



ORDINARY MEETING

MINUTES

8 JUNE 2021

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MEETING ATTACHMENTS

ANNEXURE A - Documents presented for reference to Item 9.4 and Item 9.5

**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON TUESDAY, 8 JUNE 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 G D Mathers
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
Ms A Cutler – General Manager Community Services
Mr P Kofod – General Manager Regional Services
Ms T Sweeney – Executive Manager Workforce and Governance
Ms M Taylor – Chief Financial Officer
Mr M O’Keeffe – Manager RRWR
Ms A O’Mara – Acting Coordinator Development Assessment
Mr B Koelmeyer – Planning Officer
Mr M Paudyal – Senior Development Engineer
Mr J Wallace – Chief Audit Executive
Ms K Ramm – Senior Risk and Assurance Advisor
Ms K Walsh – Acting Senior Committee Support Officer

Via Webex:

Mr G Bowden – Executive Manager Advance Rockhampton
Mr D Morrison – Manager Office of the Mayor
Mr M Mansfield – Acting Manager Office of the Mayor

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 25 May 2021 be confirmed.

Moved by: Councillor Latcham

Seconded by: Councillor Mathers

MOTION CARRIED

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Councillor Fisher informed the meeting:

“I have a declarable conflict of interest in Council Agenda **Item 8.1 – Councillor Discretionary Fund Application – Rockhampton Horticultural Society Inc; Councillor Neil Fisher**. This declarable conflict of interest arises as I am a Patron of the Rockhampton Horticulture Society.

“I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.”

9:02AM Councillor Smith attended the meeting

9:03AM Councillor Wickerson attended the meeting

Councillor Ellen Smith informed the meeting:

“I have a declarable conflict of interest in Council Agenda **Item 8.2 – Councillor Discretionary Fund Application – Gracemere Primary P & C Association; Councillor Ellen Smith**. This declarable conflict of interest arises as I am Chairperson for the Gracemere State School’s 150th birthday celebrations.

“I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.”

6 PUBLIC FORUMS/DEPUTATIONS

Nil

7 PRESENTATION OF PETITIONS

Nil

8 COUNCILLOR/DELEGATE REPORTS

8.1 COUNCILLOR DISCRETIONARY FUND APPLICATION - ROCKHAMPTON HORTICULTURAL SOCIETY INC; COUNCILLOR NEIL FISHER

9:10AM Councillor Fisher, having earlier informed the meeting of a declarable conflict of interest and his decision to not participate in the decision, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

File No: 8295
Authorising Officer: Emma Brodel - Senior Executive Assistant to the Mayor
Matthew Mansfield - Acting Manager Office of the Mayor
Evan Pardon - Chief Executive Officer
Author: Nicole Semfel - Executive Support Officer

SUMMARY

Councillor Neil Fisher is seeking approval from Council to donate \$357.70 from his Councillor Discretionary Fund to the Rockhampton Horticultural Society Inc.

COUNCIL RESOLUTION

THAT Council approve a donation of \$357.70 from Councillor Neil Fisher's Councillor Discretionary Fund to the Rockhampton Horticultural Society Inc for prize money for the Rockhampton Agricultural show.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

Councillors Williams, Mathers, Wickerson, Rutherford, Smith, Kirkland and Latcham voted in the affirmative.

8.2 COUNCILLOR DISCRETIONARY FUND APPLICATION - GRACEMERE PRIMARY P&C ASSOCIATION; COUNCILLOR ELLEN SMITH

9:11AM Councillor Smith, having earlier informed the meeting of a declarable conflict of interest and her decision to not participate in the decision, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

9:12AM Councillor Fisher returned to the meeting room

File No: 8295
Authorising Officer: Emma Brodel - Senior Executive Assistant to the Mayor
Matthew Mansfield - Acting Manager Office of the Mayor
Evan Pardon - Chief Executive Officer
Author: Megan Careless - Executive Support Officer

SUMMARY

Councillor Ellen Smith is seeking approval from Council to donate \$500.00 from her Councillor Discretionary Fund to the Gracemere Primary P&C Association to financially assist with the coordination of the Gracemere State School's 150th birthday celebration.

COUNCIL RESOLUTION

THAT Council approve a donation of \$1,000.00 from Councillor Ellen Smith's Councillor Discretionary Fund towards the Gracemere State School's 150th birthday celebration.

Moved by: Councillor Fisher
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

Councillors Williams, Fisher, Mathers, Wickerson, Rutherford, Kirkland and Latcham voted in the affirmative

9:13AM Councillor Smith returned to the meeting room

9 OFFICERS' REPORTS

9.1 CAPRICON TENDER/QUOTE CONSIDERATION PLAN

File No: 6097
Authorising Officer: Annette Pearce - Manager Tourism, Events and Marketing
Greg Bowden - Executive Manager Advance Rockhampton
Author: Tash Bury - Event Coordinator

SUMMARY

This report provides an outline of the proposed Tender and Quoting processes that will be utilised for the coordination of CapriCon 2021 and 2022 inclusive.

COUNCIL RESOLUTION

THAT Council adopt the Tender/Quote Consideration Plan under s230 of the *Local Government Regulation*.

Moved by: Mayor Williams
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

9.2 2021 ROCKHAMPTON AGRICULTURAL SHOW - APPROVAL FOR PAYMENT OF PRIZES

File No: 14298
Authorising Officer: Greg Bowden - Executive Manager Advance Rockhampton
Author: Annette Pearce - Manager Tourism, Events and Marketing

SUMMARY

Council's current Payment Exception Authority Procedure requires Council or Committee approval to pay prize monies in cash. This report is seeking formal approval to allow prizes to be paid in cash at the 2021 Rockhampton Agricultural Show.

COUNCIL RESOLUTION

THAT Council approve the payment of prizes in cash for the 2021 Rockhampton Agricultural Show.

Moved by: Councillor Smith
Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

9.3 REMEDIATION OF PROPERTY DRIVEWAY AND VERGES IN WACKFORD STREET, PARK AVENUE

9:17AM Deputy Chief Executive Officer left the meeting room
9:19AM Deputy Chief Executive Officer returned to the meeting room

File No: 14175
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: David Bremert - Manager Civil Operations

SUMMARY

This report provides a summary of the Wackford Street flood mitigation project and describes the actions undertaken to minimise impacts to property driveways and verges due to the regrading of the street.

COUNCIL RESOLUTION

THAT Council design and construct a garden bed on the verge, to reduce the gradient.

Moved by: Councillor Kirkland
Seconded by: Councillor Rutherford

Suspension of Standing Orders**COUNCIL RESOLUTION**

9:26AM
That pursuant to s7.10 Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be suspended to allow adequate time for informal discussion on Item 9.3 – Remediation of Property Driveway and Verges in Wackford Street, Park Avenue prior to entering into formal debate.

Moved by: Councillor Rutherford
Seconded by: Councillor Wickerson

MOTION CARRIED

Resumption of Standing Orders**COUNCIL RESOLUTION**

9:33AM
That pursuant to s7.10 Council Meeting Procedures the provisions of the Rockhampton Regional Council Meeting Procedures be resumed.

Moved by: Mayor Williams
MOTION CARRIED

COUNCIL RESOLUTION

The Mayor, Councillor Williams put the following motion to the table:

THAT Council design and construct a garden bed on the verge, to reduce the gradient.

MOTION LOST

9.4 D/91-2020 - MATERIAL CHANGE OF USE FOR A DWELLING HOUSE (BUILDING ENVELOPE)

9:36AM Deputy Chief Executive Officer left the meeting room
9:40AM Deputy Chief Executive Officer returned to the meeting room

File No: D/91-2020
Authorising Officer: Amanda O'Mara - Acting Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services
Author: Bevan Koelmeyer - Planning Officer

SUMMARY

Development Application Number: D/91-2020
Applicant: A. Clarke
Real Property Address: Lots 4, 14 and 15 on RP603374
Common Property Address: 625 Montgomerie Street, Lakes Creek
Area of Site: 4.77 hectares
Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.1)
Planning Scheme Zone: Rural Zone
Planning Scheme Overlays: Airport Environs Overlay;
Biodiversity Areas Overlay;
Bushfire Hazard Overlay;
Special Management Area Overlay; and
Steep Land Overlay.
Existing Development: Vacant Land
Existing Approvals: D/18-2018 - Operational Works for Access Works
Approval Sought: Development Permit for a Material Change of Use for a Dwelling House (Building Envelope)
Level of Assessment: Impact Assessable
Submissions: Two (2) submissions
Referral Agency: Nil
Infrastructure Charges Area: Charge Area 3

COUNCIL RESOLUTION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House (Building Envelope), made by A Clarke, located at 625 Montgomerie Street, Lakes Creek, described as Lots 4, 14 and 15 on RP603374 - Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	The proposed development is for a Material Change of Use for a Dwelling House (Building Envelope)	
Reasons for Decision	<p>a) The proposed use does not compromise the strategic framework in the <i>Rockhampton Region Planning Scheme 2015</i> (version 2.1);</p> <p>b) The development is not anticipated to be detrimental to the existing operation or any potential future expansion of High Impact Industry land uses located in the surrounding area which are recognised as key, regionally significant, economic assets;</p> <p>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, 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; • Rural zone code; • Access, parking and transport code; • Landscape code; • Stormwater management code; • Waste management code; • Water and sewer code; • Airport environs overlay code; • Biodiversity areas overlay code; • Bushfire hazard overlay; • Special management area overlay; and • Steep land overlay code. 	
Compliance with assessment benchmarks	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
	Rural Zone	The development does not meet Acceptable Outcome 3.1(a), which recommends that a Dwelling House be

	Code (PO3)	<p>setback a minimum of 20 metres from all property boundaries. Alternatively, the Dwelling House is proposed to be setback approximately eight (8) metres from the site's northern boundary.</p> <p>However, the subject site is not considered a typical rural lot given its small size and its location in between rural residential and environmental conservation land. A number of overlay constraints including steep slopes and bushfire hazard affects the subject site. Due to these constraints, the applicant has proposed to locate the Dwelling House in a relatively flat part of the site.</p> <p>Despite the dwelling's lesser setback to the northern boundary, there are no other residences located within 200 metres of its proposed location. In conjunction, it is not anticipated that a Dwelling House could be established within at least 50 metres of the subject dwelling. Additionally, there is a substantial amount of State protected vegetation located in between the building envelope and these external properties to the north which is expected to provide an effective visual buffer.</p>
	Bushfire Hazard Overlay Code (PO1)	<p>The development does not meet Acceptable Outcome 1.1.2 (b) or (c) which recommends the development includes a fire trail and the house's access driveway should not exceed a length of 60 metres from the street.</p> <p>However, the development will have access to a constructed, all-weather road. The unformed road reserve intersecting with Dorly Street will be constructed to a sealed standard, while the internal driveway will be constructed to a gravel standard. Both the internal driveway and private access will have a maximum slope gradient of 17 per cent and a maximum cross-fall of 10 degrees. The internal driveway will include four (4) turning circles for Queensland Fire and Emergency Services (QFES) to control an ongoing bushfire event and safely and efficiently, egress the site. Furthermore, the private access and internal driveway will both be 3.5 metres in width with a working area of three (3) metres on either side of the constructed access to remove all shrubs and fine fuels located within this area. Additionally, a vertical clearance of 4.8 metres will need to be established and maintained within the 3.5 metres wide constructed access.</p> <p>Therefore, the design and standard of the development's access route is anticipated to enable safe evacuation by residents during a bushfire event and facilitates the safe and efficient access and egress by emergency services vehicles.</p>
	Special Management Area Overlay Code (PO1); and Strategic	<p>The development does not meet Acceptable Outcome 1.2, which recommends that the establishment of a new Dwelling House within the Special Management Area Overlay does not occur.</p> <p>This overlay is in place due to established High Impact</p>

	Framework	<p>Industry uses occurring in the surrounding area such as the Lakes Creek Meatworks operating as a cattle abattoir and Boral's asphalt manufacturing facility. As the subject development results in the further intensification of sensitive land uses within the Special Management Area, the development cannot comply with the overarching Performance Outcome.</p> <p>However, the Dwelling House will be located approximately 360 metres from Boral's asphalt manufacturing facility, approximately 720 metres from the Meatworks cattle holding yards and over one (1) kilometre from their processing facilities. The house's significant separation distance from these established High Impact Industry uses are anticipated to provide residents with an effective natural buffer. As a result, any air, light, noise or odour emissions that may be generated by the existing and future potential growth of these industrial uses, are not expected to unduly affect future residents of the Dwelling House. Therefore, the development is not anticipated to be detrimental to the continued protection of these industrial uses or impact upon the ability for these uses to expand and/or intensify their operations in the future.</p>
Matters raised in submissions	Issue	How matter was dealt with
	Slope stability, drainage, and erosion concerns	<p>The submitters highlighted concerns regarding the development's potential to detrimentally impact slope stability, drainage patterns and cause erosion as a result of removing vegetation to construct the access. The Dwelling House is to be located at the highest part of the site, which is relatively flat and will only require minimal earthworks and vegetation removal to facilitate the building. However, despite this, a geotechnical assessment was undertaken to investigate the aforementioned concerns.</p> <p>The geotechnical assessment noted that the risk of slope stability at the subject site is likely to be low and that any additional drainage runoff potentially generated, as a result of constructing the internal access, is anticipated to be minimal. One section of the internal access was recommended to include a catch drain, which will need to be suitably designed to ensure runoff is spread rather than concentrated, to prevent adverse impacts to downstream properties or to the stability of the natural ground. Furthermore to prevent erosion from occurring due to cut/fill works for the access, where the existing natural ground materials are unsuitable they will need to be removed and replaced with suitable material such as road base.</p>
	Bushfire hazard	<p>The submitters highlighted concerns with the location of the proposed house on top of the ridge, which may hinder the ability for Queensland Fire and Emergency Services (QFES) to conduct hazard reduction burns. However it is considered that the house's location on</p>

		the ridge may in fact improve the ability of QFES to conduct fuel hazard reduction burns, if and when necessary. This is anticipated because the house will be provided with a suitably designed access for QFES vehicles to utilise. The house itself will be designed appropriately to mitigate the bushfire risk and will include a fuel reduction zone around the house to be kept clear of vegetation. Furthermore, given the house's position on top of the hill it is anticipated that future residents will be afforded with superior sightlines, which may help identify areas both internal and external of the site where QFES could undertake fuel hazard reduction burns.
	Potential unlawful clearing of vegetation	One of the submitters highlighted potential unlawful clearing of vegetation, which may have occurred in the general location of the Dwelling House. However, any vegetation clearing that may have already occurred in this location will become lawful subject to the approval of this development application.
Matters prescribed by regulation		<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.1); and • The common material, being the material submitted with the application.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House (Building Envelope), made by A Clarke, located at 625 Montgomerie Street, Lakes Creek, described as Lots 4, 14 and 15 on RP603374 - Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior issue of the Certificate of Classification for the Building Works, unless otherwise stated.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
 - 1.4.1 Operational Works:
 - (i) Access Works;
 - 1.4.2 Plumbing and Drainage Works; and
 - 1.4.3 Building Works.
- 1.5 All Development Permits for Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.6 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

- 1.7 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.
- 1.8 Lot 4, 14 and 15 on RP603374 must be amalgamated and registered as one lot prior to the commencement of the use.

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	Revision/Version
Site Plan (Building Location Envelope)	Capricorn Survey Group	21 February 2020	6575-01-MCU	A
Proposed Access	Austin Grillmeier	5 July 2018	17-083 (Sheet 1)	B
Bushfire Hazard Assessment and Management Plan	Denley Environmental	15 December 2020	40931	-
Bushfire Hazard Assessment and Management Plan (Asset Protection Zones)	Denley Environmental	15 February 2021	-	-
Vegetation Survey and Assessment of Impacts	Denley Environmental	23 March 2014	40700	1

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of an application for a Development Permit for Building Works.

3.0 ACCESS WORKS

- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the development site.
- 3.2 Where not otherwise altered by this Development Permit, the access to the proposed building envelope must be designed and constructed in accordance with Operational Works approval D/18-2018 and the *Capricorn Municipal Development Guidelines*.
- 3.3 All access works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 3.4 A minimum 3.5 metres wide private access must be constructed from the intersection of the unformed road reserve with Dorly Street, until the southern boundary of Lot 14 on RP603374. This private access must be suitably sealed such as to not cause a dust nuisance to the neighbouring residence, for a minimum distance of sixty-five (65) metres from the front property boundary of Lot 1 on RP617125.

- 3.5 The private access located within the road reserve must be maintained by the owner of the subject site at no cost to Council.
- Note: A property note to this affect will be placed against the property to inform future owners.
- 3.6 All vehicles must ingress and egress the development in a forward gear.
- 3.7 The internal driveway must incorporate a minimum of four (4) turning circles, which have a minimum radius of eight (8) metres in accordance with the approved 'Access Plan' (refer to condition 2.1). One (1) of these turning circles must be located within fifty (50) metres of the Dwelling House.
- 3.8 In all sections, the constructed access must not include a slope gradient exceeding 17 percent or a cross-fall exceeding 10 degrees.
- 3.9 The outlet of the catch drain adjacent to chainage '300' of the internal driveway as shown on the approved 'Proposed Access' plan (refer to condition 2.1), must be configured such that discharge is not concentrated at a single point and is suitably spread to ensure there are no adverse effects to downstream properties or to the stability of the natural ground located downstream of the outlet(s).
- 3.10 Where the natural materials gained from cutting operations are not suitable for use in construction for the internal driveway, the unsuitable material must be removed and replaced with a suitable construction material (e.g. road base).
- 4.0 PLUMBING AND DRAINAGE WORKS
- 4.1 All internal plumbing and drainage works must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, and Council's Plumbing and Drainage Policies.
- 4.2 On-site domestic and fire-fighting water supply arrangements must be provided in accordance with Council requirements and the recommendations of the *Bushfire Hazard Assessment and Management Plan* (refer to condition 2.1), and must be certified by a hydraulic engineer or other suitably qualified person.
- 4.3 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.
- 5.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 5.1 All roof and allotment drainage works must be designed and constructed in accordance with the *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, and sound engineering practice.
- 5.2 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.
- 6.0 SITE WORKS
- 6.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 6.2 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.
- 6.3 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes to Council's satisfaction, or in accordance with the approved landscaping plan; or
 - (ii) removed for disposal at a location approved by Council,

within sixty (60) days of clearing. Any vegetation removed must not be burnt.

7.0 BUILDING WORKS

- 7.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 7.2 The Dwelling House must be constructed to a Bushfire Attack Level (BAL) of 19 construction standard in accordance with the *Bushfire Hazard Assessment and Management Plan* (refer to condition 2.1) and *Australian Standard 3959:2018 "Construction of buildings in bushfire-prone areas"*.
- 7.3 Structures must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.
- 7.4 The Dwelling House must not exceed two (2) storeys or a height of ten (10) metres above the natural ground level.

8.0 ELECTRICITY

- 8.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Alternatively, an off-grid electrical supply system can be provided for the development with the maintenance, testing and repair of the system being the responsibility of the property owner, at no cost to Council. A Registered Professional Engineer of Queensland, electrical engineer, or other suitably qualified person must certify this off-grid system. This certification documentation must be submitted for the Development Permit for Building Works.

Note: A property note to this effect will be included to notify future landowners.

9.0 TELECOMMUNICATIONS

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

10.0 ASSET MANAGEMENT

- 10.1 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.
- 10.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

11.0 ENVIRONMENTAL

- 11.1 An 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 implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

12.0 OPERATING PROCEDURES

- 12.1 The development must be undertaken in accordance with the recommendations in the approved *Bushfire Hazard Assessment and Management Plan* (refer to condition 2.1).

Note: A property note to this affect will be placed against the property to inform future owners.

- 12.2 An 'asset protection zone' surrounding the Dwelling House must be established in accordance with the approved Bushfire Hazard Assessment and Management Plan (refer to condition 2.1) to achieve a BAL of 19. This asset protection zone must be established and maintained by the property owner for the following distances and directions from the Dwelling House:

12.2.1 Southeast, southwest and northeast – 27.1 metres; and

12.2.2 Northwest – 15.2 metres.

No vegetation clearing is permitted to occur outside of the above extents, measured from the outermost projection of the future Dwelling House.

Note: A property note to this affect will be placed against the property to inform future owners.

- 12.3 The private access within the unformed road reserve and internal driveway (including turning circles) must be maintained generally in accordance with the approved Bushfire Hazard Assessment and Management Plan (refer to condition 2.1), and the following requirements:

12.3.1 Any flammable vegetation located within the constructed access must be removed; and

12.3.2 A three (3) metres wide working area must be established and maintained on either side of the constructed access. In accordance with the approved Bushfire Hazard Assessment and Management Plan (refer to condition 2.1), trees may be retained within this area only if dry shrubs and fine fuels are removed, and grasses are maintained at a height of no greater than 30 centimetres.

12.3.3 A minimum vertical clearance of 4.8 metres must be established and maintained by the property owner, for the entire width of the formed internal driveway and private access.

No vegetation clearing is permitted to occur outside of the above extents.

Note: A property note to this affect will be placed against the property to inform future owners.

- 12.4 Any vegetation cleared, removed or trimmed in association with the internal driveway or the private access within the unformed road reserve, must be disposed at a location approved by Council. Any vegetation material removed must not be burnt.

- 12.5 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 Dorly Street, Montgomerie Street or Bassett Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships website: www.datsip.qld.gov.au

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 3. Infrastructure Charges Notice

Council has resolved not to issue an Infrastructure Charges Notice for this development because the new infrastructure charges arising from the development are equal to the credits applicable for the new development.

NOTE 4. Property Note (Private access within the unformed road reserve)

It is the property owner's responsibility, at no cost to Council, to maintain the private access constructed within the unformed road reserve intersecting with Dorly Street, refer to conditions 3.5 and 12.3.

NOTE 5. Property Note (Bushfire Hazard)

It is the property owner's responsibility to manage bushfire hazard vegetation, at no cost to Council, refer to conditions 12.1 through to 12.4.

NOTE 6. Property Note (Off-Grid Electrical Supply System)

It is the property owner's responsibility, at no cost to Council, to maintain, test and repair the approved off-grid electricity supply system, refer to condition 8.1.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for a Material Change of Use for a Dwelling House (Building Envelope), made by A Clarke, located at 625 Montgomerie Street, Lakes Creek, described as Lots 4, 14 and 15 on RP603374 - Council resolves not to issue an Infrastructure Charges Notice.

Moved by: Councillor Kirkland

Seconded by: Councillor Mathers

MOTION CARRIED

9.5 D/20-2017 - REQUEST FOR A MINOR CHANGE AND EXTENSION TO THE CURRENCY PERIOD TO DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND AN ACCESS EASEMENT

File No: D/20-2017

Authorising Officer: Amanda O'Mara - Acting Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services

Author: Bevan Koelmeyer - Planning Officer

SUMMARY

Development Application Number: D/20-2017

Applicant: Capehead Pty Ltd

Real Property Address: Lot 485 on LIV40112

Common Property Address: 66 Alfred Road, Parkhurst

Area of Site: 31.92 hectares

Planning Scheme: Rockhampton City Plan 2005

Planning Scheme Area: Yeppoon Road Corridor Environmental Protection Area

Approval Sought: Amended Decision Notice for Development Permit D/20-2017 for Reconfiguring a Lot (one lot into three lots) and an Access Easement

Referral Agency(s): Nil

Infrastructure Charges Area: Charge Area 3

COUNCIL RESOLUTION

RECOMMENDATION A

THAT in relation to the application for a Minor Change and Extension to the Currency Period to Development Permit D/20-2017 for Reconfiguring a Lot (one lot into three lots) and an Access Easement, made by Capehead Pty Ltd, located at 66 Alfred Road, Parkhurst, described as Lot 485 on LIV40112, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	The proposed development is for a Minor Change and Extension to the Currency Period to Development Permit D/20-2017 for Reconfiguring a Lot (one lot into three lots) and an Access Easement
Reasons for Decision	<p>a) Proposed Lot 1 is slightly below the recommended minimum lot size for this zone. However, as this lot is already improved with a Dwelling House and is unlikely to be further developed in the future, this is not anticipated to negatively affect the character of the area;</p> <p>b) The proposed use does not compromise the achievements of the <i>Desired Environmental Outcomes</i> in the <i>Rockhampton City Plan 2005</i>;</p>

	<p>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, 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; • Reconfiguration of Lot Code; • Biodiversity and Nature Conservation Code; • Bushfire Risk Minimisation Code; • Flood Prone Land Code; • Water Quality and Quantity Code; • Landscape Code; and • Parking and Access Code. 							
Compliance with assessment benchmarks	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p> <table border="1" data-bbox="453 1178 1415 2078"> <thead> <tr> <th data-bbox="453 1178 660 1279">Assessment Benchmark</th> <th data-bbox="660 1178 1415 1279">Reasons for the approval despite non-compliance with benchmark</th> </tr> </thead> <tbody> <tr> <td data-bbox="453 1279 660 1917" rowspan="2">Reconfiguring a Lot Code</td> <td data-bbox="660 1279 1415 1648"> <p><u>PO2</u></p> <p>There are natural hazards over the subject site, which includes bushfire, flooding, biodiversity and steep slopes. It is noted however that the lots with existing dwellings and outbuildings, Lot 1 and Lot 2 are unlikely to be further improved. Lot 3 is vacant land, however the building envelope provided indicates that structures can be sited in an appropriate location on site, which avoids these natural hazards and topographical constraints.</p> </td> </tr> <tr> <td data-bbox="660 1648 1415 1917"> <p><u>PO9</u></p> <p>While proposed Lot 1 is not compliant with the minimum lot size requirements for this zone of ten (10) hectares, Lot 2 and Lot 3 meet the lot size and dimension requirements. It is noted, Lot 1 has an existing dwelling and is unlikely to be improved further but regardless this lot retains adequate land for its intended use.</p> </td> </tr> <tr> <td data-bbox="453 1917 660 2078">Bushfire Risk Minimisation Code</td> <td data-bbox="660 1917 1415 2078"> <p><u>PO1, PO2 and PO12</u></p> <p>While a site-specific bushfire hazard assessment was not conducted on the subject site, Lot 1 and Lot 2 have existing structures located outside of the bushfire</p> </td> </tr> </tbody> </table>	Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark	Reconfiguring a Lot Code	<p><u>PO2</u></p> <p>There are natural hazards over the subject site, which includes bushfire, flooding, biodiversity and steep slopes. It is noted however that the lots with existing dwellings and outbuildings, Lot 1 and Lot 2 are unlikely to be further improved. Lot 3 is vacant land, however the building envelope provided indicates that structures can be sited in an appropriate location on site, which avoids these natural hazards and topographical constraints.</p>	<p><u>PO9</u></p> <p>While proposed Lot 1 is not compliant with the minimum lot size requirements for this zone of ten (10) hectares, Lot 2 and Lot 3 meet the lot size and dimension requirements. It is noted, Lot 1 has an existing dwelling and is unlikely to be improved further but regardless this lot retains adequate land for its intended use.</p>	Bushfire Risk Minimisation Code	<p><u>PO1, PO2 and PO12</u></p> <p>While a site-specific bushfire hazard assessment was not conducted on the subject site, Lot 1 and Lot 2 have existing structures located outside of the bushfire</p>
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Bushfire Risk Minimisation Code	<p><u>PO1, PO2 and PO12</u></p> <p>While a site-specific bushfire hazard assessment was not conducted on the subject site, Lot 1 and Lot 2 have existing structures located outside of the bushfire</p>							

		hazard area. While Lot 3 includes a building envelope within a mapped bushfire hazard buffer, the bushfire risks have been appropriately mitigated on site with the design and location of the building envelope to avoid and minimise the associated risks with this mapped hazard.
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton City Plan 2005</i>; and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT to reflect the above changes, Capehead Pty Ltd, be issued with an Amended Decision Notice:

1.0 ADMINISTRATION

1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:

1.3.1 to Council's satisfaction;

1.3.2 at no cost to Council; and

1.3.3 prior to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.

1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.

1.5 Deleted.

1.6 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

1.7 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.

1.8 In accordance with the approved plan (refer to condition 2.1):

1.8.1 The access to proposed Lot 3 must be via Easement A over proposed Lot 2; and

1.8.2 The access for proposed Lot 1 must be via the 'proposed access easement' over proposed Lot 2.

Easement documents must accompany the Survey Plan for endorsement by Council, prior to the issue of the Survey Plan Approval Certificate.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Reconfiguration Plan	8067-01-ROL, Sheet 1 of 1, Issue A	8 April 2021

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

2.3 Deleted.

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Lot 3 (Stage One – one [1] lot); and

3.1.2 Lots 1 to 2 (Stage Two – two [2] lots).

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

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

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

4.0 Deleted.

4.1 Deleted.

4.2 Deleted.

4.3 Deleted.

4.4 Deleted.

4.5 Deleted.

4.6 Deleted.

5.0 Deleted.

5.1 Deleted.

5.2 Deleted.

5.3 Deleted.

6.0 PLUMBING AND DRAINAGE WORKS

6.1 On-site sewage treatment and disposal must be in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies. This can be completed at the building works application stage.

6.2 On-site water supply for domestic and firefighting purposes must be provided and may include the provision of a bore, dams, water storage tanks or a combination of each. This can be completed at the building works application stage.

7.0 STORMWATER WORKS

7.1 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.

7.2 Easements must be provided over all land assessed to be within the one (1) per cent Average Annual Exceedance (AEP) probability defined flood event inundation area.

- 8.0 Deleted.
- 8.1 Deleted.
- 9.0 ELECTRICITY
- 9.1 Electricity services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.
- 10.0 TELECOMMUNICATIONS
- 10.1 Evidence that the new lots can be provided with telecommunications services from the relevant service provider must be provided to Council, prior to the issue of the Compliance Certificate for the Survey Plan.
- 11.0 ASSET MANAGEMENT
- 11.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 11.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.
- 12.0 Deleted.
- 12.1 Deleted.
- 12.2 Deleted.
- 12.3 Deleted.
- 12.4 Deleted.
- 13.0 OPERATING PROCEDURES
- 13.1 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 McMillan Avenue and Olive Street.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships website: www.datsip.qld.gov.au

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety of Public During Construction

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

NOTE 4. Infrastructure Charges Notice

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

Moved by: Councillor Mathers

Seconded by: Councillor Latcham

MOTION CARRIED

9.6 GREEN WASTE MANAGEMENT

File No: 7283
Authorising Officer: Peter Kofod - General Manager Regional Services
Author: Michael O'Keeffe - Manager Rockhampton Regional Waste and Recycling

SUMMARY

This report is seeking Council's endorsement for the introduction of green waste fees. The key objective being to recover a reasonable level of cost, whilst providing an affordable solution for the responsible management of green waste.

COUNCIL RESOLUTION

THAT Council introduce fees and charges for green waste management based on \$30/tonne for both domestic and commercial green waste with an equivalent per 'vehicle type' unit charge for domestic customers; and

THAT the Green Waste Charges process be reviewed in 2022/23 Budget

Moved by: Councillor Latcham

Seconded by: Councillor Fisher

MOTION CARRIED UNANIMOUSLY

9.7 RISK REGISTERS - ANNUAL PRESENTATION AND QUARTERLY UPDATE AS AT 30 APRIL 2021

File No: 8780
Authorising Officer: John Wallace - Chief Audit Executive
Ross Cheesman - Deputy Chief Executive Officer
Author: Kisane Ramm - Senior Risk and Assurance Advisor

SUMMARY

Annual presentation of the risk registers, as at 31 April 2021, for adoption, including presentation of the quarterly risk register updates.

COUNCIL RESOLUTION

THAT the risk registers as at 30 April 2021 be adopted by Council.

Moved by: Councillor Latcham
Seconded by: Councillor Kirkland
MOTION CARRIED

9.8 PROPOSED FEES AND CHARGES 2021-2022

File No: 7816
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The Fees and Charges Schedule for the 2021-2022 Financial Year is submitted for adoption.

COUNCIL RESOLUTION

THAT in accordance with the requirements of the *Local Government Act 2009*, Council adopts the Fees and Charges schedule for the 2021-2022 financial year.

Moved by: Councillor Kirkland
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

10 NOTICES OF MOTION

Nil

11 QUESTIONS ON NOTICE

Nil

12 URGENT BUSINESS QUESTIONS

13 CLOSED SESSION

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

COUNCIL RESOLUTION

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

14.1 Chief Executive Officer - Performance Review

In accordance with section 254J(3)(a) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss the appointment, discipline or dismissal of the chief executive officer. (Performance Review of Chief Executive Officer)

Moved by: Mayor Williams

Seconded by: Councillor Fisher

MOTION CARRIED

COUNCIL RESOLUTION

10:19AM

THAT pursuant to s5.11 *Council Meeting Procedures* the meeting moves into Closed Session and be closed to the public.

Moved by: Councillor Rutherford

Seconded by: Councillor Smith

MOTION CARRIED

COUNCIL RESOLUTION

10:33AM

THAT pursuant to s5.11 *Council Meeting Procedures* the meeting moves out of Closed Session and be opened to the public.

Moved by: Mayor Williams

Seconded by: Councillor Mathers

MOTION CARRIED

14 CONFIDENTIAL REPORTS

14.1 CHIEF EXECUTIVE OFFICER - PERFORMANCE REVIEW

File No: 6947
Authorising Officer: Tracy Sweeney - Executive Manager Workforce and Governance
Author: Tracy Sweeney - Executive Manager Workforce and Governance

In accordance with section 254J(3)(a) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss the appointment, discipline or dismissal of the chief executive officer. (Performance Review of Chief Executive Officer)

SUMMARY

This report is presented for Councillors to consider the annual performance review process for the Chief Executive Officer.

COUNCIL RESOLUTION

THAT:

1. A Review Committee be formed to undertake the annual performance of the Chief Executive Officer;
2. The following Councillors be appointed to the Chief Executive Officer Review Committee:
 - Mayor Tony Williams
 - Councillor Neil Fisher
 - Councillor Ellen Smith; and
3. Council endorse that the process commence for the renewal of the Chief Executive Officer's contract.

Moved by: Mayor Williams
Seconded by: Councillor Mathers

MOTION CARRIED

15 CLOSURE OF MEETING

There being no further business the meeting closed at 10:35am.

SIGNATURE

CHAIRPERSON

DATE



**MEETING
ATTACHMENTS**

8 JUNE 2021

ANNEXURE A

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

- Item 9.4 D/91-2020 – Material Change of Use for a Dwelling House (Building Envelope)**

- Item 9.5 D/20-2017 – Request for a Minor Change and Extension to the Currency Period to Development Permit for Reconfiguring a Lot (One into Three Lots) and an Access Easement**

Development Application for a Material Change of Use for a Dwelling House (Building Envelope)

625 Montgomerie Street, Lakes Creek (Lots 4, 14 and 15 on RP603374)

Ordinary Council Meeting – 8 June 2021



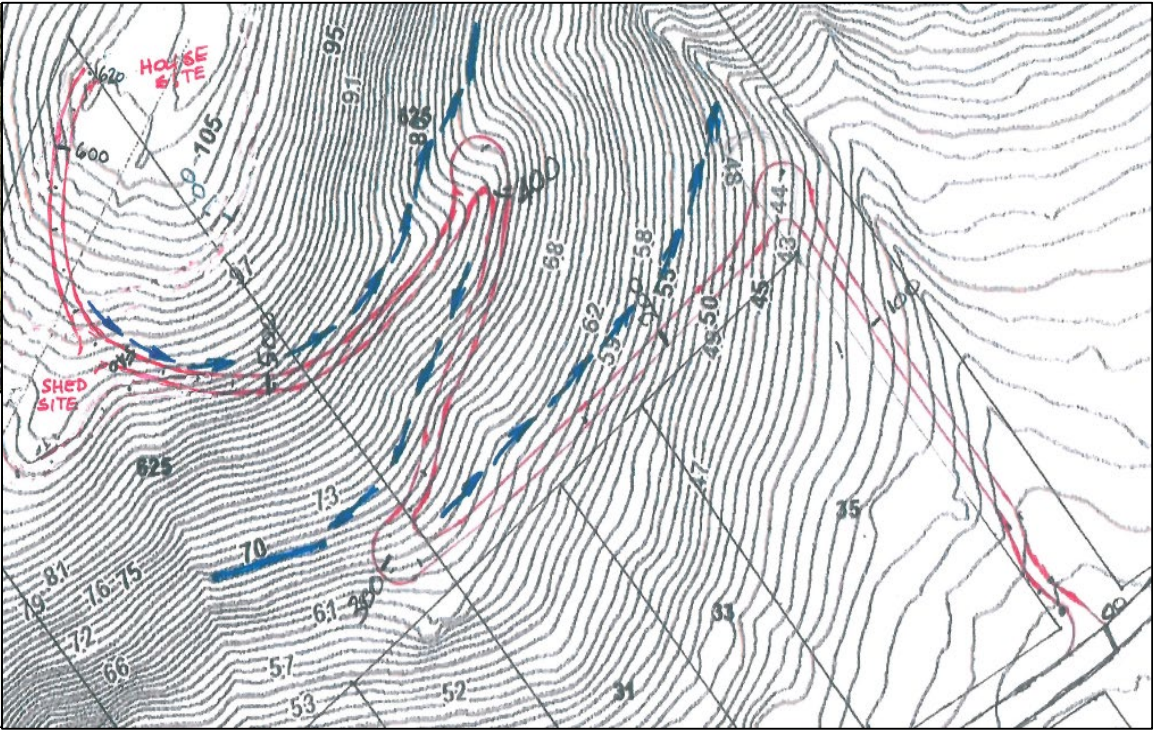
Proposal

625 Montgomerie Street, Lakes Creek



plan of
**Material Change of Use (Dwelling House
Building Location Envelope)**
address
625 Montgomerie Street, Lakes Creek
rpd
Lots 4, 14 and 15 on RP603374
plan no.
6575-01-MCU
revision
A
dated
21/02/2020

 **capricornsurveygroup**
SURVEYING & PLANNING SOLUTIONS
07 4927 5199 | reservation@csgr.com.au | 132 Victoria Parade, Rockhampton QLD 4700





Surrounding Area/Locality

625 Montgomerie Street, Lakes Creek



Submissions

625 Montgomerie Street, Lakes Creek



Grounds for Approval

625 Montgomerie Street, Lakes Creek

- The submitters concerns have been addressed by the applicant and where necessary suitable conditions have been imposed to mitigate and manage associated matters; and
- The proposal is consistent with the Rural Zone and generally complies with the provisions included in the applicable planning scheme codes. Furthermore, the proposal does not compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015* (version 2.1).

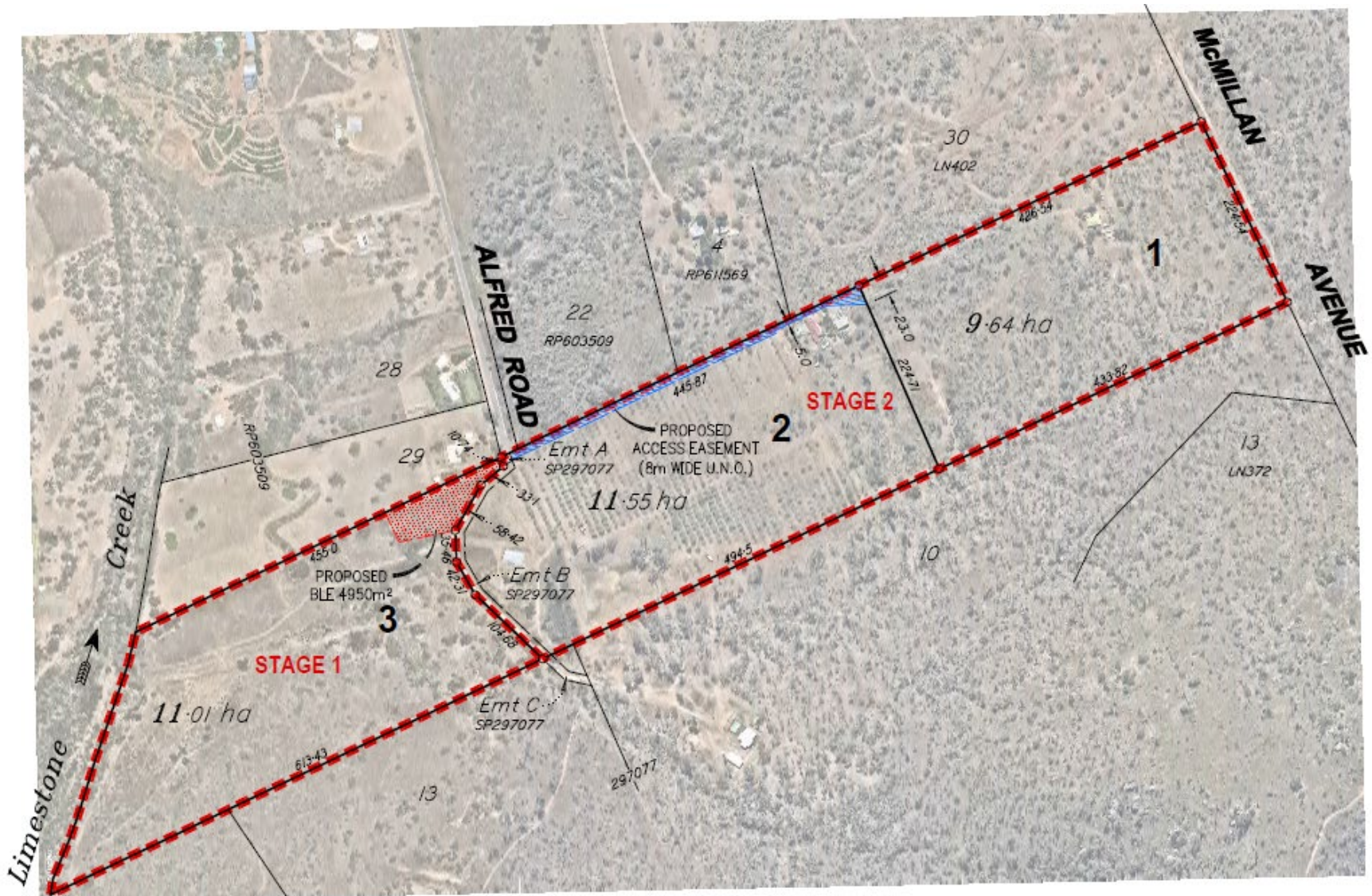
**Minor Change and Extension to the Currency Period
to Development Permit D/20-2017 for Reconfiguring a
Lot (one lot into three lots) and an Access Easement**

66 Alfred Road, Parkhurst – Lot 485 on LIV40112

Ordinary Council Meeting – 8 June 2021

Proposed Development and Summary of Representations

66 Alfred Road, Parkhurst



Recommendation

66 Alfred Road, Parkhurst

The applicant's request for a minor change and to extend the currency period is considered reasonable and is therefore recommended for approval subject to the conditions outlined in the report.