morrison – Manager Office of the Mayor
Mr D Scott – Manager Planning and Regulatory Services
Ms A Brennan – Coordinator Legal and Governance
Ms K Roberts – Coordinator Property and Insurance
Mr M Mansfield – Coordinator Media and Communications (via Video Link)
Ms A O'Mara – Acting Coordinator Development Assessment
Mr M Paudyal – Senior Development Engineer
Mr W Clark – Industry Engagement Manager
Mr Z Garven – Tourism Coordinator
Ms L Leeder – Senior Committee Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 REQUEST FOR LEAVE OF ABSENCE - COUNCILLOR CHERIE RUTHERFORD

File No: 10072

COUNCIL RESOLUTION

THAT Councillor Cherie Rutherford be granted leave of absence for today's Council meeting, 10 May 2022.

Moved by: Mayor Williams

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 26 April 2022 be confirmed.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

COUNCIL RESOLUTION

THAT the minutes of the Special Meeting of 3 May 2022 be confirmed.

Moved by: Mayor Williams

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Councillor Wickerson informed the meeting:

"I hereby declare that I have a prescribed conflict of interest in **Item 10.1 - Development Incentive Concession** as the owners of Griffin Builders were financial contributors to my 2016 election campaign, and I have also done some consultancy work for this company in the past.

I will deal with this prescribed conflict of interest by leaving the room and staying away from the place where the meeting is being held when the matter is discussed and voted on."

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COUNCILLOR/DELEGATE REPORTS

Nil

10 OFFICERS' REPORTS

10.1 DEVELOPMENT INCENTIVE CONCESSION

9:06AM Councillor Wickerson, having earlier informed the meeting of a prescribed conflict of interest, left the place at which the meeting was being held, including any area for the public and stayed away while the matter was discussed and voted on.

9:06AM As a potential owner within the development Mr Zac Garven also left the meeting room.

File No: 13674

Authorising Officer: Greg Bowden - Executive Manager Advance
Rockhampton
Evan Pardon - Chief Executive Officer

Author: Kelly Doyle - PA to Executive Manager Advance
Rockhampton

SUMMARY

This report outlines a further request from the developer of a multiple dwelling, for Council to consider a change to eligibility criteria under the development incentives policy in relation to project construction commencement date.

COUNCIL RESOLUTION

THAT the Chief Executive Officer (Executive Manager Advance Rockhampton) be authorised to negotiate with the proponent of the multiple dwelling project regarding commencement and completion timeframes with continued eligibility for infrastructure charges concession. The amount payable will not exceed 50 per cent of the assessed contribution for the amended development application.

Moved by: Councillor Mathers

Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

Councillors Williams, Fisher, Mathers, Smith, Kirkland, Latcham voted in the affirmative
Councillor Wickerson did not participate in the vote

9:08AM Councillor Wickerson returned to the meeting room

9:08AM Mr Garven returned to the meeting room

9:09AM Councillor Kirkland attended the meeting

10.2 SPONSORSHIP OF FOX SUPERFLOW MTB EVENT

File No: 11715
Authorising Officer: Greg Bowden - Executive Manager Advance
Rockhampton
Author: Zac Garven - Tourism Coordinator

SUMMARY

A request for sponsorship for the Fox Superflow Mountain Bike (MTB) Event to be held at the First Turkey Mountain Bike Reserve on 9 and 10 July 2022 is presented to Council for consideration.

COUNCIL RESOLUTION

THAT Council approves the allocation of \$5,000 in funding for sponsorship of the 2022 Fox Superflow MTB Event on 9 and 10 July 2022.

Moved by: Councillor Fisher
Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

10.3 BARRAMUNDI HIGHWAY CONCEPT DEVELOPMENT PLAN

File No: 8026
Authorising Officer: Wade Clark - Industry Engagement Manager
Greg Bowden - Executive Manager Advance
Rockhampton
Author: Zac Garven - Tourism Coordinator

SUMMARY

A request for approval to progress the Barramundi Highway Concept Development Plan in partnership with Mackay Regional Council.

COUNCIL RESOLUTION

THAT Council approves:

1. The progression of the Barramundi Highway Concept Plan partnering with Mackay Regional Council; and
2. The allocation of \$20,000 in funding to execute the action plans.

Moved by: Mayor Williams
Seconded by: Councillor Wickerson
MOTION CARRIED UNANIMOUSLY

10.4 MAKING WATER WORK PROGRAM - PROGRESSION OF FITZROY FOOD BOWL PLANNING

File No: 14966
Authorising Officer: Greg Bowden - Executive Manager Advance Rockhampton
Author: Wade Clark - Industry Engagement Manager

SUMMARY

Agriculture and water are intrinsically interlinked and are two of the key focus sectors in the future economic growth of our region.

The Making Water Work Program (MWWP) framework has been created in partnership with Rockhampton Regional Council (Advance Rockhampton), the Cooperative Research Centre for Northern Australia (CRCNA) and the Queensland State Government to progress sustainable agriculture development in the region. The Fitzroy Food Bowl title was born from this initiative. The MWWP is now at a stage where detailed planning is recommended to assist agricultural precinct development namely the Fitzroy Food Bowl.

COUNCIL RESOLUTION

THAT Council approves an allocation of \$110,000 from the current Economic Development budget to be paid to the Cooperative Research Centre for Northern Australia to undertake planning for the South Yaamba agricultural precinct which forms part of the Fitzroy Food Bowl.

Moved by: Mayor Williams
Seconded by: Councillor Kirkland
MOTION CARRIED UNANIMOUSLY

10.5 QUEENSLAND BEEF CORRIDORS

File No: 4932
Authorising Officer: Greg Bowden - Executive Manager Advance
Rockhampton
Author: Wade Clark - Industry Engagement Manager

SUMMARY

This report seeks additional funding for membership of the Queensland Beef Corridor Councils initiative. This membership will assist in further advocacy efforts for road infrastructure and improvements to beef cattle transportation and connections across central and western Queensland.

COUNCIL RESOLUTION

THAT Council provides an additional financial contribution of \$1,472 plus GST to the Queensland Beef Corridor Councils Initiative.

Moved by: Mayor Williams
Seconded by: Councillor Fisher

MOTION CARRIED UNANIMOUSLY

10.6 D/30-2019 - MINOR CHANGE TO A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR RESIDENTIAL CARE FACILITY, RETIREMENT FACILITY AND COMMUNITY USE

File No: D/30-2019

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
 Jamie McCaul - Acting Manager Planning and Regulatory Services
 Alicia Cutler - General Manager Community Services

Author: Kathy McDonald - Planning Officer

SUMMARY

Development Application Number: D/30-2019

Applicant: Rockhampton Benevolent Homes Society Inc

Real Property Address: Lot 2 on CP890319 and Lot 4 SP220782

Common Property Address: 60 West Street, The Range

Area of Site: 1.35 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.1)

Planning Scheme Zone: Low Density Residential Zone

Planning Scheme Overlays: Steep Land Overlay; and
 Airport Environs Overlay

Approval Sought: Amended Decision Notice for a Development Permit for Material Change of Use for Residential Care Facility, Retirement Facility and Community Use

Referral Agency(s): Nil

Infrastructure Charges Area: Charge Area 1

COUNCIL RESOLUTION

THAT in relation to the application for a Minor Change to Development Permit for a Material Change of Use for a Residential Care Facility, Retirement Facility and Community Use, made by Rockhampton Benevolent Homes Society Inc, located at 60 West Street, The Range described as Lot 2 on CP890319 and Lot 4 SP220782, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	Minor Change to Development Permit D/30-2019 for a Material Change of Use for a Residential Care Facility, Retirement Facility and Community Use
Reasons for Decision (original approval)	a) The development contributes to the diversification of residential land uses in the zone by providing intergenerational housing options for Rockhampton's growing ageing population;

	<p>b) The subject site is located in direct proximity to critical related health care infrastructure, including the Rockhampton Base Hospital and Hillcrest Private Hospital, which will service the needs of residents residing at the premises;</p> <p>c) The design of the facility will exhibit a high degree of visual amenity by using variations in colour, materials and landscaping treatments which are complementary to the surrounding area in order to maintain the immediate residential streetscape and character;</p> <p>d) The development 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; and</p> <p>f) The development does not compromise the relevant State Planning Policy.</p>	
Assessment Benchmarks	<p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Low Density Residential Zone Code; • Access, Parking and Transport Code; • Airport Environs Overlay Code • Landscape Code; • Stormwater Management Code; • Waste Management Code; and • Water and Sewer 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(s) listed below.</p>	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Airport Environs Overlay Code	<p>The Obstacle Limitation Surface (OLS) assessment concluded the height of the tallest building (Building B), which will be 39.64 metres AHD, is approximately 13.86 metres below the upper limit of the inner horizontal surface for the Rockhampton Airport. Therefore, while the site is located within the horizontal extent of the Rockhampton Airport, the height of the tallest building will not intrude into the obstacle limitation surfaces of the Rockhampton Airport.</p>

	<p>Low Density Residential Zone Code</p>	<p>The height of the tallest building will be approximately 36 metres, which exceeds the height requirement for the zone. However,—the architectural design of the building generates a high degree of visual interest using variations in colour, angles and materials, which are complementary to the surrounding area. The built form will also create appealing open space areas, orientated towards all elevations of the proposed buildings in order to create an attractive streetscape.</p> <p>The topography of the site also falls approximately eight (8) metres from west to east, with the tallest building being located on the lowest point of the site. The position of these buildings on the lowest point of the site will significantly reduce the visual amenity impacts for residents located on Lennox Street who are positioned approximately ten (10) metres higher than the subject site.</p> <p>Photomontage views of the proposed development from the perspective of the residential properties on the western side of Lennox Street were also provided. These images demonstrate that views of Mount Archer and the Berserker Ranges will be uncompromised as a result of the proposal.</p> <p>The applicant also provided shadow diagrams which provide visual information to demonstrate how access to sunlight will change to the surrounding residents as a result of the proposal. The shadow diagrams demonstrated that access to natural light for residents located on Lennox and Cambridge Streets will largely be unaffected with the exception of the Winter solstice which may cause some minor shadowing impacts to some residents on Cambridge Street. However, these impacts are considered to be negligible.</p> <p>The infringements on the prescribed road boundary setback are considered very minor and will not affect the amenity of the surrounding area; not compromise the safety of the road</p>
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		<p>network; nor cause any impacts to natural light, ventilation, privacy and noise attenuation. The proposed buildings are also partially screened by landscaping proposed within the road verge which will soften any impacts to surrounding residents.</p>
		<p>The subject site is located further than 200 metres from the nearest major hospital (Rockhampton Base Hospital and Hillcrest Private Hospital).</p> <p>Notwithstanding, the site is for the redevelopment of an existing Residential Care Facility. The subject site is located within reasonable distance to the Rockhampton Base Hospital, which is approximately 400 metres to the west of the site. The use of the premises for a Residential Care Facility is very close to this supporting major infrastructure which will provide for the safety and convenience of Rockhampton's elderly population using the premises.</p>
		<p>The proposal will exceed the prescribed unit density for the Low Density Residential Zone (one (1) unit per 400m²). Despite this non-compliance, the proposal is for the redevelopment of the existing Benevolent Aged Care Facility to accommodate Rockhampton's increased ageing population. The proposed built form is considered necessary to accommodate the region's ageing population as there are currently limited options for seniors living, other than the traditional nursing home model or gated retirement villages.</p> <p>Photomontage views of the proposed development provided by the applicant from the perspective of the residential properties on the western side of Lennox Street were also provided. These images demonstrate that views of Mount Archer and the Berserker Ranges will be uncompromised as a result of the proposal.</p> <p>It is also considered that the proposed built form represents a rational development outcome for the zone as it is consistent with the amenity and characteristics of the surrounding</p>

		<p>area, as well as being in very close proximity to major supporting infrastructure including the Rockhampton Base Hospital and Hillcrest Private Hospital.</p> <p>The proposal will involve the removal of existing street trees which exceed four (4) metres in height. These street trees are located on Lennox Street and West Street.</p> <p>A Landscape Master Plan was submitted as part of the development application. This plan shows that new street trees will be planted on West, Cambridge, and Lennox Streets to offset the removal of the existing trees. The new street trees will ensure that the existing residential streetscape is maintained, while ensuring that the bulk and scale of the proposed built form is adequately screened from adjoining and surrounding residences.</p>
	<p>Access, Parking and Transport Code</p>	<p>The proposed new access to Building B is within 20 metres of the unsignalised West / Cambridge Street intersection. This new—crossover facilitates access to the Porte Cochere and drop off point to the renovated Jean May building on West Street.</p> <p>The new crossover is an “entry” only point, which connects to an exit point located further from the intersection, and provides access to a basement car park beneath Building B which is for long-term parking for residents. Given the nature of the new crossover, and its function, it is not anticipated that its construction and ongoing use will cause any traffic hazard to road network or the nearby intersection.</p>
		<p>The proposal will make provision of 75 on-site car parking spaces, which is a minor shortfall from the required amount across the combined land uses.</p> <p>In addition to the on-site car parks provided, there is also a large number of existing on-street car parks located on both West and Lennox Streets, and to a lesser extent Cambridge Street. These existing on-street car parks are currently utilised by staff and visitors utilising the existing Benevolent Aged</p>

		<p>Care facility located at the site.</p> <p>The expansion to the existing use is not anticipated to cause an adverse effect to the road network by using on-street car parks. While there is a minor shortfall in the number of on-site car parks required, the number provided is considered to be sufficient to meet the demand likely to be generated from the development.</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. 	
Relevant Matters	<p>The development was assessed against the following relevant matters:</p> <p><u>Planning need</u></p> <p>Evidence indicates that the percentage of Rockhampton’s “retirement age” population will increase by approximately 30.4% by 2026. The proposed development is considered necessary to broaden Rockhampton’s currently limited options for retirement and senior’s accommodation, particularly in proximity to the Central Business District (CBD).</p> <p>It is considered that the proposal will address a future planning need by providing another housing option for Rockhampton’s ageing population which is forecasted to increase significantly by 2026.</p>	

RECOMMENDATION B

That to reflect the above changes, Rockhampton Benevolent Homes Society Inc Dit, be issued with an Amended Decision Notice:

ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council’s satisfaction;
 - 1.3.2 at no cost to Council; and

- 1.3.3 prior to the commencement of the use,
unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.5.1 Operational Works:
- (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Sewerage Works;
 - (iv) Stormwater Works;
 - (v) Roof and Allotment Drainage;
 - (vi) Site Works;
- 1.5.2 Plumbing and Drainage Works;
- 1.5.3 Building Works:
- (i) Demolition Works; and
 - (ii) Building Works.
- 1.6 DELETED
- 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>
Basement Site Master Plan	SD-0101	24 September 2019
Ground Level Site Master Plan	SD-0102	24 September 2019
Level 1 Site Master Plan	SD-0103	24 September 2019
Level 2 Site Master Plan	SD-0104	16 July 2019
Basement Staging Plan	AS-CD-0301, DA01	29 September 2020
Ground Level MS Plan	AS-CD-0901, DA1	17 November 2020
Level 1 MS Plan	AS-CD-0902, DA1	17 November 2020
Level 2 MS Plan	AS-CD-0903, DA1	17 November 2020
Building A (RAC) Ground Level GA Plan	A-SD-1001	16 July 2019
Building A (RAC) Level 1 GA Plan	A-SD-1002	16 July 2019
Building A (RAC) Level 2 GA Plan	A-SD-1003	16 July 2019
Building A (RAC) Level 3 GA Plan	A-SD-1004	16 July 2019

Building A (RAC) Roof Plan	A-SD-1005	16 July 2019
Building A (RAC) North East Elevation and South East Elevation	A-SD-2001	16 July 2019
Building A (RAC) North West Elevation and South West Elevation	A-SD-2002	16 July 2019
Building B (ILU) Basement GA Plan	B-SD-1001	24 September 2019
Building B (ILU) Ground Level GA Plan	B-SD-1002	24 September 2019
Building B (ILU) Ground Level Kitchen / Laundry GA	B-SD-1003	21 March 2019
Building B (ILU) Level 1 GA Plan	B-SD-1004	24 September 2019
Building B (ILU) Level 2 GA Plan	B-SD-1005	8 March 2019
Building B (ILU) Level 3 GA Plan	B-SD-1006	8 March 2019
Building B (ILU) Level 4 GA Plan	B-SD-1007	8 March 2019
Building B (ILU) Roof Plan	B-SD-1008	8 March 2019
Building B (ILU) North East Elevation	B-SD-2001	24 September 2019
Building B (ILU) Cambridge Street Elevation	B-SD-2002	24 September 2019
Building B (ILU) South West Elevation	B-SD-2003	8 March 2019
Building B (ILU) North West Elevation	B-SD-2004	8 March 2019
Building C (RAC) Car Park Level GA Plan	C-SD-1001	8 March 2019
Building C (RAC) Ground / Street Level GA Plan	C-SD-1002	8 March 2019
Building C (RAC) Level 1 GA Plan	C-SD-1003	8 March 2019
Building C (RAC) Level 2 GA Plan	C-SD-1004	8 March 2019
Building C (RAC) Roof Plan	C-SD-1005	8 March 2019
Building C (RAC) North West and South West Elevations	C-SD-2001	8 March 2019
Building C (RAC) South East and North East Elevations	C-SD-2002	8 March 2019
West and Cambridge Street Elevations	SD-0201	24 September 2019

Lennox and Voss Park Elevations	SD-0202	16 July 2019
Site Sections	SD-0301	16 July 2019
Landscape Concept	1018050	4 April 2019
Engineering Infrastructure Report	18-001613	8 April 2019
Traffic Engineering Report	DA RFI V02b	September 2019
Waste Management Plan	-	August 2019
RE: 60 West Street, The Range – Benevolent Aged Care, Rockhampton Airport Obstacle Limitation Surfaces Study	062701-01	No date.

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

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

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in three (3) discrete stages, namely:

3.1.1 Stage 1;

3.1.2 Stage 2a and 2b; and

3.1.3 Stage 3.

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

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

4.0 ROAD WORKS

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

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

4.3 On-street parking spaces along Lennox Street and West Street must be lined marked for the full frontage of the development site. Appropriate line marking must be provided to this effect in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities and the provisions of a Development Permit for Operational Works (Road Works)*.

Note: No on-street parking will be approved on West Street between the proposed new driveway access to Building B and West Street/Cambridge Street intersection.

4.4 The existing 'Loading Zone' signs on Lennox Street must be removed and the pavement area must be utilised for rear-in angled parking spaces.

4.5 A concrete pathway, with a minimum width of 1.2 metres, must be constructed to match the existing pathway of Cambridge and Lennox Street for the full frontage of the development site.

- 4.6 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.
- 4.7 All pathways located within a road reserve or Public use land must be provided with public space lighting in accordance with *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 4.8 All pathways must incorporate kerb ramps at all road crossing points.
- 4.9 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.
- 5.0 ACCESS AND PARKING WORKS
- 5.1 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.
- 5.2 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).
- 5.3 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).
- 5.4 The existing accesses to the development at Lennox Street must be consolidated to one access location.
- 5.5 Two (2) new accesses to the development must be provided at West Street (refer to condition 2.1).
- 5.6 Service and delivery vehicles, including refuse collection vehicles must be via Cambridge Street access only.
- 5.7 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 5.8 All vehicles must ingress and egress the development in a forward gear.
- 5.9 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 5.10 A minimum of 75 parking spaces must be provided on-site.
- 5.11 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 5.12 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 5.13 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.

- 5.14 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
- 5.15 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 5.16 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
- 5.17 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

6.0 SEWERAGE WORKS

- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.
- 6.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2017* and the provisions of a Development Permit for Operational Works (sewerage works).
- 6.3 The development must be connected to Council's reticulated sewerage network.
- 6.4 The existing sewerage connection point(s) must be retained and upgraded, if necessary, to service the development.
- 6.5 A section of existing 150 millimetre diameter Gravity Sewerage Main must be diverted around proposed Building B in accordance with the approved plans (refer to condition 2.1). This non-trunk infrastructure is conditioned under section 128 of the *Planning Act 2016*.
- 6.6 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.
- 6.7 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 6.8 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 6.9 Amended sewerage/Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.
- 6.10 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.

7.0 WATER WORKS

- 7.1 All water works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, and Plumbing and Drainage Act 2002*.
- 7.2 The development must be connected to Council's reticulated water network.
- 7.3 The existing water connection point(s) must be retained and upgraded, if necessary, to service the development.
- 7.4 Adequate domestic and firefighting protection must be provided to the development, and must be certified by a hydraulic engineer or other suitably qualified person.

- 7.5 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 8.0 PLUMBING AND DRAINAGE WORKS
- 8.1 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.
- 8.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 8.3 Alteration, disconnection or relocation of internal plumbing and sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies.
- 9.0 STORMWATER WORKS
- 9.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 9.2 All stormwater drainage works must be designed and constructed in accordance with the approved Engineering Infrastructure Report (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, and sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 9.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 9.4 Easements must be provided over any other land required to accommodate the flows associated with the subject development.
- 9.5 Easements must be provided over all land assessed to be within the inundation area in a one per cent (1%) Annual exceedance probability flood event.
- 9.6 The installation of gross pollutant traps must be in accordance with relevant *Australian Standards* and all maintenance of the proposed gross pollutant traps must be the responsibility of the property owner or body corporate (if applicable).
- 9.7 All proprietary stormwater quality treatment devices must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations. Records of all maintenance activities undertaken must be kept and made available to Council upon request. Where replacement cartridges or other necessary components for the system become unavailable, an alternative system approved by Council, is required to be retrofitted into the development to achieve an equivalent pollutant reduction outcome. All maintenance cost must be borne by the site owner.
- 10.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 10.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.

- 10.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 10.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 11.0 SITE WORKS
- 11.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 11.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 11.2.1 the location of cut and/or fill;
 - 11.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 11.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 11.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 11.2.5 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.
- 11.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 11.4 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.
- 11.5 Any retaining structures above one (1) metre in height that are not incidental works to a Development Permit for Building Works, must not be constructed unless separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (site works).
- 11.6 All site works must be undertaken to ensure that there is:
- 11.6.1 no increase in upstream or downstream flood levels for all levels of immunity up to a one per cent (1%) Annual exceedance probability flood event;
 - 11.6.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 11.6.3 a lawful point of discharge to which the approved works drain during construction phase.
- 12.0 BUILDING WORKS
- 12.1 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structures and proposed structures on the development site.
- 12.2 Any additional structures proposed on top of the approved buildings which have not been identified on the approved plans (refer to condition 2.1) must be referred to the Rockhampton Regional Airport for approval prior to construction to ensure that there is no obstruction into the Obstacle Limitation Surface.

Note: This includes any additional masts, aerials, satellites, chimneys or the like.

- 12.3 There must be no light sources or reflective surfaces installed on any of the proposed buildings which may generate a distraction to pilots during both construction and throughout the commencement of the use.
- 12.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2008* and must be:
- 12.4.1 of a sufficient size to accommodate commercial type 2 x 6m³ Skip Bins, 4 x 200L Recycle Bins, 10 x 240L Recycle Bins, 1 x small Bin and 1 x 8m³ large Skip Bin that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;
- 12.4.2 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018*.

Note: As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.

13.0 LANDSCAPING WORKS

- 13.1 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 have low water dependency.
- 13.2 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.
- 13.3 Council approval must be obtained prior to the removal or interference of street trees located on Council land in accordance with Council's Tree Management Policy.

14.0 ENVIRONMENTAL HEALTH

- 14.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as to not 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"*.
- 14.2 Noise emitted from the activity must not cause an environmental nuisance.
- 14.3 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.

15.0 ELECTRICITY

- 15.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.

16.0 TELECOMMUNICATIONS

- 16.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.

17.0 ASSET MANAGEMENT

- 17.1 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.
- 17.2 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.
- 17.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC)*.

18.0 OPERATING PROCEDURES

- 18.1 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 West Street, Cambridge Street or Lennox Street.
- 18.2 The Rockhampton Regional Airport must be notified of any temporary obstacles that may infringe the Obstacle Limitation Surface (OLS), prior to the commencement of any construction works on the site. If the obstacle does infringe, a "Notice to Airmen" (NOTAM) must be lodged with the relevant aviation authority to notify aircraft pilots of the obstacle, prior to works taking place.

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 Partnerships website www.datsip.qld.gov.au.

NOTE 2. Asbestos Removal

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

NOTE 3. 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 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the development site, Council's Environment and Public Health Unit must be consulted to determine whether any approvals are required. Such activities may include food preparation, storage of dangerous goods or environmentally relevant activities. Approval for such activities is required before 'fit out' and operation.

NOTE 5. 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 6. Infrastructure Charges Notice

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

Moved by: Councillor Mathers

Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

10.7 D/130-2021 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR UTILITY INSTALLATION (WASTE MANAGEMENT SERVICE)

File No: D/130-2021
Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
 Alicia Cutler - General Manager Community Services
Author: Amanda O'Mara - Principal Planning Officer

SUMMARY

Development Application Number: D/130-2021
Applicant: KB Waste Group Pty Ltd
Real Property Address: Lot 28 on CP849910
Common Property Address: 334 Leichhardt Street, Parkhurst
Area of Site: 6,300 square metres
Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.2)
Planning Scheme Zone: Low Impact Industry Zone
Planning Scheme Overlays: Acid Sulfate Soils Overlay
 Airport Environs Overlay
 Flood Hazard Overlay
Existing Development: Industrial Shed and Dwelling House
Approval Sought: Development Permit for a Material Change of Use for Utility Installation (Waste Management Service)
Level of Assessment: Impact Assessable
Submissions: One (1)
Referral Agency: Not Applicable
Infrastructure Charges Area: Charge Area 1

COUNCIL RESOLUTION

THAT In relation to the application for a Development Permit for a Material Change of Use for Utility Installation (Waste Management Service), made by KB Waste Group Pty Ltd, located at 334 Leichhardt Street, Parkhurst, described as Lot 28 on CP849910, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	The proposed development is for a Material Change of Use for a Utility Installation (Waste Management Service)
Reasons for Decision	<ul style="list-style-type: none"> a) The proposed land use is suited to operate within an industrial zone, given the nature and scale of the operations; b) The development incorporates appropriate landscaping and screening along the boundaries of the site to ensure the potential impacts generated from the development are

	<p>minimised; and</p> <p>c) 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, or local character and amenity.</p>	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Low Impact industry Zone Code; • Telecommunications Facilities and Utilities Code; • Airport Environs Overlay Code; • Acid Sulfate Soils Overlay Code; • Flood Hazard Overlay Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; • Waste Management Code; and • Water and Sewer Code. 	
Compliance with assessment benchmarks	<p>The development was assessed against all of the assessment benchmarks listed above and wholly complies without exception.</p>	
Matters raised in submissions	Issue	How matter was dealt with
	<p>The proposed development is not consistent with the purpose of the Low Impact Industry Zone.</p>	<p>The Low Impact Industry Zone does not make provision for developments with acceptable environmental standards and with minimal impacts on nearby sensitive land uses. It is considered that the development application has demonstrated compliance with the requirements in this zone. Compliance has been achieved through the following:</p> <ul style="list-style-type: none"> • The proposed land use is suited to operate within an industrial zone, given the nature and scale of the operations; • The current built form will be retained, with no extension to the present gross floor area; and • The development outcomes will positively contribute to the immediate and surrounding area, which includes upgrades to the road network, formalised access driveways, landscaping along the primary road frontage, and

		<p>consolidation of onsite activities screened from public view and access.</p> <p>As such, it is considered that the proposed development is appropriate for the site and is an acceptable development to occur in the Low Impact Industry Zone.</p>
	<p>The proposed development will compromise the amenity of the dwellings in the surrounding area of the subject site and the environmental values.</p>	<p>The Environmental Report provided demonstrates the proposed development will be operated in a manner that protects the environmental values of:</p> <ul style="list-style-type: none"> • Air; • Odour; • Air quality; • Noise; and • Surface waters. <p>The Environmental Report demonstrates that the proposal will achieve the criteria under the Environmental Protection Act, taking account of the sensitive uses located adjacent to the proposal. The mitigation strategies that will be implemented and maintained while operating the Utility Installation will be conditioned by Department of Environment and Science as Environmentally Relevant Activity approvals will be required separately from the development application for the following:</p> <ul style="list-style-type: none"> • ERA 54 – Mechanical waste reprocessing. • ERA 62 – Resource Recovery and transfer facility. <p>These additional approvals will further ensure all potential off site impacts from the proposed operations are adequately mitigated.</p>
	<p>The nature of the proposed operations creates greater impacts than a Low Impact Industry.</p>	<p>It is noted the raised issues / impacts are related to the current activities on site rather than the proposed development.</p> <p>The Containers for Change operation on site is proposed to be relocated to a more suitable site and therefore the site will only accommodate the operations of Kanga Bins.</p>

		<p>The proposed development operates solely during daytime hours. In addition, the development incorporates appropriate landscaping and screening along the boundaries of the site to ensure any potential impacts generated from the development are minimised and do not exceed what would be expected in a Low Impact Industry area.</p>
	<p>There will be an 'overflowing' of activities into Leichhardt and Sturt Streets as the premises is inadequate in size to accommodate the scale and intensity of activities generated by the use on a daily basis. This includes the ability for the site to accommodate staff / customer vehicles and heavy vehicles. In addition, conflicting interactions between private business operations and public customer operations and traffic congestion from the use causes a safety hazard both on site and on Leichhardt Street.</p>	<p>It is noted the raised issues / impacts are related to the current activities on site rather than the proposed development.</p> <p>The Containers for Change operation on site is proposed to be relocated to a more suitable site and therefore the site will only accommodate the operations of Kanga Bins.</p> <p>The proposal includes improving and expanding onsite staff car parking to match the demand on site. Furthermore, the development proposes formalising two (2) access driveways located along the Leichhardt Street road frontage. Consequently, the current car parking issues along Sturt Street will no longer occur.</p>
	<p>Concerns the septic system on site is not sized to cater for the daily occupants of the site.</p>	<p>The conditions of approval require the existing on-site sewage facilities to be adequate for the proposed development. Should the existing on-site sewerage facilities not be adequate, an upgrade of the system will be provided by the developer. The upgrade will be in accordance with the <i>Queensland Plumbing and Wastewater Code</i> and Council's Plumbing and Drainage Policies.</p>
<p>Matters prescribed by regulation</p>	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.2); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for Utility Installation (Waste Management Service), made by K B Waste Group Pty Ltd, located at 334 Leichhardt Street, Parkhurst - described as Lot 28 on CP849910, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
 - 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
 - 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
 - 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use, unless otherwise stated.
 - 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
 - 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.5.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works; and
 - (iii) Roof and Allotment Drainage.
 - 1.6 All conditions, works, or requirements of this development approval must be undertaken and completed by obtaining the Development Permit for Operational Works by lodging the application/s within three (3) months of the date of this development approval, and completion of the works within six (6) months from date of the approval of those works.
 - 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
 - 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 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>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version /Issue</u>
Proposed Site Plan	Design + Architecture	24 September 2021	SK-001	18
Technical memorandum	McMurtrie Consulting Engineers	28 October 2021	038-19-19	-
Environmental Report	Steer Environmental Consulting	17 September 2021		

- 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.

3.0 ROAD WORKS

- 3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.
- 3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards*, *Austrroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 Leichhardt Street must be upgraded for the full frontage of the development site to Industrial Access standard in accordance with *Capricorn Municipal Development Guidelines*. Kerb and channel and drainage infrastructure must be included. This non-trunk infrastructure is condition under section 145 of the *Planning Act 2016*.

Note: In order to appropriately integrate the Leichhardt Street works with Sturt Street it must be necessary to return the kerb for a distance along Sturt Street and seal a portion of the intersection.

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

4.0 ACCESS AND PARKING WORKS

- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 “Parking facilities”*, the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All access, parking, vehicle manoeuvring and vehicle storage areas must be paved or sealed to Council’s satisfaction.
- 4.4 All the existing access from Leichhardt Street to the development must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.5 The existing access to the development from Sturt Street must be closed.
- 4.6 All vehicular access to and from the development must be via Leichhardt Street only.
- 4.7 All vehicles must ingress and egress the development in a forward gear.

- 4.8 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 4.9 A minimum of fourteen (14) parking spaces must be provided on-site.
- 4.10 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.11 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 4.12 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"*.
- 5.0 PLUMBING AND DRAINAGE WORKS
- 5.1 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 5.2 The development must be connected to Council's reticulated water networks.
- 5.3 The existing water connection point(s) must be retained, and upgraded if necessary, to service the development.
- 5.4 Adequate domestic and firefighting protection must be provided to the development, and must be certified by a hydraulic engineer or other suitably qualified person.
- Note: No Fire Hydrant is available in close proximity to the development site for firefighting purpose.
- 5.5 The existing on-site sewerage facilities must be adequate for the proposed development. Should the existing on-site sewerage facilities not be adequate; an upgrade of the system must be provided by the developer at no cost to Council. The upgrade must be in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.
- 5.6 Structures, parking spaces and vehicle storage areas must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.
- 5.7 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 6.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 6.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any roof and allotment drainage works on the development site.
- 6.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines* and sound engineering practice.

- 6.3 All roof and allotment runoff from the development must be directed 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 a damage to other infrastructure.
- 6.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.
- 6.5 A drainage easement(s) must be registered, in favour of Council, over the development site assessed to be within a one percent (1%) Annual Exceedance probability defined flood / storm event inundation area.
- 7.0 SITE WORKS
- 7.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 7.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 8.0 LANDSCAPING WORKS
- 8.1 Landscaping must be constructed and/or established prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).
- 8.2 Planting types used within the landscaping areas (refer to condition 2.1) must include either trees, shrubs or groundcovers, or any combination of these plantings types. These plantings must be established and maintained at a minimum of the following density rates:
- 8.2.1 trees at five (5) metre intervals;
- 8.2.2 shrubs at two (2) metre intervals; and
- 8.2.3 groundcovers at one (1) metre intervals.
- 8.3 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency.
- 8.4 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 8.5 The landscaped areas must be subject to:
- 8.5.1 a watering and maintenance plan during the establishment moment; and
- 8.5.2 an ongoing maintenance and replanting programme.
- 9.0 ELECTRICITY
- 9.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 10.0 TELECOMMUNICATIONS
- 10.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.

11.0 ASSET MANAGEMENT

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

12.0 ENVIRONMENTAL

- 12.1 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be:
- 12.1.1 implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped); and
- 12.1.2 available on-site for inspection by Council Officers whilst all works are being carried out.
- 12.2 The Environmental Management Plan approved as part of a Development Permit for Operational Works must be part of the contract documentation for the development works.

13.0 ENVIRONMENTAL HEALTH

- 13.1 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"*.
- 13.2 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.
- 13.3 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance as determined by Council caused by noise, light, odour 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.

14.0 OPERATING PROCEDURES

- 14.1 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 Leichhardt Street or Sturt Street.
- 14.2 The hours of operations for the development site (waste management service) must be limited to:
- 14.2.1 0700 hours to 1900 hours on Monday to Saturday, with no operations on Sundays or Public Holidays.
- 14.3 All waste storage areas must be:

- 14.3.1 kept in a clean and tidy condition; and
- 14.3.2 maintained in accordance with *Environmental Protection Regulation 2019*.
- 14.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:
- 14.4.1 designed and located so as not to cause a nuisance to neighbouring properties;
- 14.4.2 surrounded by at least a 1.8 metre high screen fence that obstructs from view the contents of the waste storage area by any member of the public from any public place;
- 14.4.3 of a sufficient size to accommodate commercial type bins, plus clearances around the bins for manoeuvring and cleaning;
- 14.4.4 setback a minimum of two (2) metres from any road frontage; and
- 14.4.5 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018*.
- As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.
- 14.5 Storage (vehicles, bins etc) are not permitted within the existing flood extent areas on the development site.
- 14.6 The number of heavy rigid vehicles to be stored on the development site is restricted to a total of seven (7) heavy rigid vehicles at any given time.
- 14.7 Heavy Rigid Vehicle movements (to and from the development site) are limited to a maximum of five (5) trips per day.
- Note: One (1) trip equals arriving to and departing the development site or vice versa.
- 14.8 The Utility Installation (Waste Management Service) must not accept or manage regulated waste or putrescible waste (general household waste) on site.
- 14.9 The Containers for Change (Queensland's used container refund scheme) must cease on site prior to the commencement of the Utility Installation (Waste Management Service).
- 14.10 All operations of the Utility Installation (Waste Management Service) must be undertaken in accordance with the Environmental Report (refer to Condition 2.1).

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 Partnerships website www.dsdsatsip.qld.gov.au

NOTE 2. Asbestos Removal

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

NOTE 3. 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 4. General Safety Of Public During Construction

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

NOTE 5. 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 C

In relation to the application for a Development Permit for a Material Change of Use for a Utility Installation (Waste Management Service), made by K B Waste Group Pty Ltd, located at 334 Leichhardt Street, Parkhurst, described as Lot 28 on CP849910, Council resolves to issue an Infrastructure Charges Notice for the amount of \$2,660.50.

Moved by: Councillor Mathers

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

10.8 2021-22 OPERATIONAL PLAN QUARTERLY PROGRESS REPORT - QUARTER 3 AND PROPOSED AMENDMENT TO THE 2021-22 OPERATIONAL PLAN

File No: 8320
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Allysa Brennan - Coordinator Legal and Governance

SUMMARY

The 2021-22 Operational Plan Quarterly Report for quarter three as at 31 March 2022, pursuant to section 174(3) Local Government Regulation 2012 is presented for Council endorsement together with a proposed amendment to the 2021-22 Operational Plan for Council's adoption.

COUNCIL RESOLUTION

THAT Council:

- (a) Receive the 2021-22 Operational Plan Quarterly Report for quarter three as at 31 March 2022; and
- (b) Adopt the proposed amendment to the 2021-22 Operational Plan detailed within the report and contained in Attachment 3 of the report.

Moved by: Mayor Williams
Seconded by: Councillor Fisher
MOTION CARRIED UNANIMOUSLY

11 NOTICES OF MOTION

11.1 NOTICE OF MOTION - COUNCILLOR SHANE LATCHAM - LOCAL AUTHORITY WASTE MANAGEMENT ACTION COMMITTEE (LAWMAC) TRAVEL

File No: 10072
Responsible Officer: Damon Morrison - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer

SUMMARY

Councillor Shane Latcham has indicated his intention to move a Notice of Motion at the next Council Meeting scheduled for Tuesday 10 May 2022.

COUNCIL RESOLUTION

1. THAT Councillor Shane Latcham be granted retrospective approval from Council to attend the Local Authority Waste Action Committee Inc (LAWMAC) meeting in Townsville from 21-22 April 2022.
2. THAT as the Councillor appointed representative for Waste and Recycling Portfolio, Councillor Shane Latcham be approved to attend all future Local Authority Waste Action Committee Inc (LAWMAC) conferences, meetings and associated travel outside the CQROC Local Government Area for the duration of the current term as an elected member provided the associated costs for travel is in line with budget allocation for Councillors.

Moved by: Mayor Williams
Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

11.2 NOTICE OF MOTION - COUNCILLOR NEIL FISHER - LOCAL AUTHORITY WASTE MANAGEMENT ACTION COMMITTEE TRAVEL**File No: 10072****Responsible Officer: Damon Morrison - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer**

SUMMARY

Councillor Neil Fisher has indicated his intention to move a Notice of Motion at the next meeting of Council on Tuesday 10 May 2022.

COUNCIL RESOLUTION

1. THAT Councillor Neil Fisher be granted retrospective approval from Council to attend the Local Authority Waste Action Committee Inc (LAWMAC) meeting in Townsville from 19-22 April 2022.
2. THAT Councillor Neil Fisher be granted approval from Council to attend the next bi-monthly Local Authority Waste Action Committee Inc (LAWMAC) Management Committee Strategic Plan Workshop.

Moved by: Mayor Williams**Seconded by: Councillor Wickerson****MOTION CARRIED UNANIMOUSLY****12 QUESTIONS ON NOTICE**

Nil

13 URGENT BUSINESS QUESTIONS

13.1 LATE NOTICE OF MOTION - COUNCILLOR ELLEN SMITH - REQUEST TO ATTEND BOWEN BASIN MINING CLUB LUNCHEON

File No: 10072

Responsible Officer: Evan Pardon – Chief Executive Officer

SUMMARY

Councillor Ellen Smith has indicated her intention to move a late Notice Of Motion to attend the Bowen Basin Mining Club Luncheon in Mackay on 26 May 2022.

COUNCIL RESOLUTION

THAT Councillor Ellen Smith be approved to attend the Bowen Basin Mining Club Luncheon at Souths Leagues Club in Mackay on Thursday 26 May 2022.

Moved by: Councillor Smith

Seconded by: Councillor Fisher

MOTION CARRIED

13.2 PROPOSED AMENDMENT TO THE EXPENSES REIMBURSEMENT AND PROVISION OF FACILITIES (COUNCILLORS) POLICY

File No: 11979

Responsible Officer: Damon Morrison – Manager Office of the Mayor

SUMMARY

Councillor Neil Fisher requesting consideration of a policy amendment regarding travel for Councillors when appointed to roles with external entities.

COUNCIL RESOLUTION

THAT Council request an amendment to the Expenses Reimbursement and Provision of Facilities (Councillors) Policy whereby Councillors be approved to attend conferences, meetings and associated travel outside the CQROC Local Government Area while an elected member appointed to external entities, provided the associated cost for travel is in line with the budget allocation for Councillors.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

14 CLOSED SESSION

In accordance with the provisions of section 254J(3) 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.

COUNCIL RESOLUTION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J(3) of the *Local Government Regulation 2012*, for the reasons indicated.

15.1 Rockhampton Ring Road Project - Compulsory Acquisition of Council Land

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

15.2 Legal Matter

In accordance with section 254J(3)(e) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

15.3 2022/2023 Budget Briefing

In accordance with section 254J(3)(c) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss the local government's budget.

Moved by: Councillor Wickerson

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

COUNCIL RESOLUTION

10:18AM

THAT the meeting be adjourned for a 20 minute recess.

Moved by: Councillor Kirkland

Seconded by: Councillor Wickerson

MOTION CARRIED

COUNCIL RESOLUTION

10:38AM

THAT the meeting be resumed.

Moved by: Councillor Fisher

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor N K Fisher
Councillor S Latcham
Councillor G D Mathers
Councillor C E Smith
Councillor M D Wickerson
Councillor D Kirkland

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Ms A Cutler – General Manager Community Services
Mr P Kofod – General Manager Regional Services
Ms M Taylor – Chief Financial Officer
Mr G Bowden – Executive Manager Advance Rockhampton
Mr D Morrison – Manager Office of the Mayor
Mr A Russell – Manager Strategy and Planning
Ms A Brennan – Coordinator Legal and Governance
Ms K Roberts – Coordinator Property and Insurance
Mr M Clerc – Coordinator Accounting Services
Mr M Mansfield – Coordinator Media and Communications (via Video Link)
Ms L Leeder – Senior Committee Support Officer

COUNCIL RESOLUTION**10:39AM**

THAT pursuant to s5.12 *Council Meeting Procedures* the meeting moves into Closed Session and be closed to the public.

Moved by: Mayor Williams
Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

11:08AM Chief Executive Officer left the meeting room
11:14AM Chief Executive Officer returned to the meeting room

COUNCIL RESOLUTION**12:55PM**

THAT pursuant to s5.12 *Council Meeting Procedures* the meeting moves out of Closed Session and be opened to the public.

Moved by: Councillor Fisher
Seconded by: Councillor Wickerson

MOTION CARRIED

15 CONFIDENTIAL REPORTS

15.1 ROCKHAMPTON RING ROAD PROJECT - COMPULSORY ACQUISITION OF COUNCIL LAND

File No: 14293

Authorising Officer: Marnie Taylor - Chief Financial Officer
Ross Cheesman - Deputy Chief Executive Officer

Author: Kellie Roberts - Coordinator Property & Insurance

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

SUMMARY

Coordinator Property & Insurance reporting on the compulsory acquisition of Council owned land for the Rockhampton Ring Road Project.

COUNCIL RESOLUTION

THAT the Chief Executive Officer (Coordinator Property & Insurance) be authorised to proceed as outlined in the report.

Moved by: Councillor Mathers
Seconded by: Councillor Wickerson

MOTION CARRIED

15.2 LEGAL MATTER**File No:** 12534**Authorising Officer:** Ross Cheesman - Deputy Chief Executive Officer**Author:** Allysa Brennan - Coordinator Legal and Governance

In accordance with section 254J(3)(e) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

SUMMARY

The purpose of this report is to provide Councillors with an update on a current legal matter and seek approval to proceed as outlined in the report.

COUNCIL RESOLUTION

THAT Council :

1. authorise the Chief Executive Officer (Coordinator of Legal and Governance) to do all things necessary, on behalf of Council, to give effect to the steps outlined in this report; and
2. resolve as per section 257 of the *Local Government Act 2009* to delegate to the Chief Executive Officer the power to exercise all necessary powers contained within the Delegation Register – *Local Government Act 2009* to fulfil all steps outlined in this report.

Moved by: Mayor Williams**Seconded by:** Councillor Fisher**MOTION CARRIED UNANIMOUSLY**

15.3 2022/2023 BUDGET BRIEFING**File No:** 8785**Authorising Officer:** Ross Cheesman - Deputy Chief Executive Officer**Author:** Marnie Taylor - Chief Financial Officer

In accordance with section 254J(3)(c) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss the local government's budget.

SUMMARY

This report will provide further information in relation to the 2022/2023 Budget.

COUNCIL RESOLUTION

THAT Council receive the information associated with the briefing on the 2022/2023 Budget as presented.

Moved by: Mayor Williams**Seconded by:** Councillor Smith**MOTION CARRIED UNANIMOUSLY**

16 CLOSURE OF MEETING

There being no further business the meeting closed at 12:57pm.

SIGNATURE

CHAIRPERSON

DATE



**MEETING
ATTACHMENTS**

10 MAY 2022

ANNEXURE A

Documents presented to Councillors for their reference during the Council meeting when dealing with:

Item 10.6 – D/30-2019 Minor Change to a Development Permit for a Material Change of Use for Residential Care Facility, Retirement Facility and Community Use

Item 10.7 – D/130-2021 – Development Application for Material Change of Use for Utility Installation (Waste Management Service)

**Minor Change to Development Permit
(D/30-2019)
for a Material Change of Use for a Residential
Care Facility, Retirement Facility and Community
Use**

*60 West Street, The Range - Lot 2 on SP326266 previously CP890319
and Lot 4 SP220782*

Council meeting – 10 May 2022

Amanda O'Mara – Planning Officer

Locality

60 West Street, The Range - Lot 2 on SP326266 previously CP890319 and Lot 4 SP220782



Development Application (D/130-2021) for a Material Change of Use for Utility Installation (Waste Management Services)

334 Leichhardt Street, Parkhurst

Council meeting – 10 May 2022

Amanda O'Mara – Principal Planning Officer

Site Plan

GENERAL NOTE:

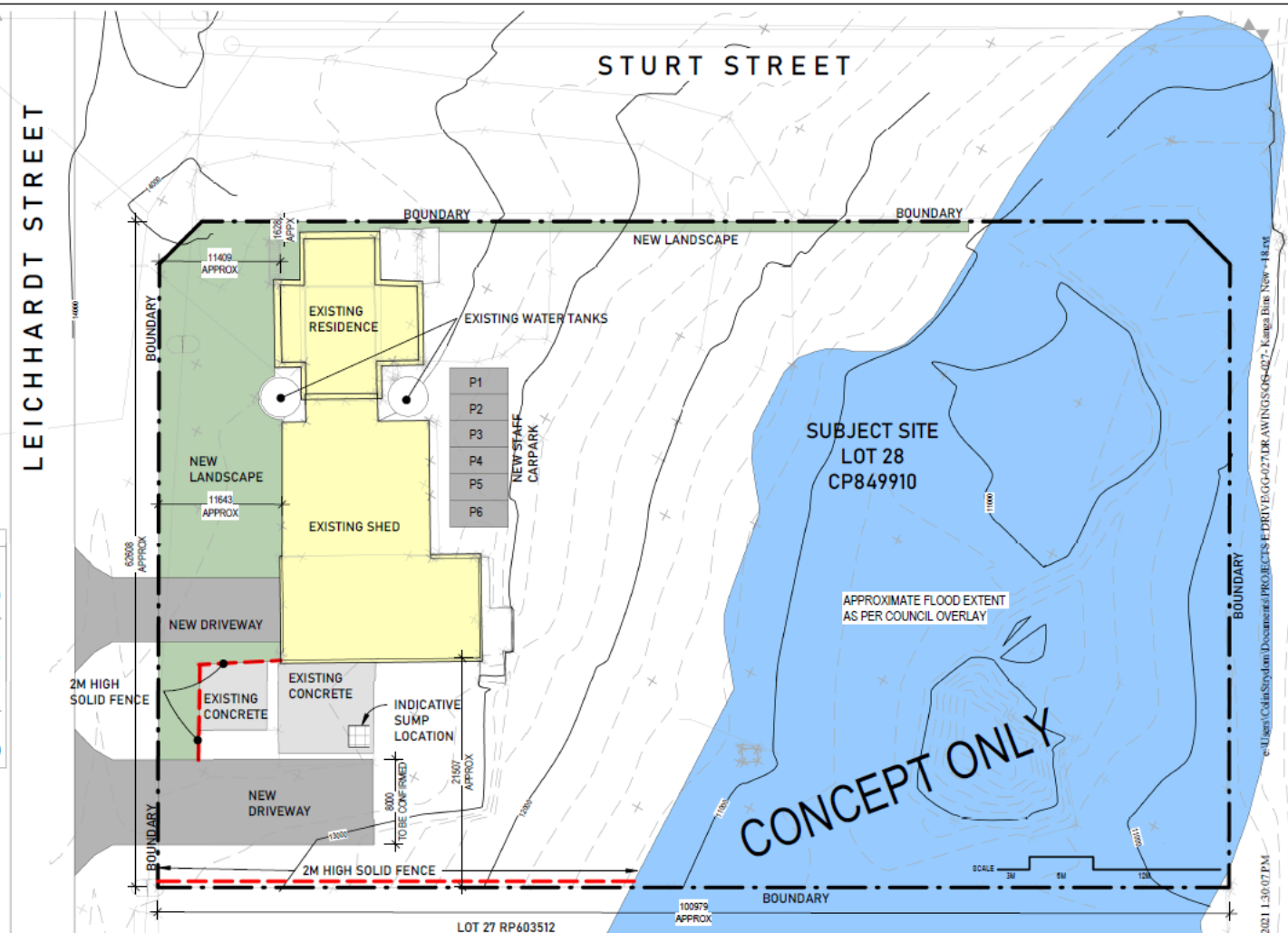
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- TRAFFIC SIGNAGE/WATER/OPERATIONAL WORKS AS PER CIVIL ENGINEER DOCUMENTS AND DRAWINGS IF REQUIRED
- CURRENT LOCATIONS AND BOUNDARY LINE ARE APPROXIMATE. RELEVANT SURVEY TO BE CONDUCTED BEFORE ANY DOCUMENTATION OR CONSTRUCTION
- REFERS TO TOWN PLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS
- THESE DRAWINGS ARE CONCEPTUAL AND DO NOT REFLECT BUILDING APPROVAL, PLUMBING APPROVAL, OFPS APPROVAL OR DISABILITY REQUIREMENTS. CLIENT TO CONSULT AND GET APPROVAL FROM RELEVANT AUTHORITIES
- IF THE SITE OR PROJECT ARE TRIGGERED OR LOCATED IN BUSHFIRE AREA, THEN THE BUILDINGS TO COMPLY WITH BUSHFIRE REQUIREMENTS OR AS PER COUNCIL REQUIREMENTS

LEGEND

- EXISTING SHED+ RESIDENCE
- EXISTING CONCRETE
- NEW DRIVEWAY+ CARPARK
- NEW LANDSCAPE
- 2M HIGH SOLID FENCE
- APPROX. FLOOD EXTENT AS PER COUNCIL OVERLAY
- INDICATIVE SUMP LOCATION

AREA SCHEDULE

TOTAL SITE AREA	: 6304 SQM
EXISTING SHED GFA	: 373 SQM (5.9%)
EXISTING RESIDENCE GFA	: 142 SQM (2.2%)
TOTAL EXISTING GFA	: 515 SQM (8.1%)
EXISTING CONCRETE	: 118 SQM (1.9%)
NEW DRIVEWAY	: 231 SQM (3.7%)
NEW STAFF CARPARK	: 82 SQM (1.3%)
TOTAL EXISTING GFA	: 515 SQM (8.1%)
TOTAL IMPERVIOUS AREA	: 946 SQM (15%)
TOTAL LANDSCAPING	: 506 SQM (8%)



1. PROPOSED SITE PLAN @ 1:350

drawing title:
PROPOSED SITE PLAN

drawing no: SK-001



project: DEVELOPMENT APPLICATION	client: KB WASTE GROUP PTY LTD
location: 334 LEICHARDT STREET, ROCKHAMPTON, QUEENSLAND	

REVISED	DESCRIPTION	DATE
15	PRELIMINARY	09/03/2023
16	PRELIMINARY	15/09/2023
17	PRELIMINARY	15/09/2023
18	PRELIMINARY	28/09/2023

REVISIONS

PRELIMINARY STATUS PLANS
If the drawings are published without preliminary status, the client is responsible for providing the necessary details and information for the design and construction of the project. The client is responsible for ensuring that the drawings are accurate and complete. The client is responsible for ensuring that the drawings are consistent with the relevant legislation and standards. The client is responsible for ensuring that the drawings are consistent with the relevant legislation and standards. The client is responsible for ensuring that the drawings are consistent with the relevant legislation and standards.

GIDEON
TOWN PLANNING
DRAWINGS BY
DESIGN+ARCHITECTURE
gg@gideon.com.au

ISSUED FOR PRELIMINARY	project no: GG-027	scale: 1:350	REV 18
		DATE SEP 21 2023	

Assessment summary

- The proposed development is recommended for approval, subject to the conditions outlined in the report.