



PLANNING AND REGULATORY COMMITTEE MEETING

AGENDA

20 NOVEMBER 2018

Your attendance is required at a meeting of the Planning and Regulatory Committee to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 20 November 2018 commencing at 9.00am for transaction of the enclosed business.

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

CHIEF EXECUTIVE OFFICER
13 November 2018

Next Meeting Date: 04.12.18

Please note:

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

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1 OPENING

2 PRESENT

Members Present:

Councillor C E Smith (Chairperson)
The Mayor, Councillor M F Strelow
Councillor N K Fisher
Councillor C R Rutherford
Councillor M D Wickerson

In Attendance:

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

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Planning and Regulatory Committee held 6 November 2018

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 OFFICERS' REPORTS

8.1 D/571-2013 - MINOR CHANGE APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT

File No: D/571-2013

Attachments:

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

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

Author: Amanda O'Mara - Senior Planning Officer

SUMMARY

<i>Development Application Number:</i>	<i>D/571-2013</i>
<i>Applicant:</i>	<i>The Rockhampton Grammar School</i>
<i>Real Property Address:</i>	<i>Lot 9 on CP908779, Parish of Rockhampton</i>
<i>Common Property Address:</i>	<i>124 Quarry Street, The Range</i>
<i>Area of Site:</i>	<i>1.15 Hectares</i>
<i>Planning Scheme:</i>	<i>Rockhampton City Plan 2015</i>
<i>Planning Scheme Area:</i>	<i>The Range North Residential Area, Precinct 2 – Special Use Precinct</i>
<i>Current Planning Scheme:</i>	<i>Rockhampton Region Planning Scheme 2015</i>
<i>Current Planning Scheme Zone:</i>	<i>Community Facilities Zone</i>
<i>Planning Scheme Overlays:</i>	<i>Nil Applicable</i>
<i>Existing Development:</i>	<i>Child Care Centre</i>
<i>Approval Sought:</i>	<i>Minor Change to Development Permit D/571-2013 for a Material Change of Use for an Educational Establishment</i>
<i>Level of Assessment:</i>	<i>Impact Assessable</i>

OFFICER'S RECOMMENDATION

RECOMMENDATION A:

THAT in relation to the application for a request for a Minor Change to Development Permit D/571-2013 for a Material Change of Use for an Educational Establishment, made by The Rockhampton Grammar School, on Lot 9 on CP908779, Parish of Rockhampton, located at 124 Quarry Street, The Range, Council resolves that:

1. Condition 12.5 be deleted:

Provide a 1.8 metre high solid fence between the subject site and adjacent residential properties north-west of the development. The fence must be constructed of materials and finishes that are aesthetically pleasing and commensurate with the surrounding residential area.

RECOMMENDATION B:

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

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) Stormwater Works; and
 - (iv) Roof and Allotment Drainage Works.
 - 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>
Stage 1 and Stage 2, Site Plan, MCU Application	MCU 01, Revision 2	5 December 2013
RGS ELC Stage 1 & 2, Floor Plans, MCU Application	MCU 02, Revision 2	5 December 2013

Stage 1 and Stage 2, Elevations, MCU Application	MCU 03, Revision 2	5 December 2013
Pedestrian Crossings and Intersection Concept Plan	R12310	18 August 2014
Infrastructure Report	R12310	December 2013

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 two (2) discrete stages, namely:

3.1.1 Room 1, Room 2 and carpark (Stage One); and

3.1.2 Room 3, Room 4 and Room 5 (Stage Two).

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

3.2 Stage one must be completed prior to Stage two.

3.3 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 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for Access and Mobility"*. 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"*.

4.4 All pathways must incorporate kerb ramps at all road crossing points.

4.5 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 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 The existing access for the proposed development must be upgraded to accommodate two-way traffic and comply with the requirements of the *Capricorn Municipal Development Guidelines*.

5.4 A minimum of thirty-two (32) parking spaces must be provided on-site.

6.0 SEWERAGE WORKS

6.1 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*.

6.2 The development must be connected to Council's reticulated sewerage network.

6.3 The existing sewerage connection point(s) must be retained and upgraded, if necessary, to service the development.

6.4 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 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*.

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 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.

7.5 The applicant must ensure adequate fire fighting protection is available from the existing hydrant within the Reservoir Road reserve and also from the on-site fire fighting equipment for the proposed development. Should adequate protection not be achievable, upgrade of on-site fire fighting equipment, internal pillar hydrant, water tanks, and pumps will be required. The fire fighting strategy must be approved by a suitably qualified Hydraulic Consultant.

8.0 PLUMBING AND DRAINAGE WORKS

8.1 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.

8.2 Alteration, disconnection or relocation of internal sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act*.

8.3 Sewerage/amended 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 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*.
- 9.5 The proposed development must not increase 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 rainfall event (100 year Average Recurrence Interval) inundation area.
- 9.7 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a Drainage Strategy, prepared and certified by a Registered Professional Engineer of Queensland, which as a minimum includes:
- 9.7.1 details of any proposed on-site detention/retention systems and associated outlet systems required to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems;
 - 9.7.2 identification and conceptual design of all new drainage systems, and modifications to existing drainage systems required to adequately manage stormwater collection and discharge from the proposed development;
 - 9.7.3 demonstration of how major design storm flows are conveyed through the subject development to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*;
 - 9.7.4 identification of the area of land inundated as a consequence of the minor and major design storm events in the catchment for both the pre-development and post-development scenarios; and
 - 9.7.5 details of all calculations, assumptions and data files (where applicable).
- 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*.
- 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 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 11.2 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 adjoining properties or infrastructure.
- 11.3 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes, in accordance with the landscaping plan approved by Council; or

- (ii) removed for disposal at a location approved by Council;
within sixty (60) days of clearing. Any vegetation removed must not be burnt.
- 11.4 All site works must be undertaken to ensure that there is 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 The existing demountable building and storage shed on the subject land must be removed.
- 12.2 All external elements, such as air conditioners, must be adequately screened from public view, to Council's satisfaction. Noise from any external elements, such as air conditioners, must not exceed the limits specified in the *Environmental Protection Act*.
- 12.3 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the 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"*.
- 12.4 Childproof fencing must be provided between play areas and roads, carparks, driveways and neighbouring properties.
- 12.5 **Deleted**
- 12.6 All waste storage areas must be surrounded by at least a 1.8 metre high fence that obstructs from view the contents of the bin compound by any member of the public from any public place.
- 12.7 Impervious paved and drained washdown areas to accommodate all refuse containers must be provided. The areas must be aesthetically screened from any road frontage or adjoining property.
- 13.0 **LANDSCAPING WORKS**
- 13.1 Landscaping must be established generally in accordance with the approved plans (refer to condition 2.1).
- 13.2 All landscaping must predominantly contain plant species that are locally native to the Central Queensland region.
- 13.3 Landscaping, or any part thereof, upon reaching full maturity, must not:
 - (i) obstruct sight visibility zones as defined in the *Austroads 'Guide to Traffic Engineering Practice'* series of publications;
 - (ii) adversely affect any road lighting or public space lighting; or
 - (iii) adversely affect any Council infrastructure, or public utility plant.
- 13.4 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 13.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).
- 14.0 **ELECTRICITY AND TELECOMMUNICATIONS**
- 14.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 15.0 **ASSET MANAGEMENT**
- 15.1 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.

- 15.2 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.
- 15.3 '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.
- 16.0 ENVIRONMENTAL
- 16.1 The Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.
- 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 Archer Street, Quarry Street or Reservoir Street.
- 17.2 Noise from the activity must not cause an environmental nuisance.
- 17.3 All waste storage areas must be kept in a clean, tidy condition in accordance with *Environmental Protection (Waste Management) Regulations*.

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 Multicultural Affairs website www.datsima.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 *Workplace Health and Safety* legislation and *Public Health Act 2005*.

NOTE 3. General Environmental Duty

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

NOTE 4. Licensable Activities

The proposed activity will most likely require amendment to both the premises Food Business Licence and Food Safety Program, Council's Environment and Public Health Unit must be consulted to determine whether any amendment approvals are required prior to each stage of the development.

NOTE 5. General Safety Of Public During Construction

The *Workplace Health and Safety Act* 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. Adopted Infrastructure Charges Notice

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

NOTE 7. Aboriginal Cultural Heritage

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NOTE 12. Adopted Infrastructure Charges Notice

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

BACKGROUND**BACKGROUND/PROPOSAL**

Council, approved a Development Application for a Material Change of Use for an Educational Establishment over Lot 9 on CP908779, Parish of Rockhampton, located at 124 Quarry Street, The Range (Development Permit D/571-2013), on 21 August 2014.

The Applicant has made representations in accordance with Section 78 of the *Planning Act 2016* for a minor change to the development approval. The request for a minor change pertains to the removal of Condition 12.5, requiring a fence to be constructed between the subject site and adjacent residential properties.

SITE AND LOCALITY

The subject site contains the existing Early Learning Centre, which is a single storey structure, a demountable building, an ancillary grounds shed and a storage shed. The site has a total area of approximately 1.5 hectares and the shape of the lot is of a generally triangular form with the Early Learning Centre fronting Reservoir Street and a residential building fronting Quarry Street.

There is an established vehicle parking area to the south of the existing Early Learning Centre. The Early Learning Centre portion of the site is relatively flat and has a slight fall to the west towards Reservoir Street and south of the site towards the Rockhampton Girls Grammar School. The western portion of the site falls towards Quarry Street.

Immediately to the north, west and east of the Early Learning Centre site is residential housing and to the south is the rear oval of the Girls Grammar School. The surrounding area includes various educational establishments and facilities such as the Rockhampton Grammar School, the Girls Grammar School and the TAFE. The area is otherwise predominately characterised by established residential 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 *Planning Act 2016*, based on consideration of the relevant State Planning Policies; 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.

SUMMARY OF REPRESENTATIONS

The following section summarises the proposed representations made by the Applicant, and Council's response.

Condition 12.5

Provide a 1.8 metre high solid fence between the subject site and adjacent residential properties north-west of the development. The fence must be constructed of materials and finishes that are aesthetically pleasing and commensurate with the surrounding residential area.

Applicant's representation

The Applicant has requested Condition 12.5 in relation to the construction of a fence between the subject site and adjacent residential properties be removed. To support the minor change the following points were provided:

- There has been no objections from any of the neighbouring property owners or occupiers;
- A solid 1800 fence would detract from the amenity of the area;
- Existing planting undertaken by the Rockhampton Grammar School and by adjoining residents already forms an effective visual barrier between the centre and the residential properties;
- Activities undertaken during the day at the centre are mostly undertaken on the south-east side of the site;
- Concerns the construction of a fence to the boundary would entail removal of existing vegetation; and

- There are a number of services along the boundary, including water supply and stormwater which could potentially be disrupted during construction of a fence.

Council's response

The condition was proposed to address privacy, visual and other amenity concerns, however reasonable visual buffering already exists due to the land fall and the established fencing and vegetation. Consequently, removing the requirement for a fence is not anticipated to have any detrimental amenity impacts on adjoining properties.

Therefore, for the aforementioned reasons, the removal of Condition 12.5 can be supported.

STATEMENT OF REASONS

Description of the development	The proposed development is for a Material Change of Use for an Educational Establishment
Reasons for Decision	<ul style="list-style-type: none"> a) The proposed change to remove the requirement for a fence will not impact on the amenity of adjoining properties, as sufficient visual buffering already exists due to the land fall and the established fencing and vegetation; b) Assessment of the change 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 c) The proposed change does not compromise the relevant <i>State Planning Policy</i>.
Assessment Benchmarks	<p>The proposed change was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • The Range North Residential Area, Precinct 2 – Special Use Precinct; and • Community Facilities Zone.
Matters prescribed by regulation	<ul style="list-style-type: none"> (i) The <i>State Planning Policy</i>; (ii) The <i>Central Queensland Regional Plan</i>; (iii) The <i>Rockhampton City Plan 2005</i>; (iv) The <i>Rockhampton Region Planning Scheme 2015</i>; (v) The common material, being the material submitted with the application.

CONCLUSION

The minor change application is consistent with the approved development. The change generally complies with the requirements of the relevant codes. Therefore the proposed change to the development is recommended for approval.

**D/571-2013 - MINOR CHANGE
APPLICATION FOR A DEVELOPMENT
PERMIT FOR A MATERIAL CHANGE
OF USE FOR AN EDUCATIONAL
ESTABLISHMENT**

Locality Plan

Meeting Date: 20 November 2018

Attachment No: 1

D/571-2013 - Locality Plan

A4 Page scale at 1: 3,820.74
Printed from GeoCortex on 07/11/2018



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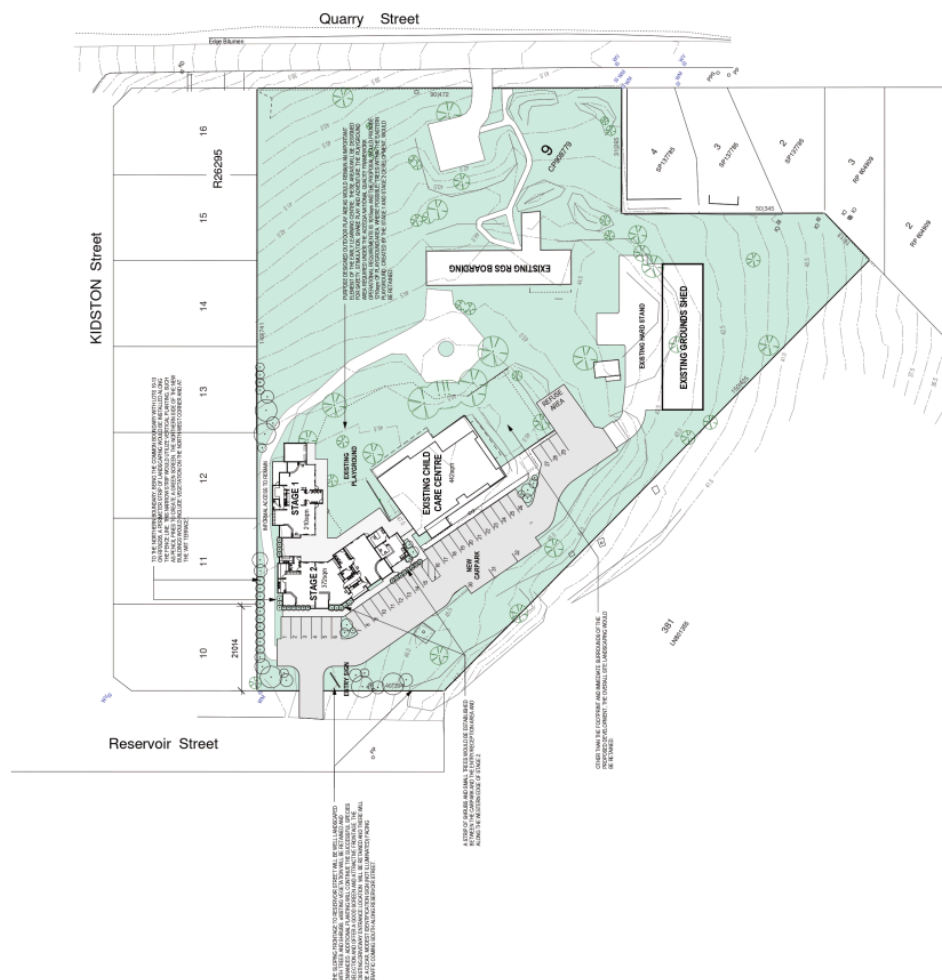


**D/571-2013 - MINOR CHANGE
APPLICATION FOR A DEVELOPMENT
PERMIT FOR A MATERIAL CHANGE
OF USE FOR AN EDUCATIONAL
ESTABLISHMENT**

Site Plan

Meeting Date: 20 November 2018

Attachment No: 2



row	date	details	particulars
1	31/12/20	REPAIRS TO EQUIPMENT (MILE)	
2	31/12/20	REPAIRS TO VEHICLE	GBP

THE ROCKHAMPTON GRAMMAR
SCHOOL 5 YEAR DEVELOPMENT
PLAN
R RESERVOIR STREET / 124 QUARRY STREET
ROCKHAMPTON

STAGE 1 AND STAGE 2 SITE PLAN MCU APPLICATION

Thomson Adsett
Level 1, 220 Quay St
Rockhampton
PO Box 1479
Rockhampton Q 4700
Phone: (07) 4621 3599
Fax: (07) 4621 3144
Email: info@thomsonadsett.com
www.thomsonadsett.com


ThermaxAdapt accepts no responsibility for the suitability, completeness or accuracy of data transferred electronically. ThermaxAdapt should be used when necessary against a hard copy version for verification.

Use figured dimensions in preference to scale. All dimensions to be verified on site.

Copyright

These drawings and designs and the copyright thereof are the property of Thermax Adult Hospital (Pty Ltd) and must not be used, in whole or in part, without the prior written permission of Thermax Adult Hospital (Pty Ltd).

A.B.N. 78 195 214 003.

	date: 05.12.2013	
	scale: 1 : 500	
	drawn: DMP	
	checked:	
	verified:	
11095	MCU 01	2

8.2 DECISIONS UNDER DELEGATION - OCTOBER 2018

File No: 7028

Attachments: Nil

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

Author: Tarnya Fitzgibbon - Coordinator Development Assessment

SUMMARY

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

OFFICER'S RECOMMENDATION

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

BACKGROUND

Matters are referred to Committee for decision where:

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

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

Application type	Address	Decision
D/105-2018 – Operational Works for Roadworks, Stormwater, Earthworks, Signage, Water and Sewage Infrastructure. The primary approval was for a Service Station.	23 Albert Street and 40 Alma Street, Rockhampton City	Delegation
D/114-2018 – MCU for Home Based Business and Ancillary Short Term Accommodation	309 Thirkettle Avenue, Frenchville	Delegation
D/107-2018 – Operational Works for Roadworks, Access and Parking. The primary approval is for an Office.	38 Derby Street, Rockhampton City	Delegation
D/108-2018 – MCU for Educational Establishment (Extension) – Lighthouse Baptist Church	480 Norman Road, Norman Gardens	Delegation
D/111-2018 – Operational Works for Earthworks, Stormwater, Internal Pavement and Drainage Works. The primary approval is for a Service Station.	Lot 1 Capricorn Highway, Gracemere	Delegation
D/112-2018 – Operational Works for prescribed Tidal Works. There is no primary approval for this site.	1 Wharf Street, Depot Hill	Delegation

D/113-2018 – Operational Works for Roadworks, Drainage Works and Earthworks. The historical primary approval is for a Showroom.	320 Lower Dawson Road, Allenstown	Delegation
D/115-2018 – Operational Works for Roadworks, Drainage Works and Earthworks. The primary approval is for a Showroom (ARB).	123 Gladstone Road, Allenstown	Delegation
D/116-2018 – Operational Works for Stormwater, Water and Sewage Infrastructure, Access and Site Works. The primary approval is for an ROL (1 into 3 lots).	44 Govind Court, Gracemere	Delegation

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

CONCLUSION

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

8.3 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - OCTOBER 2018**File No:** 1464**Attachments:** 1. Monthly Operations Report for Planning & Regulatory Services - October 2018 [↓](#)**Authorising Officer:** Colleen Worthy - General Manager Community Services**Author:** Steven Gatt - Manager Planning and Regulatory Services

SUMMARY

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

OFFICER'S RECOMMENDATION

THAT the Planning and Regulatory Services Monthly Operations report for October 2018 be 'received'.

COMMENTARY

The monthly operations report for Planning and Regulatory Services is attached for Council's consideration.

The performance information contained within the attached report relates directly to the 2019/2020 Operational Plan Key Performance Indicators.

MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - OCTOBER 2018

Monthly Operations Report for Planning & Regulatory Services - October 2018

Meeting Date: 20 November 2018

Attachment No: 1



Monthly Operations Report

Planning and Regulatory Services
October 2018

1. Highlights

The Pest Management, Vector Management and Local Laws teams attended both the Small Landholder Day and Tropicana events during October. The various units presented to the community on topical issues such as rainwater tanks and mosquito breeding. They also focused on the keeping of chickens and the prevention of attracting vermin, pet friendly landscaping and keeping pets secured while mowing the lawn.

Development Engineering

Development Engineering attended the IPWEAQ conference which provided opportunities to network with other local government engineers, to look at product innovations and learn about new trends on engineering for the future.

Health and Environment

Environment and Public Health

The story book, *Charlotte and Jack Go Grocery Shopping* was launched at the Outreach Story time event at Gracemere Shopping World. The launch was a great success with Councillor Smith doing a reading and giving each child in attendance a copy of the book.



Pictured: Councillor Ellen Smith

2. Innovations, Improvements and Variations

Health and Environment

The *Pest Management Education Plan* has been developed. Environmental *Health* has continued to develop work instructions with the Surrender of Environmental Relevant Activity work instruction the latest document to be approved. Environmental Health continues to develop customer service workflows in Pathway.

Development Assessment

The Development Assessment unit is developing a policy in relation to the levying, collection and management of infrastructure charges.

Development Engineering

Development Engineering attended the biannual CMDG workshop to discuss some changes in design guidelines and construction specifications.

To promote continuous improvement within the unit, a Senior Development Engineer and Senior Technical Officer position has been created. This will allow the Coordinator to focus on high level decision making.

Building, Plumbing & Compliance

Mobile Inspections are being developed for Plumbing and Building. The initial set up has been completed with testing for Plumbing and training to follow.

The introduction of mobile inspection will reduce administrative errors, provide the ability for officers to issue inspection certificates in field and provide improve response times and increase customer satisfaction.

In anticipation of changes to the *Plumbing and Drainage Regulation 2017*, specifically, the assessment timeframes for applications, Plumbing Inspectors have been aiming to get the assessment process down to less than 2 days ready for the introduction of the new legislation.

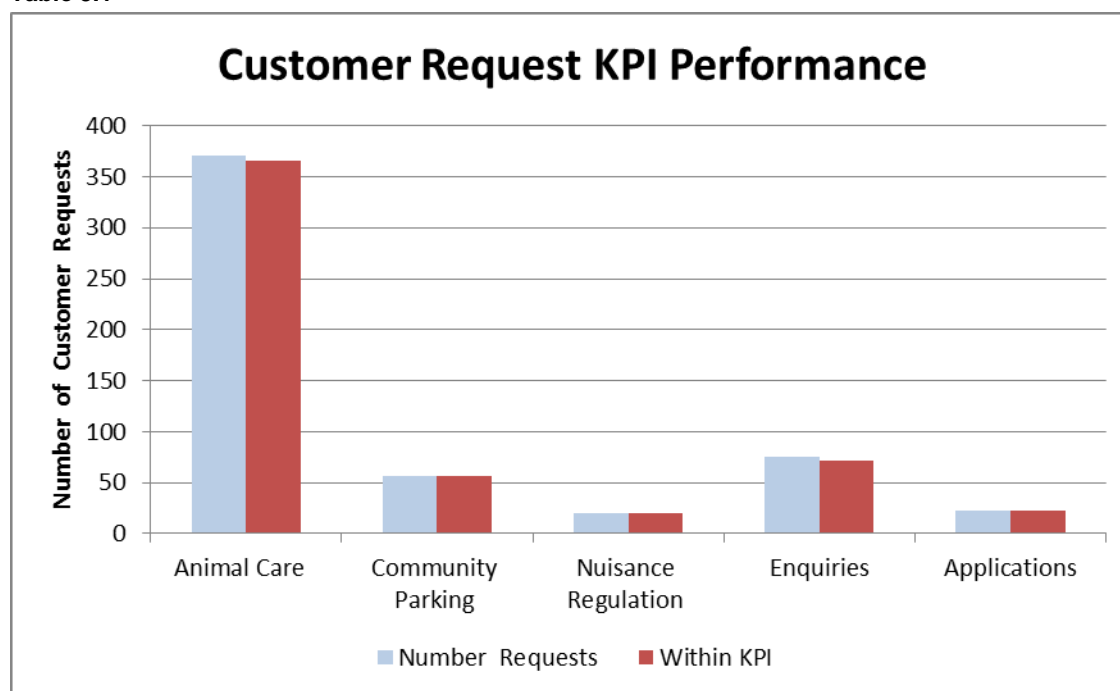
3. Customer Service Requests

The Planning and Regulatory Services section has received in the vicinity of 12,202 customer requests from January 2018 to date. Of these, 11,621 have been completed giving an average completion rate of 95% across the spectrum of operations.

Local Laws

Local Laws received 740 customer requests during the month of October with 476 requests completed during the period.

Table 3.1



A total of 371 customer requests were received for animal care matters with 191 requests being wandering animal requests. Within the period 100% of the animal wandering requests were responded to within 3 hours (P1).

Development Engineering

The Development Engineering Unit received 20 customer requests during the month of October.

Table 3.2

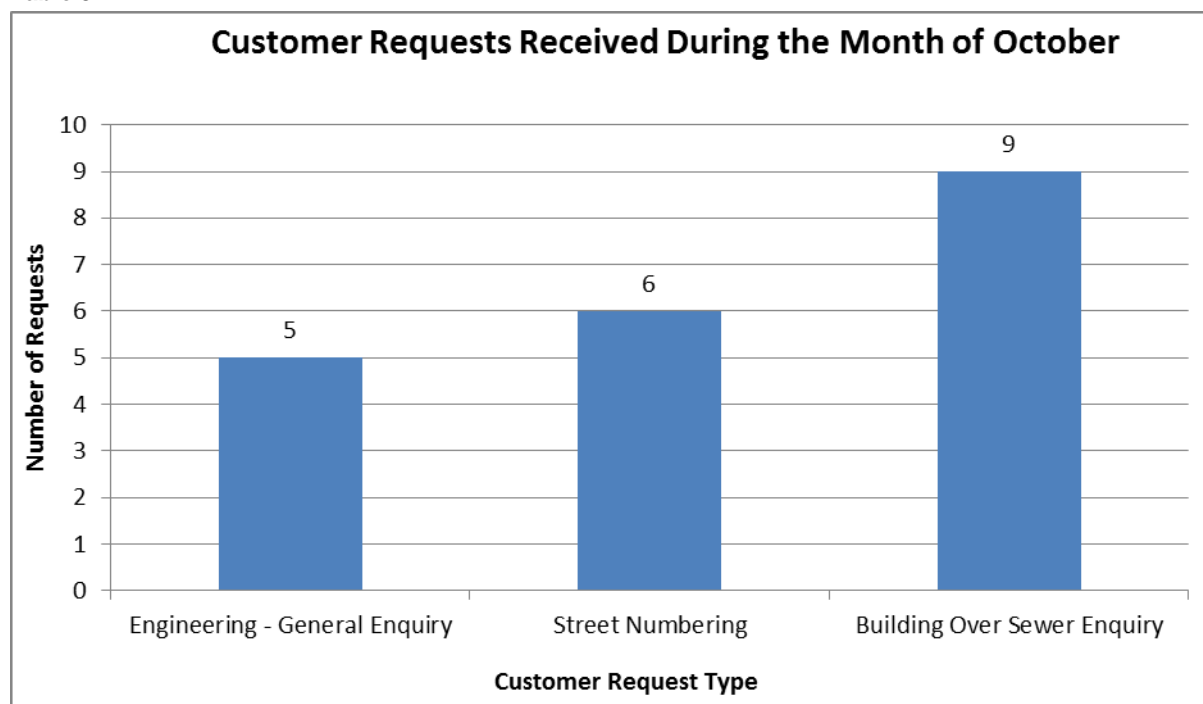
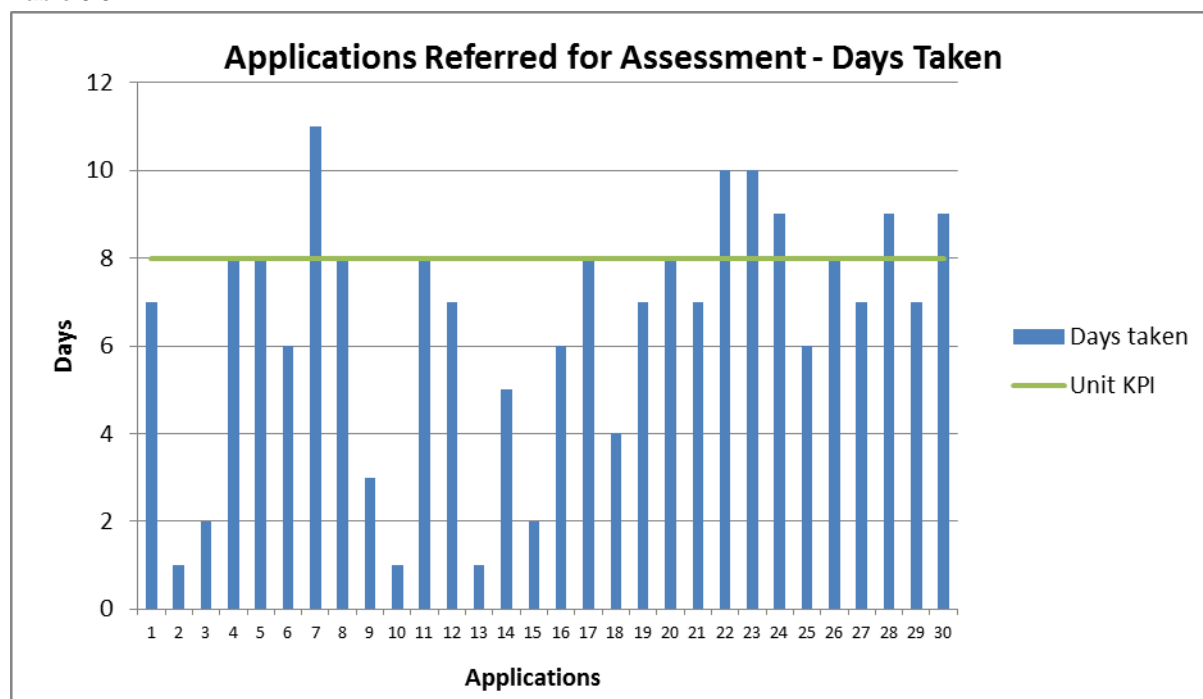


Table 3.3



The above graph shows application referrals completed by the Development Engineering unit for the month of October and the time taken to provide comments or conditions. Six referrals have exceeded the unit KPI of eight days, these have all occurred with an agreement to extend the period with the assessment manager. These extensions have been necessary primarily due to insufficient information being provided in the application to undertake a proper assessment.

Development Assessment

The Development Assessment Unit received 102 requests for advice during October, with only one request not completed. This is a 99% completion rate.

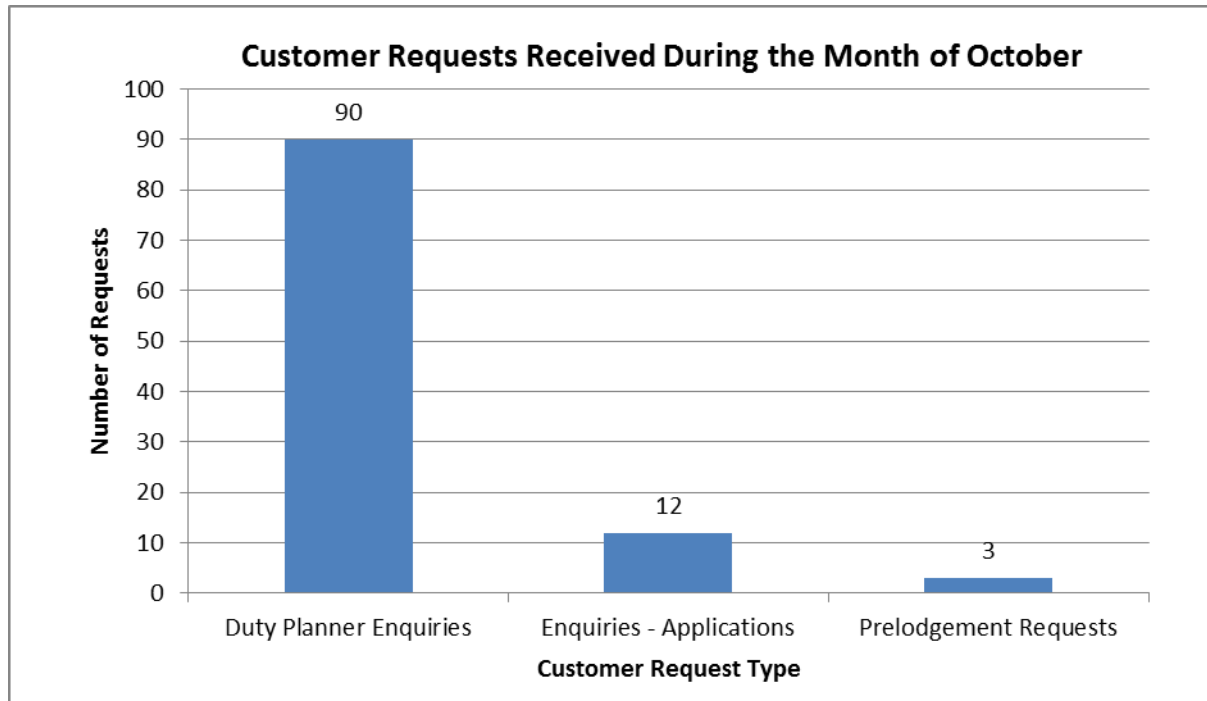
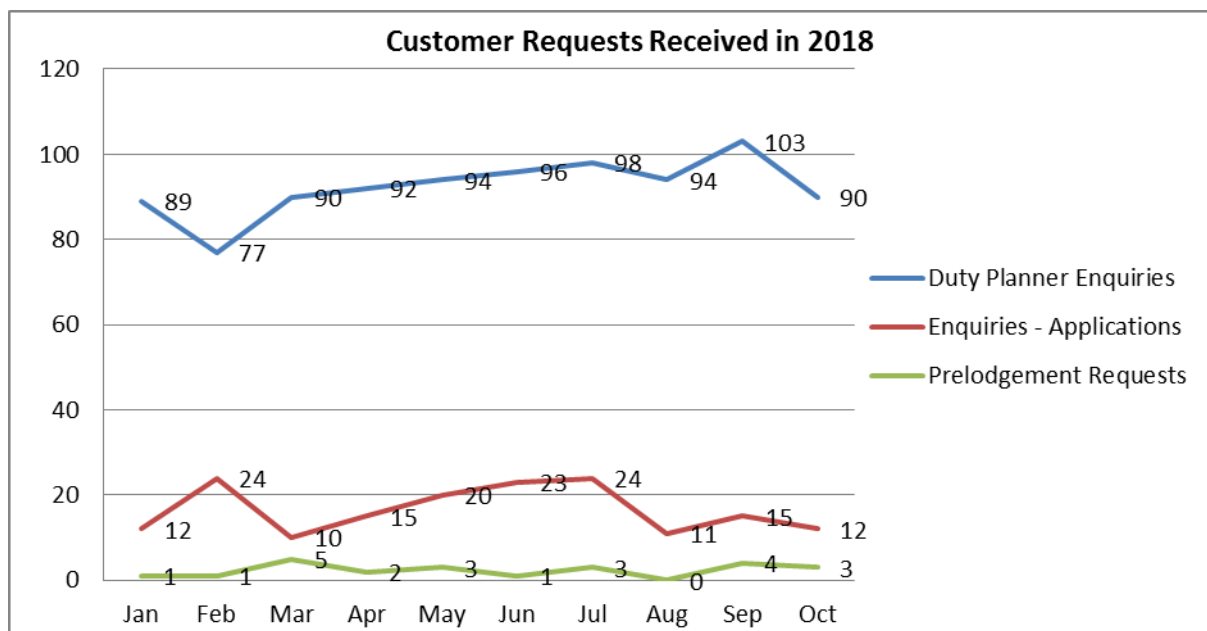
Table 3.4**Table 3.5**

Table 3.6

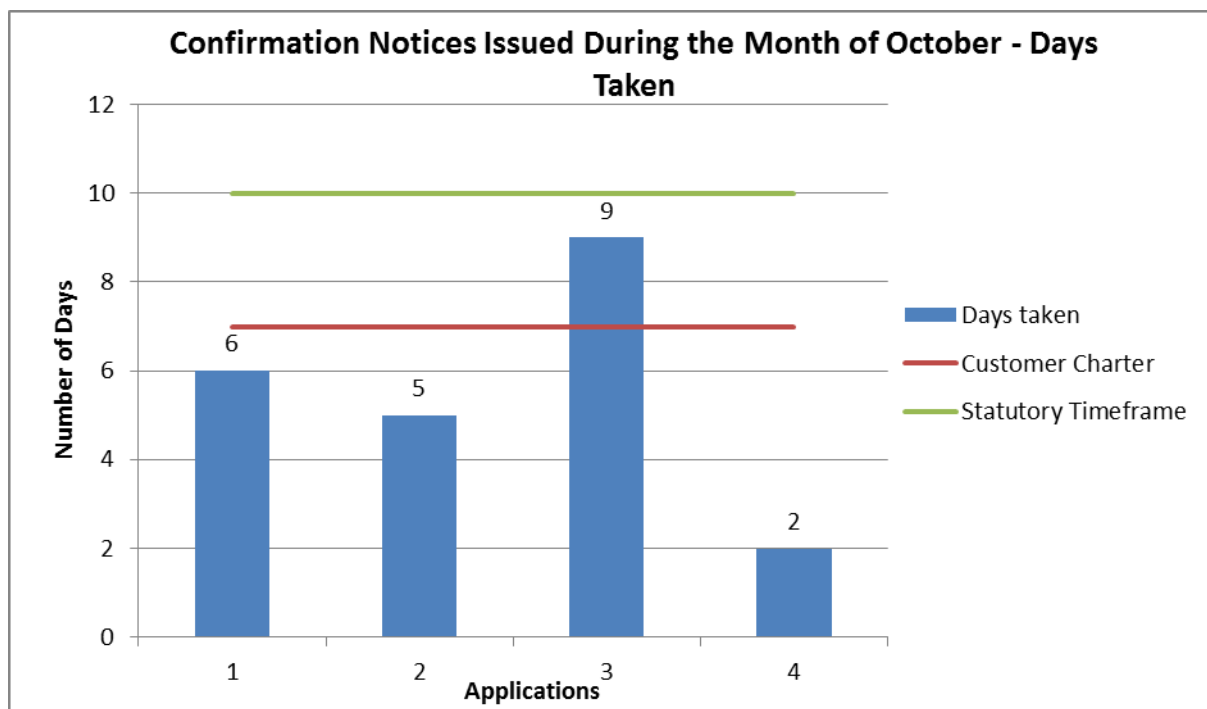


Table 3.7

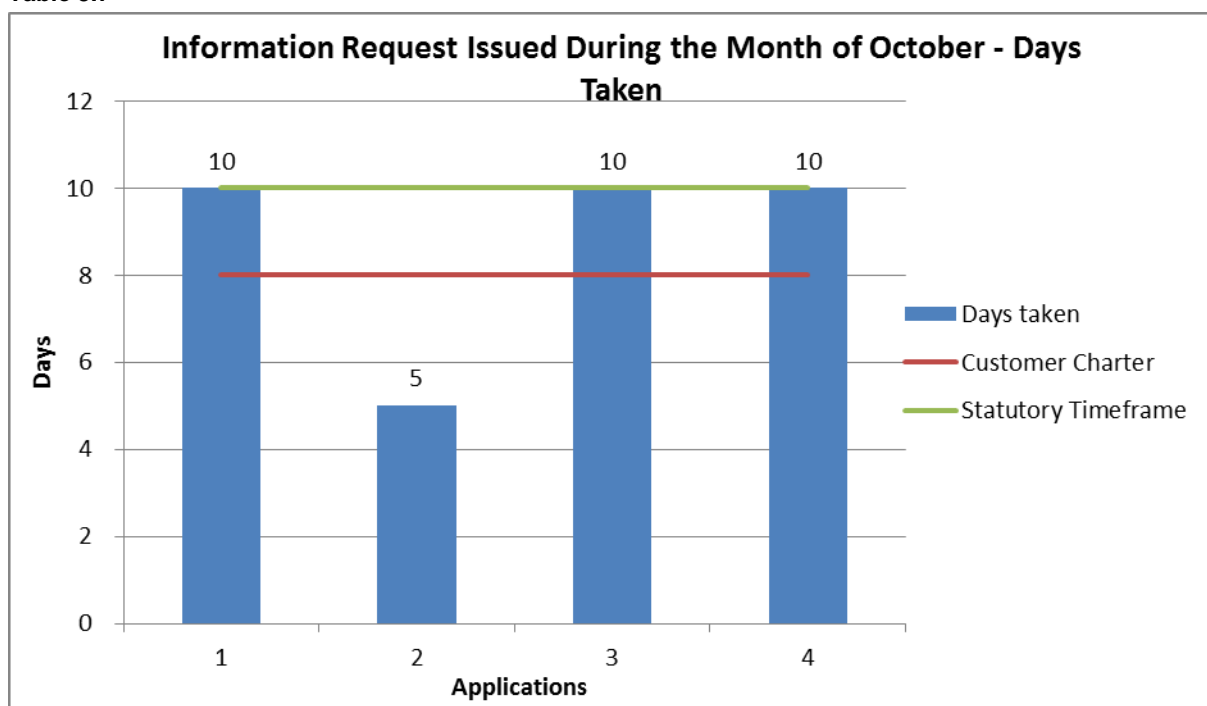
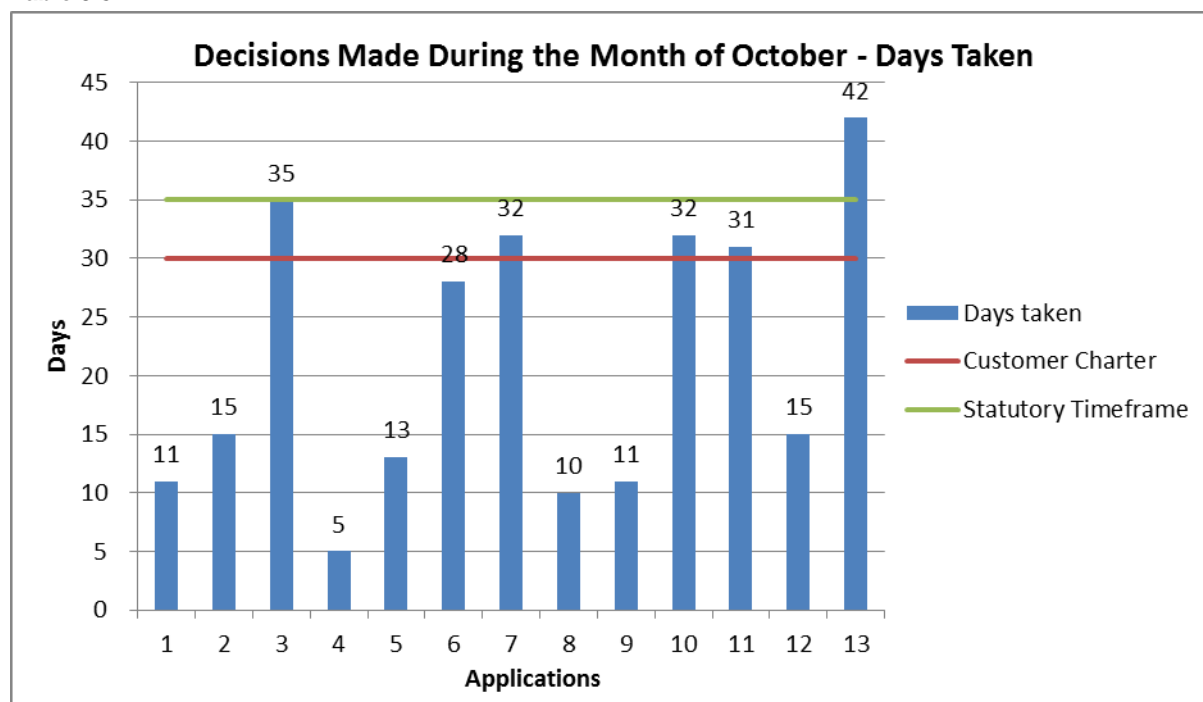


Table 3.8



The above graph shows an application taking 42 days to decide; this was extended by agreement with the applicant due to additional time being required to assess and appropriately condition bushfire hazard concerns.

Building Plumbing & Compliance

Building, Plumbing and Compliance received a total of 115 customer requests for the month. Of these, 69 have been completed giving a completion rate of 60%.

Building Applications

Table 3.9

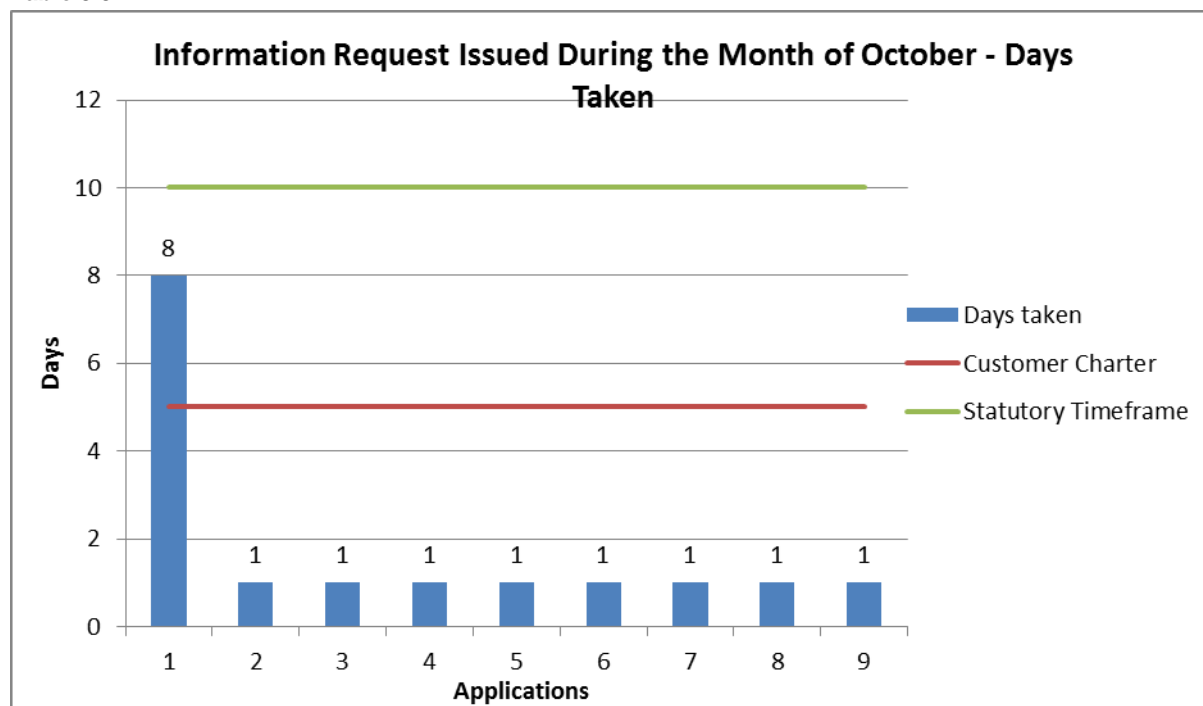
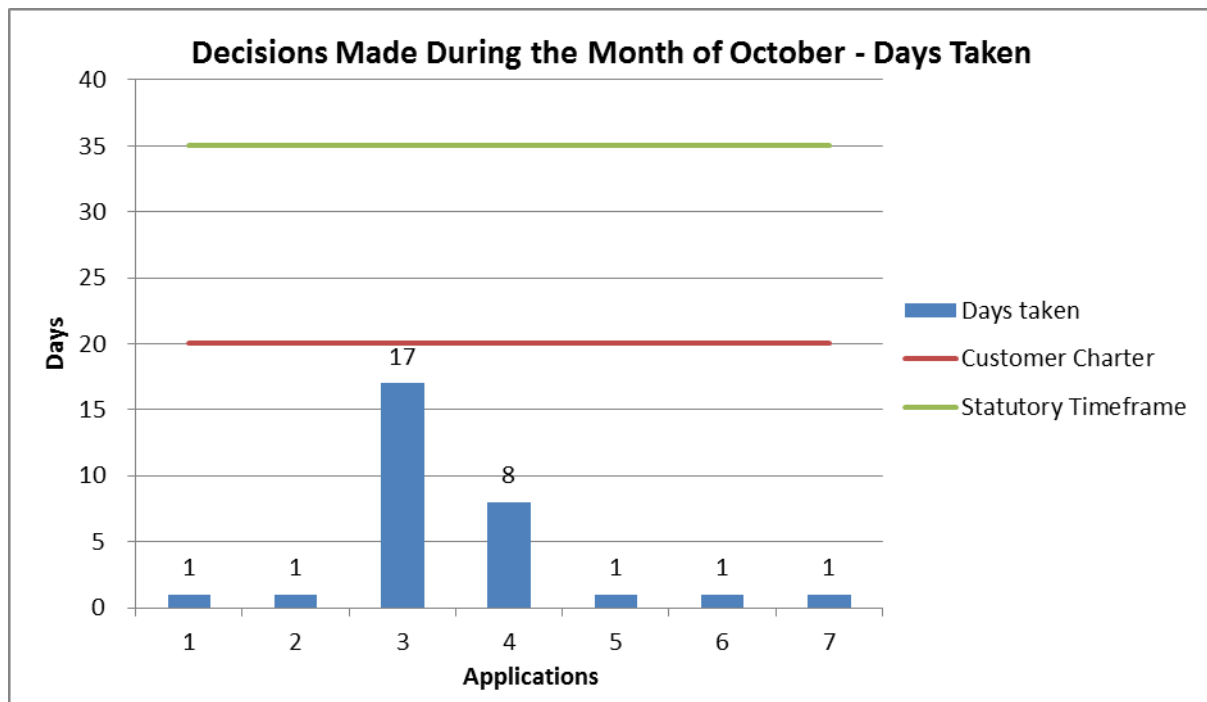


Table 3.10



Referral Agency Applications

Table 3.11

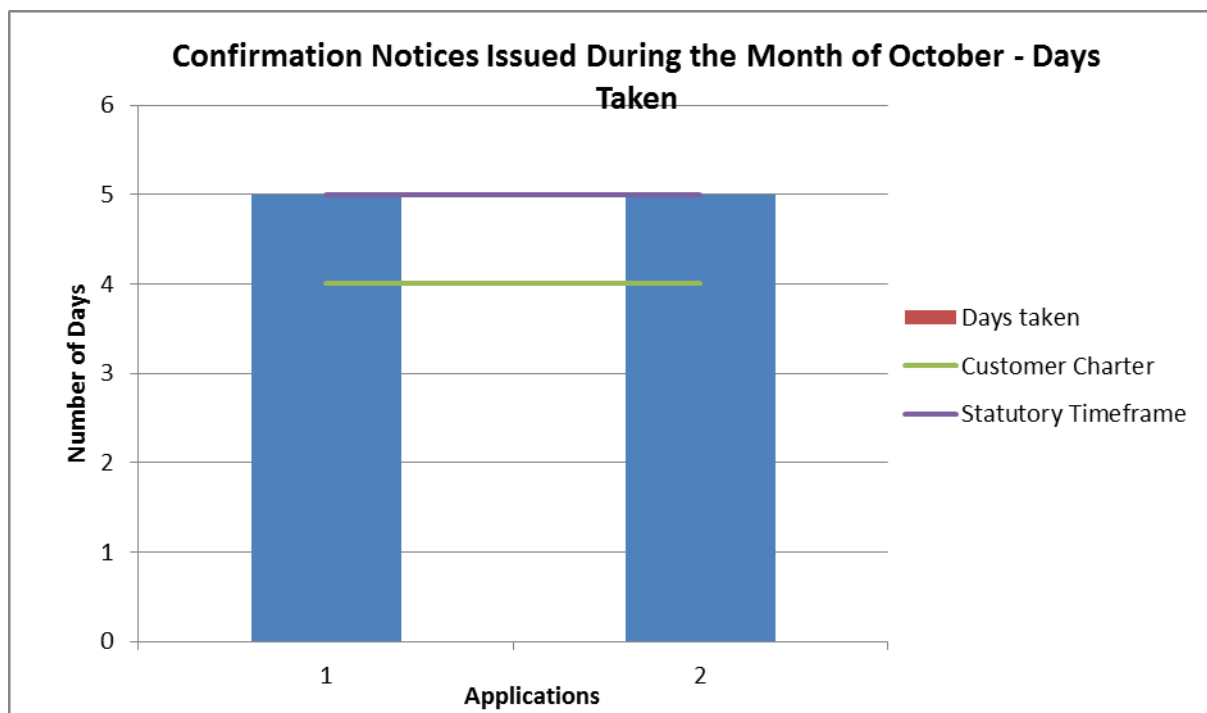


Table 3.12

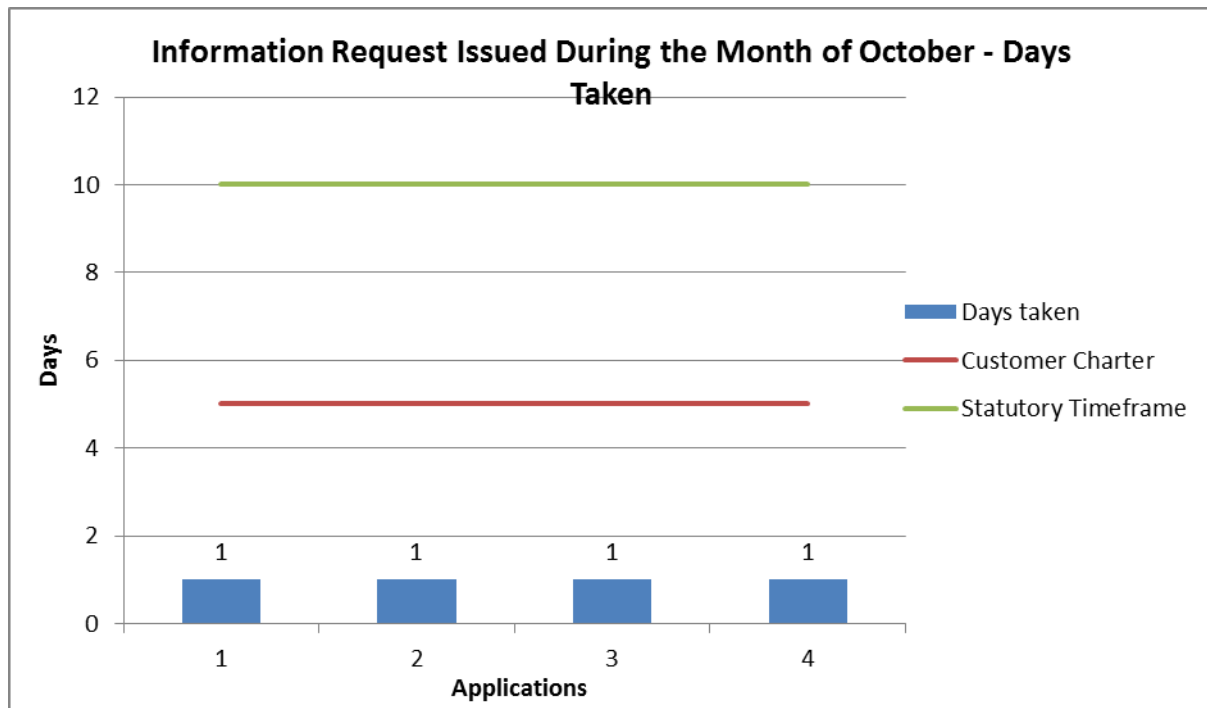
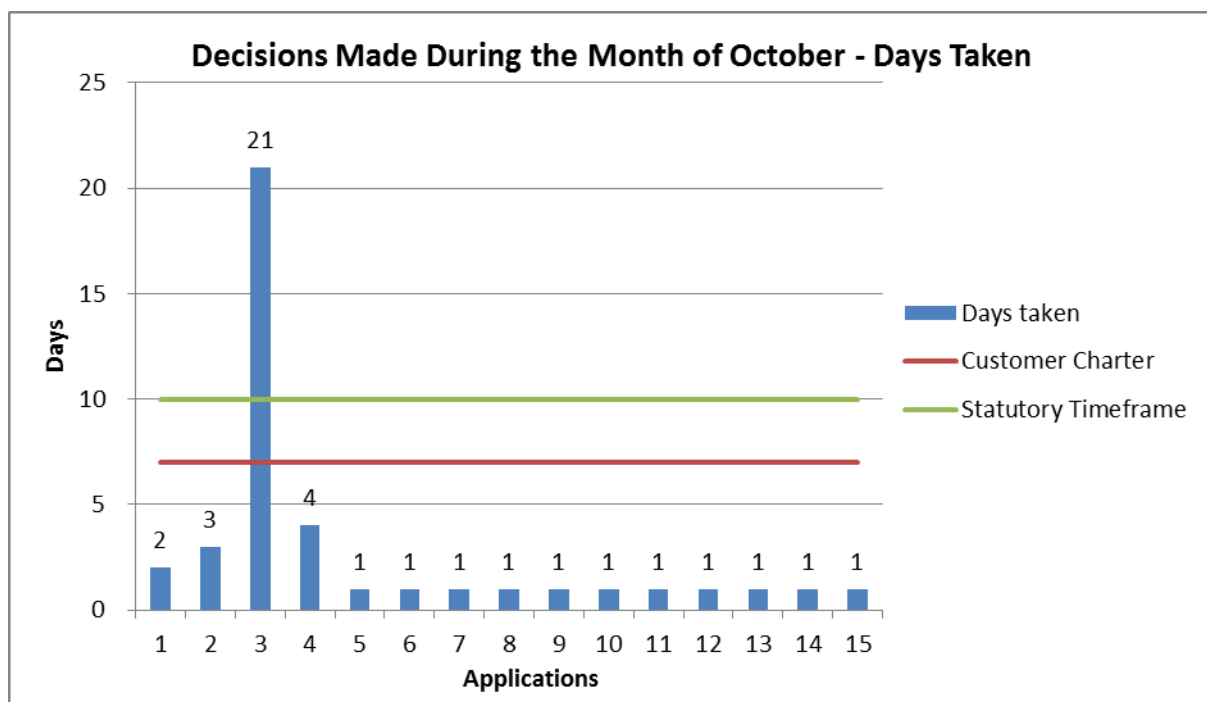


Table 3.13



Plumbing Applications

Table 3.14

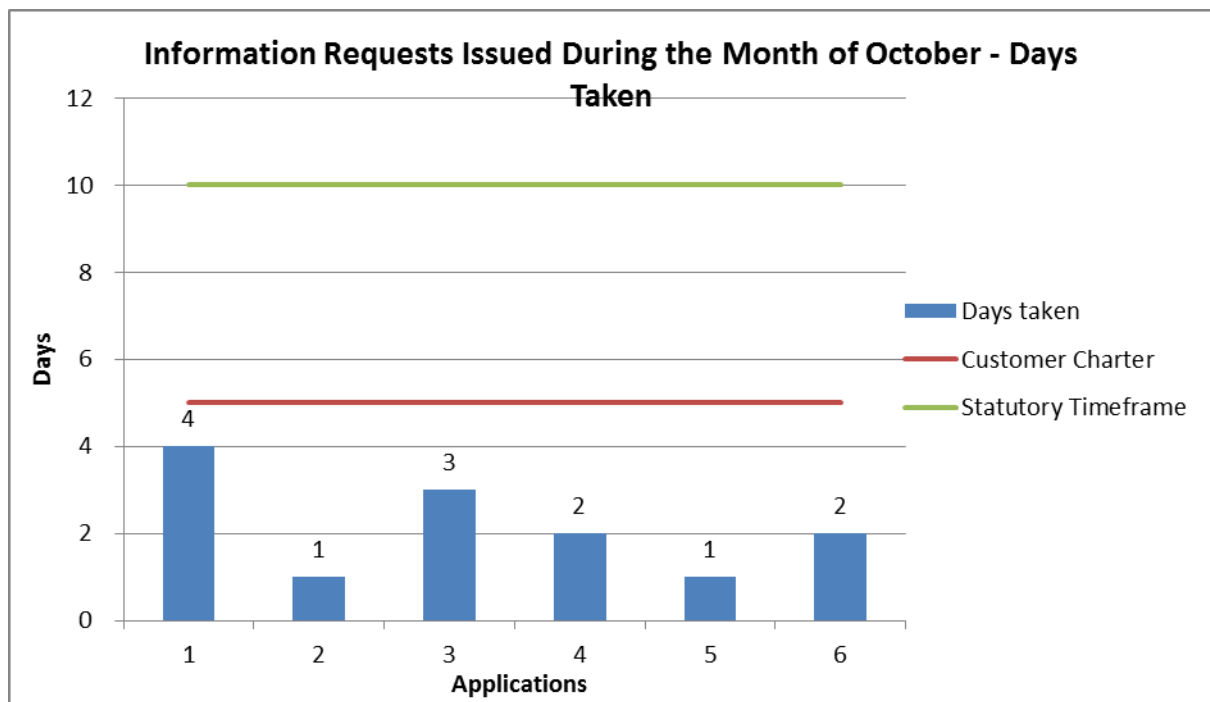
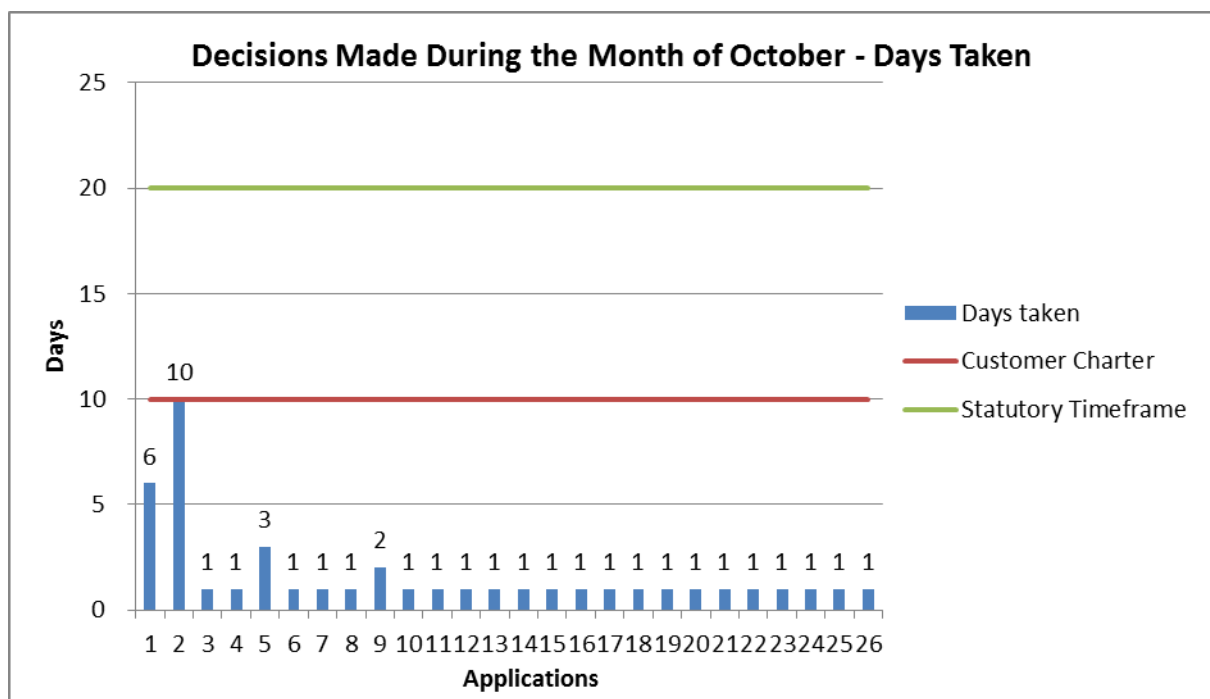
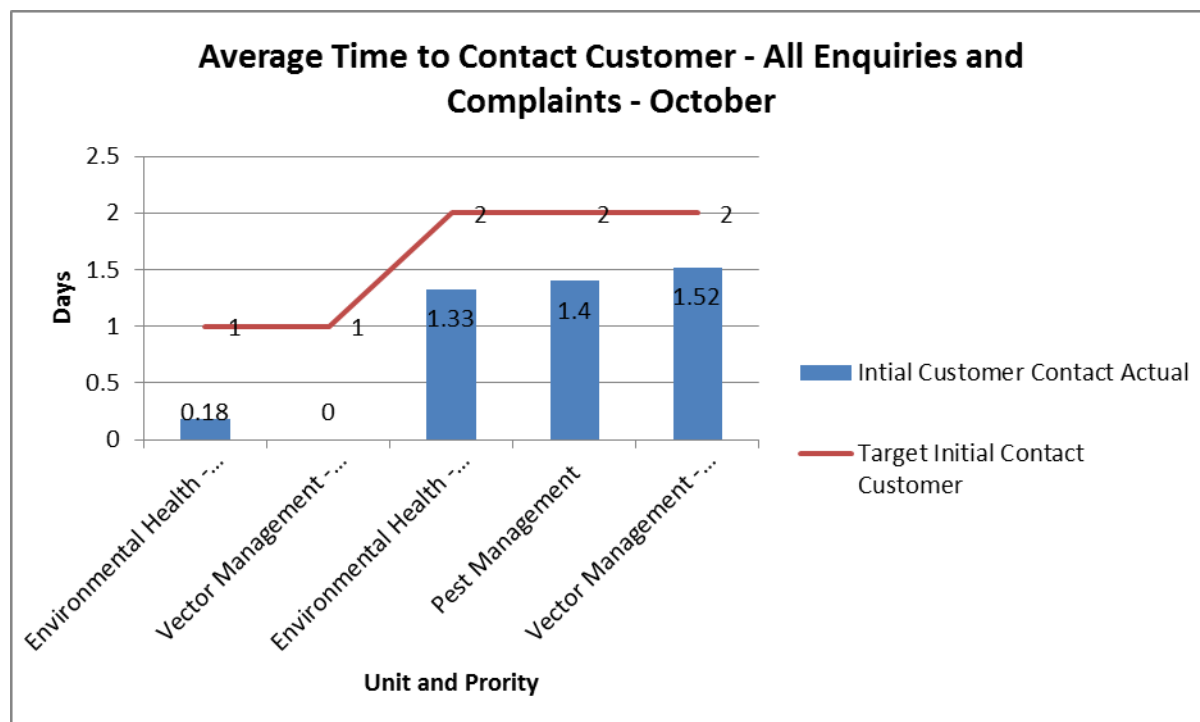
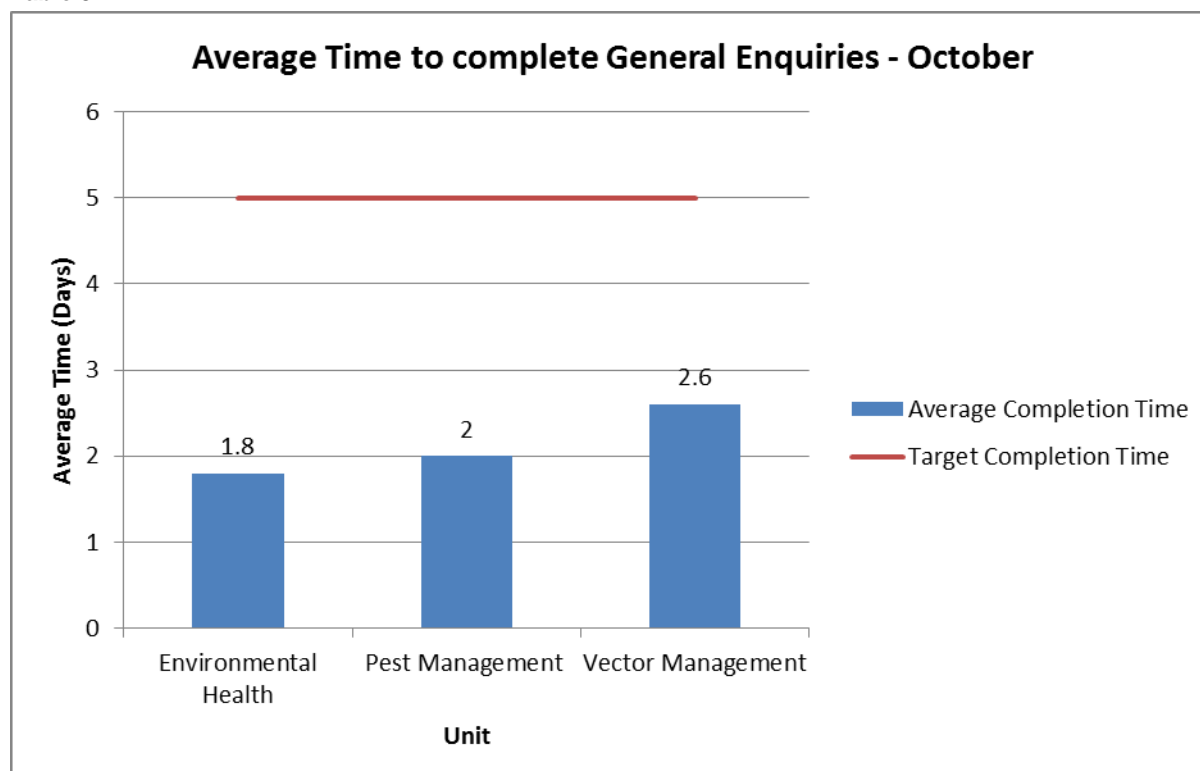


Table 3.15



Environmental Health

The Health and Environment team responded to 72 requests during October, the majority of requests were in relation to food, pest plants and mosquito misting. The Environmental Health Officers have investigated complex water contamination and food contamination complaints this month, these investigations are continuing. The Vector Management team has finalised a complex public health risk complaint in relation to hoarding. This issue was handled sensitively by the officer and an outcome was reached with the assistance of the community.

Table 3.16**Table 3.17**

4. Service Delivery

Service Level	Target	Current Performance	Service Level Type (Operational or Adopted)
Health and Environment			
Annual inspection of licensed food businesses undertaken	474 premises	34% completed	Operational
Annual inspection of licensed businesses that provide higher risk personal appearance services undertaken	11 premises	22% completed	Operational
Annual inspection of devolved licensed environmentally relevant activities undertaken	16 premises	19% completed	Operational
Development Assessment			
Confirmation Notices (where required) sent out within 10 business days of applications lodged	100%	100%	Operational
Information Requests (where required) sent out within timeframes required under SPA and PA	100%	100%	Operational
Decisions are made within timeframes required under SPA and PA	100%	100%	Operational
Decision notices are issued within 5 business days of the decision being made	100%	100%	Operational
Building			
Action notices and confirmation notices (where required) sent out within 10 business days of applications being lodged	100%	100%	Operational
Information requests (where required) sent out within timeframes under <i>Planning Act 2016</i>	100%	100%	Operational
Building approvals – decisions are made within a 35 business day timeframe	100%	95%	Operational
Plumbing			
Plumbing and Drainage Approvals – decisions are made within 20 business day timeframes	100%	100%	Operational
Development Engineering			
Development MCU, ROL Completed in 8 days	90%	89%	Operational
Development Operational Works Completed in 8 days	90%	67%	Operational

5. Legislative Compliance and Standards

Legislative timeframes

Item	Due Date	Compliant? (Yes/No)	Status
Local Laws			
Certificate IV (Government Investigations)	Various	Yes	Current
Environment and Public Health			
Council's Ground Distribution Contract Licence	6 Apr 2020	Yes	Current
Pest Management Officers AC/DC Licenses	Various	Yes	Current
Vector Management Officers Pest Management Technicians Licenses	Various	Yes	Current
Payment of Pest Management Government Charges to DAFF	3 Feb 2019	Yes	Current
RRC Restricted Matter Permit (for Biotanks)	Nov 2019	Yes	Current
Building, Plumbing and Compliance			
Compliance Officers Powers of Entry	Various	Yes	Current
C Class Drivers Licence	Various	Yes	Current
Development Engineering			
Registration as a Professional Engineer Queensland	Various	Yes	Current
C Class Drivers Licence	Various	Yes	Current
Drainers Licence	Various	Yes	Current

6. Operational Plan Targets by Section

Operational Plan Ref	Action	Target	Status
1.1.3	Develop plans that support the delivery of trunk infrastructure and service future development		
1.1.3.2	Implement governance arrangements for the management of the Capricorn Municipal Development Guidelines	Governance arrangements implemented by 30 June 2019	The CMDG coordinator will be providing a report template to Council which all Council's will use for the adoption of the document. When received this will be used to compile the report to Council.
1.3.2	Public safety initiatives that enhance public amenity and lifestyle		
1.3.2.1	Prevention of disease and adverse impact of domestic animals	Implement actions in accordance with the Animal Management Guidelines	No incidents to report during the period.
		Ensure educational programs are completed in accordance with the Animal Management Strategy	Educational programs continue in accordance with the Animal Management Strategy.
2.2.3.1	Support programs that assist people with seeking employment		
2.2.3.1	Support programs that encourage residents to transition away for social support options	Consider options in budget planning to support employment programs in 2019/20	The section continues to utilise the Traineeship program currently offered.
3.1.3	Provide effective weed, pest animal and environmental health management programs		
3.1.3.1	Implement strategic plans to advise community on programs	Achieve strategy outcomes in the Biosecurity Plan in accordance with timeframes	Officers have commenced weed control in important waterways around the region.
3.3.1	Consider the potential impacts of climate change on Council operations		
3.3.1.1	Ensure climate change is factored into Council planning and decision making	Identify potential impacts of climate change	This is done for planning decisions through the provisions of the planning scheme.
4.1.1	Customer focused organisation that ensures Council's service delivery is efficient and representative of the community's needs and views		

Operational Plan Ref	Action	Target	Status
4.1.1.1	Provide timely and effective delivery of Council's services	Non-compliances of the unit's customer service standards or adopted service levels reported monthly	One food enquiry was not completed within the standard 5 days, the customer was contacted within the relevant timeframe but wished for a staff member to return from leave before discussing further.
4.2.1	Ensure public health, safety, policies and local laws are adhered to		
4.2.1.1	Provide effective development management programs in line with legislative requirements for environment, health, food, safety, noise, odour and dust protection	Compliance with development management programs	Complaints have been received relating to water contamination, food, environmentally relevant activities and public health. These requests have been investigated within the customer service standard. Two water contamination, one food and one environmentally relevant activity complaint remains under investigation.
4.2.1.2	Provide formal and informal education opportunities to the public to ensure the community are aware of their legislative obligations	Education program implemented in accordance with program milestones	Pest Management main community engagement day – Small Landholder Day was held in October, whilst attendance was lower than the previous year, there was higher engagement with the target audience. Pest Management and Vector Management attended this day and Tropicana. Additionally Pest Management attended and assisted at Tilapia Terminator Day.
4.2.2	Monitor compliance and trigger legislative changes		
4.2.2.3	Provide a diverse range of compliance tools to a wide range of amenity, health, and safety issues across the community to enhance liveability	Review and update the enforcement manual by 30 June 2019	Ongoing.
5.2.1	Council's decision making, planning and reporting processes provide transparent and accountable governance		
5.2.1.4	Operational risks are monitored and managed in accordance with legislative requirements	Risks register is being maintained	Continuing.
5.2.1.9	Monitor and review non-compliance of legislative requirements	Report on legislative non-compliance included in sectional reports presented to Council on a monthly	No non-compliances noted for the Section.

Operational Plan Ref	Action	Target	Status
		basis.	
5.3.1	Council's resources are allocated in an efficient and effective manner		
5.3.1.1	Business plan developed setting out the section's proposed services, programs and projects to support the strategic objectives of Council's Corporate Plan for the period 1 July 2019 to 30 June 2022	A Business plan for the section is to be prepared and approved by 30 June 2019	On hold.
5.3.2	Ensure the efficient and effective management of Council's finances		
5.3.2.1	Review operational budgets to ensure effective capture and reporting of activities	Monthly review of the Operational Budget	Completed.
5.4.2	Encourage greater risk taking in the pursuit of innovation, improved processes and the delivery of efficient and effective services		
5.4.2.6	Undertake process review on a key activity within the section	Identify key activity by 30 September 2018 and complete process review by 30 June 2019	Work instructions are being completed across the Building, Plumbing and Compliance unit.

7. Operational Projects

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Local Laws					
Issuing of Dog Registration Renewals	Jun 2018	Sept 2018	Dog Renewals Notices, Overdue Renewal Notices and SMS has been distributed to public and all invoices are paid.	\$20,000	\$13,735
Puppy/Dog Microchipping & Vaccination Drive	Oct 2018	Feb 2019	Second event out of four has been completed.	Operational	\$2,995
Approved Inspection program	May 2019	Jun 2019	Planning.	Operational	Nil
Health and Environment					
Enforcement Guideline	Commenced	Yet to be determined		Operational	Nil
Story Books (food safety, mosquitos) – education tools	Commenced	Nov 2018	Finalised, first food safety book was launched in October.	Operational	Nil
Development Assessment					
Outstanding infrastructure charges	Jun 17	Dec 18	There is only a list of approximately 30 properties requiring further investigation. This list is significantly advanced.	Within budget	Within budget
Development Engineering					
Capricorn Municipal Development Guideline - Governance Strategy Document	Commenced	Jun 2019	In progress.	Operational	Nil
Adopted Infrastructure Charges Resolution No.6	Commenced	To be determined	Given other priorities work has not progressed.	Operational	Nil

Project	Planned Start Date	Planned End Date	Status	Budget Estimate	YTD actual (incl committals)
Building, Plumbing & Compliance					
Mobile Inspections	Commenced	To be determined	In progress.	Operational	Nil

8. Budget

End of Month General Ledger - (Operating Only) - COMMUNITY SERVICES						
As At End Of October						
Report Run: 08-Nov-2018 14:28:39 ; Excluding 2914, 2918, 2919, 2814, 2917, 2924, 1801, 1806, 1807, 1901, 1906						
	Adopted Budget FULL	YTD Actual	EOM Commitments	Commit + Actual	Variance	On target
	\$	\$	\$	\$	%	33.3% of Year Gone
PLANNING AND REGULATORY SERVICES						
<u>Development Engineering</u>						
Revenues	(2,624)	(160)	0	(160)	6%	*
Expenses	1,108,422	351,897	6,952	358,849	32%	*
Transfer / Overhead Allocation	(448,589)	(143,273)	0	(143,273)	32%	*
Total Unit: Development Engineering	657,209	208,465	6,952	215,416	33%	*
<u>Development Assessment</u>						
Revenues	(861,928)	(183,135)	0	(183,135)	21%	*
Expenses	1,533,026	551,394	42,554	593,948	39%	*
Transfer / Overhead Allocation	31,212	(16,279)	0	(16,279)	-52%	*
Total Unit: Development Assessment	702,310	351,588	42,554	334,534	56%	*
<u>Building, Plumbing and Compliance</u>						
Revenues	(747,266)	(197,499)	0	(197,499)	26%	*
Expenses	1,359,712	350,535	4,167	354,702	26%	*
Transfer / Overhead Allocation	(106,419)	(37,775)	0	(37,775)	35%	*
Total Unit: Building, Plumbing and Compliance	566,627	115,262	4,167	115,423	24%	*
<u>Health & Environment</u>						
Revenues	(192,052)	(54,667)	0	(54,667)	28%	*
Expenses	2,611,869	652,050	100,712	752,762	29%	*
Transfer / Overhead Allocation	360,558	94,843	0	94,843	26%	*
Total Unit: Health & Environment	2,780,374	692,226	100,712	792,938	29%	*
<u>Local Laws</u>						
Revenues	(1,456,385)	(559,052)	0	(559,052)	38%	*
Expenses	2,784,876	873,969	207,615	1,081,584	39%	*
Transfer / Overhead Allocation	260,367	84,117	0	84,117	32%	*
Total Unit: Local Laws	1,568,858	395,634	207,615	606,643	38%	*
<u>Planning and Regulatory Services Management</u>						
Expenses	530,958	177,023	43,297	220,320	41%	*
Total Unit: Planning and Regulatory Services Management	530,958	177,023	43,297	220,320	41%	*
Total Section: PLANNING AND REGULATORY SERVICES	6,765,736	1,943,990	405,297	2,349,287	35%	*
Total Department: COMMUNITY SERVICES	6,765,736	1,943,990	405,297	2,349,287	35%	*
Grand Total:	6,765,736	1,943,990	405,297	2,349,287	35%	*

Local Laws

There has been a continued requirement to date to utilise the Contractors Veterinary 2018/2019 for the *Snip and Chip* initiative until such time as the unspent 2017/2018 operational budget for Snip and Chip is addressed as part of the first operational budget revision in 18/19.

These anomalies will be remedied at the next budget revision.

Overall the Local Laws budget is on track for the month.

Development Engineering

Budget variation for the financial year to date is approximately 8%. Majority of this variation is due to legal advice being obtained with regards to Infrastructure Agreements. This variation is expected to balance out in the coming period. Overall, the budget remains on track for the month.

Development Assessment

There was one hearing in the Planning and Environment Court in September (tax invoice received in October), which has depleted the legal budget. There was a separate matter heard in the Planning and Environment Court in October (tax invoice to be received in November), which will use the remaining legal budget.

Building Plumbing & Compliance

Our budget remains generally on track for the year.

Environmental Health

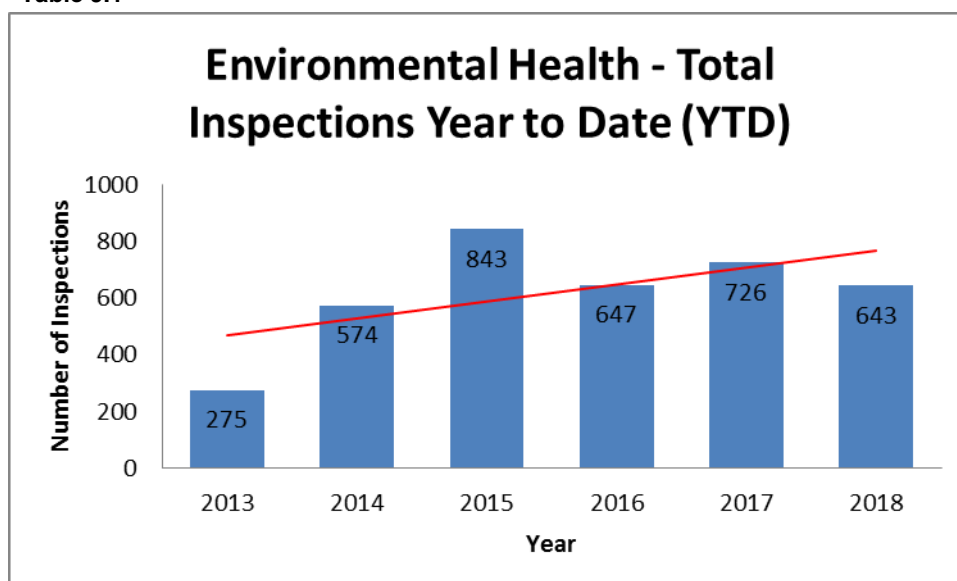
Overall the Health and Environment budgets remain on track.

The Pest Management Contractor budget line is at 92% spent, this budget is assisting with additional staffing in with the pest plant control projects in the creeks around Rockhampton and on Mt Archer. This budget is in line with the total expenditure, and will remain within budget for the 2018-2019 period. It not anticipated that any adjustments will be made at revised budget.

9. Section Statistics

<i>Program Activity</i>	<i>Dates/s Held</i>	<i>Visitor/Participant Numbers</i>	<i>Comments</i>
Health and Environment			
Surveillance Program under Biosecurity Act – September	1 – 31 Oct 2018	0	0
		0	0
Surveillance Program under Biosecurity Act – Entire Program to Date	1 Dec 2017 – To date	77	No change
Applications/Inspections		Oct 18	Comments
Number of Food Business Licence Applications		3	1 approved, 2 remain under assessment
Number of Short Term Food Business Licence Applications		4	3 approved, 1 remain under assessment
Number of Mobile Food Business Licence Applications		1	Currently remains under assessment
Total Number of Approved Food Business Licences		475	Does not include short term food business licences. Slight increase on previous month.
Number of Annual Inspections for Food Business Licences financial YTD		167	On target for 100% inspected by June 2019

Table 9.1



Development Engineering

Description	Jul 18	Aug 18	Sep 18	Oct 18	Financial YTD
MCU & ROL referrals completed	20	19	19	21	79
Op Works referral completed	17	36	16	12	81
Total Completed	37	55	35	33	160

Development Assessment

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
New Applications	11	12	9	12	44
Request to Change Applications	2	3	4	2	11
Development Incentives Applications	1	1	1	0	3
Total Received	14	16	14	14	58
Total Decided	18	18	15	15	66

Table 9.2

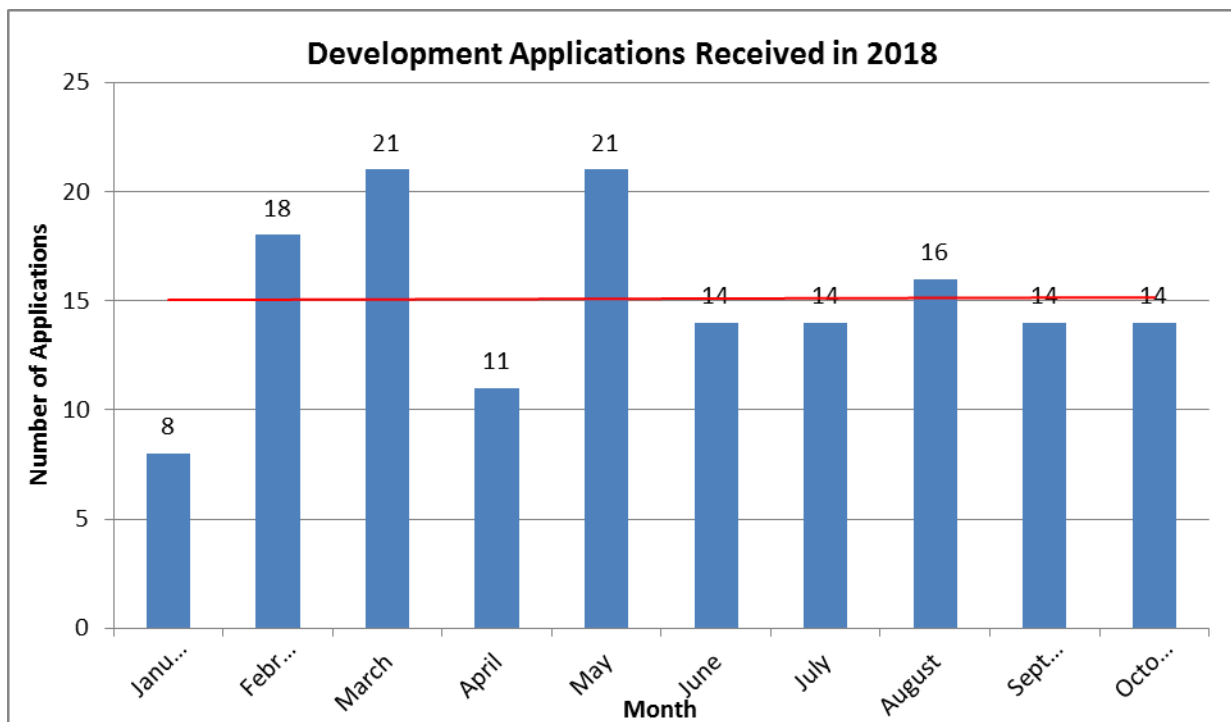
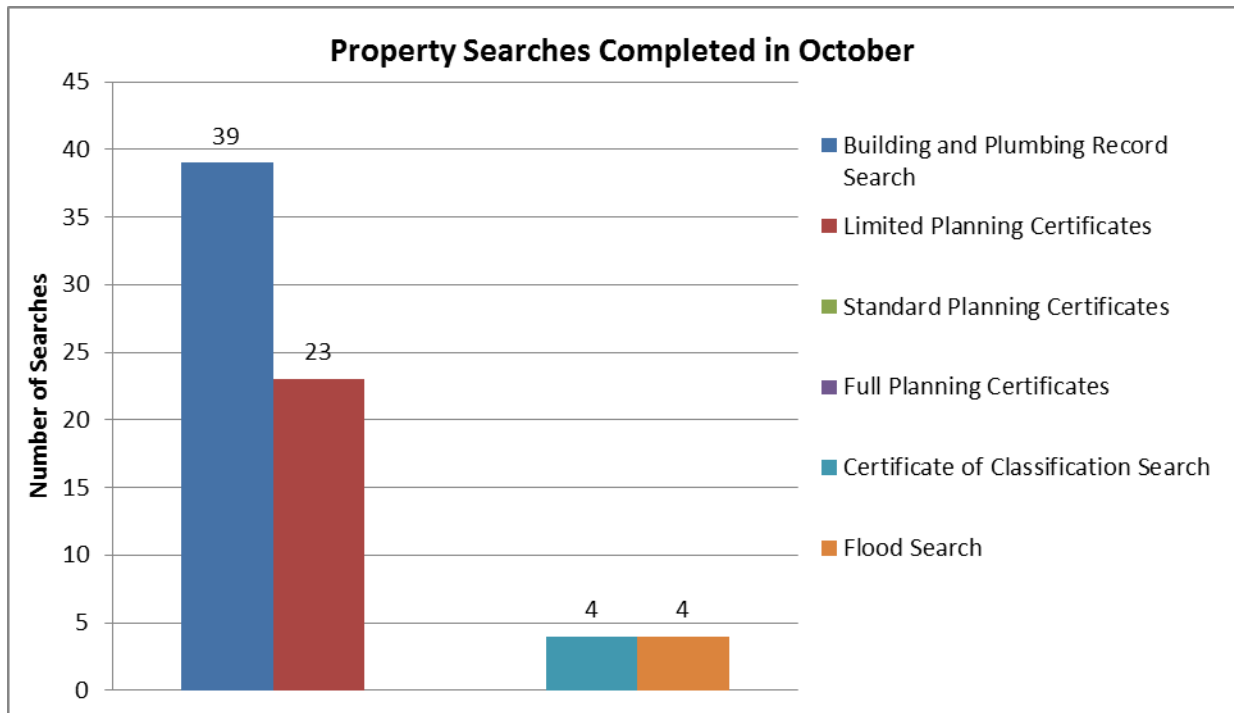


Table 9.3

**Building, Plumbing & Compliance**

Building & Plumbing applications remain steady for this financial year.

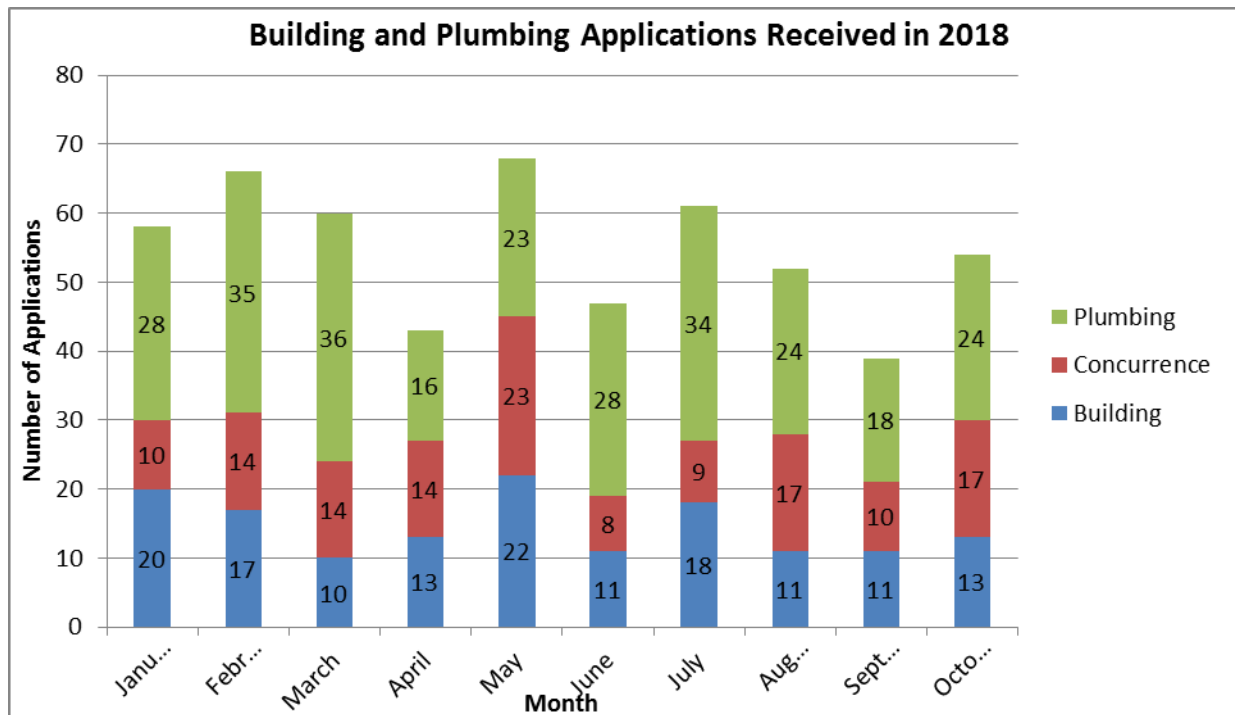
Building

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
Concurrence Applications	9	17	10	17	53
Building Works	18	11	11	13	53
Total Received	27	28	21	30	106
Total Decided	28	33	23	22	106

Plumbing

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
New Applications	34	26	18	24	102
Total Decided	22	26	24	27	99

Table 9.4



Building & Plumbing applications remain steady for this financial year.

Local Laws***Registered Dogs***

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
New Dogs Registered	224	274	176	229	903
Dog Registration Renewals	4687	3955	926	253	9,821
Total	4,911	4,229	1,102	482	10,724

Declared Dogs

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
Dangerous Dogs	3	2	6	1	12
Menacing Dogs	1	0	0	1	2
Restricted Dogs	0	0	0	0	0

Infringements Issued

Description	Jul 18	Aug 18	Sept 18	Oct 18	Financial YTD
Parking Infringements	301	494	57	301	1,153
Animal Infringements	25	9	10	14	58
Local Law Infringements	4	2	0	1	7
Total	330	505	67	316	1,218

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