



ORDINARY MEETING

MINUTES

23 FEBRUARY 2021

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MEETING ATTACHMENTS

ANNEXURE A - Documents presented for reference in Item 10.5

**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 23 FEBRUARY 2021 COMMENCING AT 9:01AM**

1 OPENING

Acknowledgement of Country

2 PRESENT

Members Present:

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

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Mr M Crow – Acting General Manager Regional Services
Mr J Plumb – Manager Fitzroy River Water
Mr D Morrison – Manager Office of the Mayor
Mr A Whitby – Coordinator Assets and GIS
Ms K Anderson – Coordinator Property and Insurance
Ms T Fitzgibbon – Coordinator Development Assessment
Ms A O'Mara – Senior Planning Officer
Ms L Leeder – Senior Committee Support Officer
Ms K Walsh – Committee Support Officer

Via Webex:

Ms A Cutler – General Manager Community Services
Mr G Bowden – Executive Manager Advance Rockhampton
Ms T Sweeney – Executive Manager Workforce and Governance
Ms M Taylor – Chief Financial Officer
Mr A Russell – Manager Strategy and Planning
Mr J Webb – Manager Communities and Culture
Ms A Pearce – Manager Tourism, Events and Marketing
Mr M Mansfield – Coordinator Media and Communications

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 9 February 2021 be confirmed.

Moved by: Councillor Smith
Seconded by: Councillor Kirkland

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

9:03AM

"I, Councillor Shane Latcham inform this meeting of a perceived declarable conflict of interest in *Item 10.7- Request for Owner's Consent Involving Council Land*. Over 30 years ago whilst attending University I was employed by Dominic Doblo at Doblo's Fruit Market as a fruit stacker and I wish to participate in the decision in relation to this matter. I acknowledge that eligible councillors must now determine, pursuant to section 150ES of the Local Government Act 2009, whether I:

- May participate in the decision, including by voting on the matter; or
- Must leave the meeting, including any area set aside for the public and stay away while the eligible councillors discuss and vote on the matter."

COUNCIL RESOLUTION

THAT Council determined given the length of time that had passed and the position of employment there was no declarable conflict of interest and that Councillor Shane Latcham may participate in the decision, including by voting on the matter.

Moved by: Councillor Kirkland
Seconded by: Councillor Smith

MOTION CARRIED

Councillors Williams, Kirkland, Smith, Wickerson, Fisher, Rutherford voted for the motion
Councillor Latcham did not participate in the vote

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COUNCILLOR/DELEGATE REPORTS

Nil

10 OFFICERS' REPORTS

10.1 ROCKYNATS - TRADE FEES AND CHARGES

File No: 14299
Attachments: Nil
Authorising Officer: Annette Pearce - Manager Tourism, Events and Marketing
Greg Bowden - Executive Manager Advance Rockhampton
Author: Tash Bury - Event Coordinator

SUMMARY

The intention of this report is to provide the Rockynats Food, Trade and Market Site Fees and Charges that have now been established.

9:08AM Councillor Wickerson attended the meeting.

COUNCIL RESOLUTION

THAT in accordance with the requirements of the *Local Government Act 2009* Council adopts the Rockynats Food, Trade and Market Site Fees for the 2020 -2021 financial year.

Moved by: Councillor Fisher
Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

10.2 HERITAGE VILLAGE - OPERATIONAL REVIEW AND BUSINESS PLAN

File No: 11025

Attachments:

1. **Heritage Village Business Review Report**
(Confidential attachment)
2. **Summary Report** [↗](#)

Authorising Officer: **Alicia Cutler - General Manager Community Services**
Evan Pardon - Chief Executive Officer

Author: **Damon Morrison - Manager Office of the Mayor**

SUMMARY

This report details the operational review of the existing business operations of the Heritage Village and a range of recommendations for future implementation at the facility for consideration and adoption by Council.

COUNCIL RESOLUTION

THAT Council

1. receives the Heritage Village Business Review Report and Summary Report; and
2. approves the delivery of commercial hire functions at the Shearing Shed and broader Heritage Village site on its reopening on a dry-hire basis only; and
3. approves the initial Stage 1 – Capital Works Program of \$385,000.00 as detailed in the report with further stages to be subject to a further report to be presented for Council's consideration; and
4. approves community engagement be undertaken on the attached Summary Report; and
5. note that a further report will be presented to Council following completion of community engagement to consider and decide on matters involving the re-opening of the Heritage Village to the public.

Moved by: **Councillor Wickerson**

Seconded by: **Councillor Latcham**

MOTION CARRIED

10.3 ASSET MANAGEMENT POLICIES

File No: 5960

Attachments:

1. [Asset Management Policy](#)
2. [Asset Custodianship Policy](#)
3. [Asset Management Responsibilities Policy](#)

Authorising Officer: Martin Crow - Manager Infrastructure Planning
Peter Kofod - General Manager Regional Services

Author: Andrew Whitby - Coordinator Assets and GIS

SUMMARY

This report presents new asset management policies to Council. These policies are key components of Council's Asset Management Framework.

COUNCIL RESOLUTION

THAT Council:

1. Adopt the Asset Management Policy;
2. Note the Asset Custodianship Policy; and
3. Note the Asset Management Responsibilities Policy.

Moved by: Mayor Williams
Seconded by: Councillor Fisher

MOTION CARRIED

10.4 RENEWAL OF NEARMAP SUBSCRIPTION

File No: 10323

Attachments: 1. [Memo - Renewal of Nearmap Subscription](#)
2. [Quotation - Nearmap Renewal](#)

Authorising Officer: Martin Crow - Manager Infrastructure Planning
Peter Kofod - General Manager Regional Services

Author: Andrew Whitby - Coordinator Assets and GIS

SUMMARY

This report seeks Council approval for the renewal of the Nearmap subscription for a further two (2) year period. Approval of Council is sought under S. 235(b) of the Local Government Regulation 2012 as Nearmap provides a specialised service and it would be disadvantageous for Council to consider procuring this service from another supplier at this time.

COUNCIL RESOLUTION

THAT Council approves the supply for two (2) years from Nearmap under S. 235(b) of the Local Government Regulation 2012 due to the specialised nature of the services that are sought.

Moved by: Councillor Smith
Seconded by: Councillor Wickerson

MOTION CARRIED

10.5 D/66-2019 - DEVELOPMENT APPLICATION FOR A PRELIMINARY APPROVAL FOR A VARIATION REQUEST - ROCKHAMPTON RAILYARDS LOCAL PLAN

File No: D/66-2019

Attachments:

1. [Locality Plan](#)
2. [Site Plan](#)
3. [Rockhampton Railyards Local Plan Code](#)

Authorising Officer: Tarnya Fitzgibbon - Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services

Author: Amanda O'Mara - Senior Planning Officer

SUMMARY

Development Application Number: D/66-2019

Applicant: Aurizon Operations Limited

Real Property Address: Lots 1, 2 and 3 on SP318446 (Previously known as Lot 32 and 33 on SP131823 and Lot 38 on SP131824)

Common Property Address: 338-380 and 338-380A Bolsover Street, Depot Hill

Area of Site: 31.087 Hectares

Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 1.1)

Planning Scheme Zone: Special Purpose Zone, Depot Hill Rail Precinct

Planning Scheme Overlays: Acid Sulfate Soils Overlay;
Flood Hazard Overlay; and
Heritage Place Overlay.

Existing Development: Railyards (currently not operational)

Approval Sought: Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan

Level of Assessment: Impact Assessable

Submissions: One Properly Made Submission

Referral Agency: Queensland Treasury (State Assessment and Referral Agency Department)

Infrastructure Charges Area: Charge Area 1

9:37AM Chief Executive Officer left the meeting room.
9:39AM Chief Executive Officer returned to the meeting room.

COUNCIL RESOLUTION

THAT in relation to the application for a Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan, made by Aurizon Operations Limited, located at 338-380 and 338-380A Bolsover Street, Depot Hill - described as Lots 1, 2 and 3 on SP318446 (Previously known as Lot 32 and 33 on SP131823 and Lot 38 on SP131824), Council resolves to provide the following reasons for its decision:

Description of the development	The proposed development is for a Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan
Reasons for Decision	<p>a) The proposal will provide for a mix of uses which will make a valuable addition to the employment and community fabric of the region.</p> <p>b) The heritage listed buildings will be retained on site and will not be adversely impacted by the proposal, with appropriate and consistent land uses being proposed.</p> <p>c) Assessment of the development against the Strategic Framework and relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity; and</p> <p>d) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; • Special Purpose Zone Code; • Reconfiguring a Lot Code; • Advertising Devices Code; • Flood Hazard Overlay Code; • Acid Sulfate Soil Overlay Code; • Heritage Place Overlay Code; • Access, Parking And Transport Code; • Filling and Excavation Code; • Landscape Code; • Stormwater Management Code; • Work Code; and • Water and Sewer Code.
Compliance with assessment benchmarks	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception(s) listed below.

	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Special Purpose Zone Code – Depot Hill Rail Precinct	<p>6.7.6.2 (3) (c)</p> <p>The purpose of the Depot Hill Rail Precinct does not support Medium Impact Industry uses.</p> <p>The proposed Rockhampton Railyards Local Plan Code identifies Medium Impact Industry uses as consistent. However, the Code has Performance Outcomes / Acceptable Outcomes in place to ensure there will be minimal impact on the surrounding area. In addition, the site has historically been utilised for a range of industrial uses ancillary to the railway operations, which were similar in nature to Medium Impact Industry uses.</p>
Matters raised in submissions	Issue	How matter was dealt with
	<p>Concerned the introduction of sensitive land uses on the site will not give rise to reverse amenity issues or lead to restrictions on Linfox's current operation or impede growth or intensification of their operations into the future.</p>	<p>The applicant has provided an updated Rockhampton Railyards Local Plan Code which includes additional Performance Outcomes to ensure sensitive land uses do not compromise the productivity of the surrounding industrial uses and that internal rooms and spaces are designed, located and constructed to minimise noise intrusion from external sources. Furthermore, outdoor activity areas are required to be screened from adjoining properties and the street. The inclusion of these provisions will ensure the impacts of air and noise emissions from surrounding industrial uses do not give rise to reverse amenity issues.</p>
	<p>Concerned the ability for trucks to access the intermodal terminal will be diminished by incompatible uses, as Bolsover Street is a vital arterial road that is relied upon by the intermodal operation.</p>	<p>The proposed Rockhampton Railyards Local Plan Code requires roads and other infrastructure to have a sufficient capacity to accommodate demands generated by the development. Any development triggering a development application under the Rockhampton Railyards Local Plan Code will also be required to meet the requirements of the Access, Parking and Transport Code in the <i>Rockhampton Region Planning Scheme 2015</i>. Therefore, the</p>

		proposal should not impact on the ability for trucks to access the adjoining property.
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i>; and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan, made by Aurizon Operations Limited, located at 338-380 and 338-380A Bolsover Street, Depot Hill - described as Lots 1, 2 and 3 on SP318446 (Previously known as Lot 32 and 33 on SP131823 and Lot 38 on SP131824), Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.2 Unless otherwise agreed, all conditions, works, or requirements of this approval must be undertaken and completed to Council’s satisfaction, at no cost to Council.
- 1.3 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.4 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.5 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

Drawing/report title	Prepared by	Date	Reference number	Rev
Rockhampton Railyards Local Plan Code	Aurizon	11 February 2021	-	8
Engineering Advice for MCU Preliminary Approval	McMurtrie Consulting Engineers	15 May 2020	0911819	-
Rockhampton Railyards Illustrative Masterplan	Place design group	18 June 2019	3019023S	A
Figure 6 – Masterplan	Place Design Group	-	-	-
Rockhampton Workshops and	Thom Blake & Peter Marquis-Kyle	July 2019	-	2.3

Roundhouse Conservation Management Plan				
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- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of the first application for a Development Permit over the subject land.
- 3.0 REQUIRED DEVELOPMENT PERMIT(S)
- 3.1 Other development permits which are necessary to allow the development to be undertaken are listed below and these conditions do not affect the need to obtain such permits, namely:
- 3.1.1 Development permit(s) for Material Change of Use (where required);
- 3.1.2 Development permit(s) for carrying out Operational Work (where required);
- 3.1.3 Development permit(s) for all necessary Plumbing and Drainage Works; and
- 3.1.4 Development permit(s) for carrying out Building Work.
- 4.0 PLANNING FRAMEWORK
- 4.1 The Rockhampton Railyards Local Plan Code is an independent document which is the reference for the determination of any development over the subject land. (refer to condition 2.1).
- 4.2 All development *must* be in accordance with the Rockhampton Railyards Local Plan Code (refer to condition 2.1).
- 4.3 All Other Development Codes and Overlay Codes referenced in the Rockhampton Railyards Local Plan Code Table of Assessment are contained in the *Rockhampton Region Planning Scheme 2015*. These Codes will apply and must be addressed when undertaking an assessment against the Rockhampton Railyards Local Plan Code (refer to condition 2.1). If an amendment has been made to the *Rockhampton Region Planning Scheme 2015* then the updated version must take precedence
- 4.4 All Impact Assessable development applications identified in the Rockhampton Railyards Local Plan Code (refer to condition 2.1) must address and be in accordance with the Strategic Framework in the *Rockhampton Region Planning Scheme 2015*. If an amendment has been made to the *Rockhampton Region Planning Scheme 2015* then the updated version must take precedence.
- 5.0 INFRASTRUCTURE
- Preamble – In order for development to proceed, infrastructure must be available (or be capable of being made available) to service the development proposed on the Subject Land.*
- 5.1 Infrastructure must be provided by the Developer in a coordinated and a planned manner having regard to the staging of the development in a logical and orderly sequence.
- 6.0 ROAD WORKS
- 6.1 All road and transport Infrastructure must be provided in accordance with the Rockhampton Railyards Local Plan Code and the *Capricorn Municipal Development Guidelines* or Council approved alternative. Where the Rockhampton Railyards Local Plan Code and the *Capricorn Municipal Development Guidelines* conflict, the *Capricorn Municipal Development Guidelines* prevail.
- 6.2 Any application for a Development Permit for Material Change of Use or Building

Works against *Rockhampton Region Planning Scheme 2015 / Rockhampton Railyards Local Plan Code* or Operational Works (Road Works) must be accompanied by a Traffic Impact Assessment Report prepared and certified by a Registered Professional Engineer of Queensland (as approved by Council), which addresses, but is not necessarily limited to the following:

- 6.2.1 Existing traffic volumes on the adjacent roads and intersections expected to absorb development generated traffic;
- 6.2.2 Predicted future traffic volumes on the surrounding roads and intersections expected to absorb development generated traffic for a 10 year planning horizon starting from the year after the last stage of the development is expected to be completed;
- 6.2.3 The total traffic expected to be generated by the proposed development in AM. and PM. peak hours and total daily traffic;
- 6.2.4 The distribution of the development generated traffic to the local road network; and
- 6.2.5 An assessment of the impacts of the development generated traffic on the adjacent roads and intersections expected to absorb development generated traffic and recommendations regarding managing these impacts. In this regard, Council expects traffic modelling to be carried out using Sidra or alternatively approved traffic modelling software that addresses issues such as expected delays, queue lengths, Degree of Saturation, Level of Service and safety.

7.0 ACCESS AND PARKING WORKS

- 7.1 All Access and Parking must be provided in accordance with the *Rockhampton Region Planning Scheme 2015*, *Rockhampton Railyards Local Plan Code*, the *Capricorn Municipal Development Guidelines* and *Australian Standard AS2890 "Parking facilities"*. Where the *Rockhampton Railyards Local Plan Code* and the *Rockhampton Region Planning Scheme 2015 / Capricorn Municipal Development Guidelines* conflict, the *Capricorn Municipal Development Guidelines* prevail.
- 7.2 All internal access, parking and vehicle manoeuvring areas must be paved or sealed to Council's satisfaction.
- 7.3 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.
- 7.4 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 7.5 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 7.6 Any application for a Development Permit for Operational Works (access and parking works) must be accompanied by detailed and scaled plans, which demonstrate the turning movements/swept paths of the largest vehicle to access the development site including refuse collection vehicles.
- 7.7 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"*.
- 7.8 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
- 7.9 All vehicle operation areas must be illuminated in accordance with the requirements

of *Australian Standard AS1158 "Lighting for roads and public spaces"*.

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

8.0 SEWERAGE

8.1 All Sewerage Infrastructure must be provided in accordance with Rockhampton Railyards Local Plan Code, *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act* and the *Plumbing and Drainage Act*.

8.2 Any application for a Development Permit for Material Change of Use or Building Works against *Rockhampton Region Planning Scheme 2015 / Rockhampton Railyards Local Plan Code* or Operational Works (Sewerage Works) must be accompanied by a Sewerage Network Analysis Report. The size and layout of the proposed reticulation mains must be in accordance with the Sewerage Network Analysis Report (as approved by Council).

8.3 The development (all uses) must be connected to Council's reticulated sewerage network.

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

8.5 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

9.0 WATER WORKS

9.1 All Water Supply Network Infrastructure must be provided in accordance with Rockhampton Railyards Local Plan Code, *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act* and the *Plumbing and Drainage Act*.

9.2 Any application for a Development Permit for Material Change of Use or Building Works against *Rockhampton Region Planning Scheme 2015 / Rockhampton Railyards Local Plan Code* or Operational Works (Water Works) must be accompanied by a Water Supply Network Analysis Report. The size and layout of the proposed reticulation mains must be in accordance with the Water Supply Network Analysis Report (as approved by Council).

9.3 The development (all uses) must be connected to Council's reticulated water supply network.

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

9.5 Adequate domestic and fire-fighting protection must be provided to the development, and must be certified by an hydraulic engineer or other suitably qualified person.

9.6 Easements must be provided over all water infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

10.0 PLUMBING AND DRAINAGE WORKS

10.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structure on the development site.

10.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

10.3 Alteration, disconnection or relocation of internal plumbing and sanitary drainage

works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies.

- 10.4 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's reticulated sewerage network. Arrestor traps must be provided where commercial or non-domestic waste is proposed to be discharged into the sewer system.

11.0 STORMWATER WORKS

- 11.1 All stormwater drainage works must be designed and constructed in accordance with the Rockhampton Railyards Local Plan Code, *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, *State Planning Policy 2017* and sound engineering practice.

- 11.2 Any application for a Development Permit for Material Change of Use or Building Works against *Rockhampton Region Planning Scheme 2015 / Rockhampton Railyards Local Plan Code* or Operational Works (Stormwater Works) must be accompanied by Stormwater Management Plan, prepared and certified by a Registered Professional Engineer of Queensland (as approved by Council) that as a minimum includes:

11.2.1 identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios and lawful point(s) of discharge that comply with the requirements of the *Queensland Urban Drainage Manual*;

11.2.2 an assessment of the peak discharges for all rainfall events up to and including a one percent (1%) Annual Exceedance Probability defined flood event, for the pre-development and post-development scenarios;

11.2.3 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;

11.2.4 identification and conceptual design of all new drainage systems, and modifications to existing drainage systems required to appropriately and adequately manage stormwater collection and discharge from the proposed development;

11.2.5 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*;

11.2.6 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;

11.2.7 the potential pollutants in stormwater discharged from the development site are managed in accordance with current water quality best industry practices and in accordance with *State Planning Policy 2017*;

11.2.8 identification of all areas of the proposed development, and all other land (which may include land not under the control of the Developer) that need to be dedicated to, or encumbered in favour of Council or other statutory authority, in order to provide a lawful point of discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*. All land proposed as major overland flow paths must include appropriate freeboard, access and maintenance provisions consistent with the *Queensland Urban Drainage Manual*;

- 11.2.9 details of all calculations, assumptions and data files (where applicable);
- 11.2.10 it incorporates details of ongoing maintenance and management actions required with regard to any proposed bio-retention systems, sediment traps and other elements of the approved stormwater strategy; and
- 11.2.11 it includes sufficient documentary evidence to demonstrate that the maintenance of the bio-retention systems, sediment traps and other element of the approved stormwater strategy must be the responsibility of the property owner / body corporate at no cost to Councils.
- 11.3 All Roof and Allotment or Inter-allotment Drainage Works must be designed and constructed in accordance with the Rockhampton Railyards Local Plan Code, *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, *State Planning Policy 2017* and sound engineering practice.
- 11.4 All Roof and Allotment or Inter-allotment Drainage runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance or worsening to surrounding land or infrastructure.
- 11.5 All the non-council structures (railway structures including fence) must be completely removed from the drainage area (main drain area).
- 12.0 SITE WORKS
- 12.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 12.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 12.3 Retaining structures above one (1) metre in height that are not incidental works to a Development Permit for Building Works, must not be constructed unless separately and specifically certified by a Registered Professional Engineer of Queensland and must be approved as part of a Development Permit for Operational Works (site works).
- 13.0 BUILDING WORKS
- 13.1 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structure on the development site.
- 13.2 All building works must be undertaken in accordance with *Queensland Development Code, Mandatory Part 1.4* for building over or near relevant infrastructure.
- 13.3 Any application for a Development Permit for Material Change of Use or Building Works against *Rockhampton Region Planning Scheme 2015 / Rockhampton Railyards Local Plan Code* must be accompanied by waste management report (general, recyclable and toxic waste) including but not limited to amount of waste generated from the development, bin types, number of bins, detail drawing of bin collection location, collection method, bin wash-down area etc.
- 14.0 STREET LIGHTING
- 14.1 The developer/contractor is responsible for all costs associated with the supply and installation of any road lighting or public space lighting in accordance with *Australian Standard AS1158 'Lighting for roads and public spaces'*.
- 14.2 A suitably qualified Electrical Engineering Consultant shall liaise with Council for the approval of street lighting design. The Consultant must appear on Ergon Energy's list of Public Lighting Designers and be a Registered Professional Engineer of Queensland.
- 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 undertaken and completed at no cost to Council.
- 15.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.
- 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 *Asset Design and As Constructed Manual (ADAC)*.
- 16.0 ENVIRONMENTAL
- 16.1 Any application for a Development Permit for Material Change of Use or Building Works against *Rockhampton Region Planning Scheme / Rockhampton Railyards Local Plan Code* must be accompanied the Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be:
- 16.1.1 implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped); and
- 16.1.2 available on-site for inspection by Council Officers whilst all works are being carried out.
- 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 development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Stanley Street, Denison Street, South Street, Bolsover Street, Francis Street, Arthur Street, Wood Street, Kent Street, Campbell Street and Arthur Street.
- 17.2 All waste storage areas must be:
- 17.2.1 kept in a clean and tidy condition; and
- 17.2.2 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. Asbestos Removal

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

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994*

prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4. General Safety Of Public During Construction

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

NOTE 5. Infrastructure Charges

Any development applications within the Rockhampton Railyards Local Plan are subject to infrastructure charges in accordance with Council policies.

NOTE 6. Building Works

A Building Works Permit for a change of building classification may be required in accordance with the *Building Act 1975*.

Moved by: Councillor Smith
Seconded by: Councillor Wickerson
MOTION CARRIED

10.6 COMMITMENT TO BUILDING OUR REGIONS PROJECT

File No: 1466
Attachments: Nil
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Jason Plumb - Manager Fitzroy River Water
Evan Davison - Coordinator Network Operations

SUMMARY

Council has a funding agreement with the Queensland Government as part of the Building Our Regions Round 5 program for the North Rockhampton Flood Backflow Prevention. The funding agreement lists as a milestone requirement for Council to provide a resolution that confirms its financial contribution to this project, and its commitment to delivering the project as well as accepting responsibility for any funding shortfall if costs or other contributors change.

COUNCIL RESOLUTION

THAT Council confirms it has budgeted for the amount of \$961,750 to be Council's contribution to project, is committed to delivering the project, and acknowledges responsibility for any funding shortfall if costs or other contributors change.

Moved by: Mayor Williams
Seconded by: Councillor Kirkland

MOTION CARRIED

10.7 REQUEST FOR OWNER'S CONSENT INVOLVING COUNCIL LAND

File No: 8023 & 7218

Attachments:

1. Request for RRC owner's consent [⇒](#)
2. Site Plan of D/123-2020 [⇒](#)
3. Aerial map showing Council Land - 4 Goodsall Street [⇒](#)

Authorising Officer: Drew Stevenson - Manager Corporate and Technology Services
Ross Cheesman - Deputy Chief Executive Officer

Author: Kellie Anderson - Coordinator Property & Insurance
Michelle Mills - Property and Resumptions Officer

SUMMARY

Coordinator Property and Insurance reporting on a request for owner's consent to the making of a development application involving Council land.

COUNCIL RESOLUTION

THAT the Chief Executive Officer be authorised to provide owner's consent relating to development application D/123-2020 over 6 Goodsall Street (Lot 1 on RP618797) for the application to include Council land at 4 Goodsall Street (lot 2 on RP618797), subject to the following conditions:

1. Council's owner's consent is subject to the adjoining owner's agreement to Council's easement terms to grant a right of way (access) easement to 6 Goodsall Street over part of 4 Goodsall Street for nominal compensation;
2. The easement will be in accordance with Council's D/123-2020 Decision Notice conditions, which will include easement area maintenance provisions; and
3. The owner of 6 Goodsall Street will be responsible for all costs associated with entering into the easement including but not limited to, stamp duty, Grantee's legal costs (if applicable) and registration fees.

Moved by: Mayor Williams

Seconded by: Councillor Smith

MOTION CARRIED

Councillors Williams, Smith, Rutherford, Fisher, Kirkland, Latcham voted for the motion. Councillor Wickerson recorded his vote against the motion.

10.8 PROPOSED SALE OF COUNCIL LAND

File No: 1680

Attachments:

1. Valuation certificate dated 18 November 2020 [⇒](#)
2. Aerial map [⇒](#)
3. Adjoining owner consultation [⇒](#)
4. Photo evidence of cleared vegetation [⇒](#)

Authorising Officer: Drew Stevenson - Manager Corporate and Technology Services
Ross Cheesman - Deputy Chief Executive Officer

Author: Kellie Anderson - Coordinator Property & Insurance
Michelle Mills - Property and Resumptions Officer

SUMMARY

Coordinator Property and Insurance reporting on a request to purchase Council land at 24 Port Curtis Road, Port Curtis (lot 1 on RP609569).

COUNCIL RESOLUTION

THAT pursuant to section 236(1)(c)(iv) of the *Local Government Regulation 2012*, the Chief Executive Officer (Property and Resumptions Officer) be authorised to negotiate and enter into a contract for the sale of 24 Port Curtis Road, Port Curtis (lot 1 on RP609569) to the adjoining owner of Lot 5 Moffatt Street, Port Curtis (lot 5 on SP238735), subject to the following conditions:

1. The sale price will be the amount specified in the valuation certificate dated 18 November 2020;
2. The purchaser must amalgamate 24 Port Curtis Road, Port Curtis with their adjoining lot; and
3. All costs incurred will be paid by the purchaser, including but not limited to stamp duty, survey costs, planning application costs (if applicable), purchaser's legal costs (if applicable) and registration fees.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED

10.9 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED 31 JANUARY 2021

File No: 8148

Attachments: 1. [Income Statement - January 2021](#)
2. [Key Indicator Graphs - January 2021](#)

Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer

Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The Chief Financial Officer presenting the Rockhampton Regional Council Summary Budget Management Report for the period ended 31 January 2021.

COUNCIL RESOLUTION

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 31 January 2021 be 'received'.

Moved by: Councillor Fisher
Seconded by: Councillor Latcham

MOTION CARRIED

10:03AM Mayor, Councillor Williams adjourned the meeting until 10:20AM

10:23AM The meeting resumed.

Members Present:

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

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Mr M Crow – Acting General Manager Regional Services
Mr D Morrison – Manager Office of the Mayor
Ms K Walsh – Committee Support Officer

Via Webex:

Ms A Cutler – General Manager Community Services
Mr G Bowden – Executive Manager Advance Rockhampton
Ms T Sweeney – Executive Manager Workforce and Governance
Ms M Taylor – Chief Financial Officer
Mr M Mansfield – Coordinator Media and Communications

10.10 APPOINTMENT TO COUNCIL'S AUDIT AND BUSINESS IMPROVEMENT COMMITTEE

File No: 5207

Attachments: 1. Terms of Reference - Audit and Business Improvement Committee [⇒](#)

Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Evan Pardon - Chief Executive Officer

Author: Damon Morrison - Manager Office of the Mayor

SUMMARY

This report seeks the appointment of a Councillor to Council's Audit and Business Improvement Committee and an alternate member to the Committee.

COUNCIL RESOLUTION

THAT Council appoint Councillor Donna Kirkland to Council's Audit and Business Improvement Committee.

Moved by: Mayor Williams
Seconded by: Councillor Latcham

MOTION CARRIED

10.11 APPOINTMENTS OF REPRESENTATIVES OF COUNCIL TO EXTERNAL ORGANISATIONS

File No: 10072
Attachments: Nil
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Damon Morrison - Manager Office of the Mayor

SUMMARY

This report seeks the appointment of Councillors to represent Council on a number of external organisations.

COUNCIL RESOLUTION

THAT the matter lay on the table pending declaration of election results by the Electoral Commission of Queensland following the upcoming Division 3 by-election.

Moved by: Mayor Williams
Seconded by: Councillor Fisher

MOTION CARRIED

10.12 COUNCILLOR'S DISCRETIONARY FUND

File No:	5238
Attachments:	<ol style="list-style-type: none">1. Community Grants and Minor Sponsorship Policy - Tracked Changes⇒2. Amended Community Grants and Minor Sponsorship Policy⇒3. Councillor Discretionary Fund Policy - Tracked Changes⇒4. Draft Councillor's Discretionary Fund Policy⇒5. Community Grants Procedure - COVID-19 Financial Hardship and Assistance Scheme⇒
Authorising Officer:	Evan Pardon - Chief Executive Officer
Author:	Damon Morrison - Manager Office of the Mayor

SUMMARY

This report provides details of a number of proposals relevant to Council's existing Community Grants and Minor Sponsorship Policy and Councillor's Discretionary Fund Procedure is presented, together with a proposal for operational budget allocation for Council's consideration and adoption.

COUNCIL RESOLUTION

THAT Council:

1. Adopt the amended Community Grants and Minor Sponsorship Policy; and
2. Rescind the Community Grants and Minor Sponsorship Procedure – Councillor Discretionary Funds; and
3. Rescind the Community Grants Procedure – COVID-19 Financial Hardship and Assistance Scheme; and
4. Adopt the draft Councillor's Discretionary Fund Policy; and
5. Approve a reallocation to the current operational budget for Councillor discretionary funding to \$5,000.00 for each Councillor and the \$5,000.00 previously allocated to the Mayor for Councillor Discretionary Fund be reallocated to Civic Events.

Moved by: **Councillor Rutherford**

Seconded by: **Councillor Wickerson**

MOTION CARRIED

Councillor Smith recorded her vote against the motion.

11 NOTICES OF MOTION

Nil

12 QUESTIONS ON NOTICE

Nil

13 URGENT BUSINESS QUESTIONS

13.1 CENTRAL QUEENSLAND COAL PROJECT

File No: 10097

Responsible Officer: Evan Pardon – Chief Executive Officer

SUMMARY

Proposal to hold a Councillor Workshop on Thursday to consider Council's support in relation to the Central Queensland Coal Pty Ltd's CQ Coal Project followed by a Special Council Meeting to discuss the outcome.

COUNCIL RESOLUTION

THAT a Councillor Workshop and Special Council meeting be convened on Thursday 25 February 2021 to consider provision of a letter of support to the Queensland Government in relation to Central Queensland Coal Pty Ltd's CQ Coal Project.

Moved by: Mayor Williams

Seconded by: Councillor Fisher

MOTION CARRIED

14 CLOSURE OF MEETING

There being no further business the meeting closed at 10:46am.

SIGNATURE

CHAIRPERSON

DATE



**MEETING
ATTACHMENTS**

23 FEBRUARY 2021

ANNEXURE A

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

Item 10.5 - D/66-2019 – Development Application for a Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan

Development Application D/66-2019

Preliminary Approval for a Variation Request – Rockhampton Railyards Local Plan

338-380 and 338-380A Bolsover Street, Depot Hill

Amanda O'Mara – Principal Planning Officer
Council Meeting – 23 February 2021

Site Plan

338-380 and 338-380A Bolsover Street, Depot Hill



The master plan vision is implemented through the action and intent of the precincts. Three interrelated and complementary precincts support the implementation and outcomes of the plan.

PRECINCT 1 ROUNDHOUSE

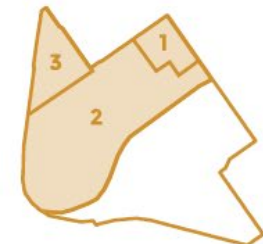
The oldest part of the Railyards site containing the majority of the heritage buildings for the site.

PRECINCT 2 RAILYARDS

The industrial heart of the proposal which contains a range of buildings that have been purpose built for industry uses.

PRECINCT 3 INDUSTRY SERVICES

This precinct will provide a range of supporting uses that complement the Railyards Precinct.



Locality Plan

338-380 and 338-380A Bolsover Street, Depot Hill

