



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

14 MARCH 2017

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 14 March 2017 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. R.", is positioned above the printed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
7 March 2017

Next Meeting Date: 04.04.17

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA.....	1
6	BUSINESS OUTSTANDING	2
6.1	BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE	2
7	PUBLIC FORUMS/DEPUTATIONS	5
	NIL	5
8	OFFICERS' REPORTS.....	6
8.1	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017	6
8.2	FORMATION OF A REGIONAL PEST MANAGEMENT SUB- COMMITTEE.....	26
8.3	D/181-2016 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SPORTS AND RECREATION (FOUR HOCKEY FIELDS AND CLUBHOUSE)	28
9	NOTICES OF MOTION.....	49
	NIL	49
10	URGENT BUSINESS/QUESTIONS	50
11	CLOSURE OF MEETING	51

1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

Mr M Rowe – General Manager Community Services (Executive Officer)
Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Leave of absence granted to the Mayor, Councillor Margaret Strelow to attend meetings with the management of Adani in India.

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 28 February 2017

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

File No: 10097
Attachments: 1. Business Outstanding Table
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

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

OFFICER'S RECOMMENDATION

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

BUSINESS OUTSTANDING TABLE FOR PLANNING AND REGULATORY COMMITTEE

Business Outstanding Table

Meeting Date: 14 March 2017

Attachment No: 1

Date	Report Title	Resolution	Responsible Officer	Due Date	Notes
14 February 2017	Telecommunication capacity	THAT Council advocate strongly for additional telecommunication capacity in both Parkhurst and Gracemere Industrial Areas and that urgent action be sought from Federal members to ensure that we are not missing opportunities in our business communities.	Rick Palmer	28/02/2017	
14 February 2017	Riverine Aquatic Weed control	<ol style="list-style-type: none">1. THAT Council contact the State member regarding our concerns in relation to the weed infestation in the Fitzroy River and our desire to form a partnership with the State Government and Livingstone Shire Council to address the problem.2. THAT Council investigate funding options to address the matter.	Michael Rowe	28/02/2017	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

File No: 1464

Attachments:

1. Traffic Light Report for February 2017
2. Financial Matters Report for February 2017
3. Monthly Operations Report for Planning, Building and Plumbing - February 2017
4. Monthly Operations for Local Laws - February 2017
5. Monthly Operations Report for Health and Environment - February 2017

Authorising Officer: Michael Rowe - General Manager Community Services

Author: Steven Gatt - Manager Planning & Regulatory Services

SUMMARY

The monthly operations report for the Planning and Regulatory Services Department as at 28 February 2017 is presented for Councillors information.

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations Report for February 2017 be 'received'.

COMMENTARY

The monthly operations report for the Planning and Regulatory Section is attached for Council's consideration. The performance information contained within the attached report relates directly to the adopted 2016/17 Operational Plan Key Performance Indicators.

- The Development Assessment unit met all targets for information requests for the month
- Building, Plumbing and compliance has finalized the recruitment of new Development Compliance officers
- Improvements continue within the Local Law team including infield accessibility and training.
- Animal registration enquires have readjusted following the anomaly from last month's report.
- The Rockhampton Region is set to host the next Central Queensland Environmental Health Conference. Environmental Health Officers' have been busily organising the event to be held in April 2017.

The Coordinator's and Manager's performance summary for each unit is provided below.

Health and Environment

Rockhampton Regional Council was approached to host the next Central Queensland Environmental Health Australia (EHA) Conference in April 2017. Environmental Health Officers' have been busily organising venues, programs and sponsorship for this event.

The Environmental Health Unit met with Beef Australia in February for initial discussions into Beef Week 2018. These discussions were productive to ensure that all parties understand the requirements of Council in relation to the provision of food at this event.

Development Assessment

Fifteen (15) applications were received for the month and fourteen (14) applications were decided. The Development Assessment unit met all targets for information requests for the month

Building Plumbing and Compliance

We have recently conducted interviews and will be increasing our officers by three in the near future. This will enable us to make a concentrated effort to reduce the number of outstanding requests highlighted in the report during the coming months.

The Building section received 24 applications for February meeting all IDAS timeframes and deciding 19. While the Plumbing sections received 24 and finalised 23 with the statutory times.

Local Laws

The three Local Law request types, which have triggered red lights in our report, namely Dog Registration Enquiry, Heavy Vehicle Parking, and Litter/Illegal Dumping have identified reporting and review processes which are now being modified and monitored in more detail. It is anticipated that future potential red light requests will then be captured and dealt with within the designated completion time for each matter under investigation.

CONCLUSION

It is recommended that the monthly operations report for the Planning and Regulatory Services Section be received.

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

Traffic Light Report for February 2017

Meeting Date: 14 March 2017

Attachment No: 1

All Monthly Requests (Priority 3)

Planning & Regulatory Services 'Traffic Light' report

February 2017

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days) Current Mth		Avg Completion Time (days) 6 Months		Avg Completion Time (days) 12 Months		Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed										
Dog Registration Enquiry	53	53	104	89	14	0	10	●	4.10	●	10.42	●	7.65	6.92
Animals (more than permitted number)	9	9	11	6	4	0	30	●	7.50	●	11.47	●	9.98	8.17
Building Inspection Booking	0	0	0	0	0	0	1	●	0.00	●	10.00	●	4.20	0.57
Building Enquiry - General Info/Admin etc	46	12	19	15	38	0	5	●	0.87	●	7.06	●	13.28	2.98
Living in Illegal Premises	4	0	1	0	5	0	4	●	0.00	●	25.67	●	56.50	6.33
Other Building Compliant Issue	45	4	8	3	46	0	1	●	4.33	●	11.95	●	23.69	15.12
Poor Condition of Building	21	2	1	1	19	0	4	●	4.00	●	13.60	●	51.52	15.86
Pool Fence Issues	30	3	5	2	30	0	4	●	5.00	●	12.50	●	21.59	6.48
Retaining Wall Issues	6	0	1	0	7	0	4	●	0.00	●	38.00	●	25.00	12.50
Storm Water Complaint	20	3	2	0	19	0	4	●	0.00	●	13.20	●	28.63	10.27
Comm Compliance Barking Letter/Visitors Advice	0	0	7	5	2	0	5	●	1.80	●	1.97	●	2.21	2.14
Complaints MGM Landuse. (Section Use Only)	0	0	0	0	0	0	10	●	0.00	●	0.00	●	0.00	0.00
Planning Compliance Request/Enquiry	51	9	16	4	50	0	45	●	6.00	●	19.52	●	19.38	17.80
Dog Attack on Animal (Confirmed)	0	0	0	0	0	0	10	●	0.00	●	0.00	●	0.00	0.00
Dog Attack on Person (Fear) CSO	7	7	14	2	10	0	20	●	7.00	●	17.67	●	17.43	10.63
Dog Attack on Animal (Alleged) CSO	6	3	12	5	9	0	20	●	5.60	●	15.29	●	16.66	9.13
Dog Attack on Person (Bite) CSO	4	3	5	2	3	0	20	●	4.00	●	14.50	●	17.18	10.13
Duty Planner (New Enquiry)	8	8	125	117	7	0	1	●	0.41	●	0.82	●	0.78	0.42
Temporary Relocation of Business DueTo Disaster	0	0	0	0	0	0	5	●	0.00	●	0.00	●	0.00	0.00
Plan Sign Sealling - Contributions	0	0	0	0	0	0	10	●	0.00	●	11.00	●	5.40	5.40
Telephone Enquiry (Existing Application/Call Back)	0	0	18	18	0	0	1	●	0.61	●	0.80	●	0.96	0.38
GIA Moratorium (Compliance)	0	0	0	0	0	0	45	●	0.00	●	0.00	●	0.00	0.00
Heavy Vehicle Parking	1	1	0	0	0	0	10	●	0.00	●	15.27	●	9.17	6.05
Overgrown Allotments	68	49	61	29	43	0	45	●	5.38	●	26.80	●	19.31	17.22
Regulated Parking	9	9	29	21	7	0	10	●	5.05	●	4.80	●	9.63	6.72
Dust Complaint	0	0	0	0	0	0	10	●	0.00	●	1.00	●	4.33	1.75
Litter/Illegal Dumping	1	1	10	8	2	0	20	●	1.38	●	59.51	●	30.12	29.44
Noise Complaint	0	0	5	5	0	0	10	●	3.40	●	2.94	●	3.17	2.54
Plumbing Inspection Booking	0	0	1	1	0	0	1	●	0.00	●	0.17	●	0.50	0.50
P&D Works without a Plumbing Permit	3	1	0	0	2	0	5	●	0.00	●	1.00	●	0.67	0.67
Requests for Toilet Counts	0	0	2	2	0	0	5	●	8.50	●	14.25	●	21.92	56.00
Onsite (Private) Treatment Plant Odours	2	1	1	0	2	0	5	●	0.00	●	38.40	●	38.40	0.00
P&D Waste Water Leaking to Adjoining Properties	1	0	0	0	1	0	5	●	0.00	●	7.00	●	12.40	12.50
Plumbing and Drainage - Quote Required	0	0	0	0	0	0	5	●	0.00	●	0.00	●	0.00	0.00
Plumbing and Drainage - Sanitary Drainage Plan	0	0	48	44	4	0	5	●	0.57	●	1.37	●	1.15	0.66
Plumbing Issues General	12	5	12	12	7	0	5	●	1.58	●	9.75	●	8.86	2.02

	Balance B/F	Completed in Current Mth	Current Month NEW Requests		TOTAL INCOMPLETE REQUESTS BALANCE	Under Long Term Investigation	Completion Standard (days)	Avg Completion Time (days) Current Mth		Avg Completion Time (days) 6 Months		Avg Completion Time (days) 12 Months		Avg Duration (days) 12 Months (complete and incomplete)
			Received	Completed										
Barking Dog Complaint - Stage 1	14	12	46	39	8	0	3	<div></div>	2.15	<div></div>	2.87	<div></div>	2.81	0.77
Barking Dog Complaint - Stage 2 LLEO Use Only	2	1	9	2	4	0	30	<div></div>	5.50	<div></div>	13.21	<div></div>	13.29	10.76
Vector Misting	4	4	9	5	3	0	7	<div></div>	1.60	<div></div>	2.96	<div></div>	1.41	1.40
Nuisance Vehicle	16	9	30	17	17	0	10	<div></div>	3.76	<div></div>	6.26	<div></div>	7.45	5.49
Wandering Animals (dogs, cats, poultry)	21	21	96	66	26	0	10	<div></div>	0.70	<div></div>	1.07	<div></div>	1.01	0.78
Wandering Stock	2	2	29	26	3	0	10	<div></div>	1.27	<div></div>	2.49	<div></div>	3.85	2.08

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

Financial Matters Report for February 2017

Meeting Date: 14 March 2017

Attachment No: 2



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

As At End Of February

Report Run: 02-Mar-2017 14:00:18 Excludes Nat Accs: 2802,2914,2917,2924

	Adopted Budget \$	Revised Budget \$	EOM Commitments \$	YTD Actual \$	Commit + Actual \$	Variance %	On target 66.7% of Year Gone
COMMUNITY SERVICES							
Planning and Regulatory Services							
<u>Development Assessment</u>							
Revenues	(726,750)	(726,750)	0	(517,604)	(517,604)	71% ✓	
Expenses	1,608,204	1,544,870	552,839	927,178	1,480,017	96% ✗	
Transfer / Overhead Allocation	35,000	35,000	0	(43,080)	(43,080)	-123% ✓	
Total Unit: Development Assessment	916,454	853,120	552,839	366,494	919,334	108% ✗	
<u>Building Compliance</u>							
Revenues	(745,000)	(745,000)	0	(493,470)	(493,470)	66% ✗	
Expenses	975,699	925,011	0	503,858	503,858	54% ✓	
Transfer / Overhead Allocation	(220,920)	(220,920)	32,473	(154,244)	(121,772)	55% ✗	
Total Unit: Building Compliance	9,779	(40,909)	32,473	(143,856)	(111,383)	272% ✓	
<u>Health & Environment</u>							
Revenues	(177,750)	(177,750)	0	(84,996)	(84,996)	48% ✗	
Expenses	2,378,254	2,292,465	306,227	986,928	1,293,155	56% ✓	
Transfer / Overhead Allocation	317,400	317,400	0	135,415	135,415	43% ✓	
Total Unit: Health & Environment	2,517,904	2,432,115	306,227	1,037,347	1,343,574	55% ✓	
<u>Local Laws</u>							
Revenues	(1,379,700)	(1,379,700)	0	(969,386)	(969,386)	70% ✓	
Expenses	2,569,848	2,652,320	1,471,389	1,088,350	2,559,739	97% ✗	
Transfer / Overhead Allocation	251,600	251,600	0	127,860	127,860	51% ✓	
Total Unit: Local Laws	1,441,748	1,524,220	1,471,389	246,825	1,718,213	113% ✗	
<u>Planning and Regulatory Services Management</u>							
Expenses	682,948	797,381	98,328	509,966	608,294	76% ✗	
Transfer / Overhead Allocation	0	0	0	1,455	1,455	0% ✗	
Total Unit: Planning and Regulatory Services Management	682,948	797,381	98,328	511,421	609,749	76% ✗	
Total Section: Planning and Regulatory Services	5,568,834	5,565,927	2,461,256	2,018,231	4,479,487	80% ✗	
Total Department: COMMUNITY SERVICES	5,568,834	5,565,927	2,461,256	2,018,231	4,479,487	80% ✗	
Grand Total:	5,568,834	5,565,927	2,461,256	2,018,231	4,479,487	80% ✗	

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

Monthly Operations Report for Planning, Building and Plumbing - February 2017

Meeting Date: 14 March 2017

Attachment No: 3

MONTHLY OPERATIONS REPORT
PLANNING SECTION
Period Ended FEBRUARY 2017

VARIATIONS, ISSUES AND INNOVATIONS***Innovations***

Nil.

Improvements / Deterioration in Levels of Services or Cost Drivers

On average duty planner enquiries and telephone enquiries are being responded to within half a day where the completion standard is one (1) day. Plan sealing – contributions has a six month average of 11 days where the completion standard is ten (10) days, however, the twelve month average is 5.4 days.

The Development Assessment unit is well into the process of preparing Council for the transition to the new Planning Act, which is due to commence on 3 July 2017. This work has included developing new workflows in Pathway, reviewing templates and creating new documents.

1. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS***Risk Management Summary***

Example from Section Risk Register (excludes risks accepted/ALARP)

Please Note: The risks listed below are 'what if' scenarios and do not necessarily reflect what has occurred.

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
Failure to address general long term planning needs for the community will result in lower quality development, less development overall, continued poor economic and community performance indicators, and lost opportunities in pursuit of achieving elevation of Rockhampton's reputation to an exceptional regional city.	Very High	Develop strategies to address threat, train existing staff to address, and hire staff with required skill sets. Educate community, develop strategic partnerships, and identify external resources.	31/12/2017	Ongoing	Developing strategies to meet resourcing need to address threats, community education programs and strategic partnership development in accordance with resourcing.
Changes to State law that reduce revenues for essential Council services, e.g. Development Assessment will result in less capacity to provide planning services, requiring supplemental funding from other sources, e.g. increased rates.	High 4	Monitor and respond when and as appropriate	N/A		
Failure to collect revenue results in fewer funds available and lack of confidence in Council business practices.	High 5	Process and workflow to address has been developed and approved by Council.	31/12/2016	70%	Report going to Committee
Continuing changes to state legislation and regulatory requirements on Council increase the risk of Council not being able to fully comply with all requirements. Consequences include possible fines,	Moderate 5	Respond as events occur and provide submissions to articulate impacts on RRC operations	N/A	Ongoing	

Potential Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed	Comments
further limitations on Council functions, failure to provide essential resources to enable Council to achieve regional development objectives.					

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Outdated employee immunisations, tickets, and/or licenses	Various	95	
Outdated legislative compliance mandatory training and/or qualifications	Various	86	
Overdue performance reviews	Various	100	

2. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Planning Section.

3. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% budget expended	Explanation
<i>Rockhampton Regional Planning Scheme</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>This project is a large operational plan that spans over several years</i>

4. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS

Service Delivery Standard	Target	Current Performance
Development Assessment		
Applications received: 15		
Applications decided: 14		
Acknowledgement notices (where required) sent out within 10 business days of application being properly made	100%	100%
Information requests (where required) sent out within timeframes required under SPA	100%	100%
Decisions are made within 20 business day timeframe once decision stage commences (or extended timeframe permitted under SPA)	100%	100%
Decision notices are issued within 5 business days of the decision being made	100%	100%
Building		
Applications received: 24		
Applications decided: 19		
Building Approvals - Decisions are made within 20 business day timeframe	100%	100%
Plumbing		
Applications received: 24		
Applications decided: 23		
Compliance request are decided within 20 business day timeframe	100%	100%

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

Monthly Operations for Local Laws - February 2017

Meeting Date: 14 March 2017

Attachment No: 4

MONTHLY OPERATIONS REPORT

LOCAL LAWS

Period Including February 2017

VARIATIONS, ISSUES AND INNOVATIONS

Innovations

The Pathway Mobile Animal Enquiry application has been rolled out to all Local Laws Officers. This application allows dog registration searches to be conducted in the field which means the Local Laws Officer can now more efficiently reunite the dog with its owner in the field.

Dashcams – research is currently being undertaken to source appropriate and compatible dashcams for use in Local Laws Officer vehicles in the field, not only as a further safety measure but also to assist in gaining further credible evidence regarding offences being investigated i.e. wandering dogs etc.

Recruitment

- Shortlisting has commenced for the vacant Local Laws Administration position.
- Shortlisting has commenced for the vacant Local Laws Officer positions.
- Shortlisting has commenced for the Supervisor Local Laws position.

Improvements / Deterioration in Levels of Services or Cost Drivers

Recent Training

Local Law Officers from Rockhampton, as well as those from Balonne, Mackay and Banana Councils took part in a recent Dangerous Dog Assessing and Handling Course facilitated by Steve Austin Animal Training & Consultancy. The officers who attended were instructed in relation to many topics including the below, with physical dog attack participation forming part of the experience:

- Identifying and Interpreting Canine Body Language
- Avoiding an attack by a Dog
- What to do in case of a dog attack
- Assessing PPE and safety equipment needs
- Appropriate use of PPE, bite sticks/spray etc

LINKAGES TO OPERATIONAL PLAN**1. COMPLIANCE WITH CUSTOMER SERVICE REQUESTS**

The response times for completing the predominant customer requests in the reporting period of February 2017 are as outlined in the Planning & Regulatory Traffic Light Report attached.

Comments & Additional Information

February 2017 Traffic Light Report includes all Planning and Regulatory Services. The following departments fall under this unit: Development Assessment, Building and Plumbing Compliance, Local Laws, Pound, Environment and Public Health, Pest Management, Vector Management and Support Services.

The following Local Laws areas have been highlighted as exceeding completion rates set with respect to each request type, namely:

Dog Registration Enquiry: With a completion rate standard of 10 days, Local Laws has only slightly exceeded this level by .42 of a day which due to recent workloads being experienced as well as fluctuating staffing levels which have now improved, the standard should be met in the future. It is noted overall that our completion rates over the 6 monthly and 12 monthly periods are well under the required standard.

2. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Safety Statistics

The safety statistics for Month Year period are attached.

	Sept	Oct	Nov	Dec
Number of Lost Time Injuries	0	0	0	0
Number of Days Lost Due to Injury	0	0	0	0
Total Number of Incidents Reported	3	1	1	1
Hazard Inspections Not Completed	1	0	0	0

Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed
Local Laws – Council does not meet its legislative and service delivery responsibilities for Local Laws' community compliance leading to the possibility of legal action, significant damage to Council's reputation with multiple complaints, and general public dissatisfaction.	Very High 3	1. Effective infringement financial management process has been adopted. 2. Internal Process Review (Animal Management Review) has been completed and implementation has commenced.	30/06/14	80%
Local Laws – Inconsistent regulation and enforcement of local laws and legislation resulting in poor service and considerable public dissatisfaction.	High 4	1. Review near completion: Internal Audit (completed), Process Review (commenced), Legal review of Local Laws (ongoing). 2. Membership subscription to LGAQ's Legislation Compliance Section. (completed) 3. Join SEQ Regional Animal Management Group (SEQRAM). Join Australian Animal Institute of Animal Management (AAIM). (Members of both organisations). Completed	31/12/14	75%

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Local Laws Power of Entry Training	Various	100%	Completed
Investigation Skills	Various	9%	Scheduled for – Part 1 - 8,9,10 March 2017 Part 2 - 29,30,31 March 2017 Part 3 - 27,28 April 2017
Animal Management	Various	100%	Completed

3. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Community Standards and Compliance Section.

4. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

Project	Revised Budget	Actual (incl. committals)	% Budget Expended	Explanation
Issue of Dog Registration Renewals	\$20 000.00	\$12783.68	63.9%	No Renewals issued
Micro Chipping Days	\$17 000.00	\$8742.00	46.1%	Held 31/10/2017

5. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS**Registered Dogs/Declared Dog Totals**

Description	Registrations November	Registrations December	Registrations January	Registrations February	Current total
Dogs Registered	241	143	252	186	14942
Dangerous Dogs	2	1	0	1	32
Menacing Dogs	1	0	0	3	48
Restricted Dog	0	0	0	0	1

Infringements Issued

Description	November	December	January	February	Financial YTD
Parking Infringements	686	119	661	716	4950
Animal Infringements	62	27	95	57	602
Local Law Infringements	6	6	11	12	63
Total	754	152	767	785	5615

FINANCIAL MATTERS

The Financial Matters reports for Month Year are outlined in Attachment number 2 of this report.

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES FOR FEBRUARY 2017

Monthly Operations Report for Health and Environment - February 2017

Meeting Date: 14 March 2017

Attachment No: 5

MONTHLY OPERATIONS REPORT

HEALTH AND ENVIRONMENT

Period Including February 2017

VARIATIONS, ISSUES AND INNOVATIONS

Innovations

Environment and Public Health

Rockhampton Regional Council was approached to host the next Central Queensland Environmental Health Australia (EHA) Conference in April 2017. EHO's have been busily organising venues, programs and sponsorship for this event.

Improvements / Deterioration in Levels of Services or Cost Drivers

Nil

1. COMPLIANCE WITH STATUTORY AND REGULATORY REQUIREMENTS INCLUDING SAFETY, RISK AND OTHER LEGISLATIVE MATTERS

Safety Statistics

The safety statistics for November and December 2016 period are attached.

	Oct	Nov	Dec	Jan
Number of Lost Time Injuries	0	0	0	0
Number of Days Lost Due to Injury	0	0	0	0
Total Number of Incidents Reported	1	1	1	2
Hazard Inspections Not Completed	0	0	0	0

Management Summary

Example from Section Risk Register (excludes risks accepted/ALARP)

Risk	Current Risk Rating	Future Control & Risk Treatment Plans	Due Date	% Completed
Pest Management -Council does not have appropriate and implemented pest management planning for pest plants and pest animal management leading to public complaints about service delivery, localized damage to Council's reputation, temporary redirection/addition of staff/resources required.	Moderate	Legislative changes occurring in 2016. Review and realign plan with newly identified changes. Review of service level arrangements/requirements	2016	5%

Legislative Compliance & Standards

Legislative Compliance Matter	Due Date	% Completed	Comments
Council's Ground Distribution Contract Licence outdated	6 April 2017		Not due until 6 April 2017
Pest Management Officers AC/DC Licenses	Various	100%	Completed
Vector Management Officers Pest Management Technicians Licenses	Various	100%	Completed

2. ACHIEVEMENT OF CAPITAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME

No capital projects are relevant to the Community Standards and Compliance Section.

3. ACHIEVEMENT OF OPERATIONAL PROJECTS WITHIN ADOPTED BUDGET AND APPROVED TIMEFRAME**4. DELIVERY OF SERVICES AND ACTIVITIES IN ACCORDANCE WITH COUNCIL'S ADOPTED SERVICE LEVELS*****Adopted/Operational Service Level Standards & Performance***

Service Level	Target	Jan	Feb
Annual inspection of licensed food businesses undertaken.	100%	54%	70%
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken.	100%	22%	22%
Annual inspection of devolved licensed environmentally relevant activities undertaken.	100%	8%	23%

Please note the service levels depicted in the above table are operational standards only and have not been formally adopted by Council.

FINANCIAL MATTERS

The Financial Matters report for January 2017 is outlined in Attachment number 2 of this report.

8.2 FORMATION OF A REGIONAL PEST MANAGEMENT SUB-COMMITTEE**File No:** 11092**Attachments:** Nil**Authorising Officer:** Steven Gatt - Manager Planning & Regulatory Services**Author:** Catherine Hayes - Coordinator Health and Environment

SUMMARY

This report presents a recommendation on Council's participation in the Regional Pest Management Sub-committee with other CQROC Councils in response to LGAQ's request seeking confirmation of Council's willingness to form a sub-committee.

OFFICER'S RECOMMENDATION

THAT:

- 1 Council forms a Regional Pest Management Sub-committee with the other CQROC member Councils; and
- 2 The Co-ordinator Health and Environment represent Council on the Regional Pest Management Sub-committee.

COMMENTARY

In support of local governments carrying out their weed and pest animal management obligations, Biosecurity Queensland carries out activities that are funded through local government annual precept payments. The annual payments, totaling \$5.5M, are made by local governments into the State Land Protection Fund in accordance with the *Biosecurity Act 2014*. Council's precept payment for 2016-2017 was \$46,737.

Councils expressed a desire for greater oversight of the investment of these funds with the Minister agreeing to explore the development of a new approach for State and local government co-investment.

LGAQ has been funded to work with the Department of Agriculture and Fisheries to deliver the Invasive Plants and Animal Co-investment Model. The model includes State and local government joint decision making and allows for investment by other external parties.

The model has a greater decision-making role for local governments, particularly in relation to the investment of the On-ground and Research Services Component. Fund investment in this component will transition to project based investments requiring identified milestones and deliverables. This is facilitated through the development of Co-investment Agreements agreed by the Statewide Oversight Group, signed by the relevant Regional Pest Management Sub-committee (RPMS) and the relevant delivery organisation. The model will ensure activities such as research align with local government priorities.

Phase 1 of the project involves the formation of RPMS. The role of the RPMS is to establish regional priorities for consideration by the Statewide Oversight Group and will ensure Council has input into the expenditure of the \$2.8 million services contribution of the Land Protection Fund.

Phase 2 of the project involves engaging a consultant to review the calculation methodology for the On-ground and Research Component of the Land Protection Fund. LGAQ believes the RPMS is the ideal vehicle for consultation throughout this review process.

The purpose of the RPMS is to:

1. Provide the regional governance for the activities and projects of the On-ground and Research Services Component.
 2. Enhance local/regional ownership of projects and activities funded through the On-ground and Research Services Component.
-

The core representation of the RPMS is required as a minimum of 1 from each council and 1 from Biosecurity Queensland. Council's representative should be of a suitably senior position that is able to make decisions on behalf of Council. Councils Supervisor Pest Management will also attend the meetings. Elected members are welcome as observers.

Minutes from the RPMS will be provided to Council. The RPMS outcomes will be reported to the Capricorn Pest Management Group.

LGAQ is seeking confirmation of Council's willingness to form a RPMS with other member councils of the CQROC.

BUDGET IMPLICATIONS

Costs relating to participation in the sub-committee will be borne by Council. There are sufficient funds in the current budget to meet these costs.

LEGISLATIVE CONTEXT

The annual precept payments are made in accordance with the *Biosecurity Act 2014*.

STAFFING IMPLICATIONS

The sub-committee is required to meet twice each year. The time required for additional activities is unknown.

RISK ASSESSMENT

N/A

CONCLUSION

Queensland councils expressed a desire for greater oversight of the investment of annual precept payments into the Land Protection Funds with the Minister agreeing to explore the development of a new approach for State and local government co-investment. This has led to the establishment of RPMS's that will establish regional priorities for consideration by the Statewide Oversight Group and will ensure councils have input into the expenditure of the services contribution of the Land Protection Fund.

LGAQ seeks confirmation of Council's willingness to form a RPMS with other member councils of the CQROC.

8.3 D/181-2016 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR OUTDOOR SPORTS AND RECREATION (FOUR HOCKEY FIELDS AND CLUBHOUSE)

File No: D/181-2016

Attachments: 1. Locality Plan
2. Site Plan

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

Author: Anton de Klerk - Senior Planner

SUMMARY

Development Application Number: D/181-2016

Applicant: Rockhampton Regional Council

Real Property Address: Lot 2 on RP617657, Parish of Murchison

Common Property Address: 5-71 Olive Street, Parkhurst

Area of Site: 118.87 hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015

Planning Scheme Zone: Emerging Community Zone

Planning Scheme Overlays: Biodiversity Areas Overlay, Biodiversity Waterways Overlay, Bushfire Hazard Overlay (very high and medium hazard), Creek Catchment Flood Overlay, Steep Land Overlay (15-25%+ slope)

Existing Development: Vacant Land

Existing Approvals: Nil

Approval Sought: Development Permit for a Material Change of Use for Outdoor Sport and Recreation (four hockey fields and clubhouse)

Level of Assessment: Impact Assessable

Submissions: Five (5) submissions were received

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

Infrastructure Charges Area: Charge Area 1 and 3

Application Progress:

<i>Application Lodged:</i>	17 November 2016
<i>Acknowledgment Notice issued:</i>	1 December 2016
<i>Request for Further Information sent:</i>	8 December 2016
<i>Request for Further Information responded to:</i>	22 December 2016
<i>Submission period commenced:</i>	9 January 2017
<i>Submission period end:</i>	20 February 2017
<i>Advice Agency Response (Ergon Energy):</i>	12 December 2016

<i>Last receipt of information from applicant:</i>	<i>23 February 2017</i>
<i>Statutory due determination date:</i>	<i>23 March 2017</i>

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Material Change of Use for Outdoor Sport and Recreation, made by Rockhampton Regional Council, on land described as Lot 2 on RP617657, Parish of Murchison, located at 5-71 Olive Street, Parkhurst, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
 - 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 of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
 - 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
 - 1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.
 - 1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of the use, unless otherwise stated.
 - 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.6.1 Operational Works:
 - (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Sewerage Works;
 - (iv) Water Works;
 - (v) Stormwater Works;
 - (vi) Roof and Allotment Drainage Works;
 - (vii) Site Works; and
 - 1.6.2 Plumbing and Drainage Works; and
 - 1.6.3 Building Works.
 - 1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
 - 1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
 - 1.9 All engineering drawings/specifications, design and construction works must comply 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 the conditions of

this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Number</u>	<u>Dated</u>
Field Levels Option 2	16-002804 Rev B	10/11/2016
Overall Site layout Option 2	16-002804 Rev B	10/11/2016
Indicative Staging Plan	16-002804 Rev A	February 2017

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

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

3.0 STAGED DEVELOPMENT

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

3.1.1 Synthetic Turf Hockey Field 1, Temporary Amenities Facility and Car Parking (Stage One);

3.1.2 Synthetic Turf Hockey Field 2 (Stage Two);

3.1.3 Grass Field 1 and 2 (Stage Three);

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

Stage one (1) must be completed prior to Stage two (2) and three (3).

Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works on the site.

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

- 4.3 A twenty (20) metre wide road reserve must be dedicated for the future widening/extension of Olive Street to the north within the subject site. The twenty (20) metre wide land dedication will be from McMillan Avenue to the eastern boundary of Lot 1 RP611477.

- 4.4 Norman Road/Olive Street intersection must be upgraded and the access to the proposed carpark area must be via this intersection only.

- 4.5 Traffic signs, pavement markings and any traffic calming devices as required, 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*.

- 4.6 Any retaining structures within road reserves must not be constructed unless approved as part of a Development Permit for Operational Works (road works). Retaining walls must be wholly contained within the proposed private allotments and not be constructed as Council-owned infrastructure.

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 site.

- 5.2 All 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 parking spaces, access driveway(s), and vehicular manoeuvring areas associated with this proposed development must be concrete paved or asphalted.
- 5.4 The proposed access to the development at McMillan Avenue is NOT approved.
- 5.5 All vehicular access to and from the development must be via proposed new access at the Norman Road/Olive Street intersection only.
- 5.6 Service and delivery vehicles, including refuse collection vehicles must be via proposed new access at Norman Road/Olive Street intersection only.
- 5.7 All vehicles must ingress and egress the development in a forward gear.
- 5.8 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard 2890.2 "Parking Facilities - Off Street Commercial Facilities"*.
- 5.9 Parking spaces must be provided as per *Rockhampton Region Planning Scheme 2015* requirements.
- 5.10 Universal access parking spaces must be provided in accordance with *Australian Standard AS2890.6 "Parking Facilities - Off-Street parking for people with disabilities"*.
- 5.11 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 site including refuse collection vehicles.
- 5.12 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"*.
- 5.13 Road signage and pavement markings must be installed in accordance with the *Australian Standard AS1742.1 "Manual of Uniform Traffic Control Devices"*.
- 5.14 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for Roads and Public Spaces"*.
- 5.15 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for Access and Mobility"*.
- 5.16 Bicycle parking facilities must be provided in accordance with *AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles*. The location of the bicycle parking facilities must be located at basement or ground floor level and encourage casual surveillance.
- 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 site.
- 6.2 All 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*, *Plumbing and Drainage Act* 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 A new sewerage connection point must be provided at the existing gravity sewerage mains located near the Olive Street / Norman Road intersection. Any private sewerage pump station and associated infrastructure must be owned and maintained by the

owner at no cost to Council.

- 6.5 Sewerage access chambers located within a park or reserve, or below a Q100 flood event, must be provided with bolt down lids.
- 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 trafficable lids.

7.0 WATER WORKS

- 7.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 7.2 All 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*, the *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 7.3 The development must be connected to Council's reticulated water network.
- 7.4 A new water connection point must be provided at 200 millimetre diameter water main located within the Olive Street road reserve.
- 7.5 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.
- 7.6 The applicant must ensure adequate fire fighting protection is available from the existing hydrant within Olive Street road reserve and also from the On-site firefighting equipment for the proposed development. Should adequate protection not be achievable, upgrade the on-site firefighting equipment, internal pillar hydrant, water tanks, and pumps may be required. This must be designed by a suitably qualified registered hydraulic engineer of Queensland and must be finalised at the Operational Works (water supply) application stage.

8.0 PLUMBING AND DRAINAGE WORKS

- 8.1 A separate plumbing and drainage approval must be obtained from the Council for the proposed development.
- 8.2 All plumbing and sanitary drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and Council's Plumbing and Drainage Policies.
- 8.3 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's sewerage reticulation. Arrester traps must be provided where commercial or non-domestic waste water is proposed to be discharged into the system.
- 8.4 Hoses must be provided at the refuse container area, and washdown must be drained to the sewer in accordance with a Plumbing and Drainage Permit and Sewerage Trade Waste Permit.

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 on the site.
- 9.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 9.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

- 9.4 The Operational Works (stormwater works) application must include an assessment of how the development meets the water quality objectives of the *State Planning Policy – Water Quality*.
- 9.5 The proposed development must achieve no increase in peak stormwater runoff for a selected range of storm events up to and including the one in one hundred year storm event (100 year Average Recurrence Interval) for the post development condition.
- 9.6 Easements must be provided over all land assessed to be within the one in one hundred year flood event (100 year Average Recurrence Interval) inundation area.
- 9.7 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).
- 9.8 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a detailed Stormwater Management Plan, prepared and certified by a Registered Professional Engineer of Queensland. The Stormwater Management Plan must clearly demonstrate that;
- 9.8.1 All content of the stormwater management plan is in accordance with the *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, *SPP – water quality guidelines*, and sound engineering practice;
 - 9.8.2 identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled stormwater master plan showing the aforementioned catchment details and lawful point(s) of discharge that comply with the requirements of the *Queensland Urban Drainage Manual*;
 - 9.8.3 an assessment of the peak discharges for all rainfall events up to and including the one in one hundred year flood event (100 year Average Recurrence Interval) for the pre-development and post-development scenarios;
 - 9.8.4 The Stormwater discharge is to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual*;
 - 9.8.5 Each part of the lot is self draining;
 - 9.8.6 The volume of detention is sufficient to attenuate the peak discharge from the site to ensure non-worsening for a range of design rainfall events up to and including the 100 year Average Recurrence Interval (ARI) event, in accordance with the provisions of the *Queensland Urban Drainage Manual*;
 - 9.8.7 The potential pollutants in stormwater discharged from the site are managed in accordance with current best industry practices and in accordance with *State Planning Policy 2016 – Water Quality*.
 - 9.8.8 The stormwater management plan is accompanied by full calculations; including electronic modelling files from industry standard modelling software, (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy.
 - 9.8.9 It includes detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy.
- 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 site.
- 10.2 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
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- 10.3 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties 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.
- 11.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan which 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 to the site which are intended to be used to transport fill to or from the site; and
 - 11.2.5 the maintenance of access roads to and from the site so that they are free of all cut and/or fill material and cleaned as necessary.

Note: Cut and fill of the subject allotment(s) may require a geotechnical investigation to be carried out by a certified Registered Professional Engineer of Queensland given the soil materials in this area and history of drainage issues.

- 11.3 All earthworks must be undertaken in accordance with *Australian Standards, 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 adjoining properties or infrastructure.
- 11.5 The structural design of all retaining walls above one (1) metre in height must be separately and specifically certified by a Registered Professional Engineer of Queensland as part of the Operational Works submission. A Registered Professional Engineer of Queensland must on completion certify that all works are compliant with the approved design.
- 11.6 The approved design and/or the construction of the retaining walls must not be modified or altered without Council's prior written approval.
- 11.7 Vegetation must not be cleared unless and until written approval has been provided by Council. A Development Permit for Operational Works constitutes written approval, only for the purposes of clearing vegetation directly pertinent to the operational works which are the subject of the Development Permit. Details of vegetation proposed to be cleared should be provided as part of the Environmental Management Plan
- 11.8 All site works must be undertaken to ensure that there is:
- 11.8.1 no increase in upstream or downstream flood levels for all levels of immunity up to Q100;
 - 11.8.2 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
 - 11.8.3 a lawful point of discharge to which the developed flows from the land drain. Easements will be required over any other land to accommodate the flows.

12.0 BUILDING WORKS

- 12.1 A separate Building Works approval must be obtained for the development.

- 12.2 All external elements, such as air conditioners, pool and spa pumps and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 12.3 All waste storage areas must be provided in accordance with the *Environmental Protection Regulation 2008* and must be:
- 12.3.1 designed and located so as not to cause a nuisance to neighbouring properties; and
 - 12.3.2 aesthetically screened from any road frontage or adjoining property;
 - 12.3.3 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2002*.

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

13.0 LANDSCAPING WORKS

- 13.1 A Landscaping Plan must be submitted with the first application for a Development Permit for Operational Works. The landscaping must be constructed and/or established prior to the commencement of the use and the landscape areas must predominantly contain plant species that are locally native to the Central Queensland region due to their low water dependency.
- 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 The landscaped areas must be subject to:
- 13.3.1 a watering and maintenance plan during the establishment moment; and
 - 13.3.2 an ongoing maintenance and replanting programme.

14.0 ELECTRICITY

- 14.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 14.2 Evidence that the development is provided with electricity services from the relevant service provider must be provided to Council, prior to the commencement of the use.

15.0 TELECOMMUNICATION

- 15.1 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.
- 15.2 Evidence that the development is provided with telecommunications services from the relevant service provider must be provided to Council, prior to the commencement of the use.

Note: For telecommunications services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra or a "Notice of Practical Completion" where such services are provided by the NBN.

16.0 ASSET MANAGEMENT

- 16.1 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 at full cost to the Developer.

- 16.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 16.3 '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 Manual for Submission of Digital As Constructed Information.
- 17.0 OPERATING PROCEDURES
- 17.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Olive Street, McMillan Avenue or Norman Road.
- 17.2 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"*.
- 17.3 Operations on the development 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.
- 17.4 Noise emitted from the activity must not cause an environmental nuisance.
- 17.5 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.
- 17.6 All waste storage areas must be:
- 17.6.1 kept in a clean and tidy condition; and
 - 17.6.2 maintained in accordance with *Environmental Protection Regulation 2008*.

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.

BACKGROUND**PROPOSAL IN DETAIL**

The proposal is to accommodate four (4) hockey fields associated with the Rockhampton Hockey Association in order to facilitate the expected growth of the sport in the region. It is anticipated that the proposal will facilitate a regionally significant recreational opportunity that will coincide with the expected, future urban residential development in the immediate and surrounding area.

The proposed layout also makes provision for 118 on-site car parks, with access proposed off McMillan Avenue, and an ancillary clubhouse. The site contains sufficient access to existing sewer, water and stormwater infrastructure.

SITE AND LOCALITY

The subject site is located at 5-71 Olive Street, Parkhurst, on land formally described as Lot 2 on RP617657, Parish of Murchison and measures approximately 119 hectares in size. The site is located within Emerging Community Zone, fronting onto Olive Street and Yaamba Road, Parkhurst. Presently, the site is vacant and does not contain any buildings or structures.

The site is constrained by:

- An Unexploded Ordinance (UXO) Zone on the north-eastern corner of the site which sterilises this particular area for any use;
- Three (3) easements, namely a high voltage easement, in favour of Ergon Energy, traverses through the northern section of the site. The other two (2) easements are in favour of Rockhampton Regional Council which are used to accommodate sewer infrastructure;
- Some biodiversity areas and waterways on the northern and eastern part of the site;
- Bushfire hazard areas along the northern and eastern boundary;
- Creek flooding along the northern part and a small portion on the south-western part of the site; and
- Steep land.

The site is surrounded by a variety of different land uses associated with various urban purposes. Immediately to the north and south of the site are existing residential developments which primarily accommodate single-detached, dwelling houses, located in a Low Density Residential Zone (Paramount Park Estate to the north and Northridge Estate to the south along Olive Street). Immediately to the north of the site (along Yaamba Road) are two (2) existing short-term accommodation land uses (Korte's Resort and the True Blue Motor Inn). The site has a road frontage to Yaamba Road which separates the site from a Low Impact Industry Zone to the west, while Olive Street traverses the southern boundary which separates the site from adjoining residential land uses.

PLANNING ASSESSMENT**MATTERS FOR CONSIDERATION**

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the Integrated Development Assessment System provisions of the *Sustainable Planning Act 2009*, 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 – 17 January 2017

Support, subject to conditions.

Public and Environmental Health Comments – 22 November 2016

Support, subject to conditions.

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 2016

This policy came into effect on 2 December 2013 (amended in July 2014 and April 2016) and replaced all former State Planning Policies. This policy requires development applications to be assessed against its requirements until the identified state interests have been appropriately reflected in the local planning scheme.

Liveable communities

Not Applicable. The development complies with the requirements in the State Planning Policy.

Mining and extractive resources

Not Applicable. The development is not near or affected by mining or extractive resources.

Biodiversity

Not Applicable. The area to be developed on the subject site is not affected by any protected flora and habitat.

Coastal environment

Not Applicable. The development does not relate to a coastal management area.

Water quality

Not Applicable. The application does not affect receiving waters or the water supply in South East Queensland.

Natural hazard, risk and resilience

Not Applicable. The portion to be developed is not affected by bushfire hazard, flood hazard or steep land.

Emissions and hazardous activities

Not Applicable. The proposal does not include any activities regarded as generating dangerous emissions or include activities regarded as hazardous.

State transport infrastructure

Not Applicable. The proposal does not affect any State transport infrastructure.

Strategic airports and aviation facilities

Not Applicable. The proposed development does not involve or affect any strategic airports or aviation facilities.

Rockhampton Region Planning Scheme 2015**Strategic framework**

This application is situated within the Emerging Communities 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-five (25) years.
- (2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.
- (3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.
- (4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.
- (5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.
- (6) Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.
- (7) The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.
- (8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.
- (9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.
- (10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.
- (11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.
- (12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.
- (13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.
- (14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.
- (15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.

- (16) The productive capacity of all rural land is protected.
- (17) Rural lands and natural areas are maintained for their rural and landscape values.
- (18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.
- (19) The cultural heritage of Rockhampton is conserved for present and future communities.
- (20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Complies. The proposal is taken to comply with this Strategic Framework theme as it is facilitating a community-related activity which will support any future urban residential uses in the surrounding area. Further, the use will encourage opportunities for “sustainable and healthy lifestyles” by promoting a recreationally-based activity in the form of field hockey.

(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 subject site is partially affected by the Creek Catchment Flood Overlay, Planning Areas 1 and 2. Despite the presence of this overlay on the site, the proposal will not increase the risk to human life and property and the hockey fields are positioned on the site in a manner that is commensurate to the identified flood hazard.

(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 proposed use is for Outdoor Sport and Recreation will provide an opportunity for community access to open space and recreational facilities that contribute to healthy and active lifestyles. Further, the proposed hockey fields are considered to be a “regionally significant” form of development that advances the growth of field hockey within the Rockhampton region.

(iv) **Access and mobility**

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

Complies. The proposed Outdoor Sport and Recreation will be located along Olive Street which is currently servicing a residential estate. Olive Street is earmarked to be upgraded to a Major Urban Collector by 2021 and again to an Urban Arterial by 2031. The proposed four (4) hockey fields will not compromise the capacity of the current transport network. The hockey fields will encourage active transport infrastructure

re and public transport services by encouraging opportunity for community access to open space and recreational facilities which will ultimately encourage higher residential densities and additional opportunities to be developed within the balance of the urban area.

(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.

Complies. The proposal will be located within the New Urban and Future Urban area. Services are available along Olive Street and the proposed development can connect to all infrastructure and services. The proposal will not compromise any infrastructure or services.

(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 proposed Outdoor Sport and Recreation facility (four hockey fields) will be located within the New Urban and Future Urban area of Rockhampton, encouraging sustainable and healthy lifestyles and encouraging additional economic opportunities and additional services within the region. The proposal will not compromise any natural resources or economic development.

The performance assessment of the proposal demonstrates that the development will not compromise the *Rockhampton Region Planning Scheme 2015* strategic outcomes. The proposed development is considered to advance the New Urban and Future Urban area of Rockhampton by encouraging sustainable and healthy lifestyles within the community.

Emerging Community Zone

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

- (1) *The purpose of the emerging community zone is to:*
 - (a) **identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;**
 - (b) **manage the timely conversion of non-urban land to urban purposes; and**
 - (c) **prevent or discourage development that is likely to compromise appropriate longer term land use.**
- (3) *The purpose of the zone will be achieved through the following outcomes:*
 - (a) **land within the zone is conserved for development that is primarily for urban residential and supporting community, recreation and centre uses;**

This application is consistent with the purpose of the Zone.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application:

- Emerging Communities Zone Code;
- Access, Parking and Mobility Code;
- Landscaping Code;

- Stormwater Management Code;
- Waste Management Code;
- Water and Sewer Code;
- Biodiversity Overlay Code;
- Bushfire Hazard Overlay Code;
- Flood Hazard Overlay Code; and
- Steep Land 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.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1 and 3. The portion to be developed is however located within Charge Area 3. The Infrastructure Charges are as follows:

ollows.

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	
All uses as per AICN 4/14 Table 2.2.1	All Areas	Decided by <i>Local Government</i> at time of assessment				
	Total					Nil
	Less credit					Not Applicable
	TOTAL CHARGE					Nil

Therefore, no Infrastructure Charges Notice will be applicable.

CONSULTATION

The proposal was the subject of public notification between 9 January 2017 and 20 February 2017, as per the requirements of the *Sustainable Planning Act 2009*, and four (4) properly made and one (1) not properly made submission was received. Only two (2) of the properly made submissions raised some concerns against the proposed development which is highlighted in the table below. The other two (2) submissions support the proposed development.

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

Issue	Officer's Response
There are some concerns in obtaining access from McMillan Avenue, specifically with an increase in traffic and considering the current road is fairly narrow with no painted centre line.	Council officers assessed the application and will condition access to be obtained from Olive Street and not McMillan Avenue. The new access point will be obtained at the intersection of Olive Street and Norman Road.
The proposed hockey fields could potentially generate noise nuisances to the nearby residences located south of the site	Should the proposal be supported, noise nuisance conditions will be applicable. Therefore, the proposal must comply with

Issue	Officer's Response
(on the opposite side of Olive Street).	the requirements as stipulated within the <i>Environmental Protection Act</i> .

REFERRALS

The proposal did not trigger any referral agency as per the requirements of the *Sustainable Planning Regulations 2009*.

CONCLUSION

The proposed development is considered to be in keeping with the purpose of the Emerging Community Zone. Furthermore, the proposal generally complies with the provisions included in the applicable codes. The proposal is, therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

**D/181-2016 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR OUTDOOR
SPORTS AND RECREATION (FOUR
HOCKEY FIELDS AND CLUBHOUSE)**

Locality Plan

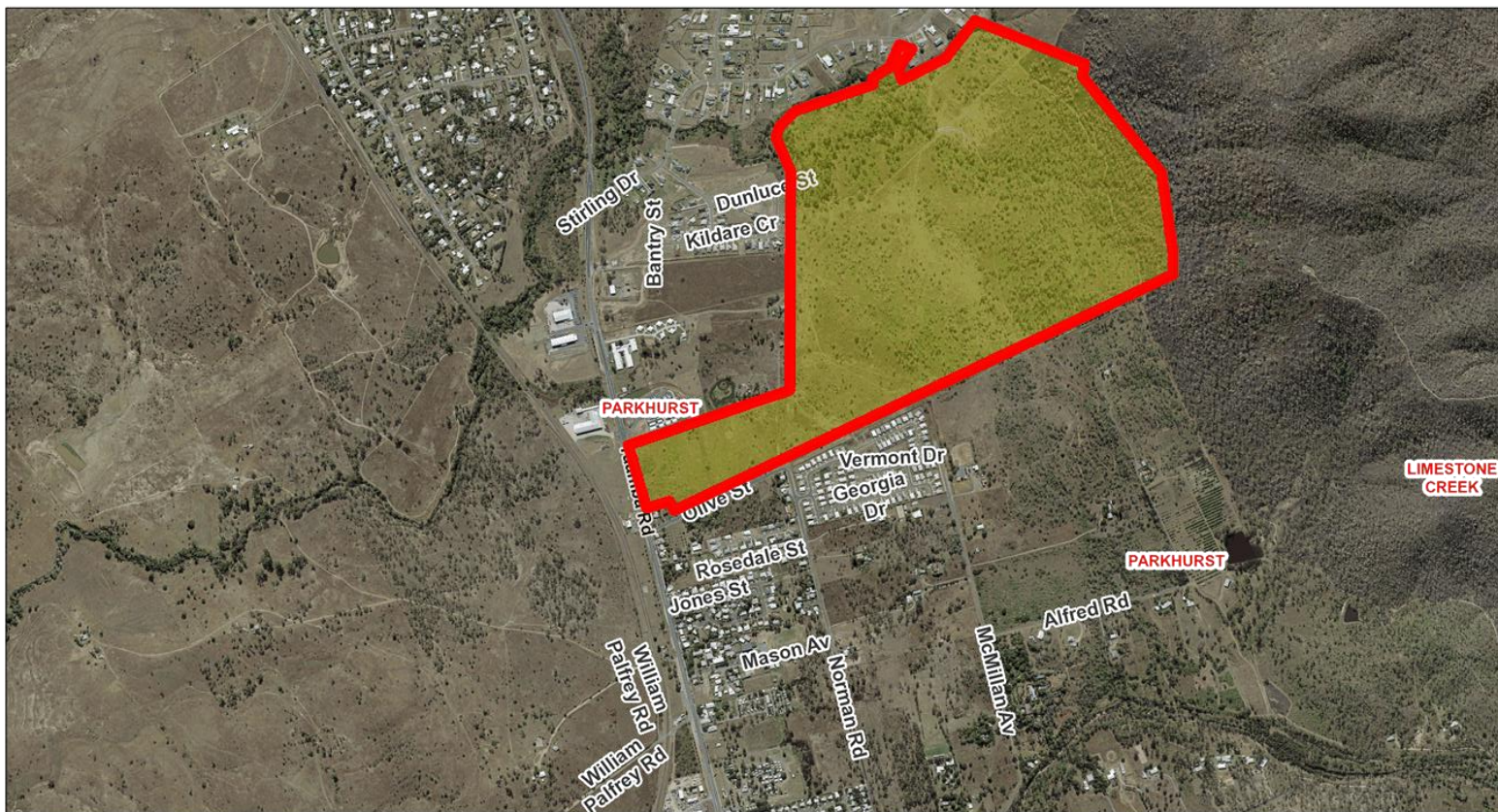
Meeting Date: 14 March 2017

Attachment No: 1

D/181-2016 - Locality Plan



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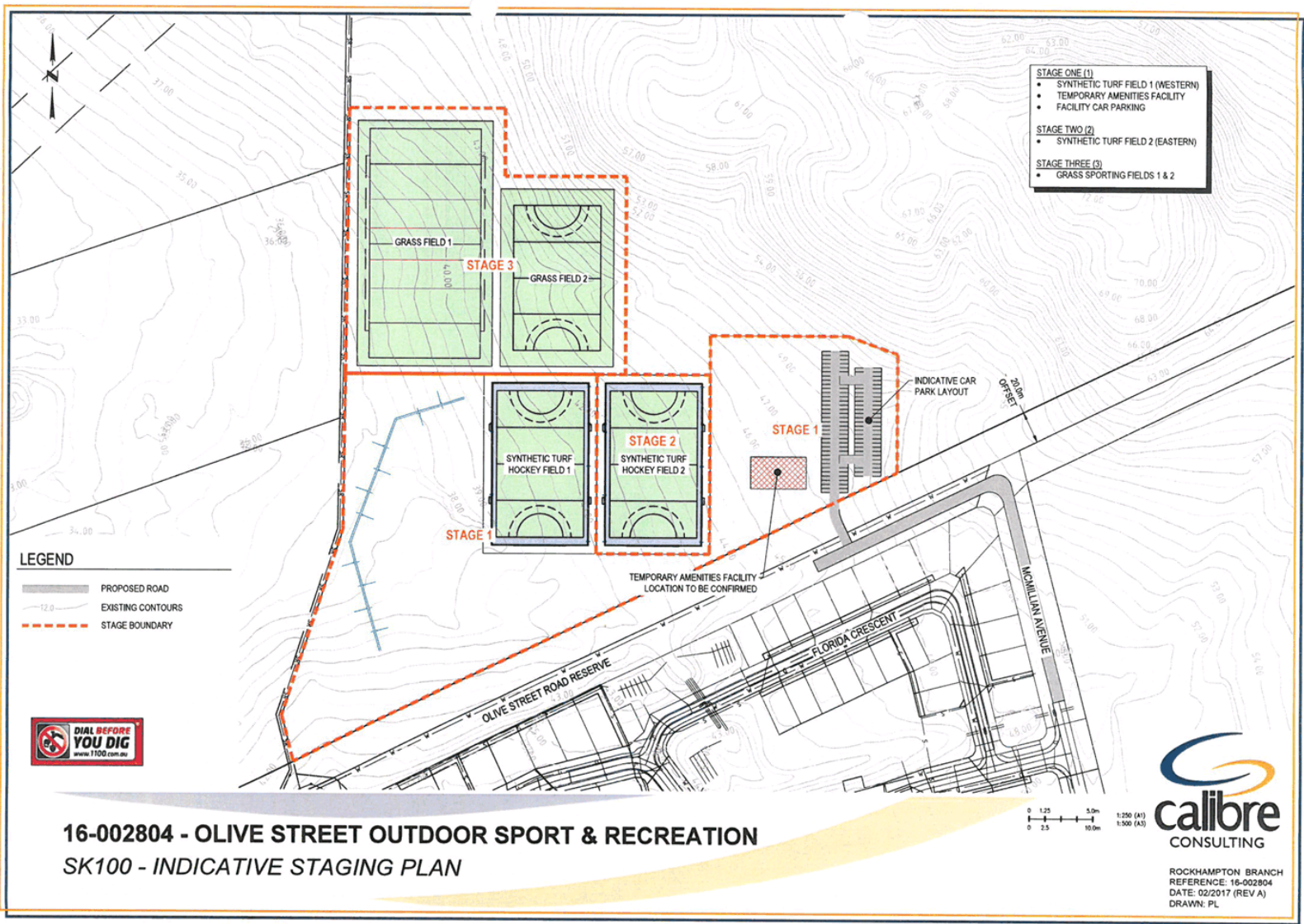


**D/181-2016 - DEVELOPMENT
APPLICATION FOR A MATERIAL
CHANGE OF USE FOR OUTDOOR
SPORTS AND RECREATION (FOUR
HOCKEY FIELDS AND CLUBHOUSE)**

Site Plan

Meeting Date: 14 March 2017

Attachment No: 2



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